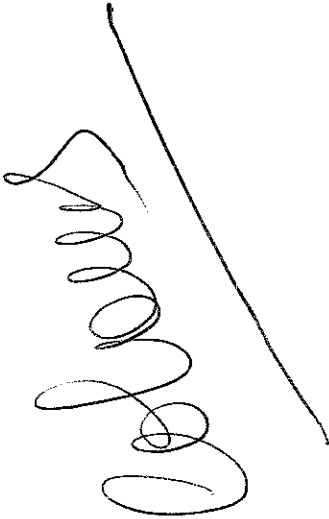


Lot 14
Phase RC
Model -Cumberland (42-06) Elev B
ELVIRA IDIYATULLINA and MICHAEL FAINSHTEIN

Colours Upgrade Report
Kings Ridge Print Date: 13-Sep-13

PE With Agreement

- 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
- APPLIANCE PACKAGE FOR 42 FOOT ROYAL COLLECTION - SUB-ZERO 30 INCH BUILT-IN STAINLESS STEEL REFRIGERATOR/FREEZER
- WOLF 30 INCH STAINLESS STEEL GAS RANGE - FRIGIDAIRE 24 INCH STAINLESS STEEL BUILT IN DISHWASHER - AIR KING PROFESSIONAL RANGE HOOD - SAMSUNG 7.3 CF ELECTRIC DRYER - SAMSUNG 4 CF PLUS WASHER
- 3 1/4 INCH X 3/4 INCH STAINED OAK HARDWOOD IN APPLICABLE AREA (EXCEPT TILED AREAS)
- STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTION FROM THE BUILDER



ID	Group	Description	Invoice	Date Ordered	
6275	SCHEDULE E	HVAC - KITCHEN: Gas line to stove	1250		
6276	SCHEDULE E	*Required as per Wolf Appliance package in Schedule E PLUMBING - KITCHEN: Waterline to fridge	1250		
6839	STRUCTURAL	*Required as per Wolf Appliance package in Schedule E BASEMENT WINDOWS: Enlarge three (3) basement windows to be 24 inches high by 30 inches wide	1250		
6840	STRUCTURAL	FRAMING / STAIRS - MAIN TO BASEMENT: Deluxe open stairs to basement to create open to below stairwell. Stained oak stair with open stringer and wrought iron railings on one side. Approximately 10 feet by 10 feet finished landing at base of stairs. Flooring to be standard tile.	1250		
6841	STRUCTURAL	PLUMBING / FRAMING - MASTER ENSUITE: Install 6 foot whirlpool tub to master ensuite Kohler K-1131	1250		
6842	STRUCTURAL	PLUMBING - ALL BATHROOMS: NO MIRRORS or BATHROOM ACCESSORIES	1250		
6843	STRUCTURAL	FRAMING - MAIN FLOOR: 11 foot main floor ceiling height with 8 foot hollow core doors, standard window height (as per 10 foot height)	1250		
6844	STRUCTURAL	FRAMING - 2ND FLOOR: 10 foot 2nd floor ceiling height with 8 foot hollow door and taller windows	1250		
7824	ENERGY STAR REQUIREMENTS	ENERGY STAR REQUIREMENTS: 1. R3-72 Powerpipe 2. R51 attic and R20 full height basement insulation 3. Lennox HRV 3-195 high efficiency HRV 4. 0.96 EF on demand DHW	1497		
8097	SCHEDULE E	HVAC - KITCHEN: 10 inch duct for future hood vent above stove *Required as per Wolf appliance package in Schedule E	1250		
11087	COLOURS	Purchaser has missed numerous appointments to make selections for his home. Purchaser was sent a registered letter and again did not show up for the final appointment. Purchaser also did not make his cabinet and tile appointments. ALL STANDARD SELECTIONS WERE COMPLETED BY DECOR.	2156		
11404	COLOURS	STANDARD APPLINACE OPENINGS WOLF PACKAGE	2156		

PURCHASER EXTRAS

Consultant:

Vendor: Zancor Homes (KC) Ltd.	Purchasers: MICHAEL FAINSHTEIN and ELVIRA IDIYATULLINA
	Telephone Number: 647-477-5178

Lot / Unit 14	House Type -Cumberland (42-06) Elev B Elev.	Reg. Plan #	Closing Date As Per Agreement	Date Ordered 16-Aug-2013
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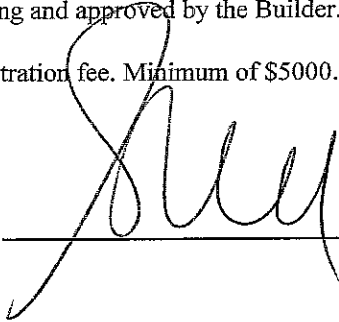
DESCRIPTION		AMOUNT
11087	Purchaser has missed numerous appointments to make selections for his home. Purchaser was sent a registered letter and again did not show up for the final appointment. Purchaser also did not make his cabinet and tile appointments. ALL SELECTIONS WERE COMPLETED BY DECOR.	

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.

Purchaser - MICHAEL FAINSHTEIN

Purchaser - ELVIRA IDIYATULLINA



Design Consultant

Vendor: Zancor Homes (KC) Ltd.

ZANCOR HOMES COLOUR CHART

CABINETRY			HARDWARE		OR APPLIANCE PACKAGE				
Kitchen	1203 IVORY FIBREBOARD		200 SC		Appliance Package		YES		
Servery	N/A		N/A		Gas Line to Stove		YES	Waterline	YES
Island	1203 IVORY FIBREBOARD		200 SC		PLUMBING		STANDARD		NOTES
Master Ensuite	1023 DARK CHOCOLATE LAMINATE		3487-96		Kitchen		STD		N/A
Twin	1022 GRIGIO PINE		3487-96		Powder Room		STD		N/A
2nd Ensuite	1023 DARK CHOCOLATE LAMINATE		3487-96		Master Ensuite		STD		N/A
3rd Ensuite	N/A		N/A		Twin		STD		N/A
Laundry	1021 WHITE MEL		200 SC		2nd Ensuite		N/A		N/A
Basement Bath	N/A		N/A		3rd Ensuite		N/A		N/A
Other	N/A		N/A		Other		N/A		N/A
COUNTERTOPS			EDGE		MIRRORS & ACCESSORIES				
Kitchen	NEW CALEDONIA		DPR		Mirrors		NO		
Servery	N/A		N/A		Bathroom Accessories		NO		
Island	NEW CALEDONIA		DPR		TRIM				
Master Ensuite	PERLATO ROYALE (MARBLE)		H		Casing/Baseboards		STD		
Twin	PORTICO MARBLE 7735-58		N/A		Interior Doors		STD		
2nd Ensuite	PORTICO MARBLE 7735-58		N/A		Interior Door Hardware		STD		
3rd Ensuite	N/A		N/A		Exterior Door Hardware		STD		
Laundry	949-58 WHITE		N/A		PLASTER MOULDING				
Basement Bath	N/A		N/A		Crown Moulding		Cornice 675		
FLOOR & WALL TILES			WALL TILE INSERT	THRESHOLDS	Location		Dining Room		
Kitchen Floor	3-1/4" OAK GRAPHITE (STD ON PLAN)		N/A	WOOD	HARDWOOD/CARPET				
Breakfast Floor	3-1/4" OAK GRAPHITE (STD ON PLAN)		N/A	WOOD	Living Room		3-1/4 OAK GRAPHITE		
Kitchen Bk.Splash	N/A		N/A	N/A	Dining Room		3-1/4 OAK GRAPHITE		
Main Foyer	BOTTOCINO (MARBLE)		N/A	N/A	Family		3-1/4 OAK GRAPHITE		
Main Hall	BOTTOCINO (MARBLE)		N/A	N/A	Den/Study		N/A		
Powder Room	REFLECTION BONE 12x12		N/A	N/A	Kitchen *(Waiver)		3-1/4 OAK GRAPHITE		
Laundry	REFLECTION WHITE 12x12		N/A	WOOD	Main Foyer *(Waiver)		3-1/4 OAK GRAPHITE		
Mstr Ensuite Floor	CORTE MILIA CASABLANCA 13 X 13		N/A	WOOD	Main Hall		TILE		
Mstr Ensuite Shower	CORTE MILIA CASABLANCA 8 x 10		N/A	PERLATO	Upper Hall		3-1/4 OAK GRAPHITE		
Mstr Ensuite Tub Wall	CORTE MILIA CASABLANCA 8 x 10		N/A	N/A	Master Bedroom		3-1/4 OAK GRAPHITE		
Mstr Ensuite Tub Deck	CORTE MILIA CASABLANCA 8 x 10		N/A	N/A	Bedroom 2		3-1/4 OAK GRAPHITE		
Master Shower Floor	BONE 2x2		N/A	PERLATO	Bedroom 3		3-1/4 OAK GRAPHITE		
Twin Floor	REFLECTION WHITE 12x12		N/A	N/A	Bedroom 4		3-1/4 OAK GRAPHITE		
Twin Wall	REFLECTION WHITE 8x10		N/A	N/A	Carpet Underpad		N/A		
Twin Shower	N/A		N/A	N/A	Basement Foyer		TILE		
2nd Ensuite Floor	REFLECTION LATTE 12x12		N/A	N/A	Other		N/A		
2nd Ensuite Wall	REFLECTION LATTE 8x10		N/A	N/A	STAIRS, RAILING & PICKETS				
2nd Ensuite Shower	N/A		N/A	N/A	Main Flr. to 2nd Flr. Stair Finish/Stain:		Stain to match		
Basement Foyer	REFLECTION BONE 12x12		N/A	N/A	Main Flr. to 2nd Flr. Railing Details:		STD- wrought iron		
Mud Room	N/A		N/A	N/A	SINGLE COLLAR W/ALT. PLAIN (BLACK)				
FIREPLACE				Main to Basement Railing Details: STD					
Location	Family Room	Mantle	NF8						
Insert & 4 PC Surround	STD and Nero Marquina	Hearth	No						
PAINT									
Kitchen/Breakfast	Ballet White OC 9			White Paint Req'd		NO	Where to Paint	NO	
Living Room	Ballet White OC 9			NOTES					
Dining Room	Ballet White OC 9								
Family/Great room	Ballet White OC 9								
Den/Study	Ballet White OC 9								
Main/Upper Hall	Ballet White OC 9			DISCLAIMER					
Master Bedroom	Ballet White OC 9								
Bedroom 2	Ballet White OC 9								
Bedroom 3	Ballet White OC 9								
Bedroom 4	Ballet White OC 9			Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendors's selection must be accepted by the purchaser		INITIALS			
Ensuite	Ballet White OC 9								
Main/Twin	Ballet White OC 9								
2nd Ensuite	Ballet White OC 9								
3rd Ensuite	Ballet White OC 9			Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs					
Laundry	Ballet White OC 9								
Powder Room	Ballet White OC 9								
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE: ROYAL COLLECTION LOT: 14				<div>Purchaser Signature</div> <div>Date</div>					
PURCHASER(S): MICHAEL FEINSHTEIN									
HOME #:									
CELL #:									
EMAIL:				<div>Purchaser Signature</div> <div>Date</div>					
MODEL: 42-6 CUMBERLAND ELEV: B									
WOB/LOB:									
FOR TRADE USE				<div>Décor Consultant Signature</div> <div>Date</div>					
Any upgrades in the colour chart must be accompanied with a PES.									
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.									
ZANCOR HOMES									
				<div>Vendor Signature</div> <div>Date</div>					



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:	MICHAEL FAINSHTEN	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	THE ROYAL COLLECTION
EMAIL:		MODEL TYPE	CUMBERLAND (42-06) ELEV B
PHONE #:	647-477-5178	LOT #:	14
PHONE #:		DATE:	October 9, 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.

ITEM #	QTY	DESCRIPTION	ROOM	PRICE
		<p>STANDARD LAYOUT T</p> <p>THE ABOVE MENTIONED CLIENT HAS ATTENDED THEIR SRUCTURAL APPOINTMENT WITH A REPRESENTATIVE OF QTK AND HAS DECIDED TO LEAVE THE STANDARD KITCHEN LAYOUT AS PER ORIGINAL DRAWINGS.</p> <p>CHANGES TO WALLS, ELECTRICAL OR PLUMBING AFTER THIS APPOINTMENT WILL RESULT IN A \$5,000.00 PENALTY TO THE PURCHASER.</p> <p>Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you.</p>		
GLASS TYPE (IF APPLIACABLE):				
MESH TYPE (IF APPLIACABLE):			SUB-TOTAL:	\$0.00
MIRROR TYPE (IF APPLIACABLE):				
<p>ALL CHANGES FINAL UPON SIGNING</p> <p>PLEASE READ ALL THE TERMS AND CONDITIONS ON THE REVERSE</p> <p>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</p> <p>(THIS AGREEMENT IS NOT BINDING UNTIL SIGNED IN THE QTK AUTHORIZED SIGNATURE LINE BELOW)</p>			TOTAL:	\$0.00
			13% H.S.T.	\$0.00
			GRAND TOTAL:	\$0.00

BALANCE TO BE PAID IN FULL BY DUE DATE:	CUSTOMTER INITIAL(S):
---	-----------------------

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____




SALES REP NAME: GIOVANNI TOTO QTK AUTHORIZED SIGNATURE: _____



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QTK.ca info@qtk.ca

PURCHASER:	MICHAEL FAINSHTEIN	CONTRACTOR:	ZANCOR HOMES
ADDRESS:		SITE:	THE ROYAL COLLECTION
EMAIL:		MODEL TYPE	CUMBERLAND (42-06) ELEV B
PHONE #:	647-477-5178	LOT #:	14
PHONE #:		DATE:	October 2, 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 1203 NONE FINISH: IVORY SPECIES: FIBERBOARD DOOR HARDWARE:  DRW HARDWARE:  COUNTER TOP: 	CATEGORY 2
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	#N/A
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	#N/A
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	#N/A
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	#N/A
	DOOR STYLE: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:	#N/A

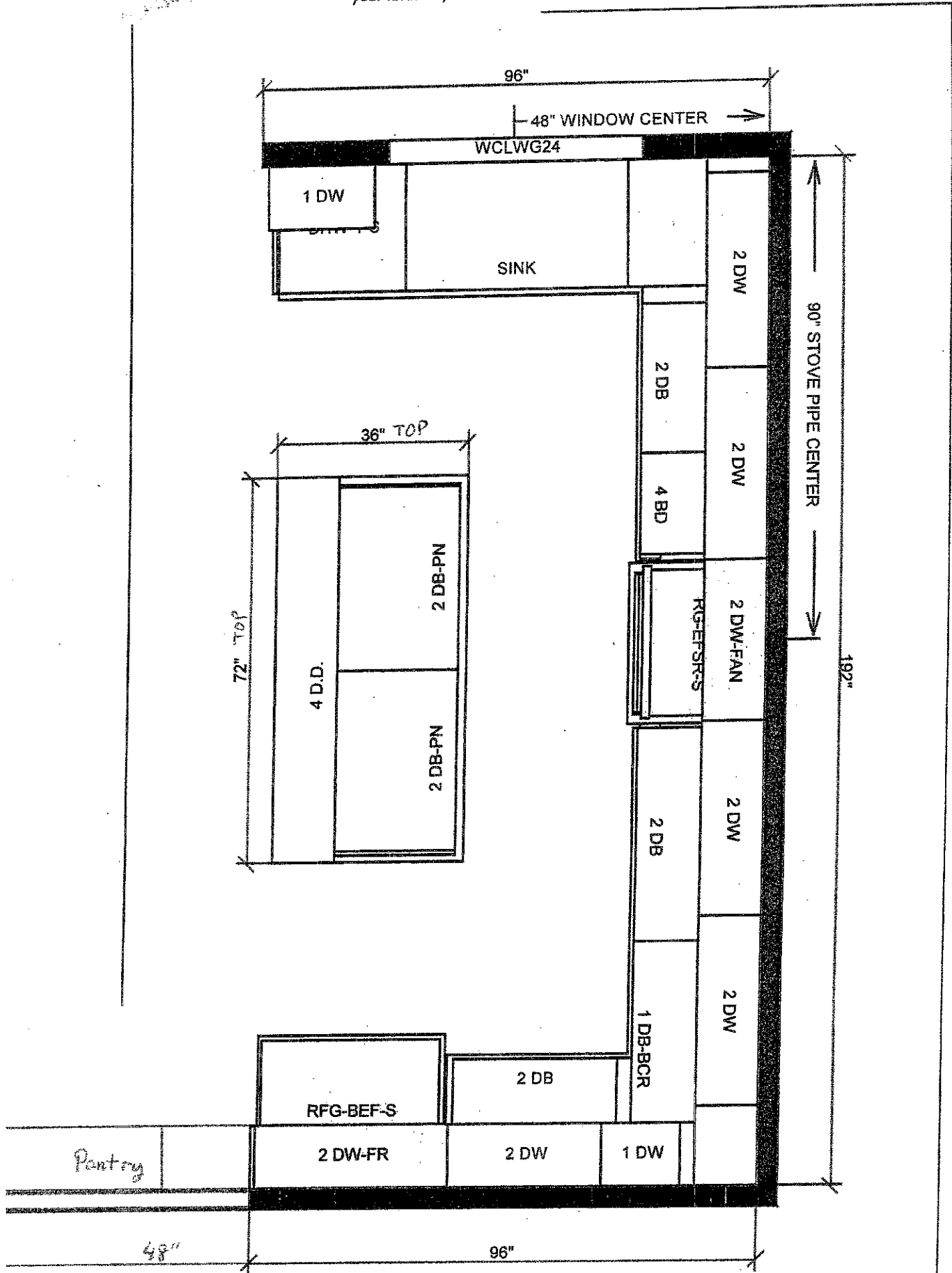
CUSTOMERS PLEASE REVIEW AND MAKE SURE ALL ITEMS ARE FILLED OUT COMPLETELY AND ACCURATELY WITH YOUR SELECTIONS PRIOR TO SIGNING. THIS FORM WILL BE USED FOR PRODUCTION. ANY ERRORS OR OMISSIONS ON THIS FORM MAY CAUSE DELAYS IN THE DELIVERY OF YOUR CABINETRY. THANK YOU.

CUSTOMER SIGNATURE:DATE:

CUSTOMER SIGNATURE:DATE:

SALES REP NAME: GIOVANNI TOTOQTK AUTHORIZED SIGNATURE:

PAGE ____ OF ____WHITE - CUSTOMER | YELLOW - FILE | PINK - QTK ACCOUNTING



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we see fit. Customer acknowledges this drawing is to be used as a guide only.



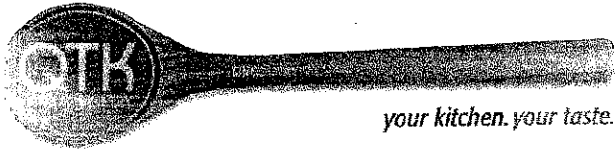
This drawing is the intellectual property of QTK Fine Cabinetry and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 08.03.11
Printed: 08.03.12

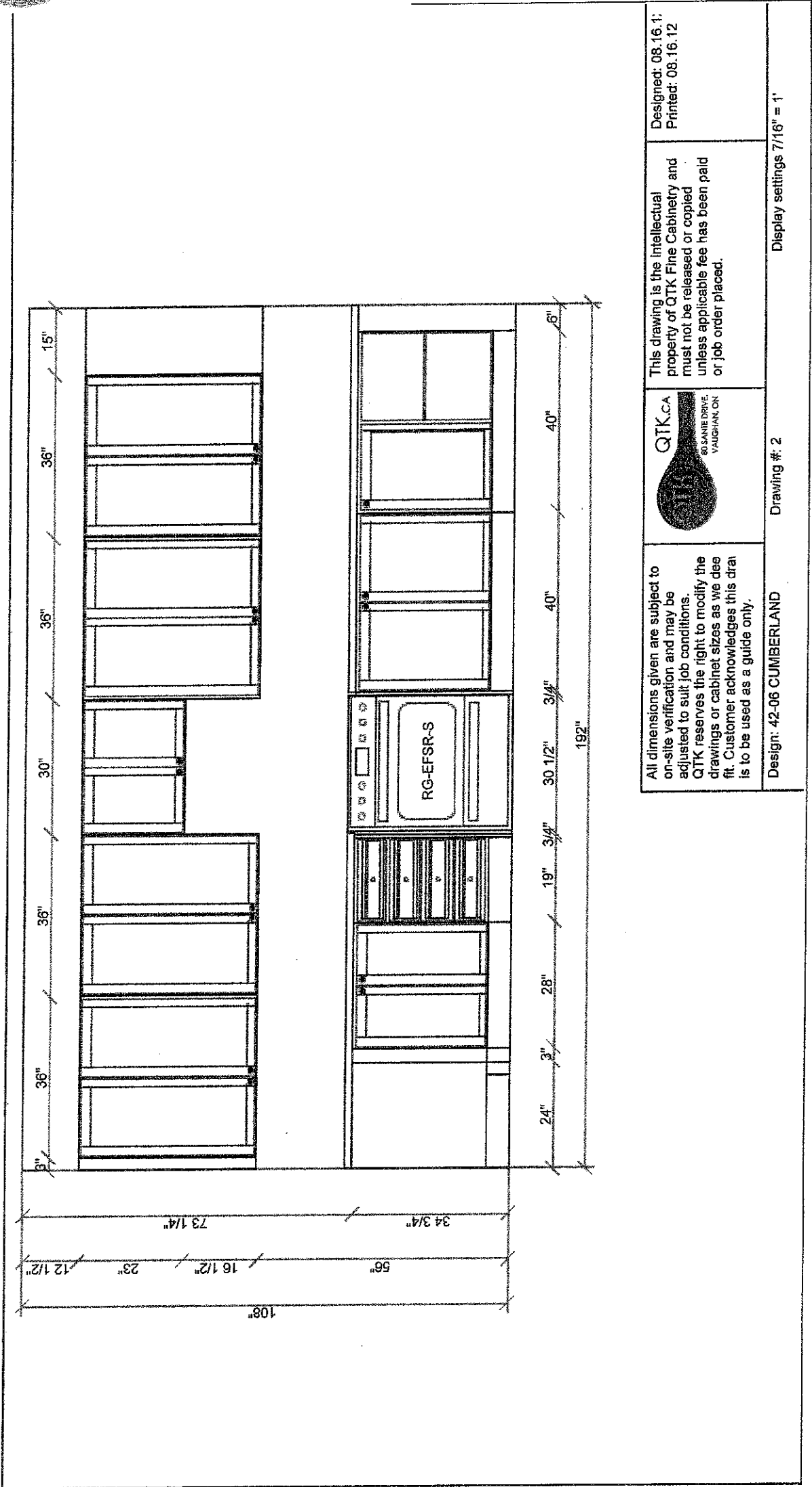
Design: 42-06 CUMBERLAND
(ZANKER) - ROYAL COLLECTION

Drawing #: 1

Display settings 1/2" = 1'

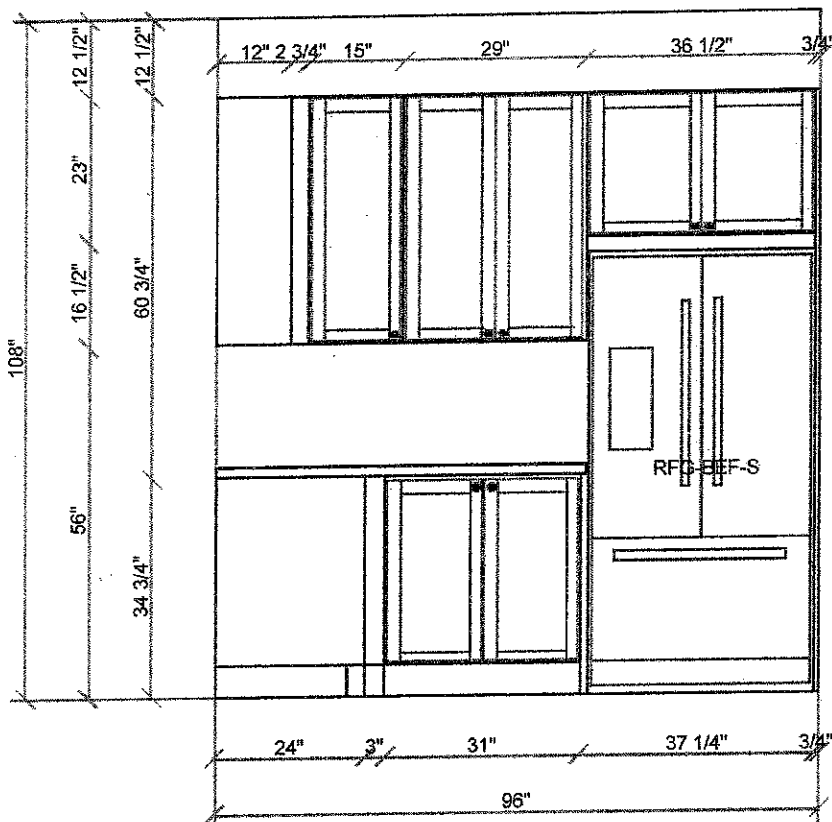
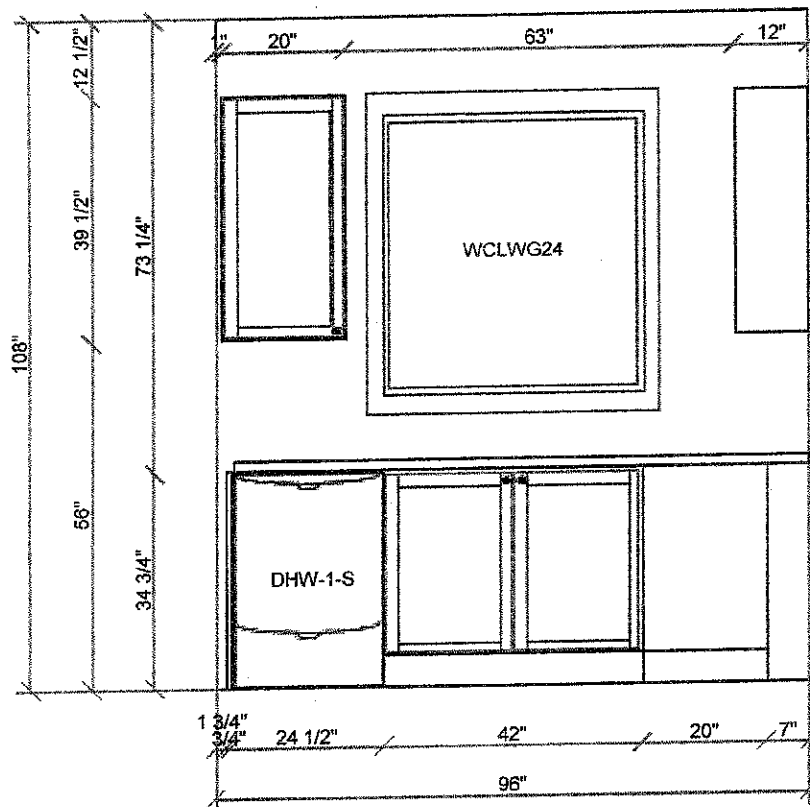


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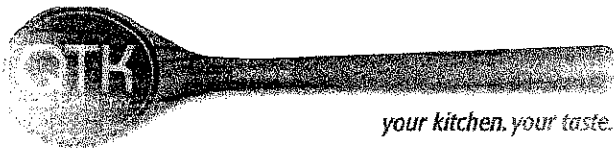


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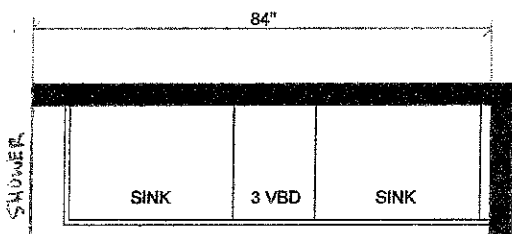
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Printed: 08.03.12

Design: 42-06 CUMBERLAND

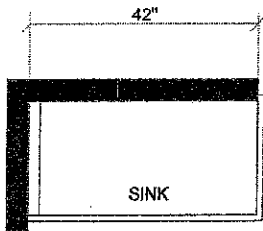
Drawing #: 1



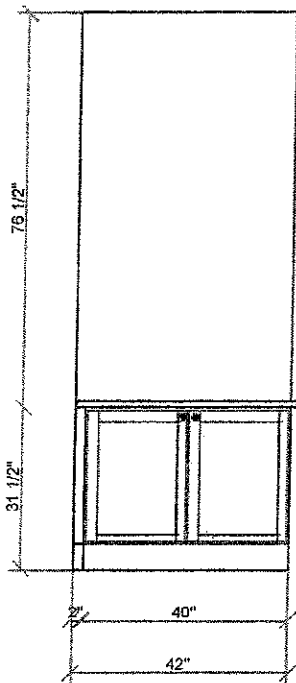
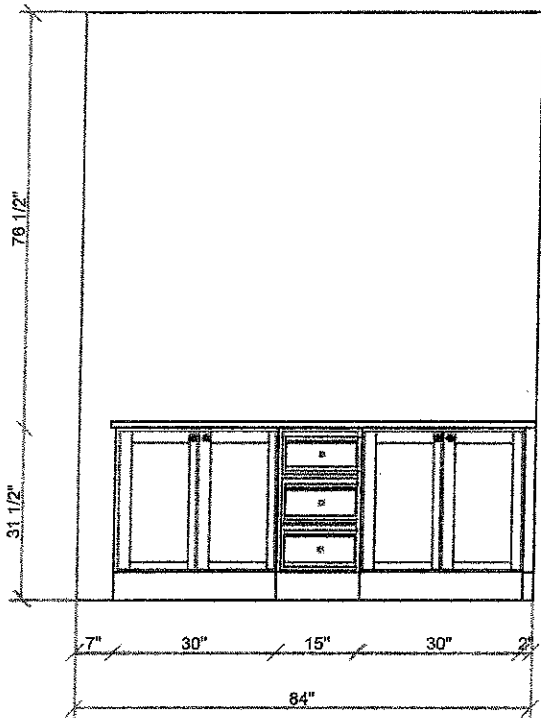
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ENSUITE



ENSUITE 2



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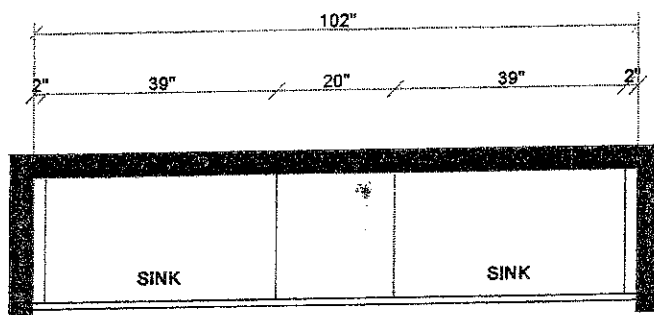
Designed: 08.03.11
Printed: 08.03.12

Design: 42-06 CUMBERLAND

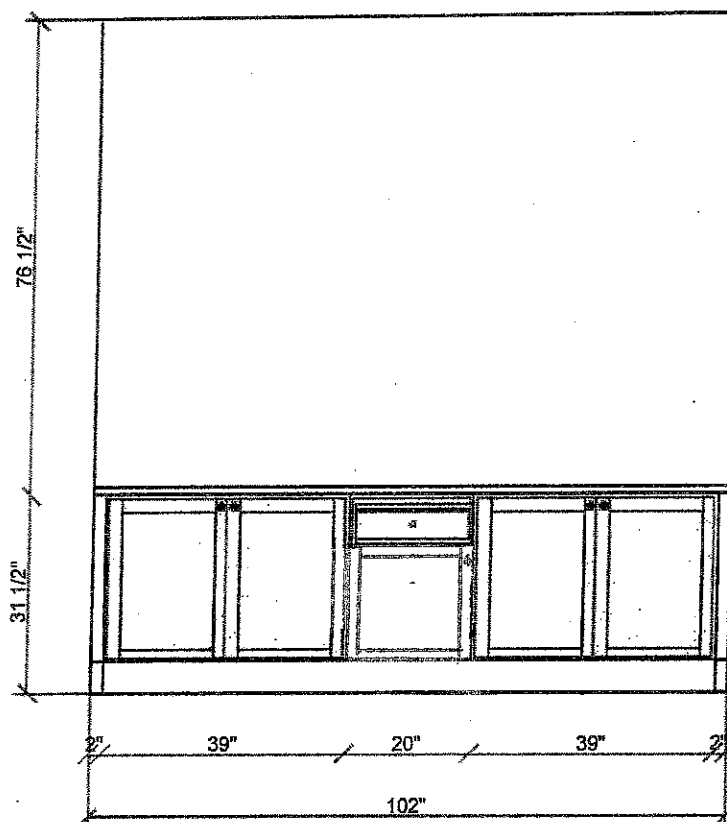
Drawing #: 1



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T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca



TWIN



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we see fit. Customer acknowledges this drawing is to be used as a guide only.



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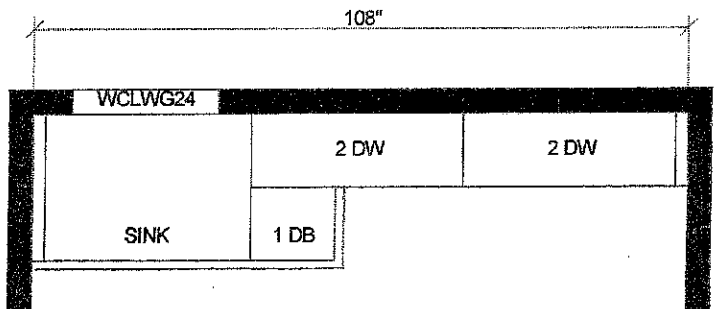
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Design: 42-06 CUMBERLAND

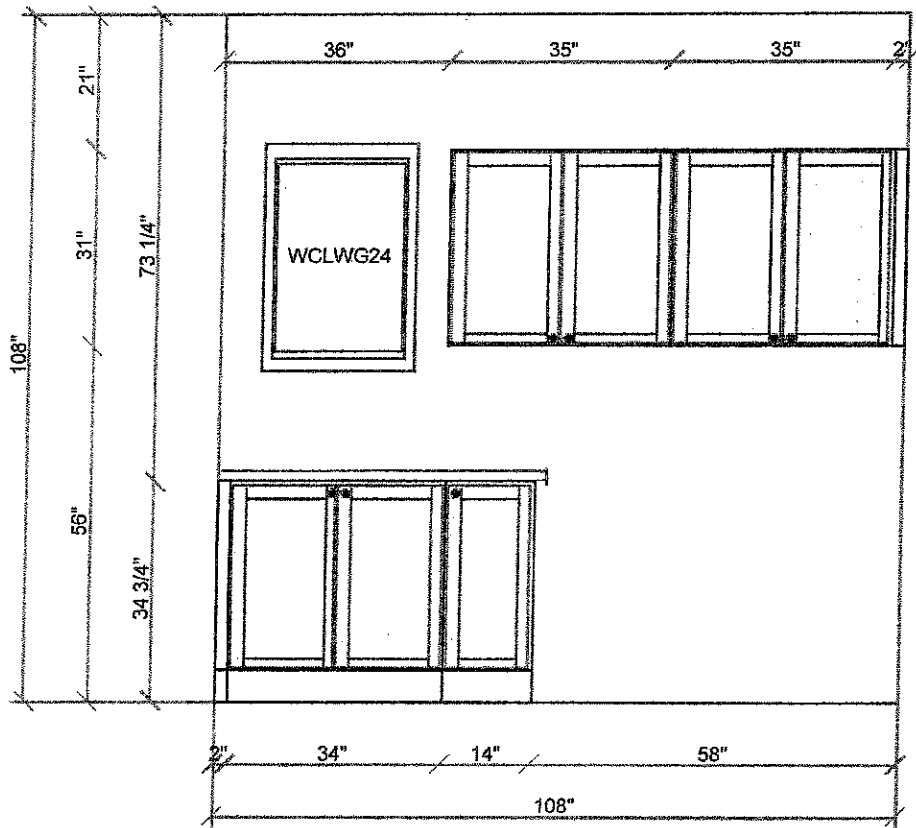
Drawing #: 1



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LAUNDRY



All dimensions given are subject to on-site verification and may be adjusted to suit job conditions. QTK reserves the right to modify the drawings or cabinet sizes as we see fit. Customer acknowledges this drawing is to be used as a guide only.



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Designed: 08.03.11
Printed: 08.03.12

Design: 42-06 CUMBERLAND

Drawing #: 1