

PURCHASER EXTRAS

Consultant:

Vendor:	Zancor Homes (King City) Ltd	Purchaser:	ANGELA BOUTCHKO
	House Type Falabella (42-5) Elev A Elev.	Telephone Number:	905-553-4773

Lot / Unit 60		Reg. Plan #	Closing Date As Per Agreement	Date Ordered 12-Oct-2012
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	DESCRIPTION	AMOUNT
6116	INTERSTONE QUOTE - AUG 29, 2012	
6117	QTK QUOTE - SEPT 17, 2012 Upg 3G Cabinets Cooktop w/pots Built-in wall oven/micro Valance Fridge enclosure Dbl bin pull-out	
6118	PAINT - MAIN TO 2ND: Stain stairs WICKHAM WALNUT to match hardwood as close as possible *No charge as per schedule E	
6119	HARDWOOD - FAMILY, DINING, DEN, MAIN HALL, UPPER HALL: Install Upgrade 1 Wickham 3-1/4 - Oak WALNUT *No charge as per schedule E	
6120	HARDWOOD - KITCHEN / BREAKFAST / FOYER: Install Upgrade 1 Wickham 3-1/4 inch OAK WALNUT in lieu of tile *Waiver Signed	
6124	RAILINGS - MAIN TO 2ND: Upgrade 3 Iron railings	
6125	RAILINGS - MAIN TO 2ND: Pickets to be COPPER colour	
6126	PLASTER MOULDING - FAMILY ROOM: Install 102 moulding	
6127	PLASTER MOULDING - DEN: Install 102 moulding	
6128	PLASTER MOULDING - POWDER ROOM: Install 102 moulding	
6132	PLASTER MOULDING - FOYER, MAIN HALL, UPPER HALL: Install 102 moulding	
6133	PLUMBING - MASTER ENSUITE: Install Kohler hand shower to tub	
6135	MIRROR - MASTER ENSUITE: Install FRAMELESS SHOWER	
6136	TRIM - INTERIOR HARDWARE: Install Upgrade 1 - THE WAVE (ORB)	
6473	TILES - POWDER ROOM: Install marble tiles *Travertine vein-cut polished	
6474	ELECTRICAL - COOKTOP: Install 15amp on sep circuit for future cooktop	
6475	ELECTRICAL - KITCHEN: Relocate standard 40 amp for future built-in wall oven	

[Signature]

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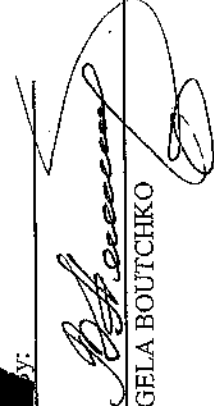
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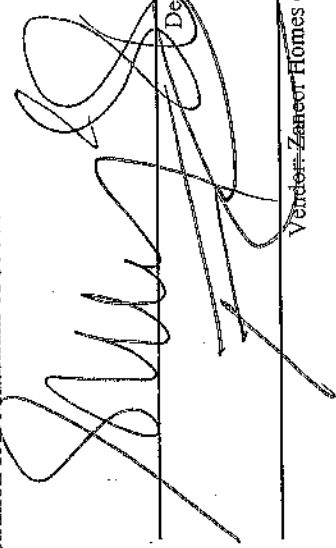
6476	ELECTRICAL - MICROWAVE: Install 20 amp sep circuit for future microwave	
6477	PLUMBING - KITCHEN: Soap Dispenser K-1893 Kohler *Install to the right of the sink	
6478	PLUMBING - KITCHEN: Install Kohler Elate K-13963 Kitchen faucet	
6479	ELECTRICAL - KITCHEN: T5 fluoro bar strip lighting for under cabinet valance	
* CLIENT DECLINED GAS LINE & WATERLINE		Sub Total HST Total
* QTK - TO PROVIDE DRAWING OF KITCHEN WITH EXTRAS TAKEN		

Conditions:

1. 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.
2. 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 items at a later date, then the new prices will be quoted.
3. All extras must be paid in full.
4. 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.
5. 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.
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 \$5000.

Paid by:


Purchaser - ANGELA BOUTCHKO


Design Consultant
Vendor: Zancor Homes (King City) Ltd

 Deposit  19/8/12
 AND



PURCHASER:	ANGELA BOUTCHKO	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:		MODEL TYPE	FALABELLA 42-5 ELEV. A
PHONE #:	905-553-4773	LOT #:	60
PHONE #:		DATE:	September 17, 2012

ITEM #	QTY	DESCRIPTION	CATEGORY 3G	ROOM	PRICE
323	1	UPGRADE CABINETS TO	CATEGORY 3G	KITCHEN	
104	1	UPG 3 HANDLES FOR KITCHEN		KITCHEN	
404	1	TWO TONE KITCHEN		KITCHEN	
940	*	52" HIGH EXTENDED DOUBLE OVENERS WITH TRIPLE STEP GROWN WOODING TO THE CEILING (10' HIGH CEILING) - DOUBLE DOORS HIGH BOTH WITH WOOD PANEL		KITCHEN	
462	1	MATCHING WOOD GRAIN METALWINE INTERIOR (15 3/4" DEEP UPPER CABINETS)		KITCHEN	
87	1	VALANCE BOX UPPER CABINETS TO ACCORDING TO PREFERENTIAL INCLUDED)		KITCHEN	
20	1	CHANGE STANDARD METABOX P/D 4 TO PLUM GREY ANTI-SLAM SLIDES		KITCHEN	
64	1	COOK - TOP W/ POT DRAWERS INCL BLUM ANTI-SLAM SLIDES - P/D 3 (1 SMALL, 2 BIG DRAWER)		KITCHEN	
70	1	BUILT-IN MICROWAVE & SINGLE WALL OVEN UNDERNEATH (or DOUBLE OVEN) w/ WOOD DRAWER(S) BELOW		KITCHEN	
ss/ss	1	FRIDGE CABINET - 24" DEEP x 23"H + CABLE (FRIDGE ENCL)		KITCHEN	
41	1	UPPER DIAGONAL CORNER CABINET 24"x 24"x 20" 4 DOOR 45" DEEP		KITCHEN	
0	0	SERVING 2 CHASES DOORS WITH CORVET 2 DOGS MODELS \$5 per SHOWROOM w/ CLEAR GLASS		KITCHEN	
0	0	CLEAN PLAIN GLASS (P/D 3/4")		KITCHEN	
13	1	1 DOWN DRINK BUT BECHOWE 23 1/2" 4 HANDED CABINET		KITCHEN	
134	1	DIMMABLE DOOR FOR BASE OF OTTER LIT (R/CABLE)		KITCHEN	
8	1	MAGIC CORNER 4 SWL OUT UNIT W/ 4 S.S. ANTI-SEIF BASKETS		KITCHEN	
24	2	1 TOP DRAWER ABOVE FIRST DOOR W/ BLOWING RAYT SEAM SEIDS		KITCHEN	
156	1	LAWRENCE THINA 4 PAGES CORRECS 8 ONLY AND COLLUMNS TO THE CEILING / DOWN TO COUNTER W/ BOONOT FOR SPICES UP TO 72" WIDE		KITCHEN	
0	2	POSTS A CANTHUS IGL AGLO 2 1/2" 1/2" 1/2" 1/2"		KITCHEN	
24	2	1 TOP DRAWER ABOVE SECOND DOOR W/ PLUM GREY ANTI-SLAM SLIDES		KITCHEN	
404	1	DIMMABLE DOOR FOR BASE W/ HUBBER (RED CABLE)		KITCHEN	
#10		Dolan Pull-out Customer class all packages as per basket price. In the event of best delivery of these items after you move be done by the company. Thank you.			
GLASS TYPE (IF APPLICABLE):			SUB-TOTAL:		
MESH TYPE (IF APPLICABLE):			DISCOUNT:		
MIRROR TYPE (IF APPLICABLE):			TOTAL:		
			13% H.S.T.		
			GRAND TOTAL:		
ALL CHANGES FINAL UPON SIGNING					
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE					
BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED ON THE REVERSE OF THIS DOCUMENT					
(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)					

CUSTOMER SIGNATURE:

SALES REP NAME: WAYNE WANAMAKER



QUALITY TOPS & KITCHENS LTD.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T 416.746.1811 F 905.761.5901
QTK.ca info@qtk.ca

PURCHASER:	ANGELA BOUTCHKO	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	KING'S RIDGE
EMAIL:		MODEL TYPE	FALABELLA 42-5 ELEV. A
PHONE #:	905-553-4773	LOT #:	60
PHONE #:		DATE:	August 31, 2012

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION		CATEGORY
KITCHEN	DOOR STYLE:	QT 3404	CATEGORY 3G
	FINISH:	CLOUD WHITE w/ ESPRESSO GLAZE	
	SPECIES:	FIBERBOARD	
	DOOR HARDWARE:	80749-100-105	
	DRW HARDWARE:	80749-100-105	
ISLAND	COUNTER TOP:	NONE	CATEGORY 3
	DOOR STYLE:	QT 3504	
	FINISH:	CHESTNUT	
	SPECIES:	FLAT CUT MAPLE	
	DOOR HARDWARE:	80749-100-105	
ENSUITE	DRW HARDWARE:	80749-100-105	CATEGORY 1
	COUNTER TOP:	NONE	
	DOOR STYLE:	QT 3000 1022	
	FINISH:	SMOKED HOUSE	
	SPECIES:	FLAT CUT MAPLE	
ENSUITE 2	DOOR HARDWARE:	3487-96	CATEGORY 1
	DRW HARDWARE:	3487-96	
	COUNTER TOP:	4800K92 VENEERED WOOD	
	DOOR STYLE:	QT 3000 1022	
	FINISH:	SMOKED HOUSE	
TWIN BATH	SPECIES:	FLAT CUT MAPLE	CATEGORY 3
	DOOR HARDWARE:	3487-96	
	DRW HARDWARE:	3487-96	
	COUNTER TOP:	4800K92 VENEERED WOOD	
	DOOR STYLE:	QT 3000 1022	
LAUNDRY	FINISH:	SMOKED HOUSE	CATEGORY 0
	SPECIES:	FLAT CUT MAPLE	
	DOOR HARDWARE:	200-SC	
	DRW HARDWARE:	200-SC	
	COUNTER TOP:	949-58 WHITE	

CUSTOMERS PLEASE REVIEW AND MAKE SURE ALL ITEMS ARE FILLED OUT COMPLETELY AND ACCURATELY WITH YOUR SELECTIONS PRIOR TO SIGNING. THIS FORM WILL BE USED FOR PRODUCTION. ANY ERRORS OR OMISSIONS ON THIS FORM MAY CAUSE DELAYS IN THE DELIVERY OF YOUR CABINETS. THANK YOU.

CUSTOMER SIGNATURE:

DATE: OCT 12/12

CUSTOMER SIGNATURE:

SALES REP NAME: WAYNE WANAMAKER

QTK AUTHORIZED SIGNATURE:

PAGE 1 OF 1

WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING

APPT: Wed. Aug 29 @ 2:00

ZANCOR HOMES
KINGS RIDGE PROJECT
COLOUR SELECTIONS

Planning to change
on Wed. at
11:30am

120
50

PURCHASERS: ANGELA BOUTCHKO

LOT #: 60

(Falabella Model)

AREA	TILE SELECTION	MARBLE THRESHOLD & SHOWER FRAME	UPGRADE LEVEL
Kitchen Floor	hardwood		
Foyer	hardwood		
Main Hall	hardwood		
Powder Room	hardwood	TRAVERTINE VEIN POLISHED	
Garage Entry	hardwood		
Laundry Room	hardwood BONA ALMOND 12x12	Perlate Standard	
Ensuite Bath Floor	Reflection Bone 12x12	Perlate "5"	
Ensuite Bath Tub Deck/Face	Reflection Bone 8x10	"	"5"
Ensuite Bath Tub Walls	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	"	"5"
Ensuite Bath Shower Walls	Bone 8x10 Inserts: Yes ☐ No ☐	Perlate	"5"
Ensuite Bath Shower Floor	Bone 2x2	"	"5"
Twin Bath Floor	Reflection Bone 12x12	"	"5"
Twin Bath Walls	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	BONE	"5"
2nd Ensuite Bath Floor	Reflection Bone 8x10	"	"5"
2nd Ensuite Bath Walls	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	BONE	"5"
Kitchen Backsplash	Reflection Bone 8x10 Inserts: Yes ☐ No ☐	"	
KITCHEN COUNTERTOP	white marble	Edge: 1"	Standard
KITCHEN COUNTERTOP	EXTRA FOR: COOK-TOP CUT-OUT SLIDE-IN STOVE		Standard
MAIN BATH VANITY TOP	Edge:		
ENSUITE BATH VANITY TOP	Edge:		Total
2ND ENSUITE VANITY TOP	Edge:		

PURCHASER'S SIGNATURES:

PURCHASER'S SIGNATURES:

DATE OF COLOUR SELECTIONS:

A.V. CLASSIC REPRESENTATIVE:

Angela Boutchko

Angela Boutchko

Aug 29, 2012

Falabella Model

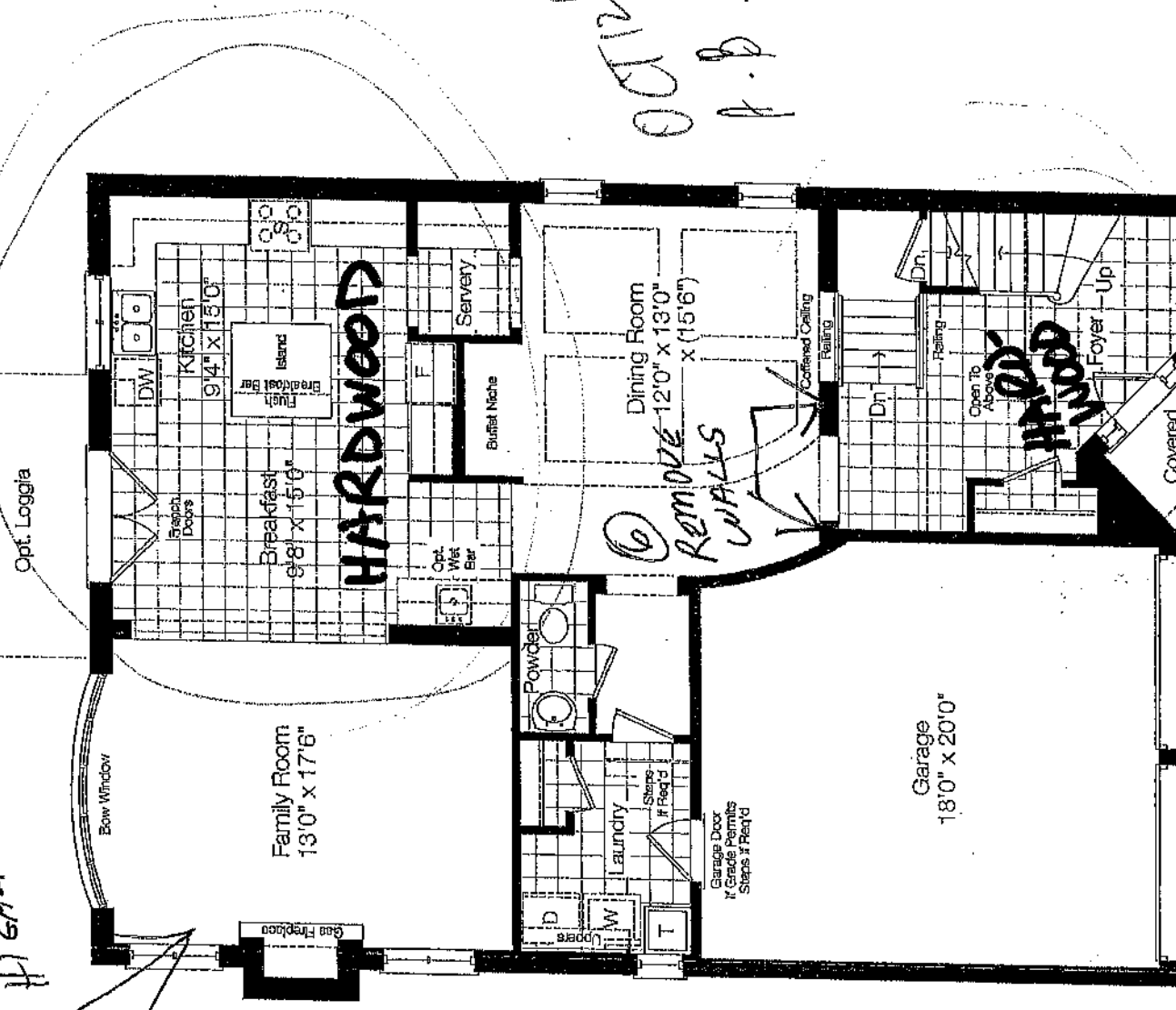
08/12/12

FALABELLA

Elev. A 2831 sq. ft.

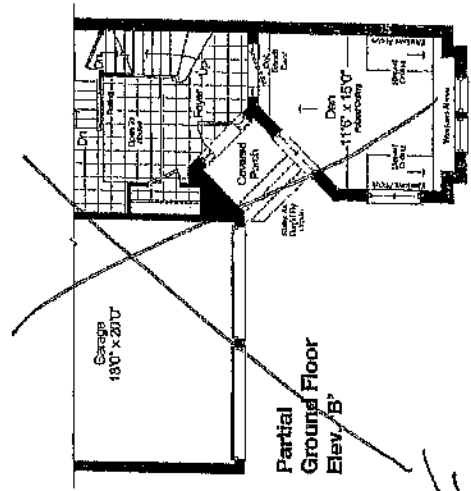
Elev. B 2848 sq. ft.

④ 10 FT. HIGH CEILINGS
WITH HIGHER WINDOWS/
HIGHER ARCHES, 8 FT. FOLLOWDOORS



05/12/12
P.B.

Ground Floor Elev. 'A'



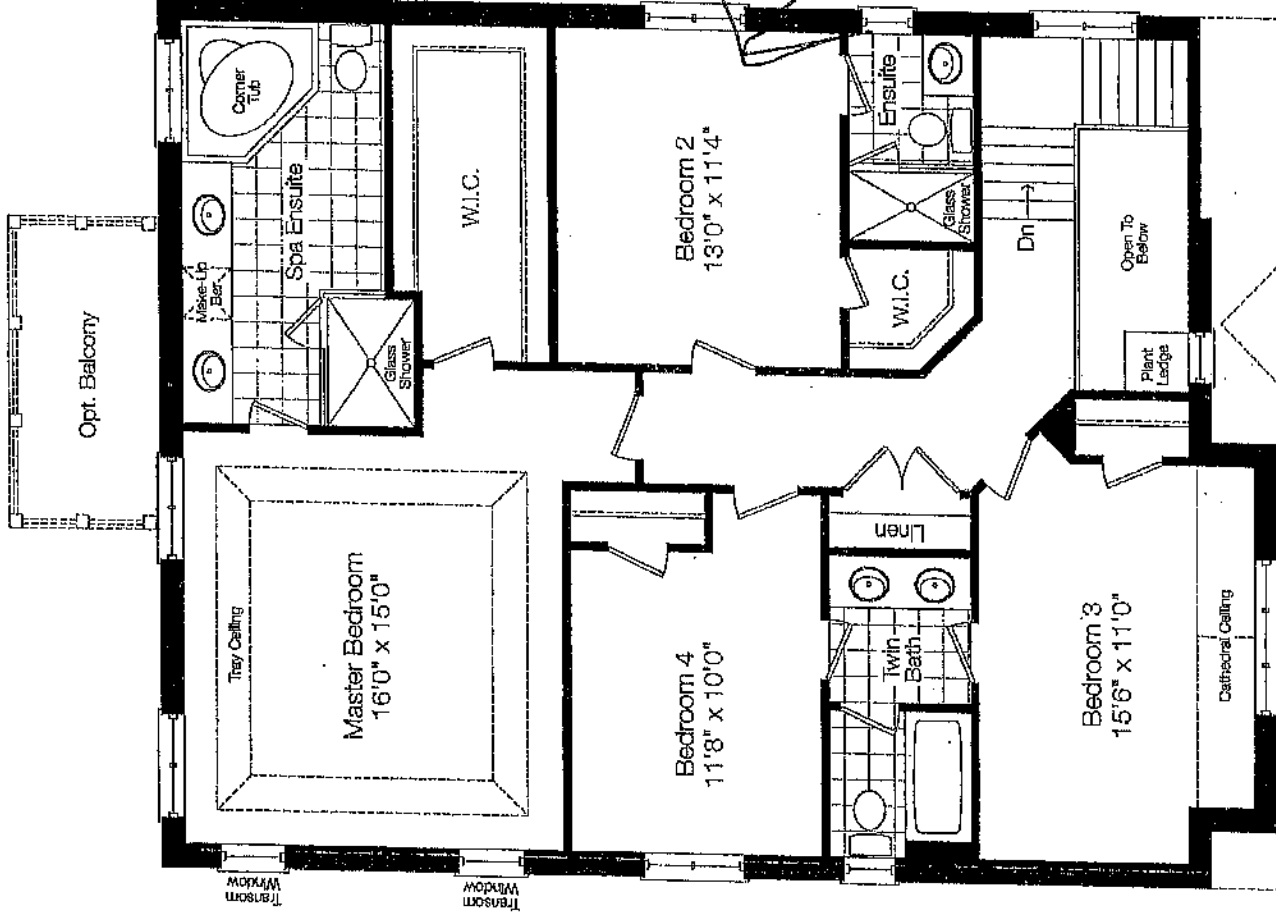
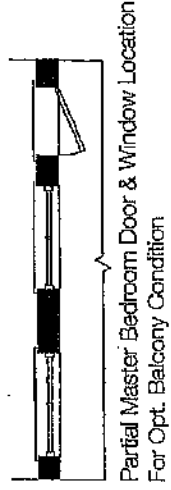
Partial Ground Floor Elev. 'B'

Lot 60 Elev. A
A.B.

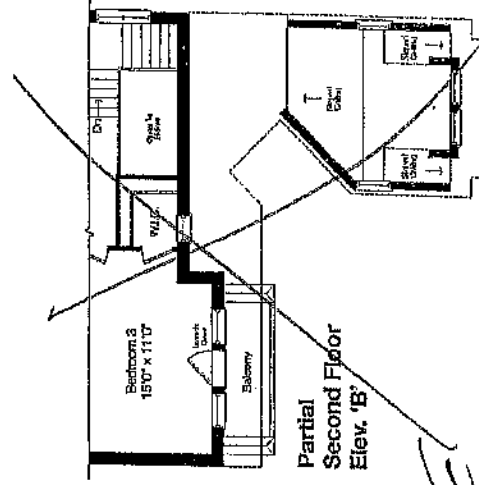
FALABELLA

Elev. A 2831 sq. ft.

Elev. B 2848 sq. ft.



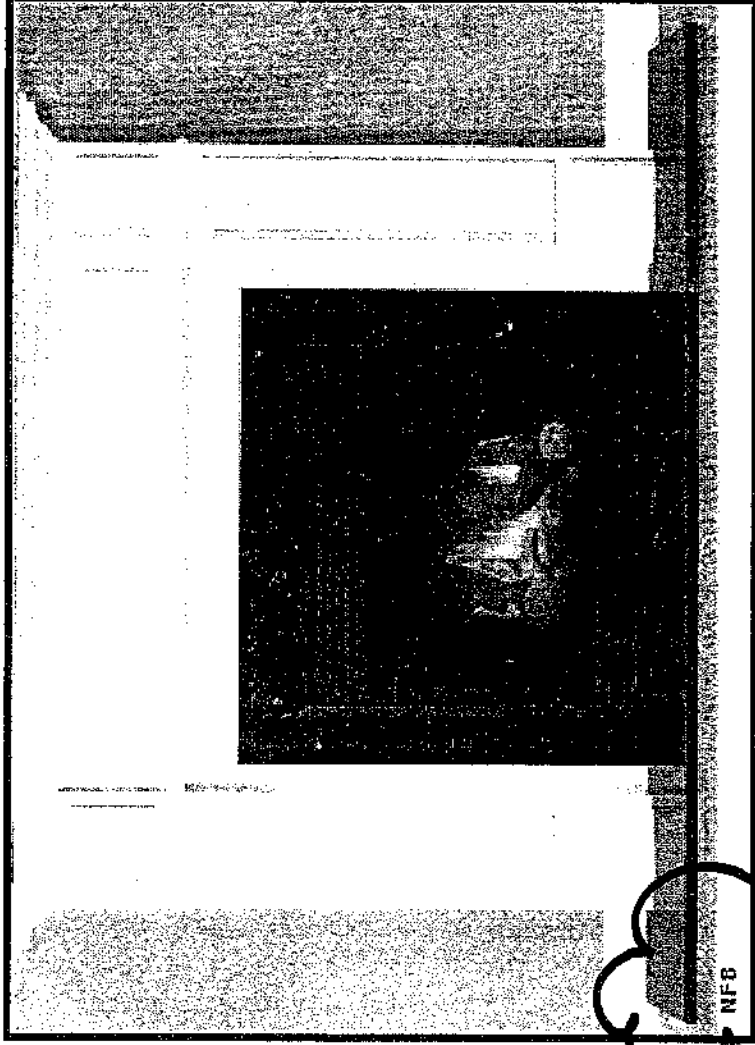
Second Floor Elev. 'A'



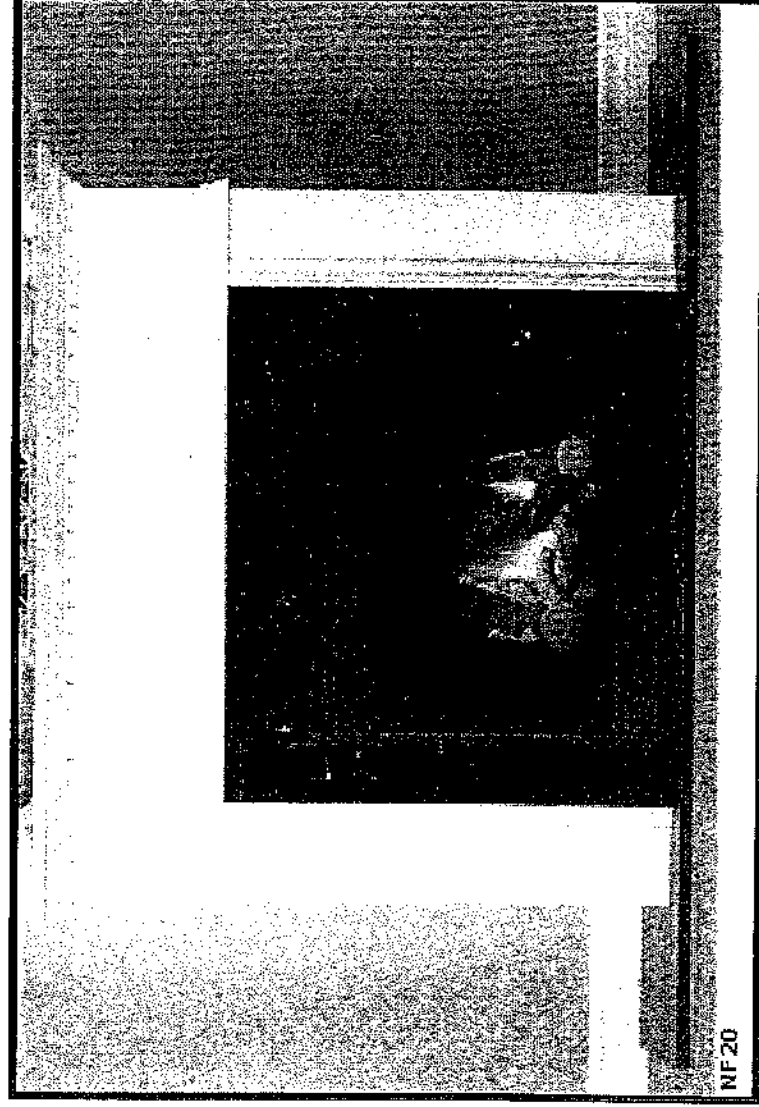
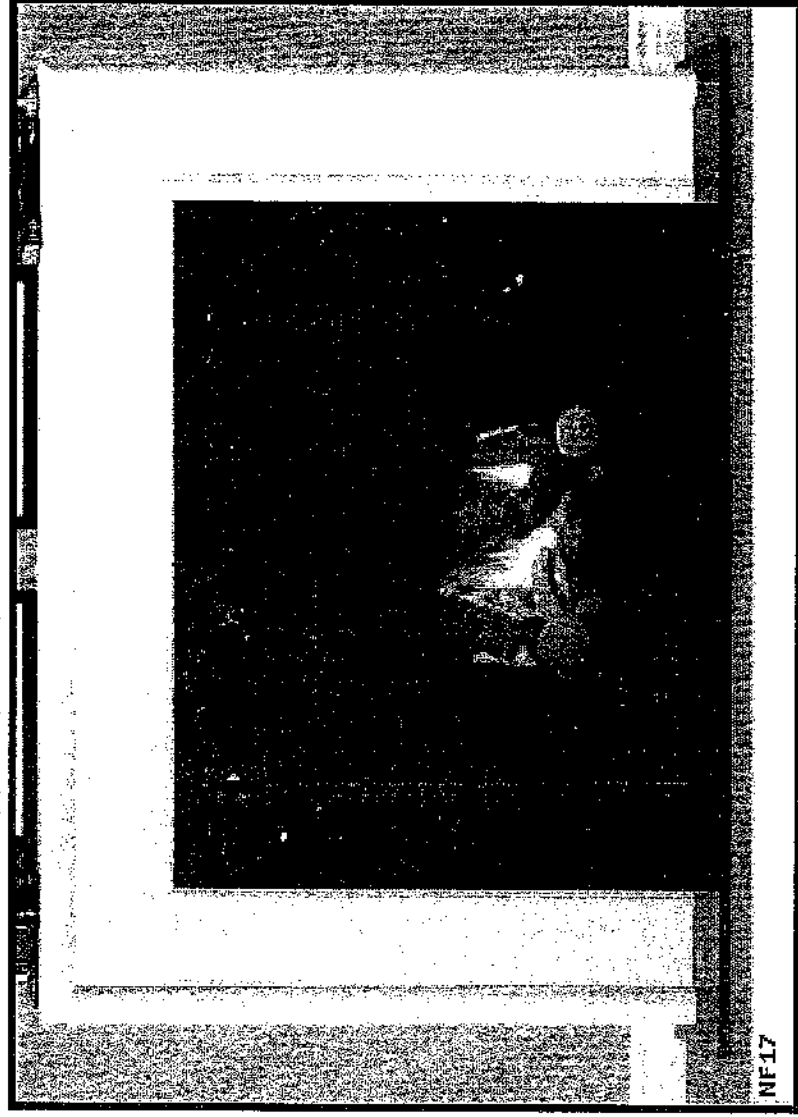
Partial Second Floor Elev. 'B'

Eden A
Lot 60
A-B

Standard Mantles

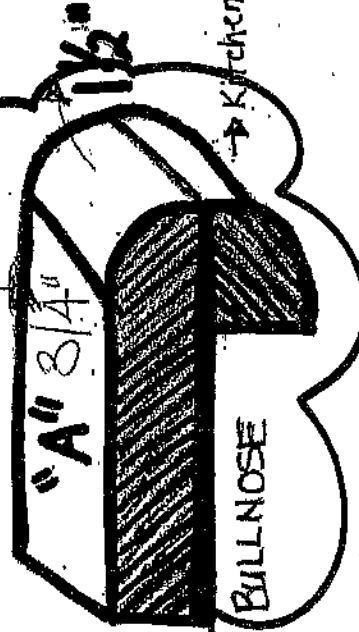


LOT 60
VR 8054
OCT 12/12
f-b



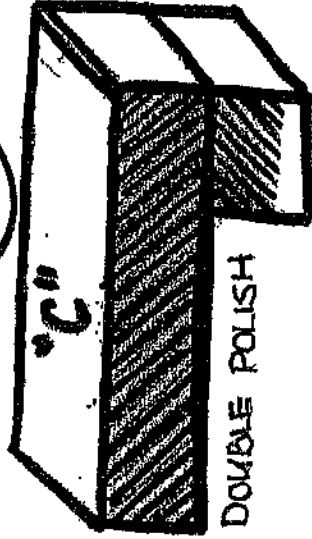
STANDARD MouldING

LOT 60
L2 5/12
VR 12/12
QT 12/12



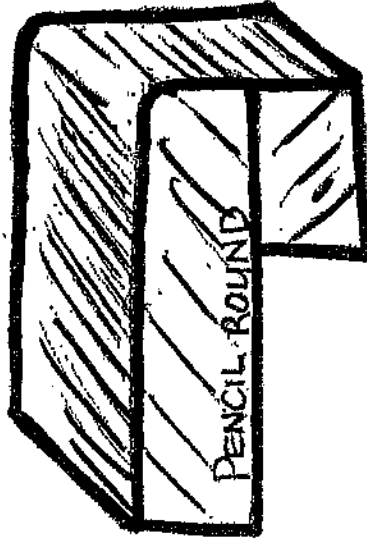
BULLNOSE

→ Kitchen



DOUBLE POLISH

→ Kitchen



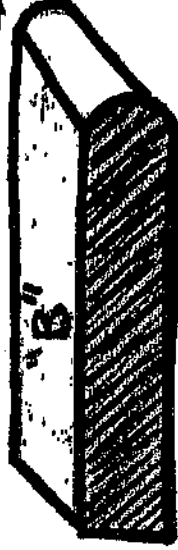
PENCIL ROUND

→ Vanity

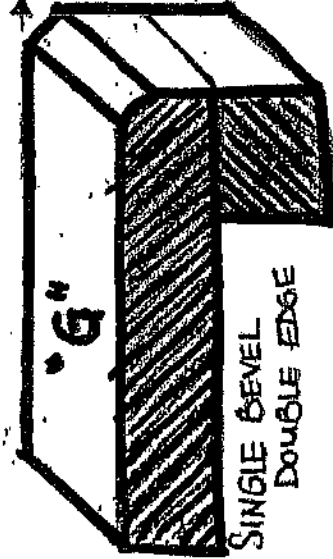


1/2 BULLNOSE

→ Vanity

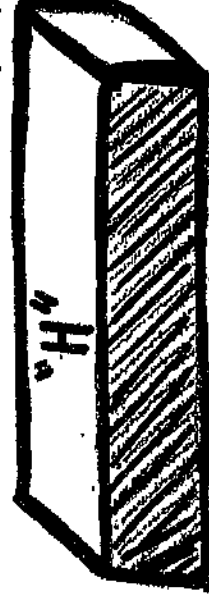


SINGLE BULLNOSE



SINGLE BEVEL
DOUBLE EDGE

→ Kitchen



STRAIGHT POLISH

→ Vanity



DOUBLE BEVEL
DOUBLE EDGE

→ Kitchen



ZANCOR
HOMES

STANDARD APPLIANCE WIDTHS

The purchaser acknowledges the following standard spaces for kitchen appliances:

- ☐ Range Conventional – 30" Width
- ☐ Hood Fan – 30" Width (must be the same as the range opening)
(Opening and bottom of cabinet height requirements are built as per Ontario Building Codes)
- ☒ Refrigerator – 36" W x 71" H (Approximate height may change due to bulkheads)
- ☒ Dishwasher – 24" Width
- ☐ Standard Washer/ Dryer

NON-STANDARD APPLIANCE OPTIONS

NOTE: When upgrading appliances, there may be an additional charge to modify cabinetry and/or electrical and plumbing to accommodate the appropriate size from the manufacturer specifications of each appliance.

****MANUFACTURERS SPECIFICATIONS MUST BE ATTACHED****

- | | |
|---|---|
| ☒ Built-In Wall Oven | ☐ Built-in Refrigerator/Sub Zero -- discuss counter/depth fridge with Design recommended. If purchasing a side by side or French Door, the wall beside the door may be an issue if it is deeper than 24" |
| ☒ Built-In Microwave with Trim Kit | *Note: Refrigerator Door Swing |
| ☐ Built-In Microwave Drawer with Trim Kit | ☐ Wine / Bar Fridge (electrical required) |
| ☐ Warming Drawer | ☐ Steam Oven / Built-In Coffee makers |
| ☐ Slide-In Stove | ☐ Free Standing Chimney hoods (clearance space will be left with this appliance will not butt up against cabinetry) |
| ☒ Cooktop 36" | ☐ Cargo Waste Bin systems |
| * (Gas/Electric – Cut-out Charge Required) | ☐ Front Load Washer & Dryer/
Stackable Washer & Dryer |
| ☐ OTR – Over The Range Microwave | *(Specs required) |
| ☐ Hood Fan
(may require larger vent -- 6" is standard) | |
| ☐ 36" / 42" Stove
(Hood fan width will be the same as per Ontario Building Code) | |

Purchaser acknowledges responsibility for providing correct specification for such appliance and to make any and all necessary arrangements to supply and install appliances after closing.

Appliance Specifications are to be sent to the Zancor Décor Centre no later than Nov 2/12

If not received the standard openings as determined by Zancor Homes will be provided.

Purchaser Signature [Signature]

Date

Oct 12/12

Purchaser Signature _____

Date _____

PROJECT

MR South

LOT

60

NOTE: It is the Purchaser's responsibility to arrange installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications.

May 2012

**PURCHASER
GOING AWAY FOR WEEKS*

2

ZANCOR
HOMES

HARDWOOD FLOORING IN LIEU OF TILED AREAS WAIVER

REGARDING PROPERTY KNOWN AS:	Plan 65M-4295, Lot # <u>60</u>	King City, Ontario
PURCHASER:		
VENDOR:	Zancor Homes (King City) Ltd.	
DATE OF OFFER:		

I/We, _____, the owner/s of Lot # _____ in _____

Registered Plan # 65M-4295, confirm request for the installation of hardwood floors in the following areas of the above-mentioned property:

- ☒ Kitchen/Breakfast Area
- ☐ Powder Room
- ☐ Main Bathroom
- ☐ Ensuite Bathroom
- ☐ Laundry Room
- ☒ Other (Specify) Foyer

LOT 60 South
VR

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in these areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2 (1) "Finished flooring in bathrooms, kitchens, public entrance halls, laundry and general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance. (See Appendix A)"

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of King, TARIION and/or the Builder in relation to this matter.

WE HAVE READ, UNDERSTAND AND AGREE TO THE ABOVE TERMS.

Dated at King, this 12 day of OCT, 2012 in the presence of:

WITNESS: [Signature] PURCHASER: [Signature]

WITNESS: _____ PURCHASER: _____

Dated at _____ this _____ day of _____, 2012 in the presence of:

WITNESS: _____ VENDOR: [Signature]

Zancor Homes (King City) Ltd.