

2

ZANCOR
HOMES

PURCHASER REQUEST FOR EXTRAS

Purchaser:

Res. No. 289-553-0232

Bus. No:

647-273-0188

Subdivision:

Kings Ridge

Lot No.	House Type	Elevation	Date Required	Date Ordered
100	Arabian	A		

"OFFICE USE ONLY"	ITEM	DESCRIPTION	PRICE
	(7)	Back wall with upper cabinets / lower cabinets (standard) Edge space back into dining room - 2x4 panel coffered ceiling to dining room	
	(8)	Ceilings 5 Basement Windows - 24" H x 30" W	
	(9)	10 ft. ceiling to main floor with 8 ft. hollow doors / higher windows / higher	
	(10)	36" Low 1/2 wall in dining room	
		- 10 to 140 per Feb. SUB-TOTAL	
		Added to Purchaser TOTAL AMOUNT	
		Price on Commandment	

Conditions:

- The above referenced parties agree to the installation of the following extras at the prices shown above in accordance with the terms and conditions set out in the purchasers extra agreement.
- The prices quoted on this request for extras sheet are contingent upon the extras being ordered within 14 days of acceptance on the offer. Should the purchaser wish to add any of this terms at a later date, then the new prices will be quoted.
- All extras must be paid in full.
- If the sale of the above extras are not completed (due to the purchaser not completing the contract) any amount paid for these extras shall be kept in full by the builder, given that any work on the above extras has begun or if materials have been ordered.
- The Builder does not have to accept any additional extras, upgrades or changes from the Purchaser once this form has been approved by the Builder.
- Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
- All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.

BUILDER:



HOME OWNER:



HOME OWNER: Joe J. Benedict

E:

Aug 11, 2012

DATE:

June 20/12

ARABIAN

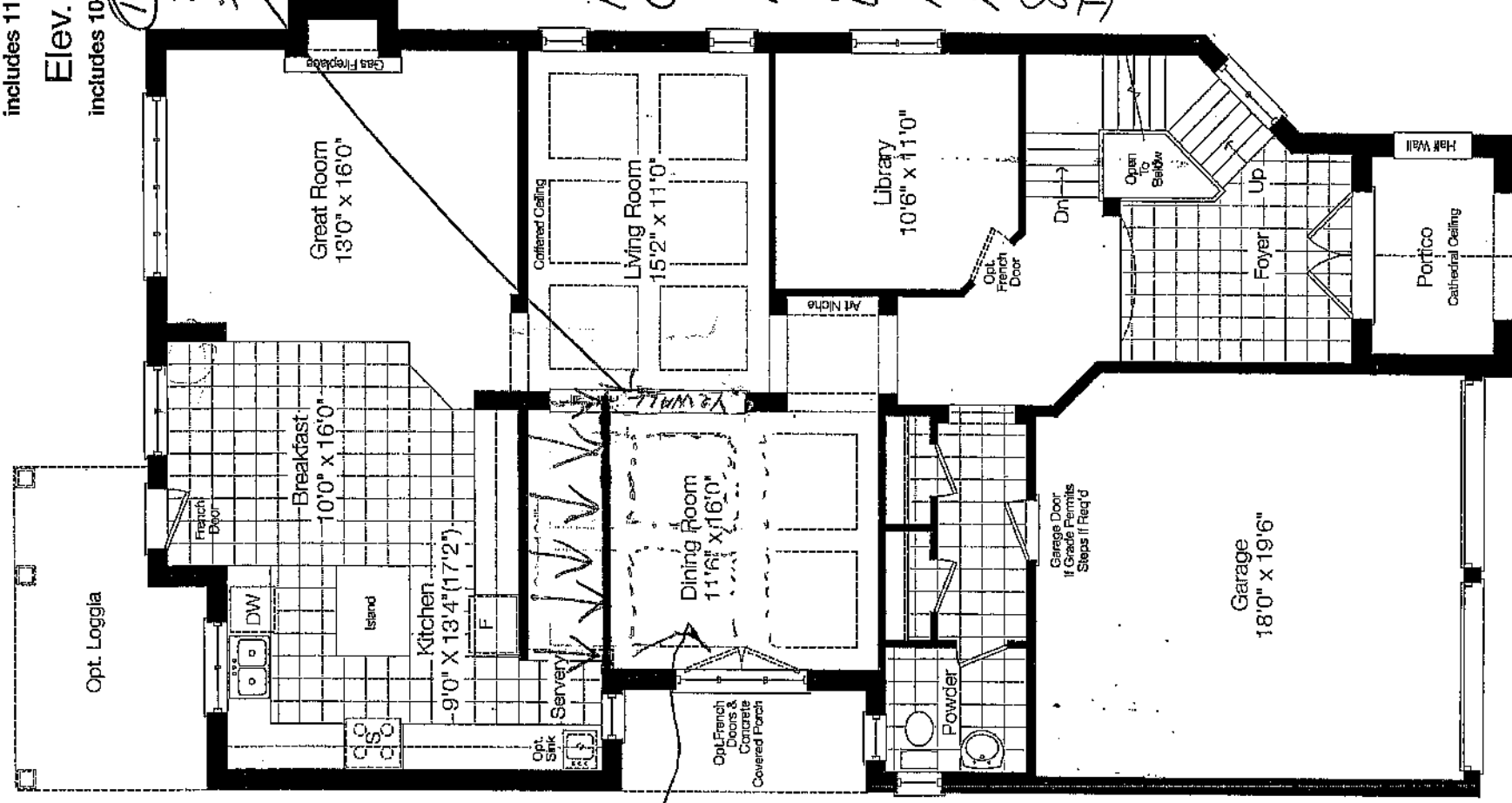
Elev. A 3419 sq. ft. includes 111 sq. ft. fin. lower level

Elev. B 3420 sq. ft.
includes 109 sq. ft. fin. lower level

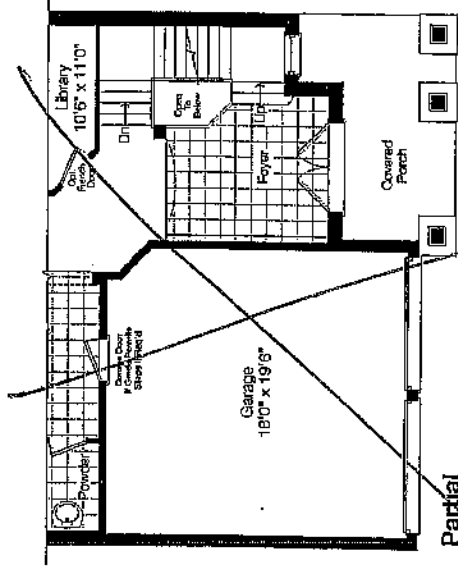
10" 1/2 WALL

(9) 10 FT.
HIGH
CEILING
MAIN
FLOOR/
HIGHER
WINDOWS/
HIGHER
ARCHES/
8 FT. Hollow
DOORS

4. J. HANEY
COPYING
DINING ROOM
HALL
CHAMBERS
TO ROOM
WITH
DINING ROOM
BACK INTO
PUSH WORK
⑦



Ground Floor Elev. 'A'



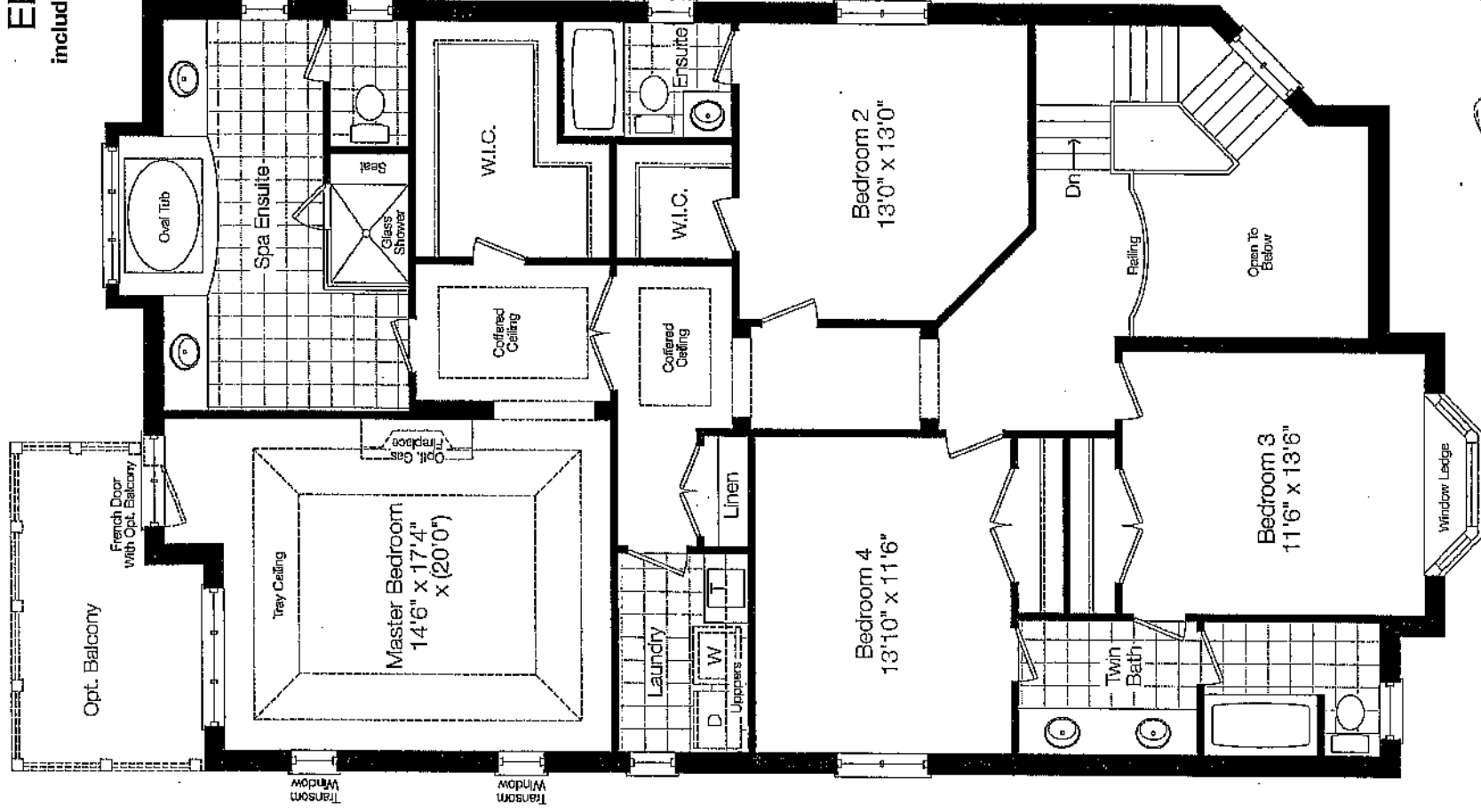
~~Partial
Second Floor Elev. 'B'~~

Col. A. L. A. 100.

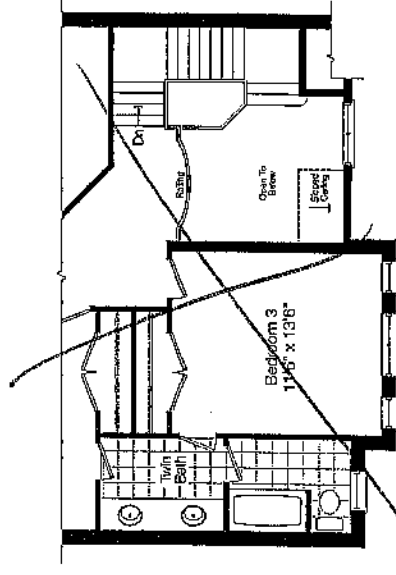
ARABIAN

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Elev. B 3420 sq. ft.
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Second Floor Elev. 'A'



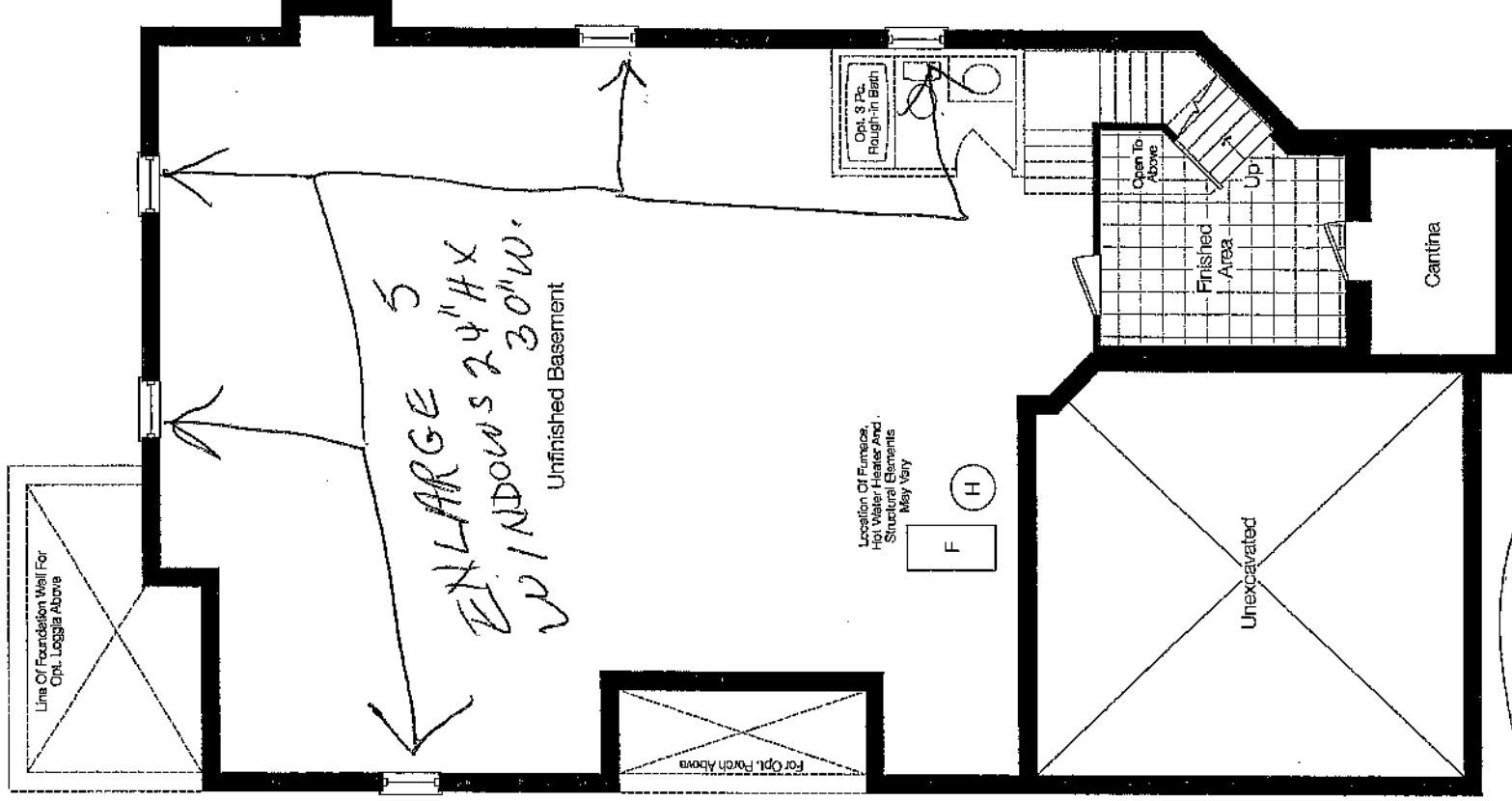
Partial
Ground Floor Elev. 'B'

Col. A.
Lot 100.
De submitted for
Benedict

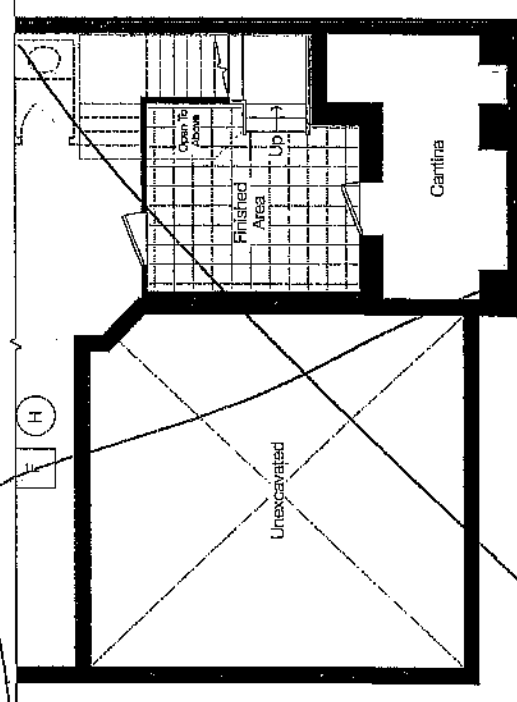
ARABIAN

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Basement Floor Elev. 'A'



Partial Basement Floor Elev. 'B'

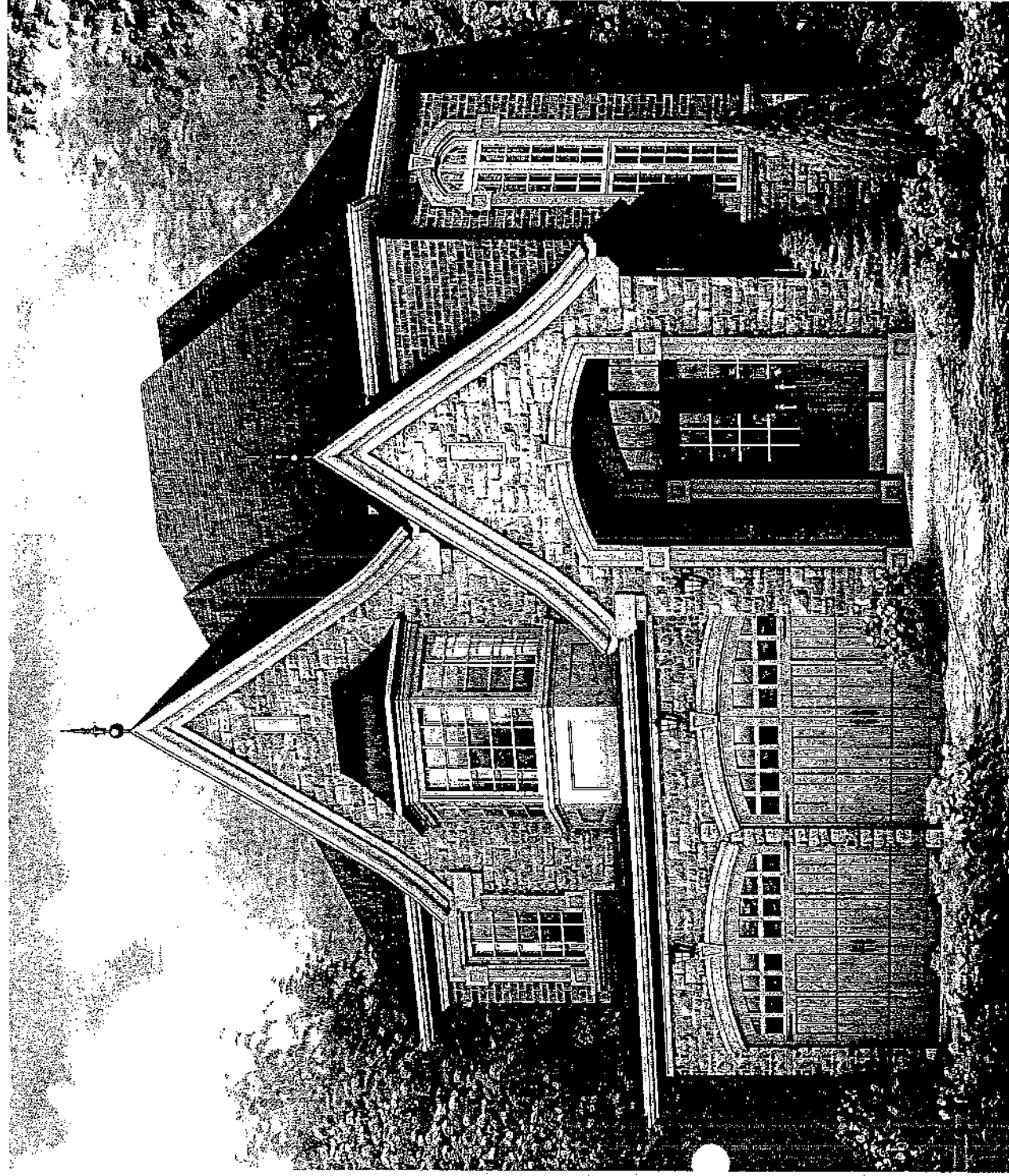
Lot 100
C. Dev. A
D. 2

HC

ARABIAN

Elev. A 3419 sq. ft.

includes 111 sq. ft. fin. lower level



Order "A" 2
Lot 100
H



BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: 100
IN THE CITY OF: King
MODEL TYPE: Arabian ELEVATION: A

BETWEEN:
James Gomez
as VENDOR

AND

Samy & Leonardo De Benedictis
as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 10

SECOND CHOICE: 5

THIRD CHOICE: 12

Dated at King this 20 day of June 2012.
(Day) (Month) (Year)

[Signature] Witness
[Signature] Witness

De Benedictis Purchaser
De Benedictis Purchaser



STRUCTURAL REQUIREMENTS*

Purchaser(s): G. & L. De Benedictis
Subdivision: Kings Ridge

ZANCOR
HOMES

Lot No.	House Type	Elevation	Date
100	Arabian	A	

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	☒ Y ☐ N		☒ Y ☐ N
• Additional Basement Windows	☐ Y ☒ N		☐ Y ☒ N
• Upgraded Windows	☐ Y ☒ N		☐ Y ☒ N
• 9' Basement	☒ Y ☐ N	Included	☒ Y ☐ N
• 10' Main Floor	☒ Y ☐ N		☒ Y ☐ N
• 9' 2nd Floor	☐ Y ☒ N		☐ Y ☒ N
• Extra Window or Door Changes	☐ Y ☒ N		☐ Y ☒ N
• Upgraded Window Grills	☐ Y ☒ N		☐ Y ☒ N
• Optional Loggia	☐ Y ☒ N		☐ Y ☒ N
• Optional Balcony	☐ Y ☒ N		☐ Y ☒ N
• Skylights (Location subject to trusses, engineering and architectural control)	☐ Y ☒ N		☐ Y ☒ N
• Brick Colour & Exterior Package	☒ Y ☐ N	Pkg # 10	☒ Y ☐ N
• Additional Fireplaces	☐ Y ☒ N		☐ Y ☒ N
• Gas/Electric	☐ Y ☒ N		☐ Y ☒ N
• Stair Upgrades (Maple)	☐ Y ☒ N		☐ Y ☒ N
• Open Stairs to Basement	☒ Y ☐ N	as per plan	☒ Y ☐ N
• Open Riser Staircase	☐ Y ☒ N		☐ Y ☒ N
• Hot Water Tank Information/Upgrades	☐ Y ☒ N		☐ Y ☒ N
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y ☐ N	Date of Appointment:	☒ Y ☐ N
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y ☐ N	Date of Appointment:	☒ Y ☐ N
• Is water line for fridge required?	☐ Y ☒ N		☐ Y ☒ N
• Is gas line for stove required?	☐ Y ☒ N		☐ Y ☒ N
• Are smooth ceilings required?	☒ Y ☐ N	Included	☒ Y ☐ N
• Plumbing Changes	☐ Y ☒ N		☐ Y ☒ N
• Bathtubs - Changes to Style/Size/Location	☐ Y ☒ N		☐ Y ☒ N
• Frameless Glass Shower	☐ Y ☒ N		☐ Y ☒ N
• Mirrors, Towel Racks to be installed?	☐ Y ☒ N		☐ Y ☒ N
• Ensure Purchaser is aware of all ceiling designs in each room:		as per plan	☐ Y ☒ N
• Cathedral Ceilings	☐ Y ☒ N		☐ Y ☒ N
• Coffered Ceilings	☐ Y ☒ N		☐ Y ☒ N
• High Ceilings	☐ Y ☒ N		☐ Y ☒ N
• Water Heater/Furnace Upgrades	☐ Y ☒ N		☐ Y ☒ N
• Energy Star Upgrades / Increase Insulation	☐ Y ☒ N		☐ Y ☒ N
• Noise Insulation	☐ Y ☒ N		☐ Y ☒ N
• Upgrade to 200 amp electrical service	☐ Y ☒ N		☐ Y ☒ N

*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.



**ZANCOR
HOMES**

SCHEDULE "E"

PURCHASER'S EXTRAS

Vendor Zancor Homes (King City) Ltd		Purchaser(s) TAMMY DE BENEDICTIS LEONARDO DE BENEDICTIS Telephone Number: 289-553-0232	
Lot Number 100	House Type Arabian (42-7) Elev A	Reg. Plan #	Closing Date As Per Agreement Date Ordered 07-Jun-2012

IN ACCORDANCE WITH THE PROVISIONS OF THE AGREEMENT OF PURCHASE AND SALE, THE PURCHASER HEREBY AGREES TO PURCHASE THE FOLLOWING EXTRA'S:

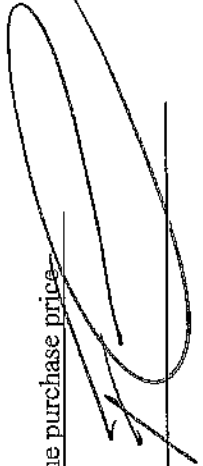
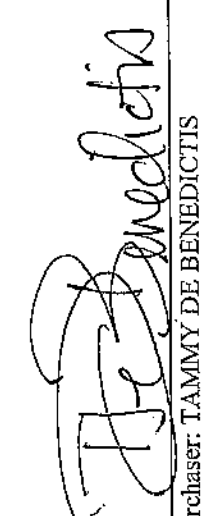
DESCRIPTION

1. LOT PREMIUM INCLUDES: - Walk Out Deck
2. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
3. STAIN TO STAIRS AND HANDRAILS.
4. 1ST UPGRADE HARDWOOD 3 1/4 X 3/4 STAINED TO: GREAT ROOM, DINING ROOM, LIVING ROOM, LIBRARY, MAIN FLOOR HALLWAY AND UPPER HALLWAY.
5. STANDARD HARDWOOD 2 1/4 X 3/4 NATURAL TO: MASTER BEDROOM, W.I.C., MASTER HALL, BEDROOMS 2, 3 AND 4.
6. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

Conditions:

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6. Any additional extras or upgrades will only be accepted if they are in writing and approved by the Builder. Verbal extras or upgrades will not be acknowledged as part of the agreement.
7. All selections are final. Changes to the above are subject to a 20% administration fee. Minimum of \$1000.
8. Purchaser is aware they are not entitled to any further promotions by the builder. Promotions cannot be exchanged in any way.

Paid: Included in the purchase price

Vend:

Purchaser: TAMMY DE BENEDICTIS



Purchaser: LEONARDO DE BENEDICTIS

SCHEDULE "FLP"

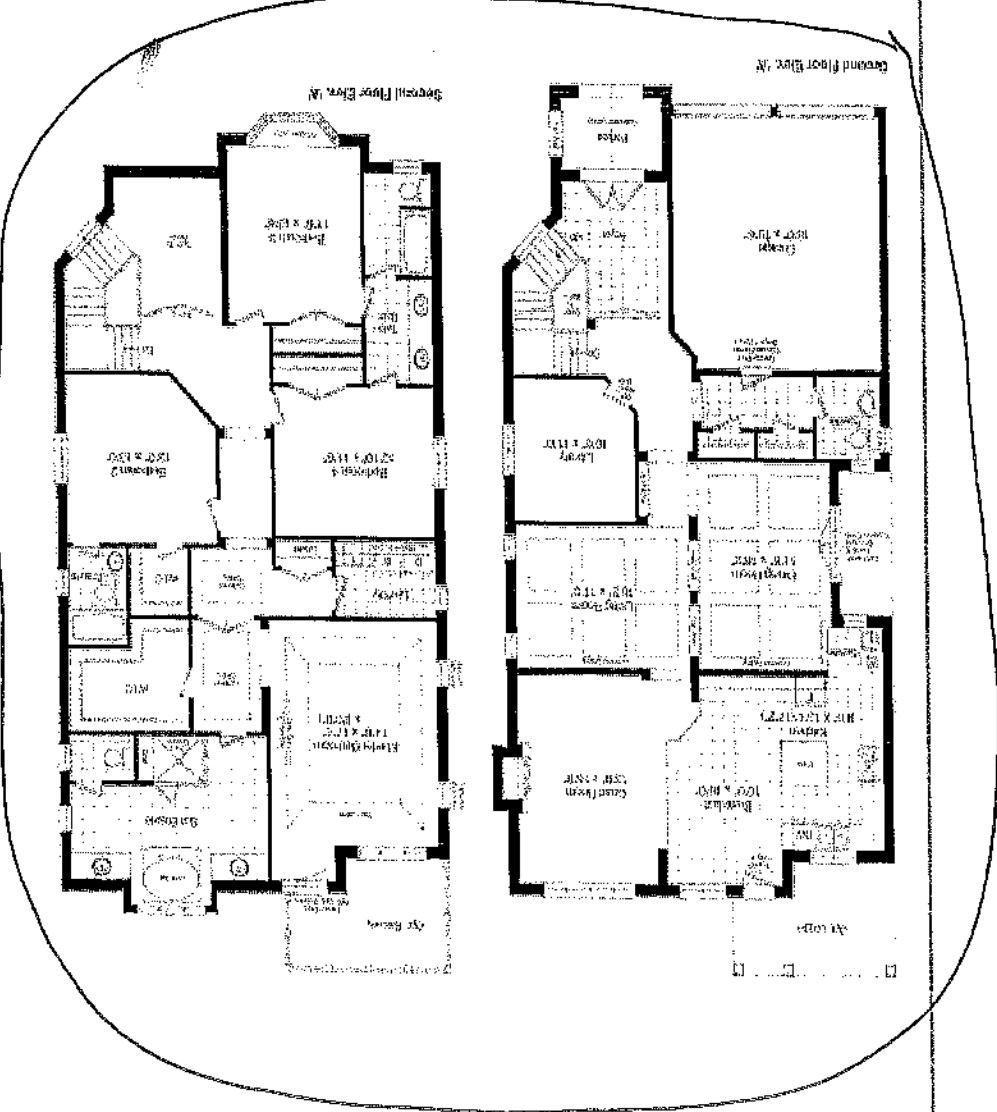
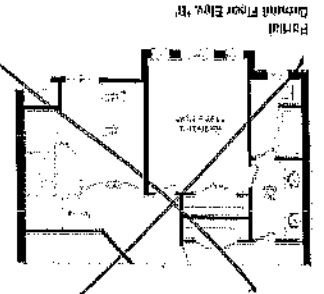
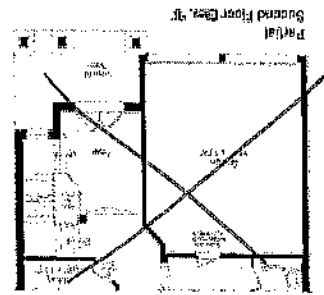
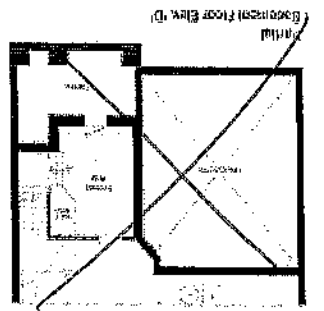
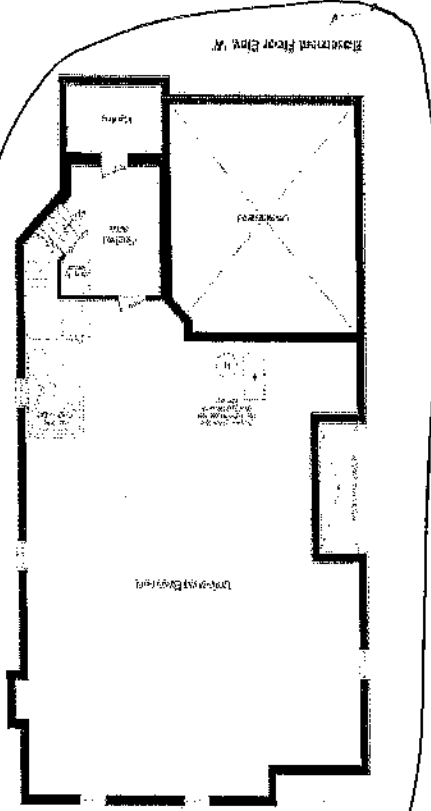
Lot: 100
ARABIAN "A"

FLOOR PLAN

ARABIAN

Elev. A 3419 sq. ft.
includes 111 sq. ft. fin. lower level

Elev. B 3420 sq. ft.
includes 119 sq. ft. fin. lower level



Vendor's Initials

Vendor's Initials

Purchaser's Initials

Purchaser's Initials

THE ROYAL APPOINTMENTS OF KING'S RIDGE

1. Luxurious granite kitchen countertops
2. Bold 5" base trim and 2¾" step casing
3. Energy Star Qualified Homes for better comfort, lower energy bills and greater energy efficiency
4. The Bold Look of Kohler® fixtures and faucets
5. Majestic 9' main floor ceilings, and 9' basement ceilings* for larger windows and better indoor light
6. Premium stained wood look entry doors with glass inserts
7. Impressive coffered and tray ceilings with elegant plaster moulding in dining and living rooms**
8. Gleaming hardwood floors throughout***
9. Elegant oak stairs, handrails and spindles with natural finish****
10. The comfort of air conditioning
11. Engineered floor joists with ¾" sub floor for additional stability and noise reduction
12. Oversized glass shower enclosure
13. Designer kitchen cabinetry
14. Traditional Carriage-Style garage doors with beautiful glass inserts and black hardware**
15. French doors**
16. Quality Benjamin Moore® Paints
17. Laundry base cabinetry
18. Energy-saving foam insulation around all windows
19. Marble gas fireplaces**
20. Smooth ceilings throughout

* 42' lots only.

** as per plan.

*** to finished areas only (not in tiled areas and bedrooms, as per plan)

**** to finished areas



dor's Initials



Purchaser's Initials



Purchaser's Initials

SCHEDULE "A"

LUXURY FEATURES

IMPRESSIVE EXTERIOR FEATURES

1. Superior architecturally designed homes with inspired combinations of brick, stone and pre-cast stone accents, detailed exterior trim features, exquisite Hardie Board and/or smartside siding (on gable ends) in selected locations as per elevation with keystone and masonry detailing in brick (as per elevation).
2. Pleasing streetscapes with architecturally controlled exterior colour schemes, elevations, sitings and material. Gracious covered porches, charming balconies and porticos (as per plan).
3. Striking pre-cast concrete windowsills, headers, and entrance arches (as per elevation).
4. Traditional Carriage style garage doors with beautiful glass inserts (as per plan).
5. Fully sodded front, side, and rear yards plus boulevards.
6. Main entries featuring impressive single or double doors with thermal insulated stained wood grain look exterior (as per plan). Front doors also feature magnificent glass window inserts (as per plan).
7. Poured concrete basement walls, wrapped with quality air-gap, waterproof membrane and weeping tiles for extended protection.
8. Pre-cast concrete walks to front, side and rear entries (where applicable).
9. Maintenance free aluminum or vinyl soffits, fascias, eavestroughs and downspouts.
10. Two exterior water taps; one in garage and one in the rear (location to be determined by vendor).
11. Coloured mortar and recessed masonry joints to front elevations where brick is shown for a refined finished look.
12. Pewter door hardware package including grip-set and deadbolt lock, plus gorgeous exterior coach lamps (as per plan).
13. Sealing asphalt shingles with a 25-year manufacturer's warranty and/or metal roof (as per plan).
14. Fully drywalled and primed garage ideal for workshops.
15. Complimentary fully paved driveways.

SUPERIOR INTERIOR FEATURES

16. Soaring 9' main floor ceilings with impressive 8' second floor ceilings (except in sunken or raised areas, stairways and where there are raised, dropped or cathedral ceilings).
17. Easy maintenance smooth ceilings in kitchen, powder room and all bathrooms, with sprayed stipple ceilings in all other areas.
18. Stipple ceiling areas to receive a 4" smooth border (approximate).
19. Impressive coffered ceilings (as per applicable plan).
20. Elegant oak stairs, handrails and spindles to finished areas in warm natural finishes (as per plan).
21. Choice of two interior quality paint colours from vendor's samples with all kitchen, laundry and all bathrooms finished in semi-gloss.
22. Wire shelving installed in all closets.
23. Reinforced concrete garage floor with grade beams.
24. Dropped ceilings and bulkheads over kitchen cabinets and main baths (where applicable).
25. Continuous vapour barrier and draft-proof electrical boxes on all exterior walls for increased air tightness and energy conservation.
26. Duct cleaning at time of occupancy.

Gourmet Kitchen Features

27. Luxurious granite kitchen countertops with your choice of colour from vendor's standard samples.
28. Custom designed kitchen cabinets with oak or maple finishes in a wide choice of styles from vendor's samples.
29. Island with base cabinets plus extended bar top (as per plan).
30. Stainless steel undermount sink with Kohler single lever faucet.
31. Space for dishwasher including plumbing and electrical rough-ins for future installation provided (does not include installation).
32. Convenient split electrical outlets at counter level for small appliances.
33. Two-speed exhaust white hood fan with venting to outside over stove area.
34. Heavy-duty wiring and outlet for stove and electrical outlet for refrigerator.

LUXURIOUS BATHROOM FINISHES

35. Quality ceramic wall tiles in tub and shower enclosure to ceiling height, with 2 rows of 6x8 tile or 1 row of 10x10 or 12x12 around oval tub (where applicable).
36. Separate shower stall (as per plan) to include grand marble surround and light fixture.
37. Pedestal sink in powder room (as per plan).
38. White ceramic accessories in all bathrooms and washrooms.
39. Mirrors included in all bathrooms and powder room.
40. Ceramic "Wonderboard" (3/6" high) on shower enclosure wall(s).

F.C.

D

AT

SCHEDULE "A"

LUXURY FEATURES

- 41. White plumbing fixtures.
- 42. Not formed arborite or formica counter tops.
- 43. Exhaust fans in all bathrooms.
- 44. Choice of quality bathroom cabinets from vendor's standard samples.
- 45. Water saving aerators on all faucets.
- 46. Water saving toilets.
- 47. Water saving shower heads on all showers with temperature control valves.
- 48. Privacy locks on all bathroom doors.

LAUNDRY ROOM ACCENTS

- 49. Convenient fiberglass laundry tub with separate drain.
- 50. Hot and cold laundry taps for washer with heavy duty wiring for dryer.
- 51. Outside venting for dryer.
- 52. Laundry room floors may be sunken to accommodate entry door(s) in laundry (if required).

EXQUISITE FLOORING FINISHES

- 53. Quality ceramic tile flooring in entry, powder room, bathrooms, kitchen, breakfast areas and laundry room (as per plan).
- 54. Luxurious Berber broadloom with foam underpad to all bedrooms (as per plan). Your choice from builder's standard samples in two colours.
- 55. 2" x 3/4" natural unfinished hardwood throughout (except tiled areas and bedrooms as per plan.)

BREATHTAKING WINDOWS, DOORS AND MILLWORK

- 56. Striking 5" colonial baseboard, painted white throughout with doorstop to tiled or hardwood floor areas. 2 3/4" step casing painted white on all doors windows and flat archways throughout finished areas.
- 57. Colonial style "Classique" interior doors, except where indicated as sliding doors. Not applicable to cold storage or exterior areas.
- 58. Doors, windows and full archways to be trimmed.
- 59. Vinyl casement or vinyl single hung thermopane Low E windows (as per plan).
- 60. Maintenance free structural vinyl thermopane basement windows (as per plan).
- 61. Sliding thermal-glazed patio door(s) (as per plan).
- 62. Extensive caulking for improved energy conservation and draft prevention.
- 53. Mirrored sliders or wood colonial door(s) at front entry closet (as per plan).

LIGHTING & ELECTRICAL

- 54. 100 amp electrical service with circuit breaker panel.
- 55. Fully installed exterior light fixtures.
- 56. Two exterior waterproof electrical outlets (one being in garage).
- 57. Light fixtures provided throughout finished areas except in living room, with white décor style switches and receptacles.
- 58. Or automatic smoke detector installed on every floor for home and family safety.
- 59. Electric door chime with doorbell at front entry.
- 60. Copper wiring throughout.
- 1. Switch controlled receptacles in living room.
- 2. Ground fault interrupter protection for all bathroom(s) and powder room.
- 3. Carbon monoxide detector.

INCREDIBLE ENERGY SAVING FEATURES

- 4. Gas fired, forced air high-efficiency natural gas furnace complete with electronic ignition.
- 5. Exterior walls and ceilings fully insulated - ceiling to R-40 walls to R-20. All insulated areas are to be covered by poly vapour barriers.
- 6. Basement walls insulated as per building code.
- 7. Houses "gas ready", including line to BBQ.
- 8. Ducting sized for future air conditioning.

SECURITY FEATURES FOR YOUR PEACE OF MIND

- 9. Hinges and striker plates reinforced with extra long screws.
- 10. Additional blocking at all exterior doors jambs.
- 1. Additional screws at patio door to prevent lifting.
- 2. Reinforced in for security system (location to be determined by vendor).

ADDITIONAL SUPERIOR CONSTRUCTION FEATURES



SCHEDULE "A"

LUXURY FEATURES

- 83. Steel beam construction in basement (as per applicable plan).
- 84. All sub-floors will be re-fastened with screws prior to floor finishes and joints sanded.
- 85. Sinks and drains for automatic washer and dryer vent.
- 86. 2" x 6" exterior wall construction.

CUSTOMER FRIENDLY UPGRADE PROGRAM

- 87. We are pleased to provide quotations prior to construction for extras or custom finishes for interior features. Purchasers have the opportunity to make upgraded interior selections when they attend to choose their colours and materials. (When schedules permit).

LOOKOUT AND WALKOUT CONDITIONS

- 88. Some lookout lot conditions shall include as a standard 5' x 7' deck with steps to grade and larger basement windows as grade permits, the cost of which is to be added to the purchase price.
- 89. Some walkout lot conditions shall include as per plan a 5' x 7' deck with steps to grade, sliding patio door in basement and large, rear basement windows as per applicable plan, the cost of which is to be added to the purchase price.

HELPFUL ROUGH-INS FOR YOUR GROWING FAMILY

- 90. Rough-in for central vacuum system to garage.
- 91. Rough-in for telephone (3) location to be determined by vendor.
- 92. Rough-in for cable T.V. (2) location to be determined by vendor.
- 93. 3-wire rough-in to basement, location to be determined by vendor.
- 94. R. J.-in (2) network wiring (cat-5).

CONDITIONS

- 95. All plans, elevations and specifications are subject to modification from time to time by the vendor according to the Ontario Building Code, National Building Code and Architect.
- 96. The vendor will not allow the purchaser to do any work and/or supply any material to finish the dwelling before the closure date.
- 97. Purchaser agrees to pay Tarion enrolment fee on closing as an adjustment.
- 98. Purchaser acknowledges that Tarion enrolment fee is based on the purchase price herein.
- 99. The purchaser acknowledges that finishes and materials contained in any sales office and model homes, including broadloom, furniture, cabinets, stained floor, staircase and railings, architectural ornamental plaster, acoustic tile ceiling and luminous lenses, etc., maybe for display purposes only and may not be included in the dwelling unit purchased herein.
- 100. Purchasers are notified that side door (where applicable) may be lowered or eliminated to accommodate side yard drainage as per grading or municipality requirements.
- 101. House types and streetscapes subject to final approval by the municipality or developer's architectural committee and final siting and approval by the vendor's architect.
- 102. The purchaser shall indemnify and save the vendor, its' servants and agents, harmless from all actions, claims and demands for upon or by reason of any relatives, workmen, and agents, who have entered on the real property or any subdivision of which the real property forms a part of, whether with, or without authorization, express or implied, by the vendor.
- 103. Variations from vendor's samples may occur in finishing materials, kitchen and vanity cabinets, floor and wall finishes due to normal production process.
- 104. Purchaser's choice of interior colours and materials to be chosen from the vendor's standard samples if not yet ordered or installed provided that the colours and materials are chosen by the purchaser within 10 days of notification by the vendor. Otherwise, the vendor reserves the right to choose the colour and/or materials.
- 105. The vendor shall be entitled to reverse the plan of the house being constructed.
- 106. The vendor is not responsible for shade difference occurring from different dye lots on all materials such as ceramic tile or broadloom, roof shingles, hardwood flooring, kitchen cabinets or brick. Colours and materials will be as close as possible to vendor's samples but not necessarily identical. Purchasers may be required to reselect colours and/or materials from the vendor's samples as a result of unavailability or discontinuation.
- 107. Location and size of windows and doors may vary with walk out deck conditions. All dimensions are approximate. Furnace and hot water tank locations may vary.

PURCHASER TO HAVE CHOICE OF COLOURS AND MATERIALS FROM VENDOR'S STANDARD SAMPLES OF THE FOLLOWING, UNLESS ALREADY ORDERED OR INSTALLED

- 108. Flooring, ceramic wall tile at bathtub and separate shower enclosures where applicable, front vestibule, kitchen, breakfast area, all bedrooms and main floor laundry room.
- 109. Custom made kitchen cabinets and counter tops and bathroom cabinets and countertops.
- 110. Quality broadloom wall to wall in the living areas and bedrooms. Choice of two colours.



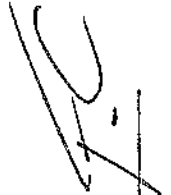
SCHEDULE "A"

LUXURY FEATURES

- 111. Interior walls painted choice of two colours.
- 112. variety of Exterior colour packages are available (subject to availability and architectural control).
- 113. Zancor Homes has built over 1,000 homes to the highest standards since 2001, and have been awarded the highest service rating.
- 114. Tarion Warranty Corporation Coverage
- 115. 7 years - Major Structural Defects
- 116. 2 years - Plumbing, heating & electrical system and building envelope
- 117. 1 year - All other items
- 118. Backed by Tarion Highest Service Rating Purchaser agrees to pay the Tarion enrolment fee on closing as an adjustment.

Prices and specifications are subject to change without notice. Builder has the right to substitute materials of equal or better value. A wide variety of upgrades and options are available.

E. & O.E



dor's Initials



Purchaser's Initials



Purchaser's Initials