

Lot 56 ✓
Phase RC
Model -Somerset (42-01) Elev A ✓
INVENTORY LOT 56

Colours Upgrade Report
Kings Ridge Print Date: 02-Dec-13

PE With Agreement

- 1. UPGRADE #1 OAK HARDWOOD STAINED TO MAIN HALL/LIVING/DINING/GREAT ROOM/UPPER HALL/LIBRARY
- 2. STAIN TO STAIRS AND HANDRAILS.
- 3. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
- 4. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

RENO ITEMS

INVENTORY LOT 56

ID	Group	Description	Invoice	Date Ordered	
6629	STRUCTURAL	HVAC - KITCHEN: Gas line to stove (originally 6837)	1169		
11927	RENO	STAIRS / FRAMING / TRIM - Main Hall Stairs: DELETE door and nib wall to lower landing. **See sketch for new location of door and nib wall.	2353		
11928	RENO	STAIRS / RAILINGS - Replace half set of stairs with oak and install oak handrail	2353		
11929	RENO	FRAMING / DRYWALL / TRIM / ELECTRICAL - Main Bath: Close in door from hall	2353		
11930	RENO	FRAMING / TRIM / ELECTRICAL - Bedroom:#3: *Delete closet. See sketch for new location. Install door. *Install door from bedroom to main bath as per sketch (to make ensuite)	2353		
11931	RENO	FRAMING / TRIM / ELECTRICAL / PLUMBING - Bedroom #4: *Close off closet entrance. See sketch for new location. *See location for Ensuite#2 (3 pc. Stand up shower, toilet and vanity) - note shower to have spa package with rainhead and handheld shower	2353		
11932	RENO	FRAMING / TRIM / Master Bedroom: Delete walk-in closet & linen closet to accommodate for Bedroom #4 ensuite and closet. See sketch.	2353		
11933	RENO	FRAMING / TRIM - Master Bedroom: *Move entrance door as per sketch	2353		
11934	RENO	FRAMING / TRIM / DRYWALL Bedroom #2: (Is now M/B Walk-In Closet) *Close off entrance door and delete closet *Add entrance off master hall and ensuite bath with wall and opening approx. 4ft. wide. As per sketch	2353		
11935	RENO	ELECTRICAL - Upper Floor: Master Bedroom Walk-In: *Add track light to STD light 6 std. pot lights - (3) in master and (3) in hall as per sketch Bedroom #4: * Add STD light in new walk-in closet Upper Floor stairwell: *Add STD light as per sketch	2353		
11936	RENO	ELECTRICAL - Main Floor: Breakfast: * Delete STD breakfast light *Add 8 STD potlights as per sketch	2353		
11937	RENO	QTK Quote:	2353		

INVENTORY LOT 56

11938	RENO	TILES - Kitchen, Breakfast, Foyer & Powder: Marble floor STD as per Rob (12 x 24 Ivory VC Polished)	2353		
11939	RENO	TILES - Laundry: Tile UP2 (18 x 18 Travertine Bianco)	2353		
11940	RENO	TILES - Master Ensuite: 12 x 24 NOBLE GREY LIGHT (Special price GIVEN AS A STD MARBLE PRICE) Floor, tub deck / face / wall	2353		
11941	RENO	TILES - Master Ensuite: Shower floor tile no charge as per Rob. (3/8 x 3/8 Sombra)	2353		
11942	RENO	TILES - 2nd Ensuite (Bed 4): Floor tile, wall tile & shower floor (Special price) (shower floor n/c) Floor - Lipca Grey 18 x 18 Shower Floor - 3/8 x 3/8 Sombra	2353		
11943	RENO	TILES - Main Bath (Bed 3): Floor tile and wall tile (Special price) Floor - 12 x 12 Duke Grey Shower - 4 x 12 Excel White	2353		
11944	RENO	TILES - Main Bath (Bed3): Listello (price) Glass mix MNK 5112 - 4 Inch Wide	2353		
11945	RENO	MARBLE - Master Ensuite: Marble countertop to match floor tile - SOMBRA standard included in contract	2353		
11947	RENO	INTERIOR Trim throughout: UP2 colonial	2353		
11949	RENO	INTERIOR DOOR HARDWARE: Wave SN (STD) WITH ROUND steeple hinges	2353		
11950	RENO	EXTERIOR DOOR HARDWARE: Holbrook Black	2353		
12170	RENO	FIREPLACE - Family room fireplace - limestone mantel from clearance as per Rob @ Interstone	2353		
12171	RENO	MARBLE / PLUMBING - Bedroom 3 (main bath) - marble to match Duke Grey with undermount sink (Caxton 2210)	2353		
12172	RENO	MARBLE / PLUMBING - Bedroom 4 ensuite - sombra to match floor with undermont sink (Caxton 2210)	2353		
12192	RENO	PLASTER MOUNDING - 1. Dining ROOM - UPGRADE from standard to extra large 2. First floor hall and side hall - upgraded crown #775 3. Powder Room #775 4. 2nd Floor hall - #775	2353		
12193	RENO	ELECTRICAL - Kitchen val ance lighting - LED strip lights	2353		
12194	RENO	PLUMBING - powder room - K-2449 Kohler Archer Petite Vanity with K2358-8 Kohler Archer Pedestal Lav basin with 8 centres *STANDARD FAUCET	2353		

12195	RENO	APPLIANCES - 1. subzero 36 inch refrigerator / freezer / stainless / tubular -B1-36U/S/TH 2. wolf 36 inch gas range / 6 burner / stainless - GR366 3. Asko 24 inch built-in dishwasher / stainless - D5434XLSCA 4. Sirius pro wall hood / 600 CFM / stainless -SU5436X 5. Wolf microwave drawer MD24TE / S (\$2099 retail) 6. Frigidaire Laundry - Affinity front load washer 7. Frigidaire Laundry - Affinity front load dryer	2353		
12203	RENO	TILES - kitchen backsplash - from clearance 5/8 inches x 2 inches CAPPUCCANO	2353		
12209	RENO	ELECTRICAL - Electrical Light Package-to be confirmed	2353		
12211	RENO	HARDWOOD - floors throughout upgraded to - Vintage Maple Etched estate Tahiti UV OIL 4-1/4	2353		
12212	RENO	PLUMBING / GRANITE - Kitchen faucet - Moen Woodmere S7208 Classic stainless one-handle high arc pull-down kitchen faucet (in lieu of standard Kohler faucet)	2353		
12213	RENO	GRANITE - Kitchen countertop - Star Beach from clearance - standard as per Rob	2353		
12255	RENO	TILES - Master ensuite- shower walls first upgrade 4 x 12 Plain White Matte	2353		
12256	RENO	HVAC - gas line for stove	2353		
12257	RENO	PLUMBING - water line for fridge	2353		
12309	RENO	Price is for items 11927 through 11934	2353		
12370	RENO	MIRRORS - Do not install in any bathrooms	2353		
12371	STRUCTURAL	ELECTRICAL - GARAGE: Install additional plug on ceiling of garage - see sketch **centre ceiling plugs to each garage door ✓ (originally 8126 & 11092)	1169		
12372	STRUCTURAL	ELECTRICAL - KITCHEN: Install capped ceiling outlet over island - see sketch **Relocate standard kitchen and dining room light to be over island - a.; three (3) light to be on same switch ✓ (originally 8127 & 11093)	1169		
12373	STRUCTURAL	ELECTRICAL - KITCHEN: Install Five (5) 4 inch POTLIGHTS line voltage with white gimble ring trim & CFL Bulb (non-dimmable) - to be on same switch ✓ (originally 8128 & 11094)	1169		
12374	STRUCTURAL	ELECTRICAL - DINING ROOM: Install Six (6) - 4 inch potlights - to be on same switch ✓ (originally item 8129 & 11095)	1169		
12375	STRUCTURAL	ELECTRICAL - MAIN HALL: Install Six (6) - 4 inch potlights - to be on same switch ✓ *Delete standard lights (originally item 8131 & 11096))	1169		
12376	STRUCTURAL	FRAMELESS SHOWER - MASTER ENSUITE: EXTEND master ensuite shower approximately 3 feet towards tub Seat to remain, centre rainhead in middle of shower (originally 8315 & 11097) ✓	1169		

12377	STRUCTURAL	RAILINGS - MAIN TO 2ND: Single collar with Alt. Plain with R6 - 3 inch grooved oak handrail with steel bar insert, square oak posts (originally 11098)	1169		
12378	CLARIFICATION	CLARIFICATION - ALL TRADES DELETE full colour chart dated February 14th 2013 & appliance specs dated January 16th 2013	1169		
12379	CLARIFICATION	Purchaser (Cortese) has been released from deal.	1169		

ZANCOR HOMES COLOUR CHART

CABINETRY			HARDWARE			ZANCOR APPLIANCE PACKAGE			
Kitchen Bases	3401 MAPLE CHAMMOIS	Z38DNB	Appliance Package	YES	Waterline	YES			
Kitchen UPPERs	3401 MAPLE CHAMMOIS (UPPER STACK B603DNB)	Z38DNB	Gas Line to Stove	YES					
Island/Fridge Cabinets	3401-MAPLE CHESTNUT	Z38DNB							
Master Ensuite	3401 BURNT UMBER (CAN BE FIBERBOARD)	31865C	Kitchen	STANDARD		SEE PES	NOTES		
(Bed#3)/Main	Q17303 PEPPERDUST FIBERBOARD	2505C	Powder Room	STANDARD	VANITY	SEE PES			
2nd Ensuite(Bed4)	Q17002 PEPPERDUST FIBERBOARD	3487 160	Master Ensuite	STANDARD	W/6 SINK	SEE PES			
Laundry	1021 WHITE	3487 160	2nd Ensuite - Bed 4	ADDED	W/6 SINK	SEE PES			
Basement Bath	N/A	N/A	3rd Ensuite	N/A			N/A		
Other	N/A	N/A	3rd Ensuite	N/A			N/A		
COUNTERTOPS			EDGE			MIRRORS & ACCESSORIES			
Kitchen	STAR BEACH	G	Mirrors	DO NOT INSTALL					
Severy	N/A		Bathroom Accessories	INSTALL					
Island	STAR BEACH	G	TRIM						
Master Ensuite	SOMBRA MARBLE (TO MATCH FLOOR TILE)	H	Casing/Baseboards	UP 2 Colonial					
Main-Bed 3	MARBLE TO MATCH DUKE GREY	H	Interior Doors	STANDARD					
2nd Ensuite-Bed 4	LIKE SOMBRA MARBLE TO MATCH FLOOR	H	Interior Door Hardware	Wave SN w/Steep Hinges					
3rd Ensuite	N/A	N/A	Exterior Door Hardware	Holbrook Black					
Laundry	STD	N/A	PLASTER MOLDING						
Basement Bath	N/A	N/A	Crown Moulding	SEE PES					
FLOOR & WALL TILES			WALL TILE INSERT	THRESHOLDS					
Kitchen Floor	12 x 24 IVORY VC POLISHED	N/A	WOOD						
Breakfast Floor	12 x 24 IVORY VC POLISHED	N/A	WOOD						
Kitchen Bk.Splash	5/8 inches x 2 inches CAPPUCANO	N/A	N/A						
Main Foyer	12 x 24 IVORY VC POLISHED	N/A	WOOD						
Main Hall	Hardwood	N/A	WOOD						
Powder Room	12 x 24 IVORY VC POLISHED	N/A	WOOD						
Laundry	18 x 18 TRAVERTINE BIANCO	N/A	WOOD						
Master Ensuite Floor	12 x 24 NOBLE GREY LIGHT (Special price)	N/A	WOOD						
Master Ensuite Shower	4 x 12 PLAIN WHITE MATTE	N/A	N/A						
Master Ensuite Tub Wall	12 x 24 NOBLE GREY LIGHT (Special price)	N/A	N/A						
Master Ensuite Tub Deck	12 x 24 NOBLE GREY LIGHT (Special price)	N/A	N/A						
Master Shower Floor	3/8 x 3/8 SOMBRA	N/A	N/A						
Main Bath Floor-Bed 3	12 x 12 DUKE GREY	N/A	WOOD						
Main Bath Wall-Bed 3	4 x 12EXCEL WHITE	N/A	N/A						
Main Bath Listerio	GLASS MIX MNK 5112 4"WIDE	N/A	N/A						
2nd Ensuite Floor-Bed 4	LIPCA GREY 18 x 18	N/A	WOOD						
2nd Ensuite Wall-Bed 4	LIPCA GREY 9 x 18	N/A	N/A						
2nd Ensuite Shower Floor	3/8 x 3/8 SOMBRA	N/A	N/A						
Basement Landing	N/A	N/A	N/A						
Other	N/A	N/A	N/A						
FIREPLACE			Mantle	see PES					
GREAT ROOM			Hearth	NO					
SEE PES									
Insert & 4 PC Surround									
PAINT									
Kitchen/Breakfast	cc-320 bar harbour beige								
Living Room	cc330-hillsborough beige								
Dining Room	cc330-hillsborough beige								
Family/Great room	cc330-hillsborough beige								
Main/Upper Hall	cc-320 bar harbour beige								
Master Bedroom	cc-398 old montreal								
Bedroom 3	cc320- bar harbour beige								
Bedroom 4	cc-398 old montreal								
Ensuite	cc-398 old montreal								
Main	cc-398 old montreal								
2nd Ensuite	cc-398 old montreal								
3rd Ensuite	n/a								
Laundry	cc-320 bar harbour beige								
Powder Room	cc-330 hillsborough beige								
SITE:			ROYAL COLLECTION			LOT: 56			
PURCHASER(S):			INVENTORY						
HOME #:									
CELL #:									
EMAIL:									
MODEL:	SOMERSET 42-1							ELEV: A	
WOB/LOB:									
* ITS THE RESPONSIBILITY OF ALL TRADES TO INFORM THE BUILDER OF ANY DISCREPANCIES ON SKETCHES, PES AND/OR COLOUR CHART									
ZANCOR HOMES									
Vendor Signature			Decor Consultant Signature			Purchaser Signature			
Date			Date			Date			

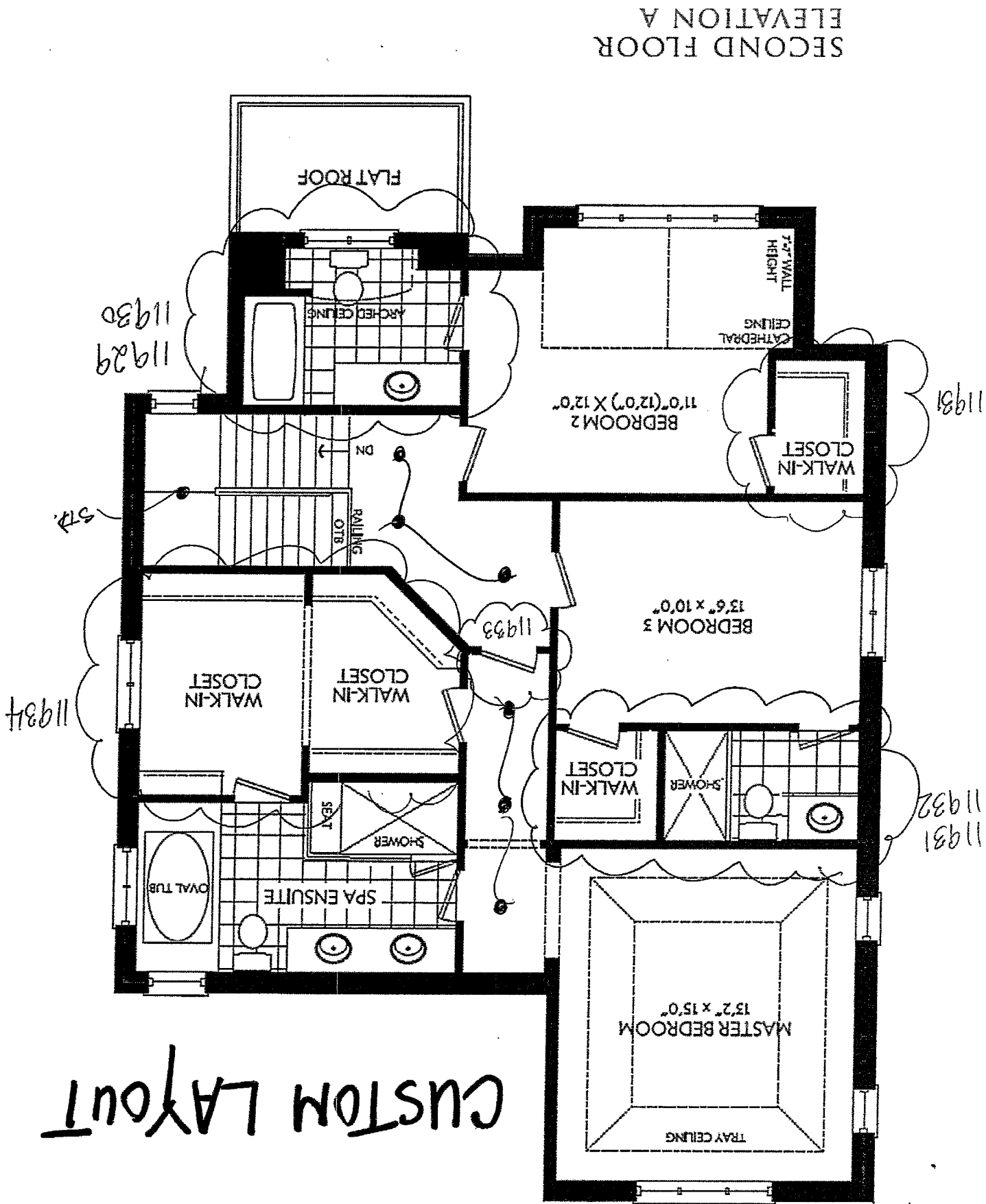
SOMERSET

ELEVATION A - 2414 SQ. FT.

Lot 56 - 3 Bedroom 3 bathroom custom layout

CUSTOM LAYOUT

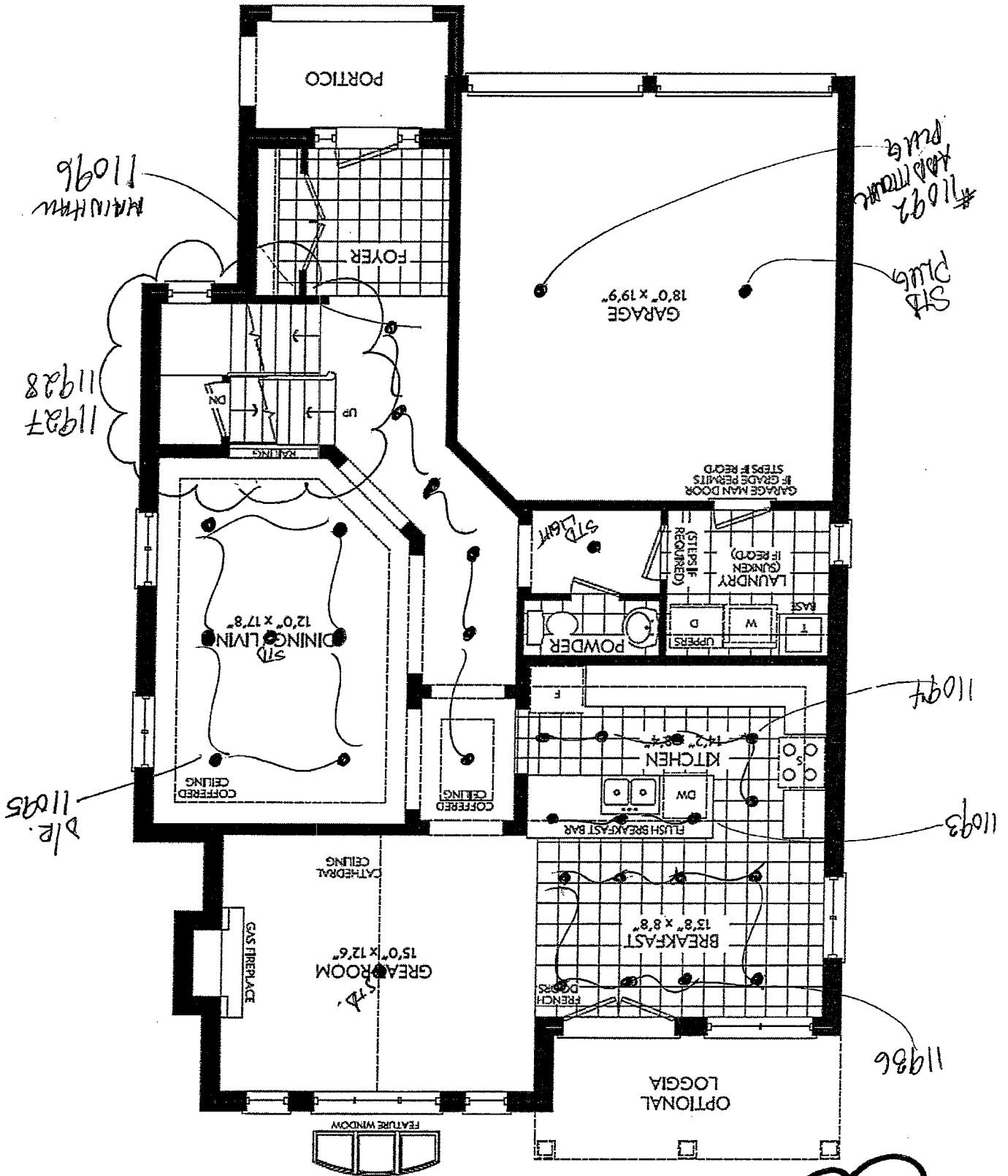
ROYAL
COLLECTION
AT KEELE & KING



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.

GROUND FLOOR
ELEVATION A

CUSTOM LAYOUT

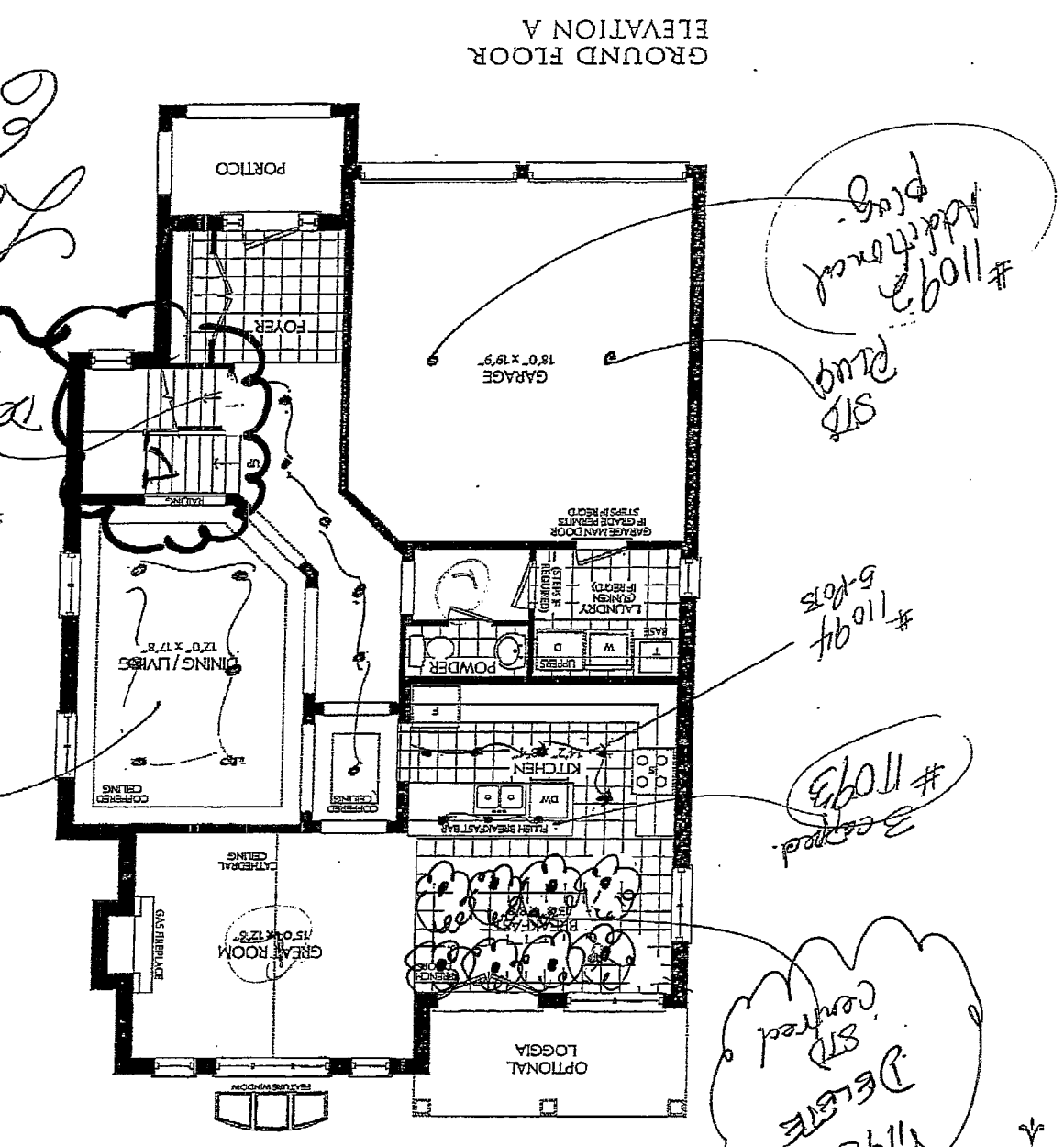


SEE CUSTOM LAYOUT

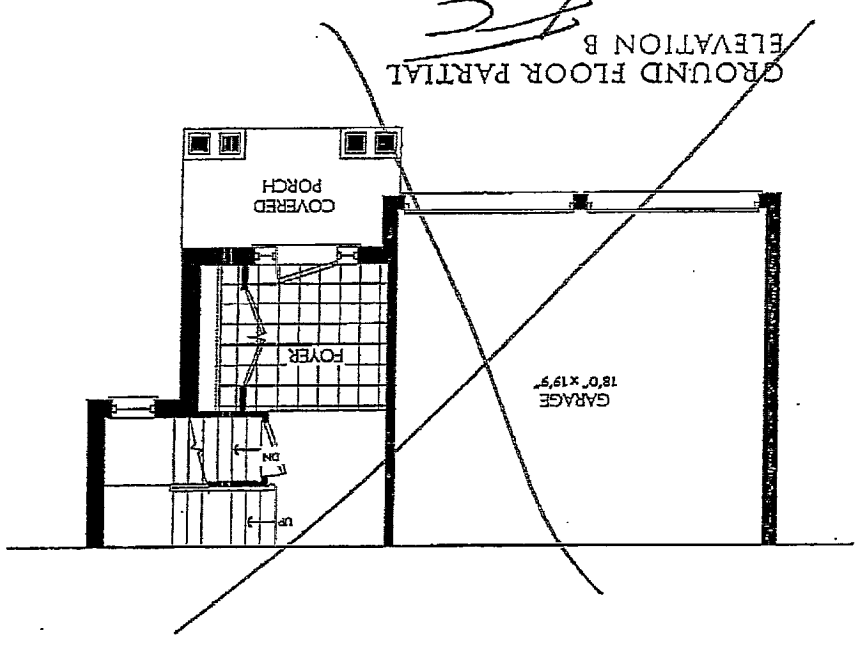
ROYAL COLLECTION

AT KEELE & KING

SOMERSET
ELEVATION A - 2414 SQ. FT.
ELEVATION B - 2413 SQ. FT.



GROUND FLOOR
ELEVATION A



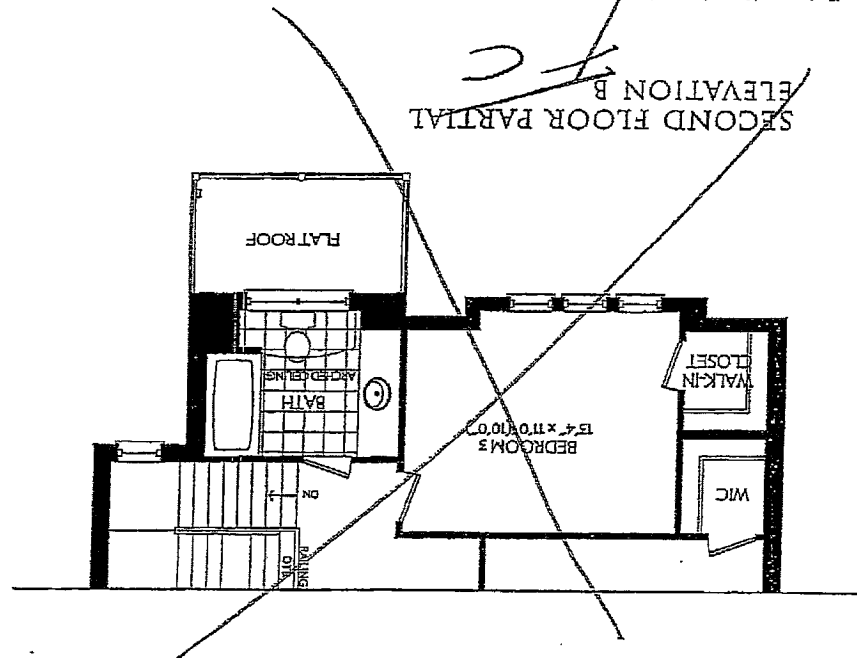
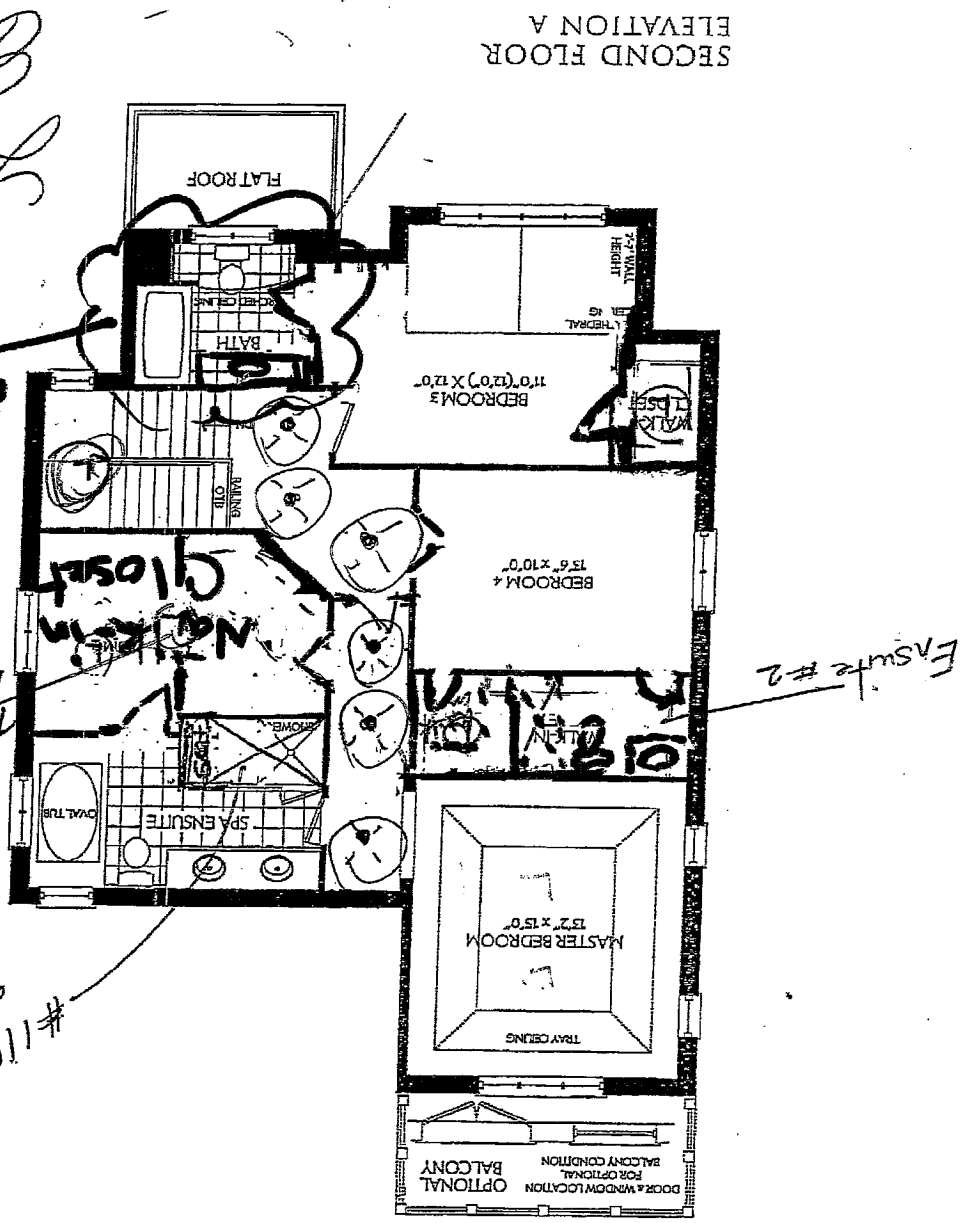
GROUND FLOOR PARTIAL
ELEVATION B

ZANCOR HOMES
2

Prices and specifications are subject to change without notice. E.S.O. The 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 artist's concept.

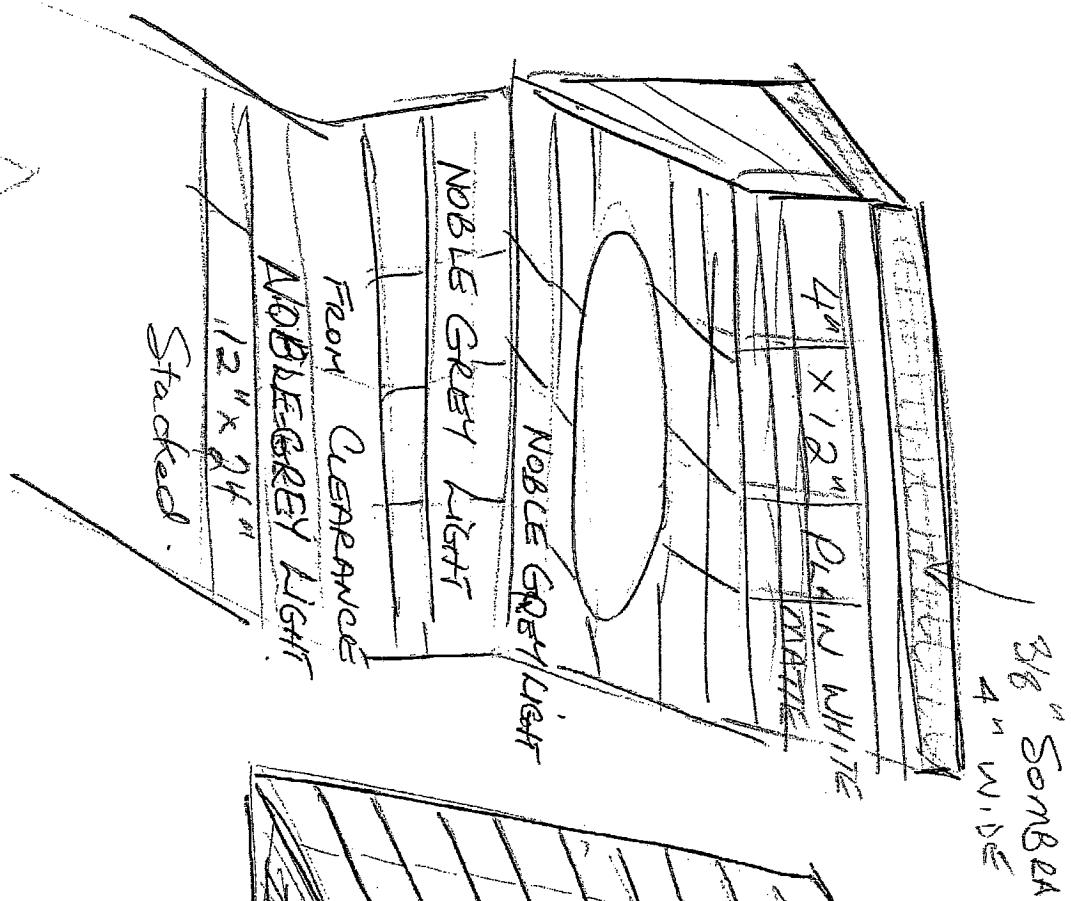
SEE CUSTOM LAYOUT

ROYAL COLLECTION
AT KEELE & KING
SOMERSET
ELEVATION A - 2414 SQ. FT.
ELEVATION B - 2413 SQ. FT.

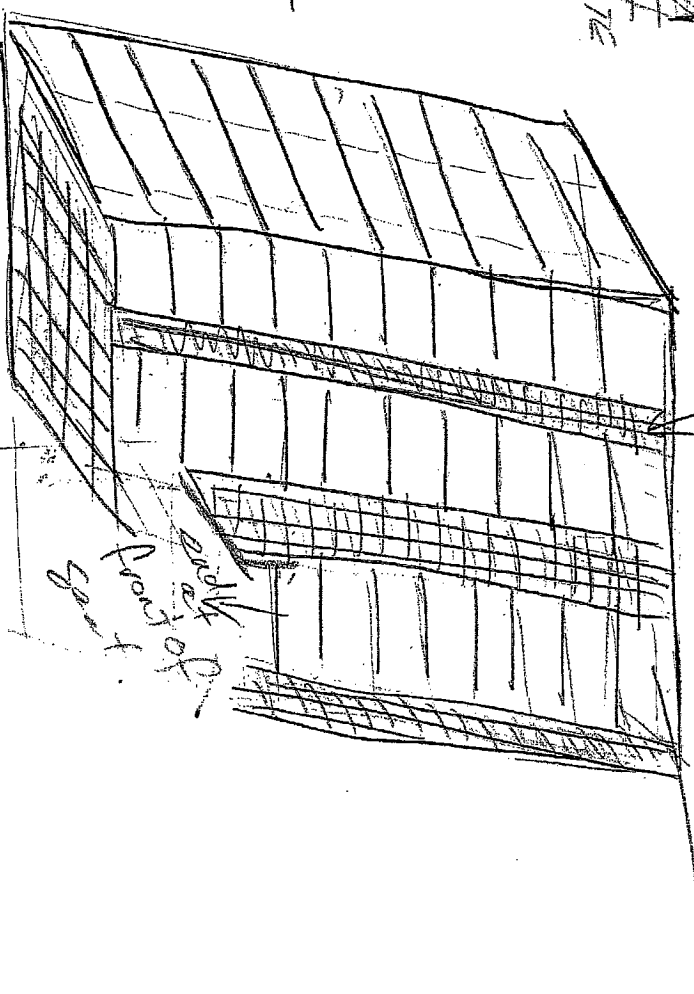


ZANCOR HOMES

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



Approx 4" wide
 if need to do 12"
 more than 3/8"
 put centre



ceiling
 3/8" x 3/8"
 Sombra

showing
 4" x 3/8"
 4" x 1/2" Plain white
 MATT
 Sombra

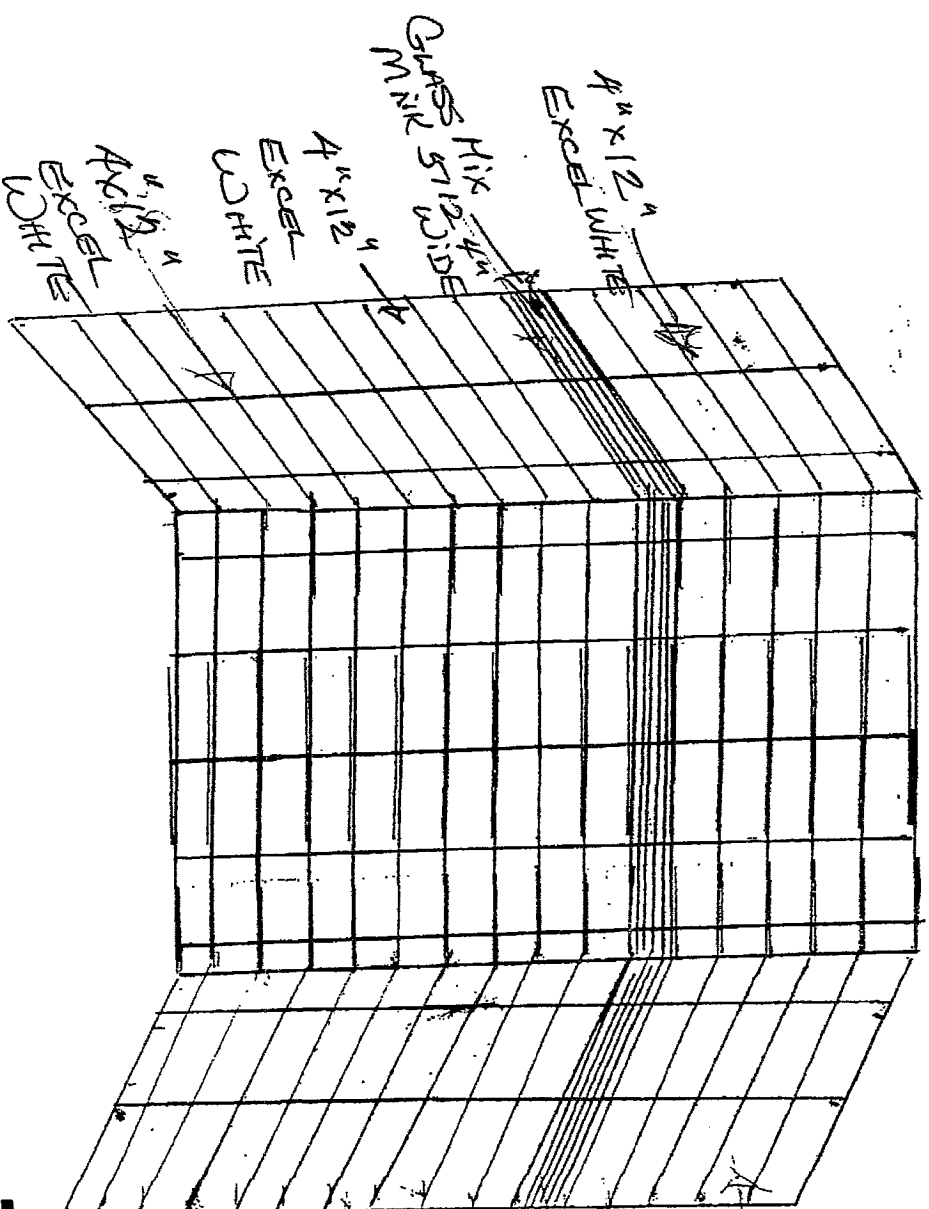
Lot 56 Royal Collection
 MASTER

LOT 56 RC

Lot 56 Re

Lot 56 Royal Collection

Main Bath - Bed #3



FLOOR - 12" Duke Grey



PURCHASER:	INVENTORY LOT	CONTRACTOR:	Zancor Homes (KC) Ltd.
ADDRESS:	SITE:	ROYAL COLLECTION	
EMAIL:	MODEL TYPE:	SOMERSET (42-01)	
PHONE #:	LOT #:	LOT 56 RC - UPGRADES	
PHONE #:	DATE:	Nov 12, 2013	Q0639

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchase 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: FINISH: SPECIES: DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	CATEGORY 2 CATEGORY 2 Category 3

ITEM #	QTY	DESCRIPTION	PRICE
--------	-----	-------------	-------

EX108CM7 * 52" HIGH EXT. DBL UPERS w/ CM F82-MLD 100 (108" OVERALL HEIGHT) - DBL DOORS HIGH BOTH w/ WOOD PANEL

ASHK 1 ANTI-SLAM HINGES - KITCHEN

DRW-UP 1 CHANGE STANDARD METABOX B/D 4 TO BLUM GREY ANTI-SLAM SLIDES

PF2696 1 BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H

MC-TR-DR 1 MICROWAVE OPENING TO ACCOMODATE TRIM KIT & DRAWER BELOW (SPEC'S REQ)

TC2696 * STRAIGHT PANTRY CABINET (PER FOOT) 26"D x 95-1/2"H

3PD 1 SET OF POT DRAWERS w/ BLUM GREY - P/D 3 (1 SMALL, 2 BIG DRAWER)

BGB2-17 1 DOUBLE BIN PULL-OUT RECYCLE 17" WIDE CAB

3M-CPG-SD 6 CLEAR PLAIN GLASS (CAB w/ SPLIT)

UDCC-12 1 UPPER DIAGONAL CORNER CABINET 24" x 24" - 12-1/4" DEEP

DD-UG52-2 2 DUMMY DOOR FOR UPPER (PER GABLE) 52"H (DOUBLE DOOR)

DD-BG36 1 DUMMY DOOR FOR BASE (PER DOOR) 34-3/4"H (DOWN TO THE FLOOR)

DD-PG108 1 DUMMY DOOR(S) FOR PANTRY GABLE, 1 DOOR WIDE (PER GABLE) - 108"H

MMH-K 1 MIX & MATCH HANDLES ON DOORS / DRAWERS IN KITCHEN

CG2H-K 1 CATEGORY 2 HANDLES FOR KITCHEN

CUST-1 1 UPGRADE DOOR STYLE TO CATEGORY 3

CUST-2 1 13 3/4" DEEP UPPER CABINETS

ROOM SUMMARY

QTK PRI

EXPECTED DELIVERY DATE	SUB-TOTAL
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. ALL CHANGES FINAL UPON SIGNING	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. 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 IN THE QTK TERMS & CONDITIONS DOCUMENT.	
GRAND TOTAL	DEPOSIT 1
HST	DEPOSIT 2
DEPOSIT	DEPOSIT 2 DATE:
DEPOSIT	DEPOSIT 1 DATE:
BALANCE TO BE PAID IN FULL BY DUE DATE:	
CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: _____ DATE: _____
CUST-1: _____
CUST-2: _____
SALES REP NAME: Giovanni Toto
QTK AUTHORIZED SIGNATURE: _____
DATE: _____

[illegible]



your kitchen, your taste.
 80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
 T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 59 RC	ROOM: KITCHEN	DRAWN BY: RP
SITE: ROYAL COLLECTION	DOOR STYLE: _____	DOOR HANDLE: _____	SCALE: 1/2" = 1'-0"
PHONE: _____	FINISH: _____	DRW HANDLE: _____	DATE: NOV. 7, 2013
EMAIL: _____	SPECIES: _____	TOP: NONE	PAGE: 1/3

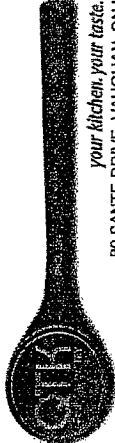
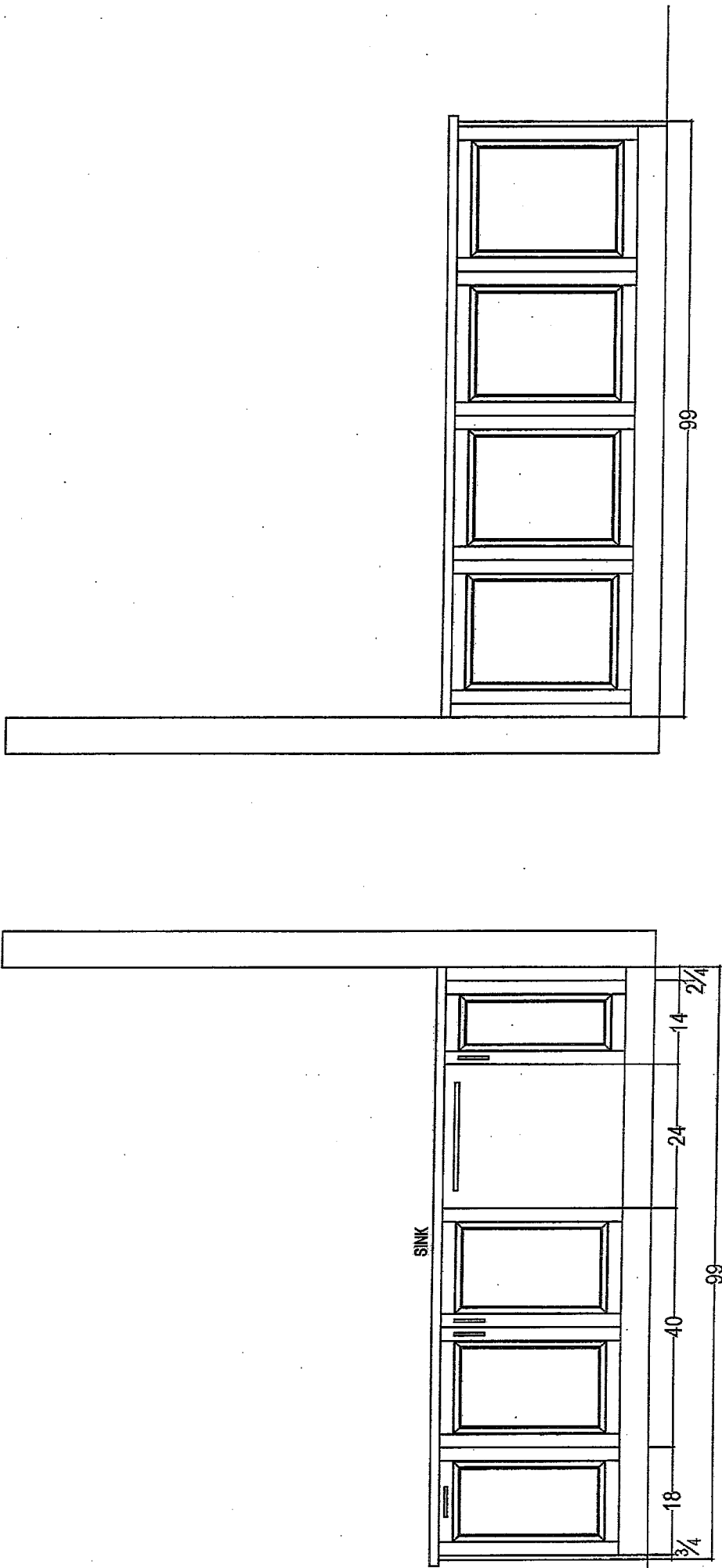
COMMENTS:

PLAN VIEW

[illegible]

 <i>your kitchen, your taste.</i> 80 SANTE DRIVE, VAUGHAN, ON L4K 3C4, T: 416-746-1811 F: 905-761-5901	CLIENT: ZANCOR HOMES	JOB NAME: LOT 56 RC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE & FRIDGE WALL ELEVATION
	SITE: ROYAL COLLECTION	DOOR STYLE: _____	DOOR HANDLE: _____	SCALE: 1/2" = 1'-0"	
	PHONE: _____	FINISH: _____	DRW HANDLE: _____	DATE: NOV. 7, 2013	
	EMAIL: _____	SPECIES: _____	TOP: NONE	PAGE: 2/3	

LOT 56 RC

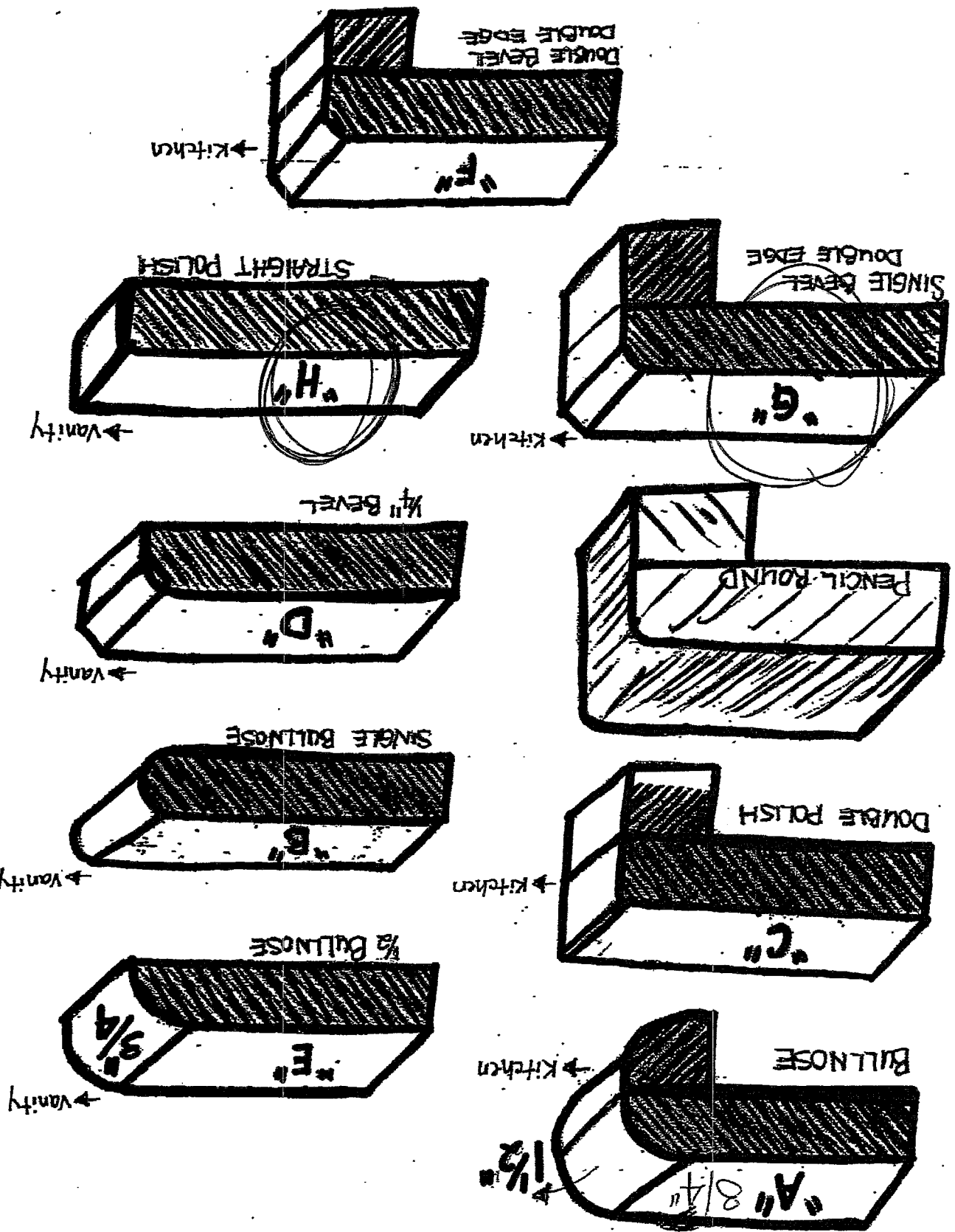


your kitchen. your taste.
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416-746-1811 F: 905-761-5901

CLIENT: ZANCOR HOMES		JOB NAME: LOT 56 RC	ROOM: KITCHEN	DRAWN BY: RP		COMMENTS: ISLAND ELEVATION
SITE: ROYAL COLLECTION	DOOR STYLE: —	DOOR HANDLE: —		SCALE: 1/2" = 1'-0"		
PHONE: —	FINISH: —	DRW HANDLE: —		DATE: NOV. 7, 2013		
EMAIL: —	SPECIES: —	TOP: NONE		PAGE: 3/3		

STANDARD Moulding

lot 56 RC



LOT 56 Royal Collection 7

