

Lot 69 ✓
Phase RC
Model -Kensington (42-07) Elev A ✓
DAVID RAUTI

Colours Upgrade Report
Kings Ridge Print Date:28-Jun-13

PE With Agreement

- 1.9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
 - 2.1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
 - 3.PURCHASER TO DO ALL THEIR OWN FRAMING DEDUCTED \$30,460. FROM PURCHASE PRICE.
 - 4.PURCHASER TO DO ALL THEIR OWN INTERIOR TRIM DEDUCTED \$5,184. FROM PURCHASE PRICE.
 - 5.PURCHASER TO DO ALL THEIR OWN INTERIOR AND EXTERIOR PAINT DEDUCTED \$ 6302. FROM PURCHASE PRICE.
 - 6.PURCHASER TO DO ALL THEIR OWN CROWN MOULDING.
 - 7.UPGRADED EXTERIOR COLOR PACKAGE \$ 2,500. TO BE ADDED TO PURCHASE PRICE.
 - 8.PURCHASER TO DEAL DIRECT WITH NATIONAL FOR FIREPLACE/GALMAR FOR ELECTRIC/KITCHEN UPGRADES QTK/TILES AV CLASSIC/HARDWOOD WITH FIRST CANADIAN HARDWOOD/EXTERIOR RAILINGS BOLTON RAILINGS/HEATING WITH NATIONAL AIR.
 - 9.ALL OTHER STRUCTURAL CHANGES AND ROUGH IN FOR FREE STANDING TUB TO BE DONE AT STRUCTURAL TIME NO CHARGE.
- PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

STRUCTURALS

ID	Group	Description	Invoice	Date Ordered	
9000	SCHEDULE E	FRAMING - Purchaser to do all their own framing (Deductued xx from purchase price) *As per schedule E	1762		
9001	SCHEDULE E	INTERIOR TRIM - Purchaser to do all their own interior trim (Deducted xx from purchase price) *As per schedule E	1762		
9002	SCHEDULE E	PAINT - Purchaser to do all their own interior and exterior pain (Deducted xx from purchase price) *As per schedule E	1762		
9003	SCHEDULE E	PLASTER MOULDING - Purchaser to do all their own plaster moulding *As per schedule E	1762		
9004	SCHEDULE E	BRICK - upgraded brick package *As per schedule E	1762		
9005	SCHEDULE E	Purchaser dealing directly with the following trades: QTK / INTERSTONE / NATIONAL FIREPLACE / GALMAR ELECTRIC / FIRST CANADIAN HARDWOOD / BOLTON RAILINGS / NATIONAL AIR *As per schedule E	1762		
9006	SCHEDULE E	All other structural changes and rough-in for free standing tub to be done at structural time no charge. *As per schedule E	1762		
10283	STRUCTURAL	BASEMENT WINDOWS: Enlarge all basement windows to 30 inches x 24 inches	2003		
10284	STRUCTURAL	EXTERIOR COLOUR PACKAGE Selected Package 9 with commercial brown windows and soffit	2003		
10285	STRUCTURAL	MAIN FLOOR CHANGES: Eliminate servery area and increase length of kitchen, move fridge wall toward Dining Room. Increase length of Great Room. New laundry room wall 12 inches and adjust powder room. Create 1/2 wall between Great Room and Lower Hall. Move front closet 16 inches into LR/DR, coffered ceiling in LR/DR. Final Design TBD. All kitchen and vanity cabinetry changes to be finalized at QTK. Eliminate exterior single french door and install exterior double french door in Breakfast Area. (see attached sketch dated June 17, 2013 for above changes)	2003		
10286	STRUCTURAL	SECOND FLOOR CHANGES: Build out over balcony area and construct per sketch dated June 17, 2013.	2003		
10356	STRUCTURAL	WATERLINE by Purchaser GAS LINE by Purchaser Plumbing changes by Purchaser Bathtubs by purchaser - master ensuite	2003		
10357	STRUCTURAL	DO NOT INSTALL MIRRORS	2003		



ROYAL COLLECTION

AT KEELE & KING

KENSINGTON
ELEVATION A - 3214 SQ. FT.



All renderings are artist's concept.

42-7

LOT 69 RC

F.C. N

ZANCOR
HOMES

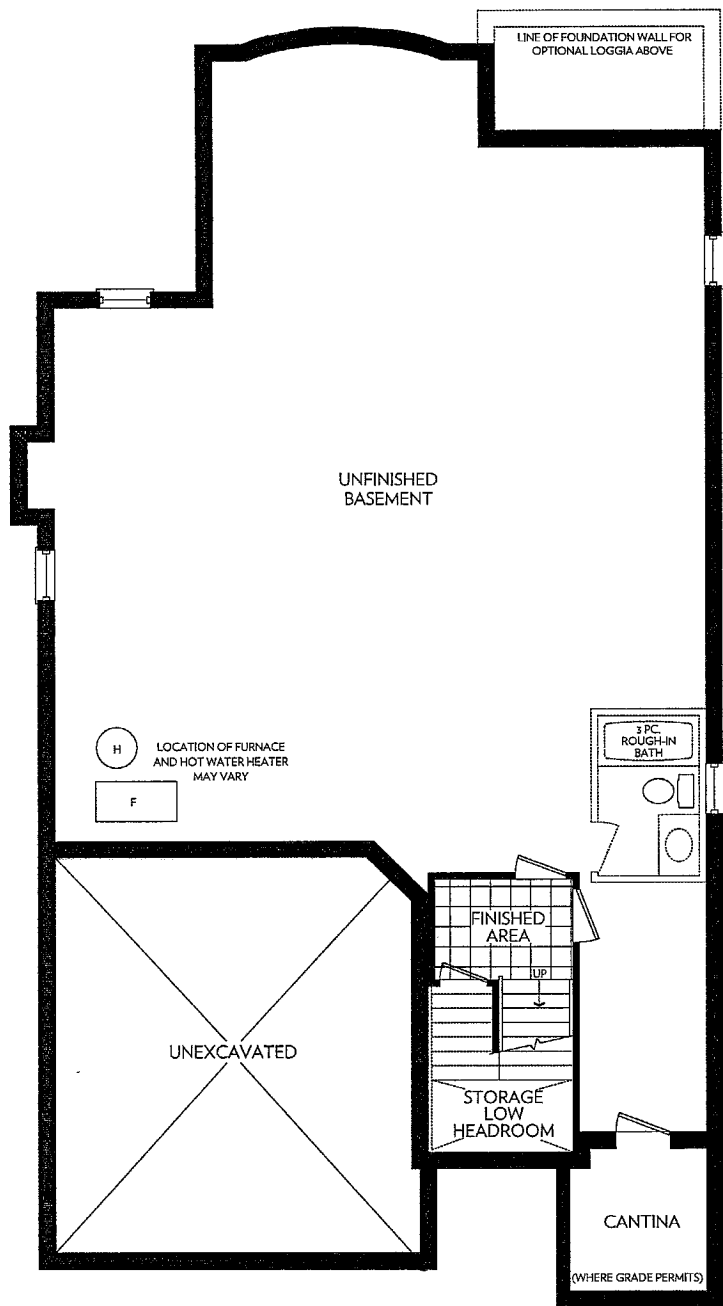
June 17 / 2012



ROYAL COLLECTION

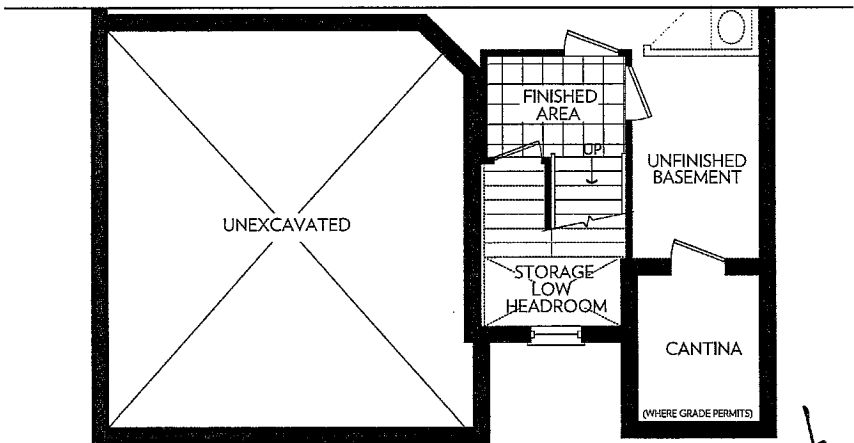
AT KEELE & KING ↖

KENSINGTON
ELEVATION A - 3214 SQ. FT.
ELEVATION B - 3151 SQ. FT.



lot
6.9 RC

BASEMENT
ELEVATION A



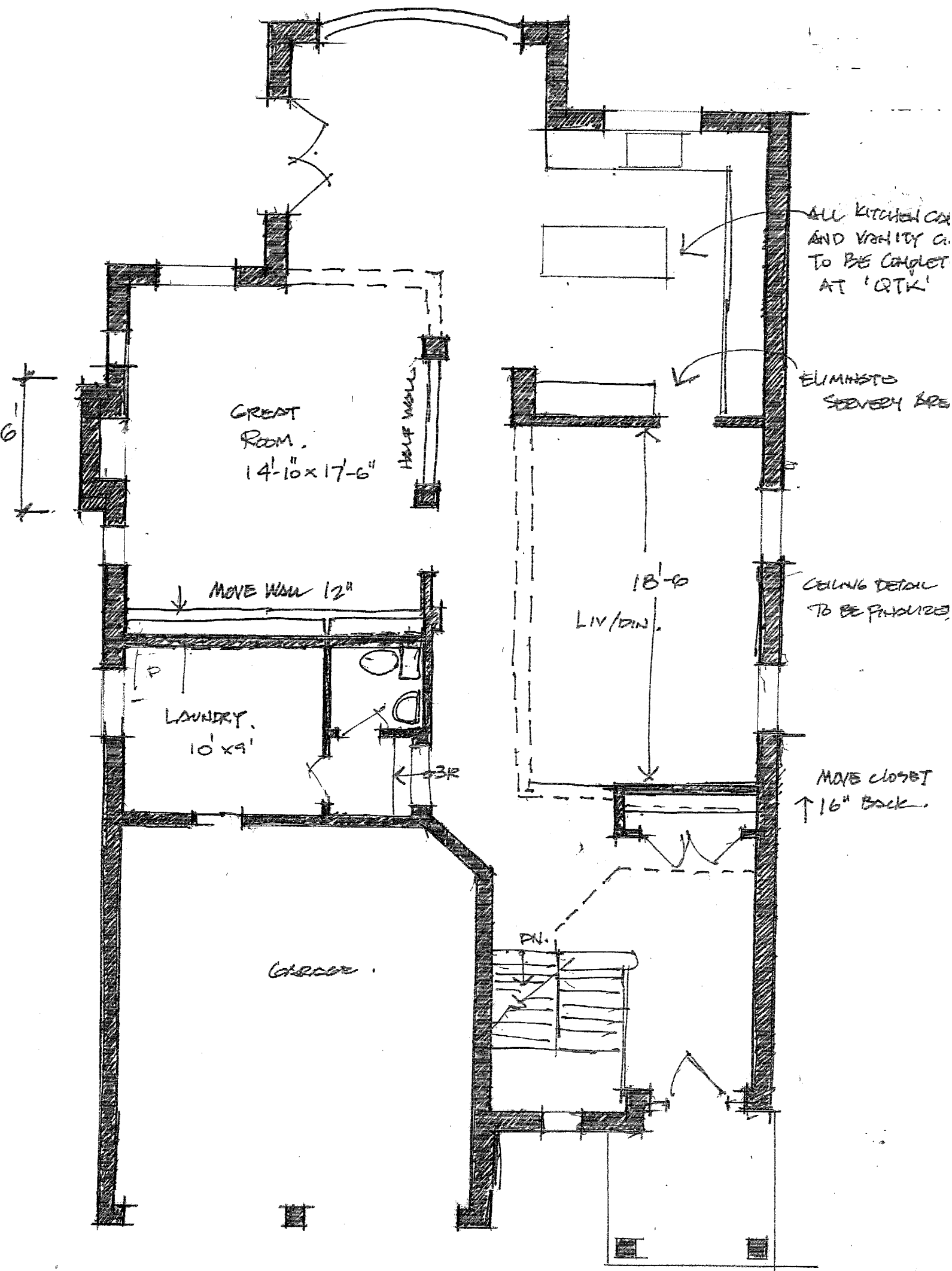
BASEMENT PARTIAL
ELEVATION B

Joan/17/2012 Z

ZANCOR
HOMES

Handwritten signatures and initials: F.E., d, and a large stylized signature.

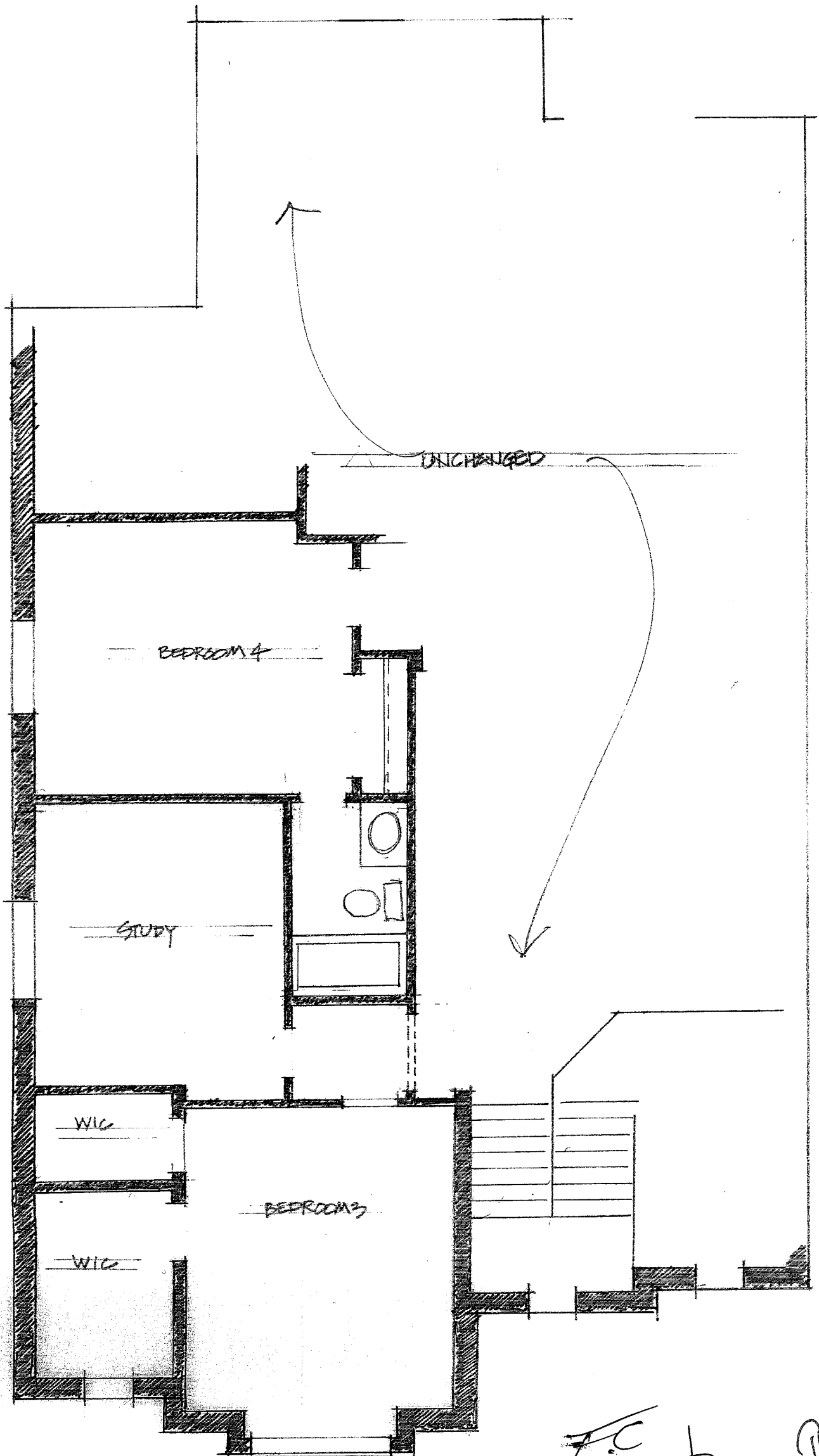
Prices and specifications are subject to change without notice. E.&O.E. Tile patterns may vary. Window size and locations may vary. Approx. location of furnace and water tank. Actual usable floor space may vary from the stated floor area. All stated dimensions are approximate. All renders are artists' concept.



LOT 69 ROYAL
REVISED GROUND

JUNE 17, 2013

RC J2 JH
JUNE 17, 2013



F.C. J. [Signature]

LOT 69 ROYAL
REVISED 2nd FLOOR

JUNE 17/2013

JUNE 17/2013



FINAL STRUCTURAL REQUEST ACKNOWLEDGMENT

LOT No. 69.
PLAN No. _____
HOMEOWNER(S) DAVID RAUTI
PROJECT KING - ROYAL COLLECTION
FINAL STRUCTURALS COMPLETED ON JUNE 17/2013.

The above purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

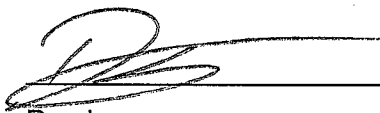
I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

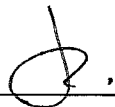
If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

I read and understand the above terms and conditions.

Dated at KING, this 17 day of JUNE, 2013


Purchaser


Witness

Purchaser

Witness