

Lot 19
Phase North
Model Versailles (50-11) Elev B
VILMA CORTELLUCCI

Colours Upgrade Report
The Castles of King City Print Date:25-Sep-17

PE With Agreement

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See #5315 (Electrical) .
Updated Kitchen drawings included
* All other extras remain the same.

Lot 19
Phase North
Model Versailles (50-11) Elev B
VILMA CORTELLUCCI

Colours Upgrade Report
The Castles of King City Print Date:25-Sep-17

5315	ELECTRICAL	ADDITIONAL EXTRAS AS PER ON SITE MEETING 1. All soffit pots on one switch 2. 3 potlights in servery on one switch with the kitchen potlights 4. 7 receptacles 5,5 beside cable (tvs) 5. 1 receptacle for master bedroom toilet 6. Add Led strip lighting for kitchen 7. 1 additional pot light by main entrance linen closets	915		
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Lot 19
Phase North
Model Versailles (50-11) Elev B
VILMA CORTELLUCCI

Colours Upgrade Report
The Castles of King City Print Date:25-Sep-17

ID	Group	Description	Invoice	Date Ordered	
4096	STRUCTRUAL	8 FOOT DOORS ON SECOND FLOOR	758		
4097	STRUCTURAL	ENSUITE 2 - Frameless glass shower in lieu of standard	758		
4100	STRUCTURAL	DINING ROOM - 6 panel waffle ceiling	758		
4109	STRUCTURAL	PREP AREA - Clarification Standard single bar sink to be installed with standard faucet	758		
4116	STRUCTRUAL	GARAGE - insulate exterior wall, where possible	758		
5043	STRUCTRUAL	8 Foot DOUBLE FRENCH doors with multipoint lock at great room in lieu of standard height **fixed garden doors beside it to match height of french doors	758		
5044	STRUCTRUAL	Ensuite 4 (Shared) - Frameless glass shower in lieu of tub	758		
5045	STRUCTRUAL	MASTER ENSUITE - Infinity drain	758		
5046	STRUCTRUAL	SHARED BATH - Delete door and close off wall to bathroom from loft area	758		
5047	STRUCTRUAL	MASTER ENSUITE - Add shower niche	758		
5048	STRUCTRUAL	FOYER / DEN - Delete french doors and close off wall	758		
5050	STRUCTRUAL	PREP AREA - Shift window in prep area towards rear of house approx 6 inches. **Install prep sink under window - dishwasher will be in island in kitchen	758		
5051	STRUCTRUAL	POWDER ROOM - Delete wall between vanity sink and toilet area	758		
5052	STRUCTRUAL	KITCHEN - Delete desk and window above desk **future wine fridge being installed	758		
5053	STRUCTRUAL	TRIM - upgrade 2 Colonial 3 inch casing x 7-1/4 inch baseboard	758		
5054	STRUCTRUAL	BUILD UP SUB-FLOORS on main and second floor for flush transitions	758		

5055	ELECTRICAL	<p>ELECTRICAL - MAIN FLOOR</p> <p>1. FOYER - REINFORCE STANDARD LIGHT **FUTURE LIGHT LIFT MAY BE INSTALLED</p> <p>2. FOYER - (2) WALL SCONCES ON SEP SWITCH, 65 INCHES AFF, APPROX 7 FEET APART FROM CENTRE OF WALL</p> <p>3. FOYER - DOOR JAMB SWITCH WITH LIGHT FOR EACH CLOSET</p> <p>4. DEN - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>5. DEN - (3) LED POTS ON SEP SWITCH</p> <p>6. LAUNDRY - 3 LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>7. MAIN HALL - (5) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>8. DINING ROOM - (6) LED POTS ON SEP SWITCH, STD LIGHT TO REMAIN</p> <p>9. GREAT ROOM - (6) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>10. (6) LED POTS ON SEP SWITCH</p> <p>11. KITCHEN - (9) LED POTS ON SEP SWITCH, INSTALL THE STANDARD LIGHT OVER THE ISLAND ALONG WITH (2) CAPPED LIGHTS ON SAME SWITCH AS STD</p> <p>12. BREAKFAST - (5) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>13. PREP AREA - (2) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>14. PANTRY - (1) LED POT ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>15. POWDER - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>16. BASEMENT FOYER (2) POTS ON EXISTING SWITCH</p> <p>TOTAL (54) LED POTS ON MAIN FLOOR</p> <p>TOTAL (2) IN BASEMENT FOYER</p> <p>TOTAL (4) ADDITIONAL SWITCHES FOR POTS ON MAIN FLOOR</p>	878		
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5056	ELECTRICAL	<p>ELECTRICAL - 2ND FLOOR</p> <p>1. LOFT - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT; (4) LED POTS ON SEP SWITCH</p> <p>2. UPPER HALL - (4) LED POTS ON EXISTING SWITCH (INSIDE COFFERED WHERE OTB, DELETE STD LIGHT</p> <p>3. BED 2 - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>4. BED 3 - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>5. BED 4 - (6) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>6. LINEN - DOOR JAMB SWITCH WITH LIGHT</p> <p>7. ENSUITE 2 - (3) LED POTS ON EXISTING SWITCH, DELETE STD VANITY STRIP LIGHT</p> <p>8. ENSUITE 3 - (3) LED POTS ON EXISTING SWITCH, DELETE STD VANITY STRIP LIGHT; (1) SHOWER POTLIGHT ON SEP SWITCH</p> <p>9. ENSUITE 4 - (3) LED POTS ON EXISTING SWITCH, DELETE VANITY STRIP LIGHT</p> <p>10. MASTER BED - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT; (3) LED POTS ON SEP SWITCH</p> <p>11. WARDROBE - (4) LED POTS ON EXISTING SWITCH, DELETE STD LIGHT</p> <p>12. MASTER ENSUITE - (3 AND 3) LED POTS ON SEP SWITCH, DELETE VANITY STRIP LIGHTS AND INSTALL A CAPPED ROUGHIN ON SEP SWITCH CENTRED OVER TUB</p> <p>13. TOILET CLOSET - (1) LED POT ON EXISTING SWITCHM DELETE STD LIGHT</p> <p>14. (2) LED POTS ON SEP SWITCH INSIDE COFFER ABOVE TUB, TO BE ON WITH CAPPED LIGHT OVER TUB</p> <p>TOTAL (51) LED POTS TOTAL (3) ADDITIONAL SWITCHES</p>	878		
5057	STRUCTRUAL	<p>ELECTRICAL -</p> <p>1. PREP AREA - UNDER CABINET LIGHTING</p> <p>2. KITCHEN - UNDER CABINET LIGHTING</p> <p>***TYPE OF LIGHTING TO BE DETERMINED ONCE QTK HAS BEEN FINZALIZED</p>	878		
5058	STRUCTURAL	DO NOT RAISE FLOOR AT TUB in master ensuite - floor to be flush	758		
5059	STRUCTRUAL	DINING / HALL - Remove wall at built-ins and create flat trimmed archway from hall into dining room	758		
5060	STRUCTRUAL	DEN - Ensure waffle ceiling is centred with french doors	758		
5064	STRUCTURAL	DECOR CREDIT AS PER FC	758		

5095	PLUMBING	PLUMBING - MASTER ENSUITE 1. BRIDGEFORD LAV FAUCET - 20134000/18173000 (CHROME) (X2) 2. BRIDGEFORD 4 PCE TUB FAUCET - 25080000/18173000 (CHROME) 3. BRIDGEFORD TUB SHOWR WITH HANDHELD (CHROME) 4. BODY SPRAYS IN SHOWER (X3) F SERIES 27252000	878		
5096	PLUMBING	PLUMBING - KITCHEN SINK BLANCO QUATRUS R15 U1-3/4	878		
5097	PLUMBING	PLUMBING - PREP SINK BALCNO QUATRUS 401515	878		
5098	STRUCTRUAL	PLUMBING - POWDER ROOM BRIDGEFORD LAV FAUCET WITH RECTANGLE UNDERMOUNT SINK	878		
5099	RALINGS	RAILINGS - SINGLE COLLAR WITH ALT DOUBLE COLLAR	878		
5100	TRIM	TRIM - INTERIOR HARDWARE - THE WAVE IN OIL RUBBED BRONZE FINISH	878		
5101	TRIM	TRIM - BUILD APRON SILL ON MAIN FLOOR ONLY (EXCLUDING DEN)	878		
5102	TRIM	TRIM - INTERIOR DOORS 1. SOLID DOORS THROUGHOUT 2. FOYER CLOSETS TO HAVE 3/4 PANEL, MIRROR DOOR 3. DEN - 3/4 PANEL FROSTED GLASS DOOR IN LIEU OF STD FRENCH	878		
5103	PLUMBING	PLUMBING - FROST FREE ROUGH-IN WITH HOT/COLD & SHUT OFF VALVE FOR FUTURE BUILT IN WORK STATION IN GARAGE	878		
5104	HARDWOOD	HARDWOOD - UPGRADE 4 VINTAGE SCULPTED 4-3/8 HIGHLAND	878		
5105	PLASTER MOULDING	PLASTER MOULDING - 105 LARGE DINING ROOM INSIDE WAFFLE (\$1050) DEN INSIDE WAFFLE (\$2720)	878		
5108	LATE CHANGE	LATE CHANGE - 1. REMOVE SERVERY RETURN WALL AND HEADER 2. WALK IN PANTRY WALL HAS BEEN DELETED 3. RETURN WALLS IN MASTER ENSUITE HAVE BEEN DELETED 4. WINDOW CENTRE IN SERVERY HAS BEEN CONFIRMED WITH QTK	878		
5109	LATE CHANGE	1. RELOCATION OF FRIDGE AS PER QTK DRAWINGS 2. WASHER/DRYER HAVE BEEN MOVED DOWN AS PER QTK DRAWING	878		
5110	ELECTRICAL	ELECTRICAL - EXTERIOR POTLIGHTS AS PER ELEVATIONS 1. (5) ON FRONT GARAGE SIDE 2. (5) ON FLANKAGE SIDE 3. (5) ON LEFT SIDE 4. (7) ON REAR	878		
5111	MIRRORS	MIRRORS - DELETE IN POWDER ROOM ONLY	878		
5112	FIREPLACE AND MANTLE	FIREPLACE - MONTIBELLO MANTLE WITH HEARTH	878		
5117		DISCOUNT AS PER FC	878		
5118	COLOURS	PLUMBING - RECTANGLE UNDERMOUNTS FOR ENSUITE 2, 3 & 4 DUE TO MARBLE COUNTERTOP	878		

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CABINETRY / COUNTERTOPS					
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE	
Kitchen	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Servery	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Master Ensuite	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Ensuite 2	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Ensuite 3	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Ensuite 4	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Laundry	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
Powder Room	WORKING DIRECTLY WITH QTK		WORKING DIRECTLY WITH INTERSTONE		
TILES					
Kitchen Floor	WORKING DIRECTLY WITH INTERSTONE		INSERTS	THRESHOLDS	
Breakfast Floor	WORKING DIRECTLY WITH INTERSTONE				
Kitchen Bk.Splash	WORKING DIRECTLY WITH INTERSTONE				
Main Foyer	WORKING DIRECTLY WITH INTERSTONE				
Main Hall	HARDWOOD				
Powder Room	WORKING DIRECTLY WITH INTERSTONE				
Laundry	WORKING DIRECTLY WITH INTERSTONE				
Mud Room	HARDWOOD				
Basement Foyer	WORKING DIRECTLY WITH INTERSTONE				
Mstr Ensuite Floor	WORKING DIRECTLY WITH INTERSTONE				
Mstr Ensuite Shower	WORKING DIRECTLY WITH INTERSTONE				
Mstr Ensuite Shower Jamb	WORKING DIRECTLY WITH INTERSTONE				
Mstr Ensuite Toilet Jamb	WORKING DIRECTLY WITH INTERSTONE				
Master Shower Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 2 Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 2 Shower Wall	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 2 Shower Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 2 Shower Jamb	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 3 Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 3 Tub Wall	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 4 Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 4 Shower Wall	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 4 Shower Floor	WORKING DIRECTLY WITH INTERSTONE				
Ensuite 4 Shower Jamb	WORKING DIRECTLY WITH INTERSTONE				
HARDWOOD / CARPET					
Dining Room	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Family/Great Room	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Den	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Kitchen *(Waiver)	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Main Foyer *(Waiver)	TILE				
Main Hall	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Upper Hall	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Master Bedroom	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Bedroom 2	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Bedroom 3	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
Bedroom 4	VINTAGE OAK 4-3/8" SCULPTED - HIGHLAND				
FIREPLACES (NATIONAL)					
LOCATION	GREAT ROOM	MANTLE	MONTIBELLO		
INSERT & SURROUND	N/A	HEARTH	MATCHING RAISED HEARTH		
MIRRORS & ACCESSORIES		PLASTER MOULDING			
Mirrors	DELETE IN POWDER ROOM ONLY	Crown Moulding	105L		
Bathroom Accessories	YES	Location	INSIDE WAFFLE - DINING ROOM, DEN		
Purchaser has reviewed the colour chart		LOT / SITE			
FOR TRADE USE		19 CASTLES			
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.					
** PAGE 1 OF 2 **			Purchaser Initial	Vendor	

5/26/17

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AIN

N/A

1

UPGRADE 2 - COLONIAL
THROUGHOUT - 8 FOOT / SOLID **ADDITIONAL EXTRAS ON PES
THE WAVE - OIL RUBBED BRONZE
MULTIPOINT LOCK

10

FOG MIST	Master Bedroom	FOG MIST
	Bedroom 2	FOG MIST
FOG MIST	Bedroom 3	FOG MIST
FOG MIST	Bedroom 4	FOG MIST
FOG MIST	Ensuite	FOG MIST
FOG MIST	Ensuite 2	FOG MIST
FOG MIST	Ensuite 3	FOG MIST
FOG MIST	Ensuite 4	FOG MIST

1

NOTES
BLANCO QUATRUS R15 U1-/34
BLANCO QUATRUS 401515
UNDERMOUNT / BRIDGEFORD WIDESPREAD
BRIDGEFORD LINE
RECTANGLE UNDERMOUNT
RECTANGLE UNDERMOUNT
RECTANGLE UNDERMOUNT

ZANCOR APPLIANCE REQUIREMENTS


Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	STANDARD		
WATERLINE to Fridge	STANDARD		
STOVE Venting SIZE	6 INCH		
ELECTRICAL for Built-in Oven	TBD		
ELECTRICAL for Built-in Micro / OTR	TBD		
ELECTRICAL for Gas Stove / Cooktop	TBD		
ELECTRICAL for Bar Fridge	TBD		

INITIALS

1000000

100

1000

SITE:	CASTLES	LOT:	19		
PURCHASER(S):	VILMA CORTELLUCCI				
HOME #:					
CELL #:					
EMAIL:					
				Purchaser Signature	Date
				Purchaser Signature	Date

10

Décor Consultant Signature

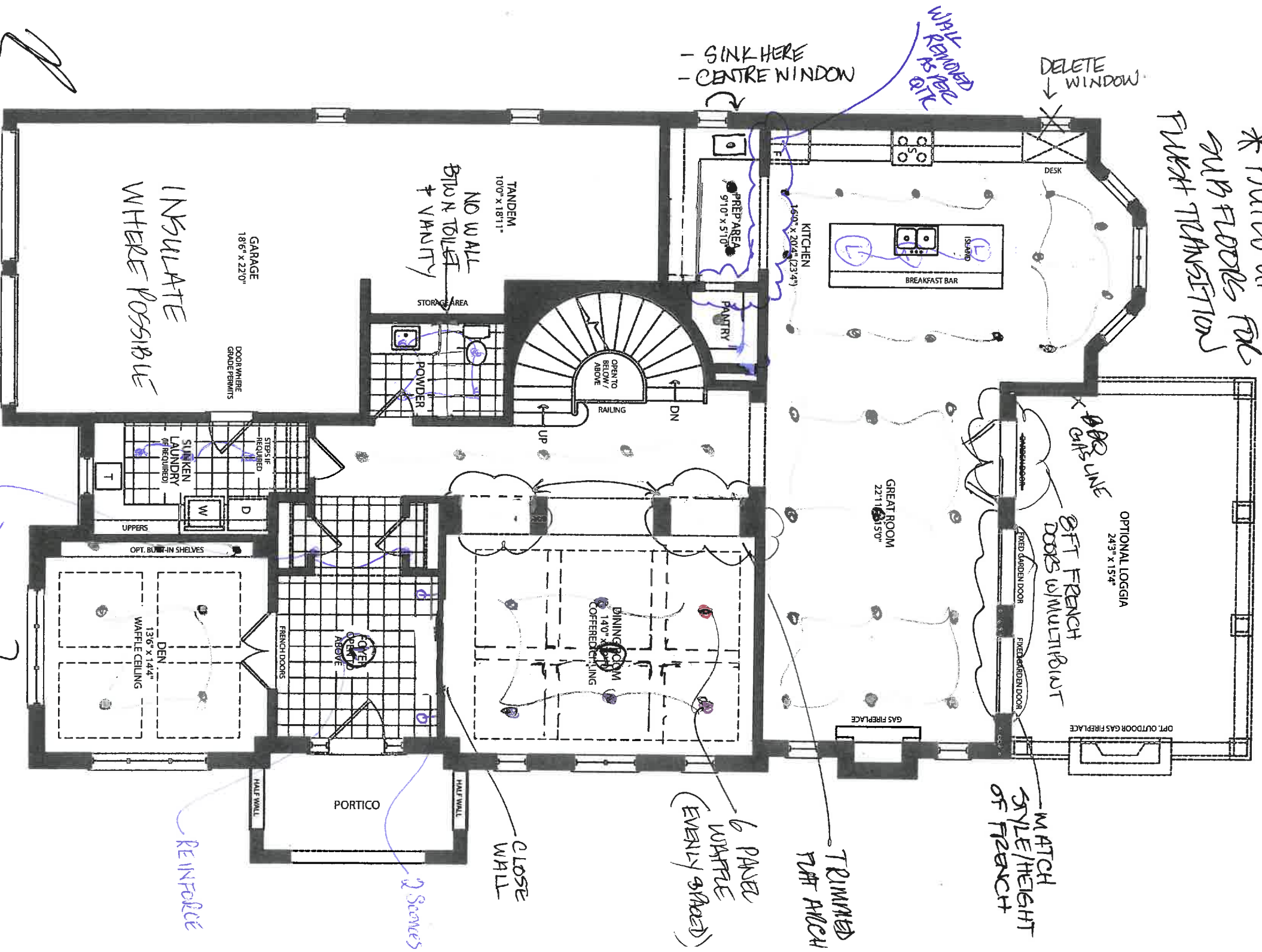


Décor Consultant Signature

Vendor Signature _____

1519 Castles

* Build up
surroundings for
Future Transition



GROUND FLOOR - ELEVATION B

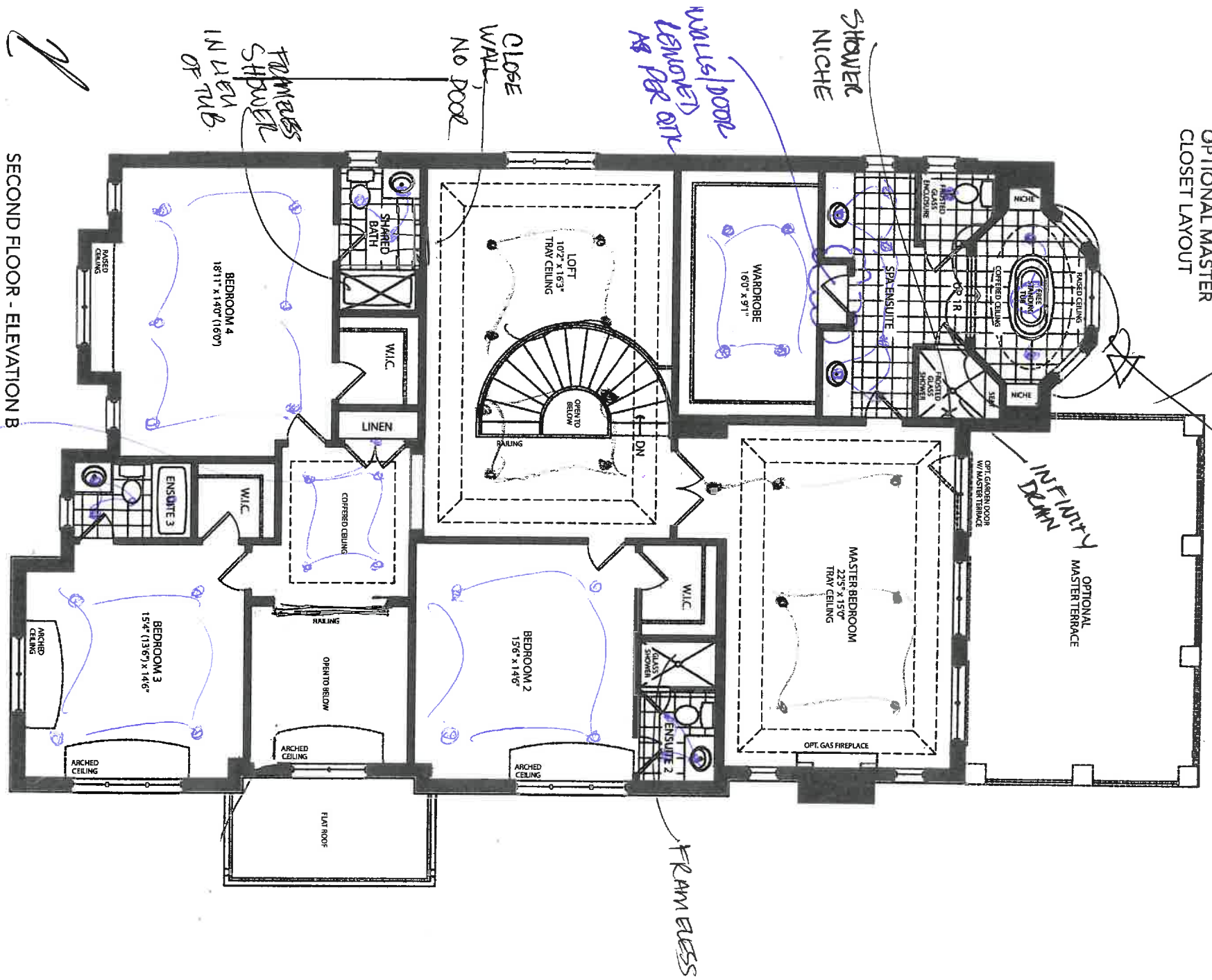
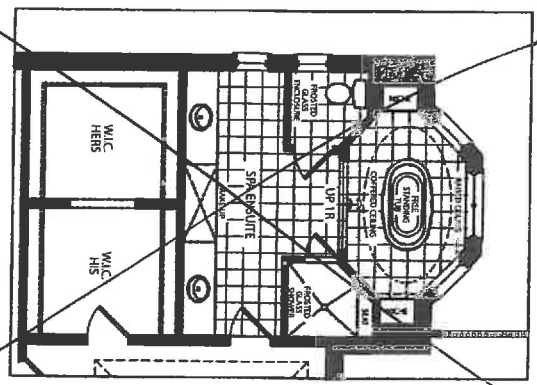
50-111

LOT 19 Castles

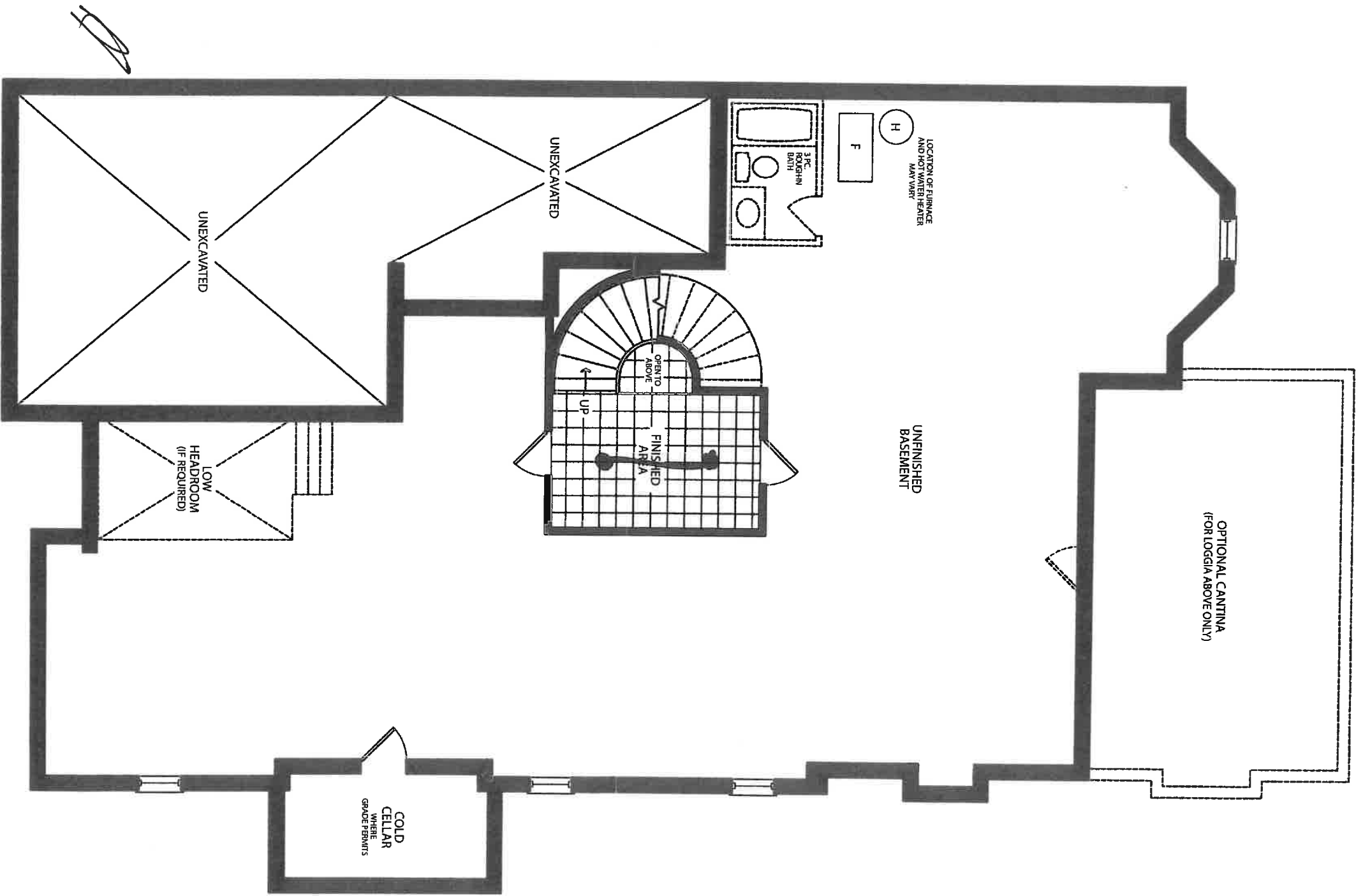
* 8 FT DOORS
* BUILD UP SUB FLOORS FOR
FLUSH TRANSITIONS

DO NOT BUILD UP
FLOOR TO BE FLUSH

OPTIONAL MASTER
CLOSET LAYOUT



50-11



BASEMENT FLOOR - ELEVATION B

WJ 19

50-11

5 on Flankage

5 on Garage
Front

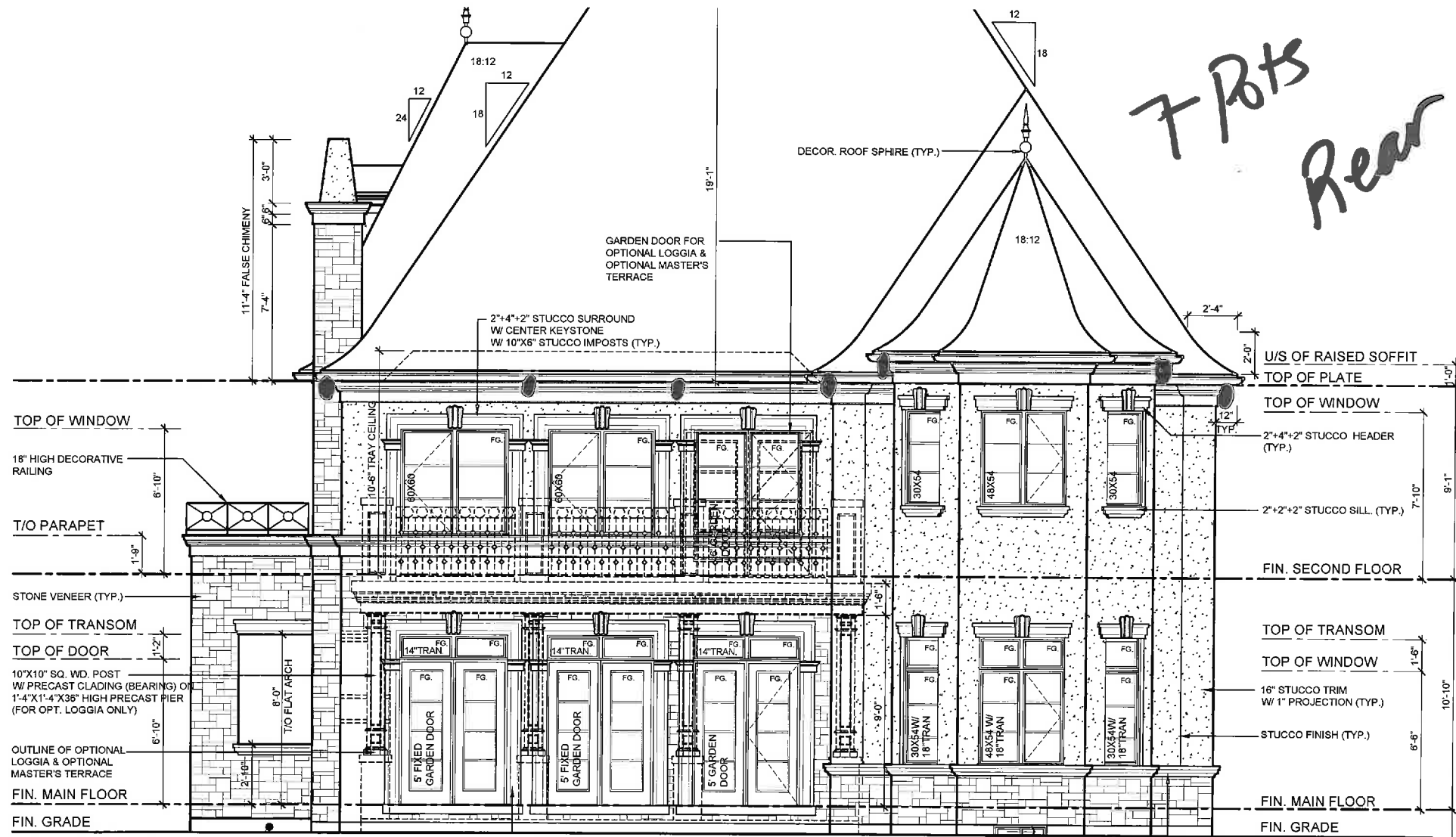
Shown
on Left.



61107

Lot 19







Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

your kitchen. your world.
PURCHASE AGREEMENT FORM

PURCHASER:	VILMA CORTELUCCI	CONTRACTOR:	Zancoi Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	difuza@mcfforming.ca	MODEL TYPE:	VERSAILLES (50-11) ELEV B
PHONE #:	416-565-4035	LOT #:	LOT 19 CKC
PHONE #:		DATE:	Jul 25, 2017 Q2612

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 & SERVERY		DOOR STYLE:	QT 6901	Category 6G
		FINISH:	PEARL WHITE w/ CLASSIC GRAY LINEN GLAZE	
		SPECIES:	FLAT CUT MAPLE	
		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION	PRICE	
RVL	*	ADDITIONAL CABINETRY REQUIRED AS PER REVISED LAYOUT		
POSI-4	1	LA POSTIANO CANOPY w/ CIRCULAR PANEL & WOOD INSERTS - 48" W - 72" W		
FP	1	FRIDGE PANELS (HANDLES NOT INCLUDED) (INSTALLATION NOT INCLUDED)		
DWP-1	1	D/W PANEL SINGLE DOOR (INCLUDES SAME HANDLE AS ON DRAWERS) (INSTALLATION NOT INCLUDED)		
TCL2696	*	STRAIGHT PANTRY CABINET - 26"D x 95-1/2"H (IN LIEU OF BASE & UPPER)		
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H - (OPTION PAID FOR BY BUILDER)		
3PD-IVO	1	1 SET OF POT DRAWERS w/ BLUM INTIVO WHITE - P/D 3 (1 SMALL, 2 BIG DRAWER) - (OPTION PAID FOR BY BUILDER)		
3PD-IVO	1	1 SET OF POT DRAWERS w/ BLUM INTIVO WHITE - P/D 3 (1 SMALL, 2 BIG DRAWER)		
10M-SG-SM	6	10mm GLASS SHELF - 16"W to 31"W		
MESH-4-SD	6	GOthic MESH (FER/DXM 0020) (PER DOOR CAB w/ SPLIT)		
VB	1	VALANCE BOX UPPEERS & PUCK LIGHT CUTOUTS (ELEC. & LIGHTS NOT INCL.)		
UCOL3-52	2	3-3/8" CAPITOL COLUMN 52" HIGH (COL 003)		
PCOL3-108	2	3-3/8" CAPITOL COLUMN 108" HIGH (COL 003)		
B55CL5	2	5-1/4" x 5-1/4" x 34-3/4" ISLAND POST S-CL5 (PER POST) (COL 007)		
DEC-ISL	*	DECORATIVE TOE KICK ON ISLAND -		
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCLING + 1 x 21 L COMPOST BIN.		
CUST-1	1	HARDWARE: 4152-1014 (KNOBS), 4149-1014 (HANDLES)		
CUST-2	7	FRIDGE/PANTRY HANDLES: 8297-1BPN (TO BE PLATED POSHISHED NICKEL)		
CUST-3	1	2 TONE KITCHEN: QT 3401 S (2750) ALLEGRO w/ BLACK LINEN GLAZE (MAPLE) - ISLAND ONLY		
CUST-4	1	54" HIGH EXTENDED DBL. UPPEERS w/ CM F82-MLD 500 (120" OVERALL HEIGHT) - DBL DOORS w/ WOOD PANEL		
CUST-5	2	DECORATIVE SPICE COLUMNS w/ 2 BASKETS		
CUST-6	2	UPPER DOWN TO COUNTER w/ CLEAR GLASS & DECORATIVE MULLION - AS PER DRAWINGS		
CUST-7	1	2 FALSE DRAWERS BELOW PREP SINK IN SERVERY		
CUST-8	1	CIRCLE DESIGN ABOVE FRIDGE/PANTRY w/ SERVO DRIVE LIFT UP SYSTEM		
CUST-9	1	DUMMY DOORS ON ALL FINISHED ENDS		
CUST-10	1	COLOURED LP LAMINATE INTERIORS FOR ENTIRE KITCHEN w/ 3/4" MATERIAL (13 3/4" DEEP UPPEERS) - WF342 INCL. BOX SIDES FOR TALL DRAWERS.		
CUST-11	1	OPEN SHELF PANTRIES - 1475 MATERIAL		
CUST-12	6	ADD EXTERIOR DRAWERS TO PANTRY w/ BLUM WHITE INTIVO DRAWER SLIDES		
CUST-13	2	1 TOP DRAWER w/ BLUM WHITE INTIVO DRAWER SLIDES		
CUST-14	1	TOUGH LATCH ON BACK OF ISLAND CABINETS		
CUST-15	1	ANTI-SLAM HINGES & BLUM WHITE INTIVO DRAWER SLIDES - (OPTION PAID FOR BY BUILDER)		
CUST-16	1	CEILING VALANCE w/ DUMMY DOOR DETAIL. & CROWN MOLDING TO CARRY ACROSS TO FRIDGE WALL - AS PER DRAWINGS		
CUST-17	1	UPGRADE DOOR STYLE & FINISH TO CATEGORY 6G		
CUST-18	1	BROOM CLOSET		



your kitchen, your taste

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PURCHASE AGREEMENT FORM

PURCHASER:	VILMA CORTELLUCCI	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	dluza@mcforming.ca	MODEL TYPE:	VERSAILLES (50-11) ELEV B
PHONE #:	416-565-4035	LOT #:	LOT 19 CKC
PHONE #:		DATE:	Jul 25, 2017 Q2612

ROOM		DESCRIPTION		CATEGORY	
LAUNDRY ROOM		DOOR STYLE: QT 3503 FINISH: SMOKEHOUSE SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 250 142 DRW HARDWARE: 250 142 COUNTER TOP: Counter Top by Others		Category 3	
ITEM #	QTY	DESCRIPTION		PRICE	
EX108CM14	*	52" HIGH EXT. UPPERS w/ CM E92-MLD 100 (108" OVERALL HEIGHT) - SINGLE DOOR w/ 3/8" WOOD PANEL.			
CUST-1	1	SUPPORTING GABLES FOR COUNTERTOP OVER WASHER/DRYER - (COUNTERTOP BY OTHERS)			
CUST-2	1	BUILT-IN BENCH w/ HOOKS & 2 DRAWERS BELOW w/ BLUM WHITE INTIVO DRAWER SLIDES - AS PER DRAWINGS			
CUST-3	1	HOOKS: RH1243021143 (RICHELIEU - ANTIQUE NICKEL FINISH)			
CUST-4	1	ANTI-SLAM HINGES			
CUST-5	1	FLOATING SHELF w/ HANGING ROD ABOVE SINK			
ROOM SUMMARY:					
ROOM		DESCRIPTION		CATEGORY	
POWDER ROOM		DOOR STYLE: QT 2501 FINISH: CHESTNUT SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 250 SC DRW HARDWARE: 250 SC COUNTER TOP: Counter Top by Others		Category 2	
ITEM #	QTY	DESCRIPTION		PRICE	
CUST-1	1	3 DRAWERS BELOW SINK w/ CUT-OUT TO ACCOMMODATE PLUMBING			
CUST-2	4	DECORATIVE TAPERED LEGS w/ 3/4" BOTTOM VALANCE			
CUST-3	2	3" WIDE COLUMN w/ 1/2" DETAIL & INTEGRATED DUMMY DOOR - AS PER DRAWINGS			
ROOM SUMMARY:					
ROOM		DESCRIPTION		CATEGORY	
ENSUITE VANITY		DOOR STYLE: QT 2501 FINISH: SLATE SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 250 SC DRW HARDWARE: 250 SC COUNTER TOP: Counter Top by Others		Category 2	
ITEM #	QTY	DESCRIPTION		PRICE	
CUST-1	4	ADD 2 DRAWERS TO CREATE 1 SET OF 3 DRAWERS w/ BLUM WHITE INTIVO DRAWER SLIDES			
CUST-2	8	DECORATIVE TAPERED LEGS w/ 3/4" BOTTOM VALANCE			
CUST-3	1	ANTI-SLAM HINGES			
CUST-4	2	FALSE DRAWER BELOW SINK			
CUST-5	4	3" WIDE COLUMN w/ 1/2" DETAIL & INTEGRATED DUMMY DOOR - AS PER DRAWINGS			
ROOM SUMMARY:					



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www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		VILMA CORTELLUCCI		CONTRACTOR:		Zancor Homes (King City) Ltd.	
ADDRESS:				SITE:		CASTLES OF KING CITY	
EMAIL:		dfiuza@mcforming.ca		MODEL TYPE:		VERSAILLES (50-11) ELEV B	
PHONE #:		416-565-4035		LOT # :		LOT 19 CKC	
PHONE #:				DATE:		Jul 25, 2017 Q2612	
ROOM		DESCRIPTION				CATEGORY	
ENSUITE 2 - BED 2		DOOR STYLE: QT 1022 FINISH: STORM SPECIES: LP LAMINATE DOOR HARDWARE: 3487 160 DRW HARDWARE: 3487 160 COUNTER TOP: Counter Top by Others				NONE CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION				PRICE	
CUST-1	1	FLOATING VANITY w/ 3 DRAWERS BELOW SINK w/ CUT-OUT TO ACCOMODATE PLUMBING					
CUST-2	1	HORIZONTAL GRAIN					
ROOM		DESCRIPTION				CATEGORY	
ENSUITE 3 - BED 3		DOOR STYLE: QT 2503 FINISH: SLATE SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 305 96SC DRW HARDWARE: 305 96SC COUNTER TOP: Counter Top by Others				FLAT VENEER PANEL CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION				PRICE	
CUST-1	1	1 BOTTOM DRAWER w/ BLUM WHITE INTIVO DRAWER SLIDES					
CUST-3	1	ANTI-SLAM HINGES					
ROOM		DESCRIPTION				CATEGORY	
ENSUITE 4 - BED 4		DOOR STYLE: QT 2503 FINISH: SLATE SPECIES: FLAT CUT MAPLE DOOR HARDWARE: 305 96SC DRW HARDWARE: 305 96SC COUNTER TOP: Counter Top by Others				FLAT VENEER PANEL CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION				PRICE	
CUST-1	1	1 BOTTOM DRAWER w/ BLUM WHITE INTIVO DRAWER SLIDES					
CUST-3	1	ANTI-SLAM HINGES					
ROOM		DESCRIPTION				CATEGORY	
WALK IN CLOSET - HIS & HERS		DOOR STYLE: QT 1022 FINISH: CHILL SPECIES: LP LAMINATE DOOR HARDWARE: 3487 160 DRW HARDWARE: 3487 160 COUNTER TOP:				NONE CATEGORY 1 CATEGORY 1	
ITEM #	QTY	DESCRIPTION				PRICE	



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Quality Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811 F 905.761.5901

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PURCHASE AGREEMENT FORM

PURCHASER:	VILMA CORTELLUCCI	CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:		SITE:	CASTLES OF KING CITY	
EMAIL:	dfiuza@mcfarming.ca	MODEL TYPE:	VERSAILLES (50-11) ELEV B	
PHONE #:	416-565-4035	LOT #:	LOT 19 CKC	
PHONE #:		DATE:	Jul 25, 2017	Q2612
			ROOM SUMMARY:	

EXPECTED DELIVERY DATE	TBD	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		TOTAL:	
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.		HST	
		GRAND TOTAL:	
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	

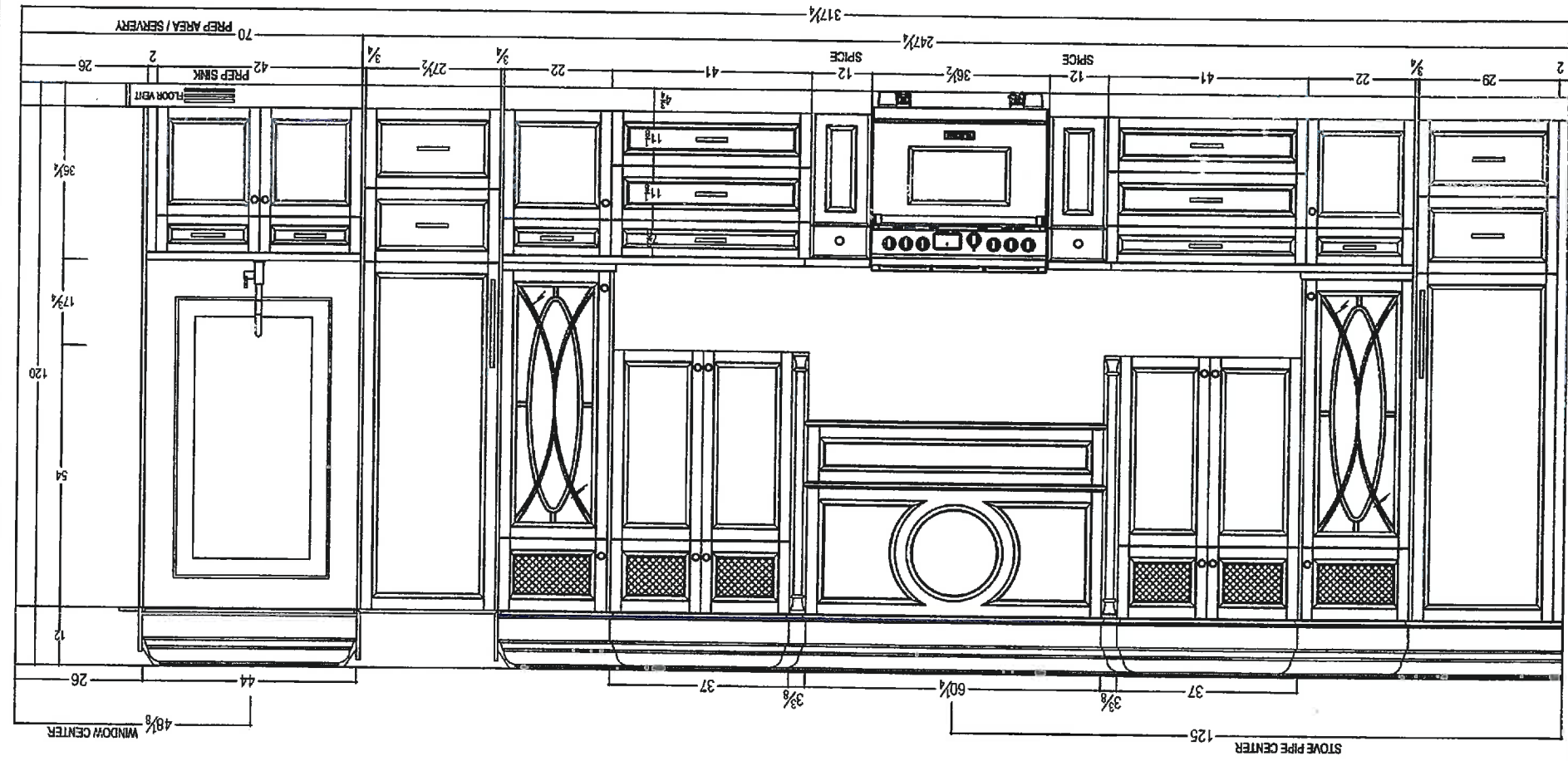
CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: Roberta Pugliese QTK AUTHORIZED SIGNATURE: _____



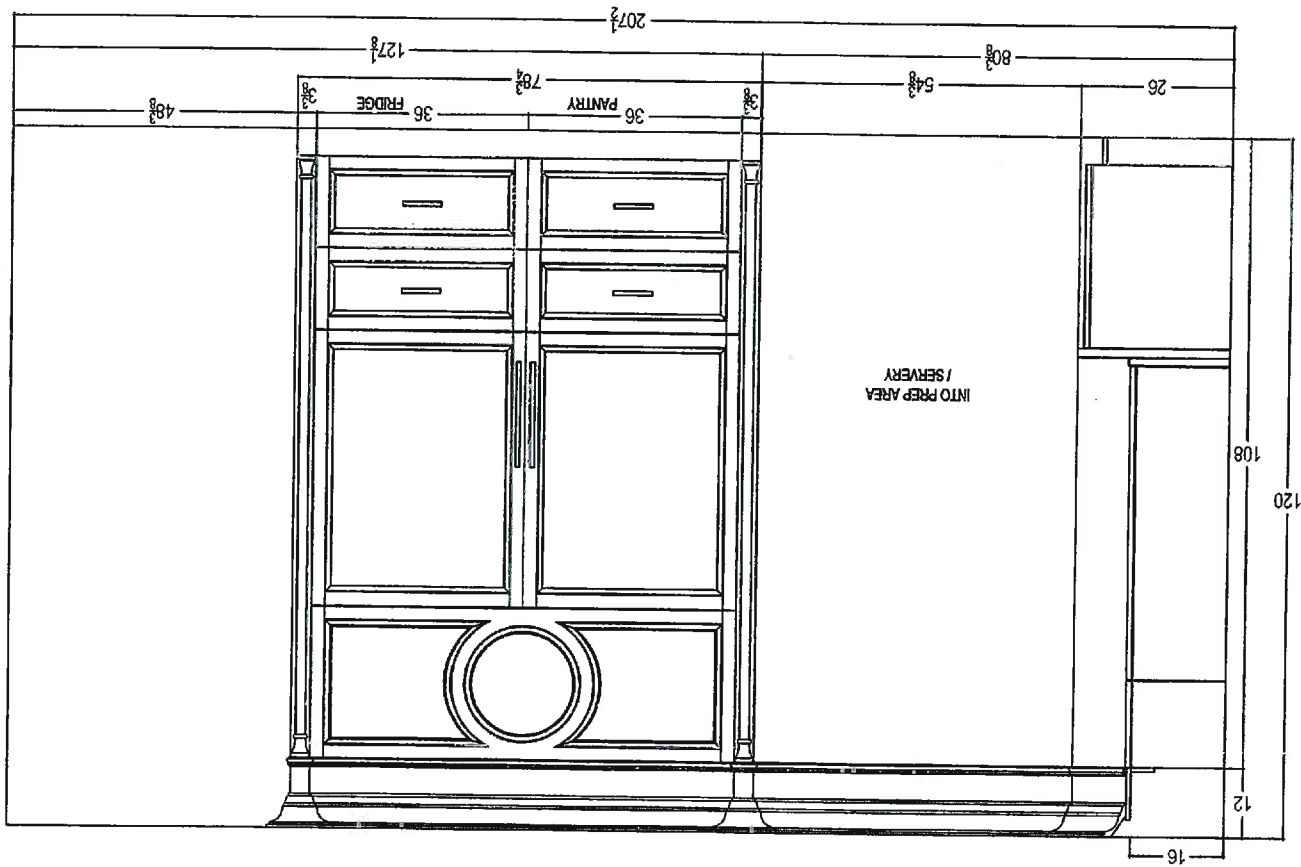
CLIENT: ZANDOR HOMES	JOB NAME: LOT 19 CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: STOVE WALL ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUL 24, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/6	





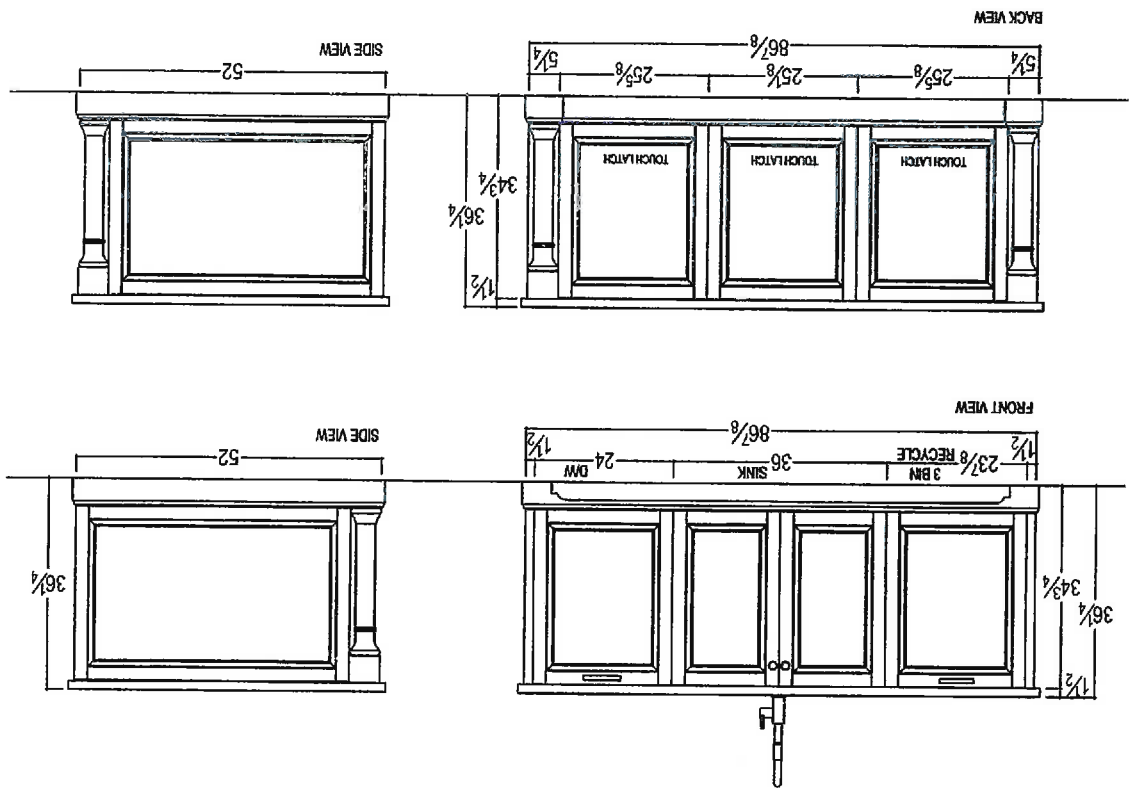
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 416.746.1811 F: 905.761.5801

CLIENT: ZANDOR HOMES	JOB NAME: LOT 19 OKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: FRIDGE ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUL 24, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 3/6	





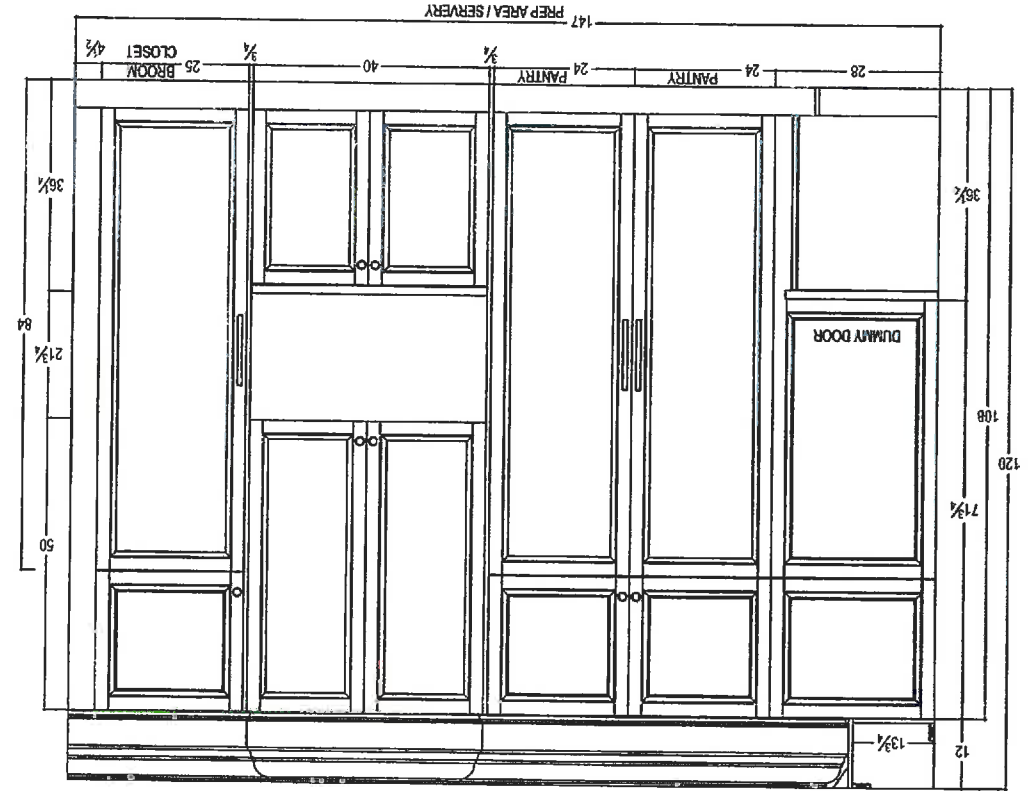
CLIENT: ZANCO HOME	JOB NAME: LOT 18 CKC	ROOM: KITCHEN	DRAWN BY: RP	SCALE: 1/2" = 1'-0"	SITE: CASTLES OF KING CITY	PHONE: —	EMAIL: —
					DOOR HANDLE: —	FINISH: —	SPECIES: —
					DRW HANDLE: —		TOP: —
					DATE: JUL 24, 2017		PAGE: 4/6
COMMENTS							
ISLAND ELEVATION							





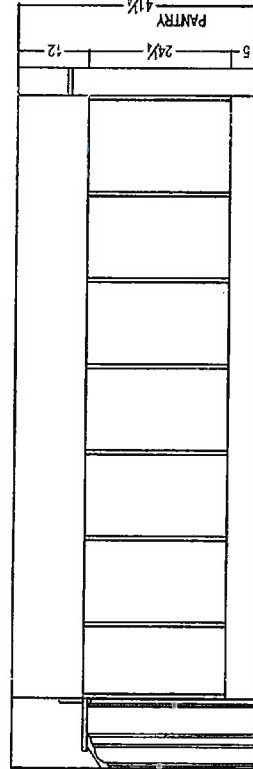
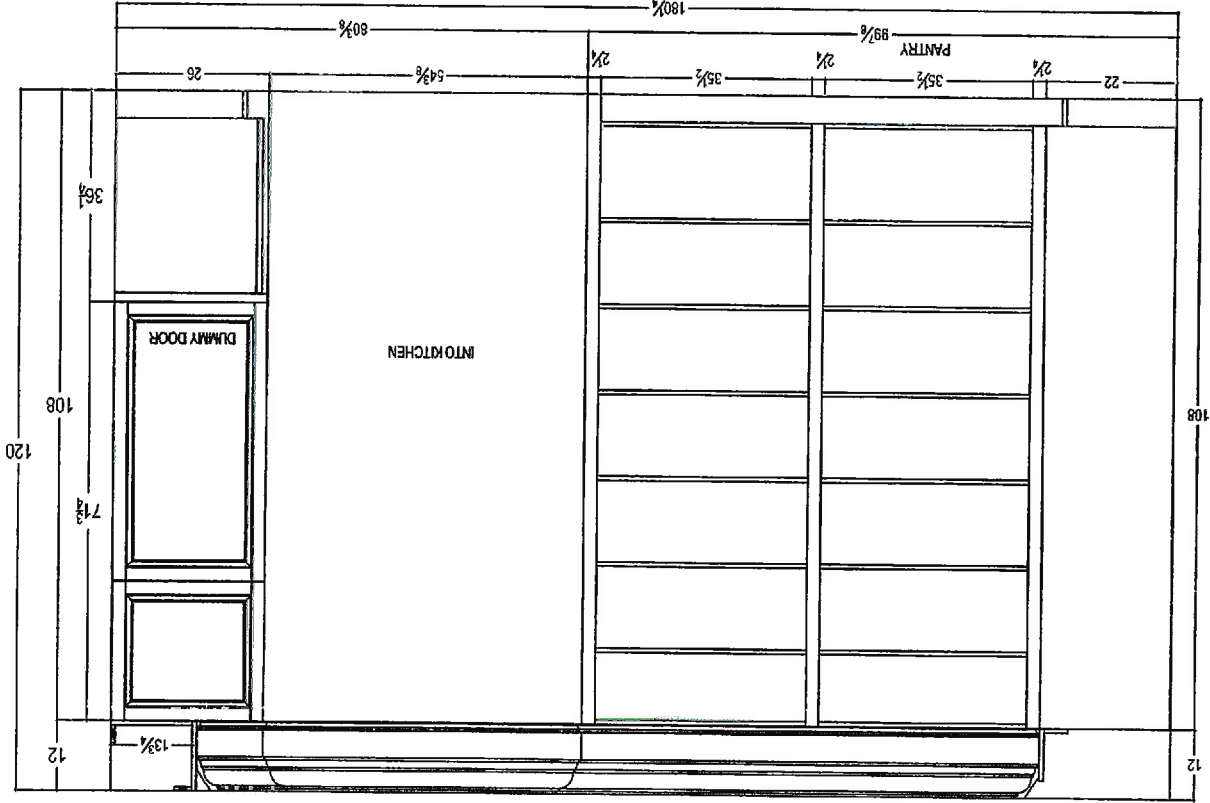
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T: 416.746.1811 F: 905.761.5901

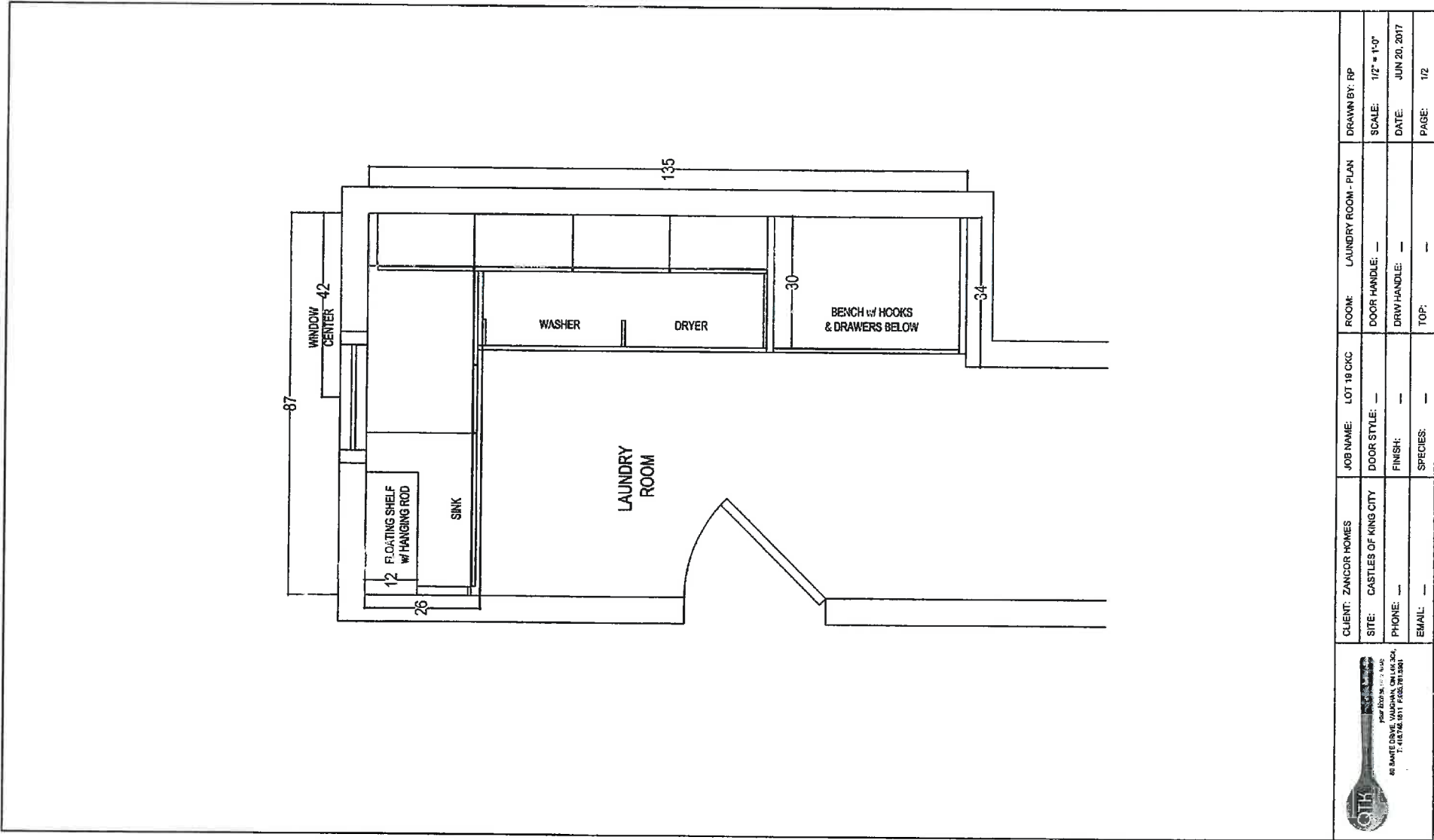
CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SERVARY / PREP AREA ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUL 24, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 5/6	





CLIENT: ZANCOR HOMES	JOB NAME: LOT 18 CKC	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SERVERY / PREP AREA ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUL 24, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 6/6	



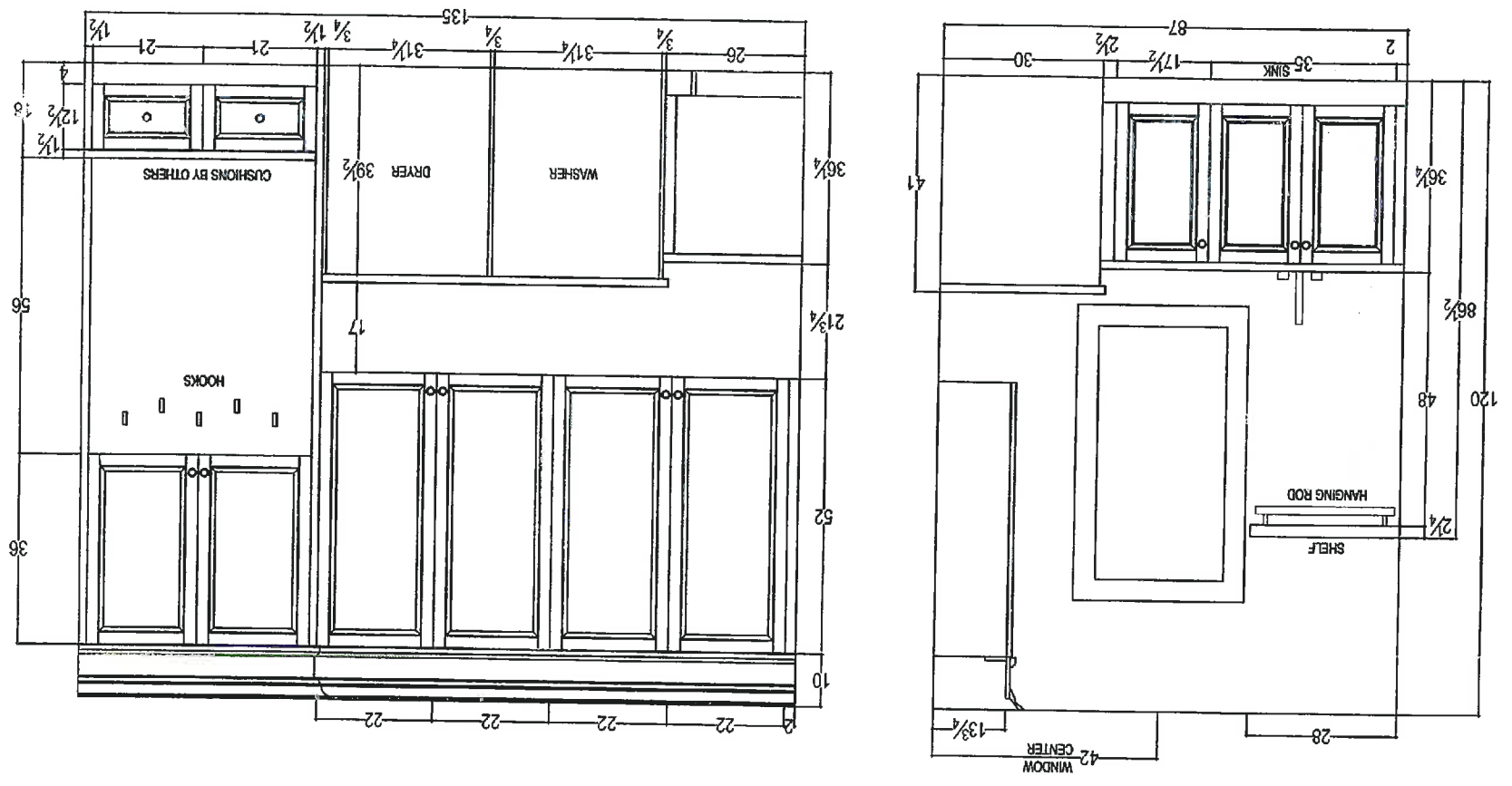


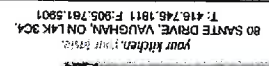
40 BAYVIEW DRIVE, VAUGHAN, ON L4K 3G4
T: 416.742.1811 F: 416.742.1801

CLIENT: ZANCOR HOMES	JOB NAME: LOT 18 CKC	ROOM: LAUNDRY ROOM - PLAN	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/2

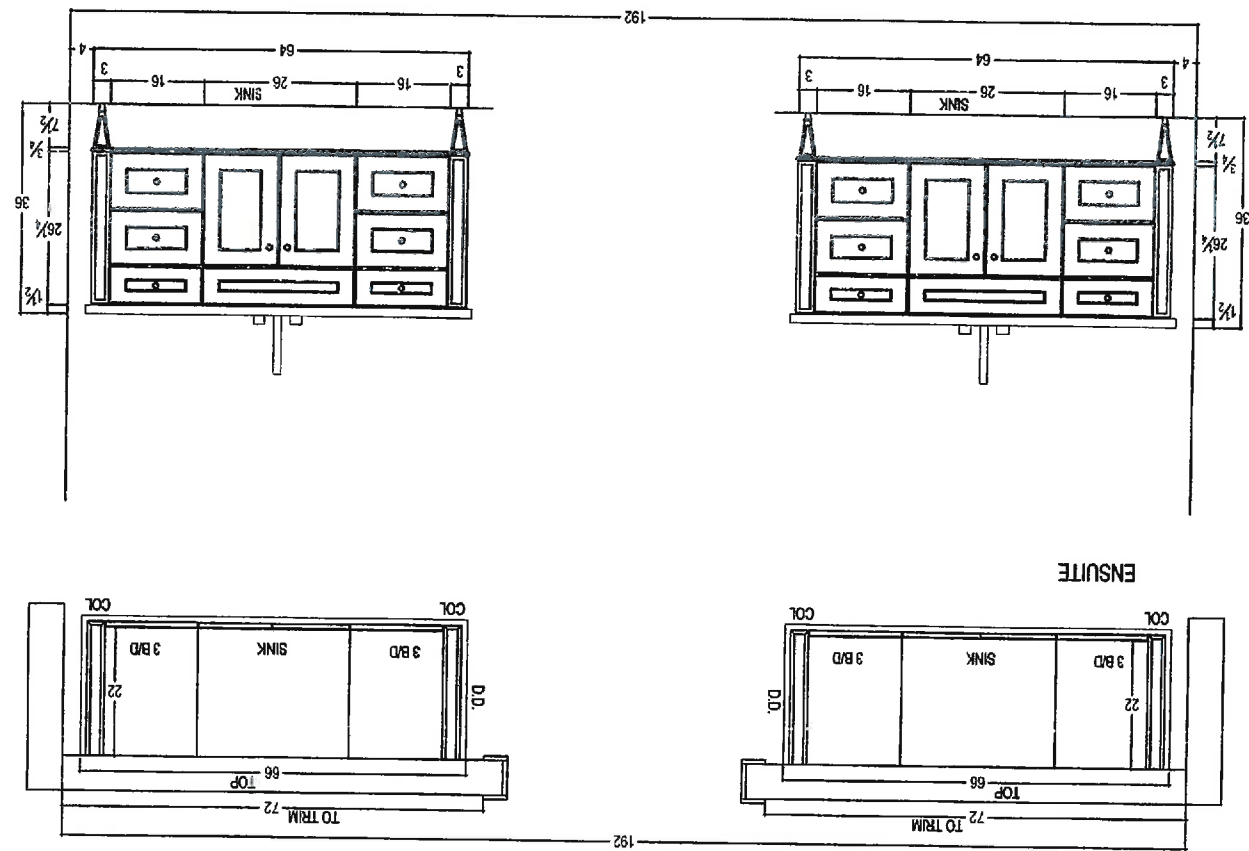


CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: LAUNDRY ROOM	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/2	





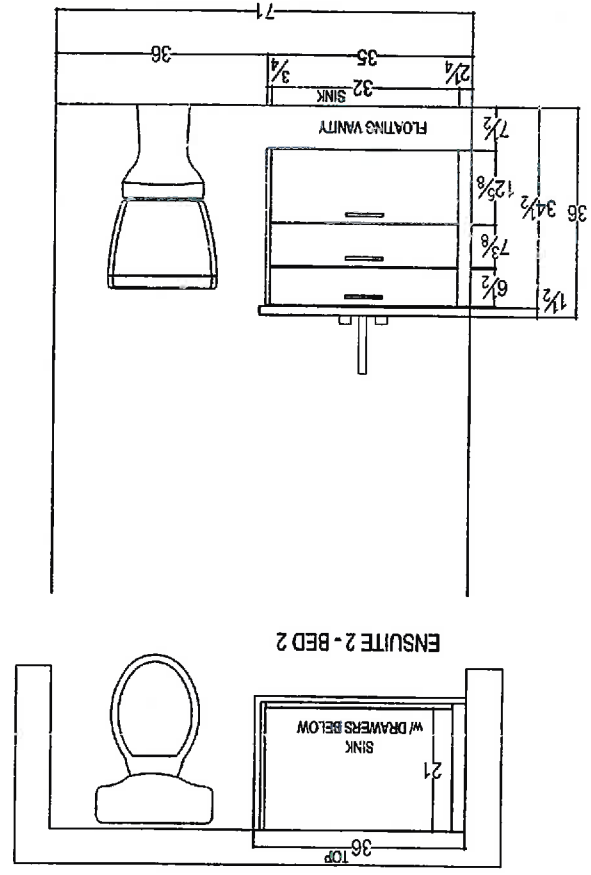
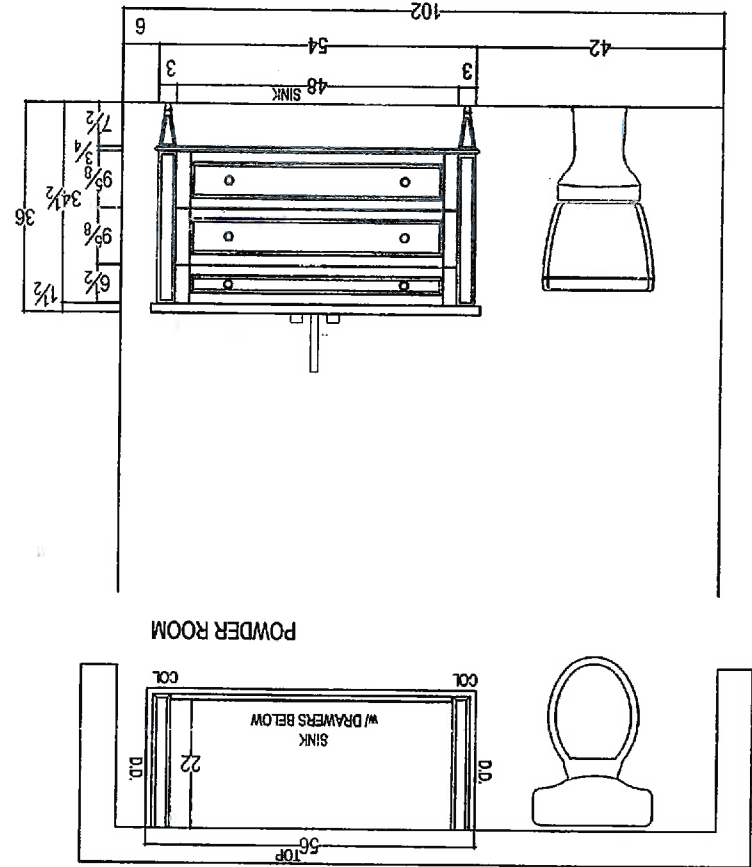
CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: MASTER ENSUITE	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/1





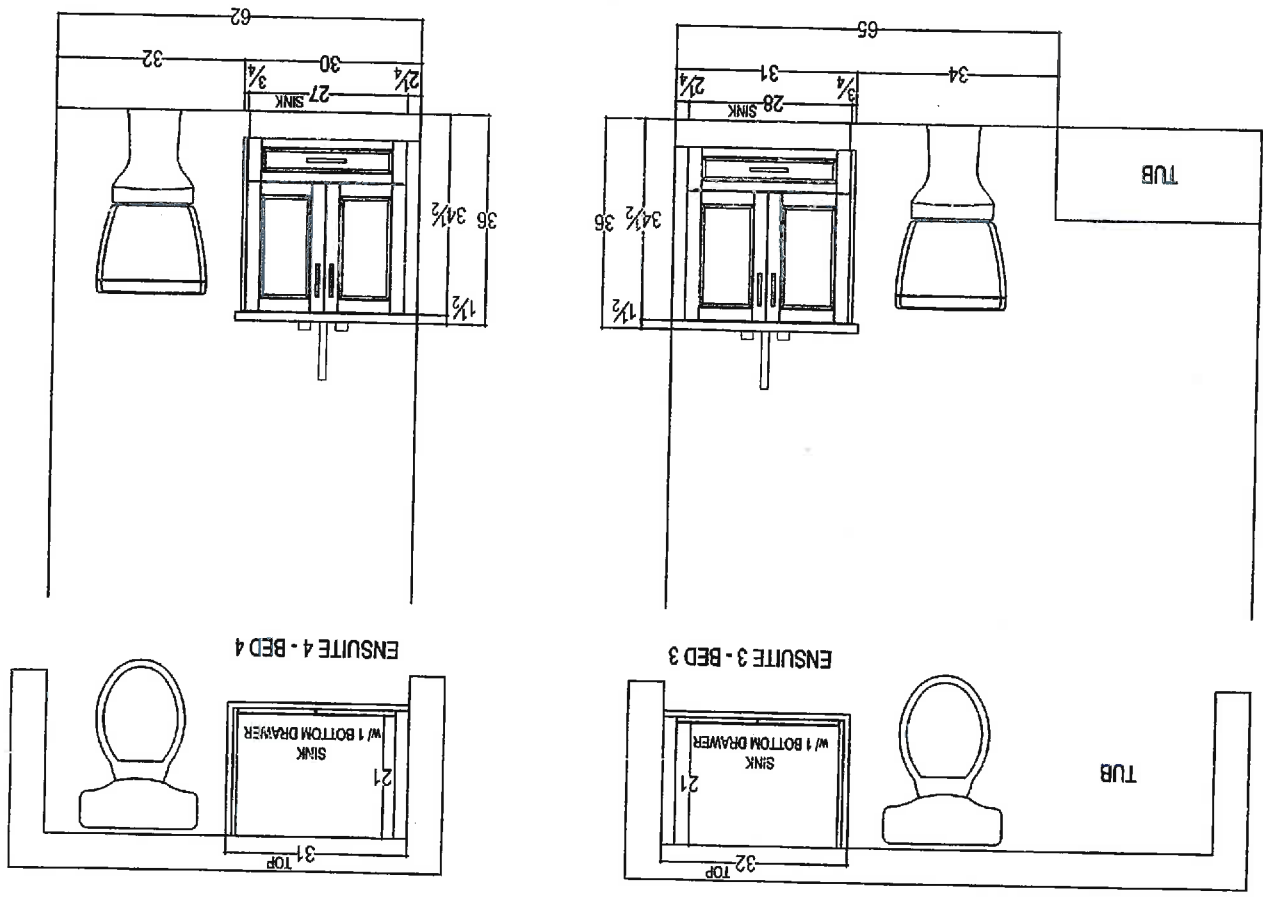
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 416.746.1811 F: 888.761.8801

CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/2	



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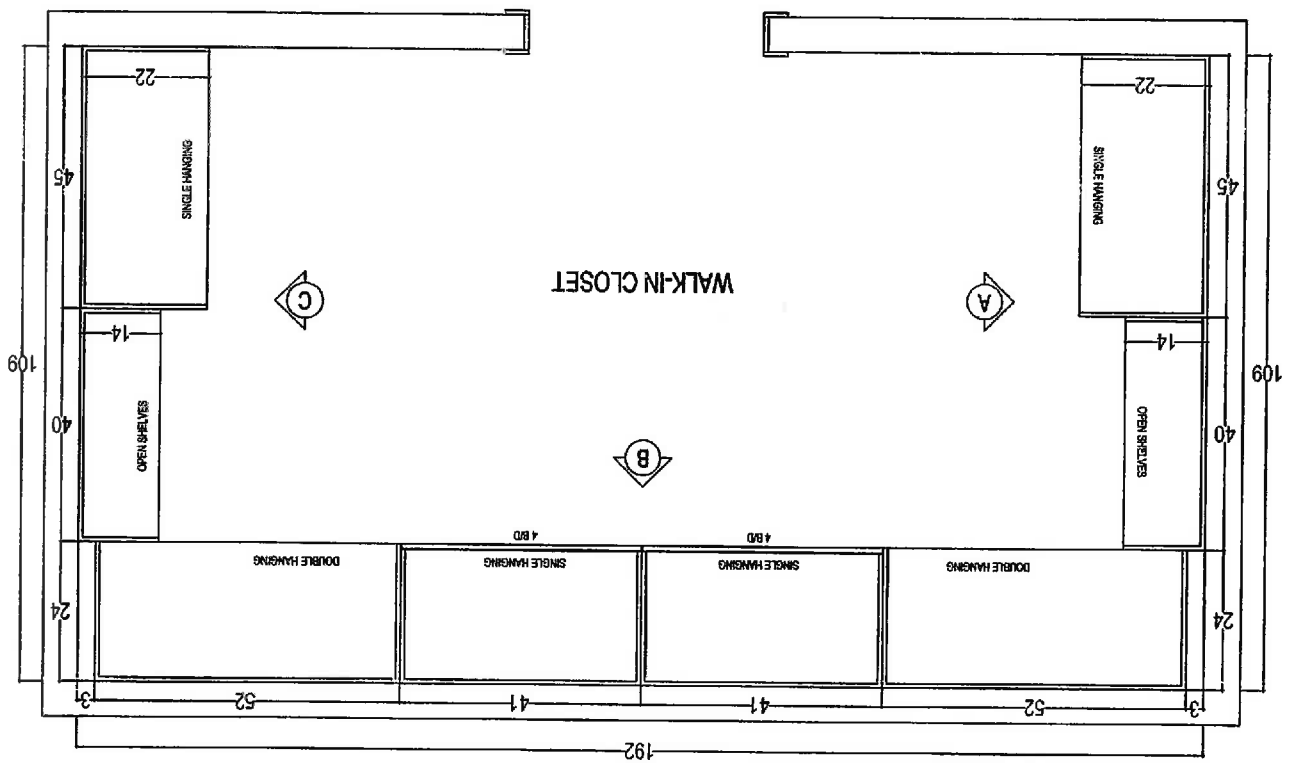
CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: VANITIES	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/2
COMMENTS:			





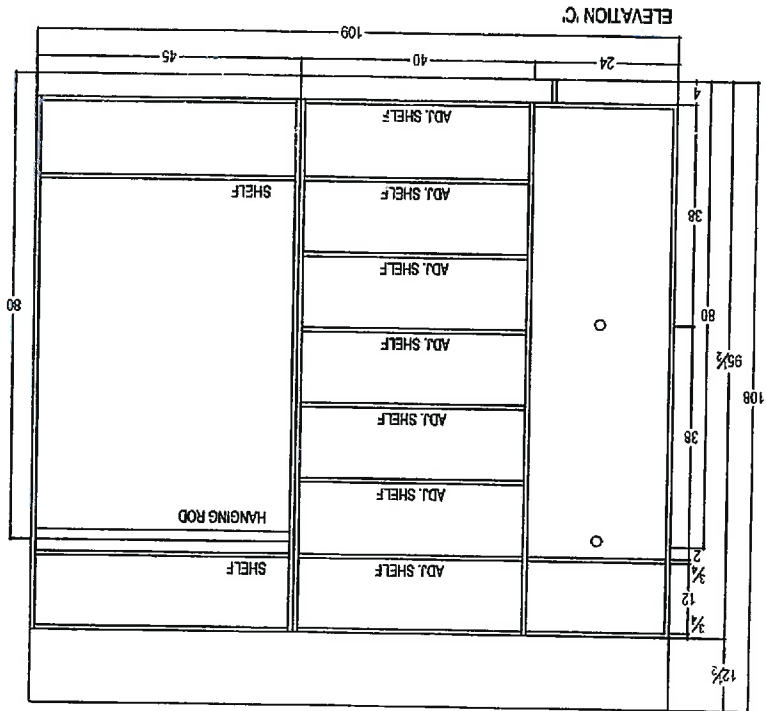
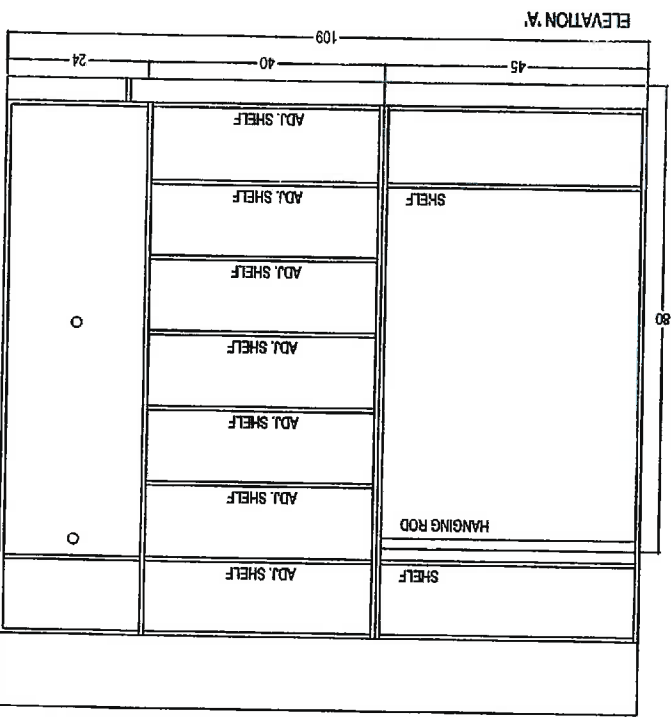
CLIENT: ZANCOH HOMES	JOB NAME: LOT 19 CKC	ROOM: WALK-IN CLOSET	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1/3

COMMENTS:





CLIENT: ZANDOR HOMES	JOB NAME: LOT 19 CKC	ROOM: WALK-IN CLOSET	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017	
EMAIL: —	SPECIES: —	TOP: —	PAGE: 2/3	

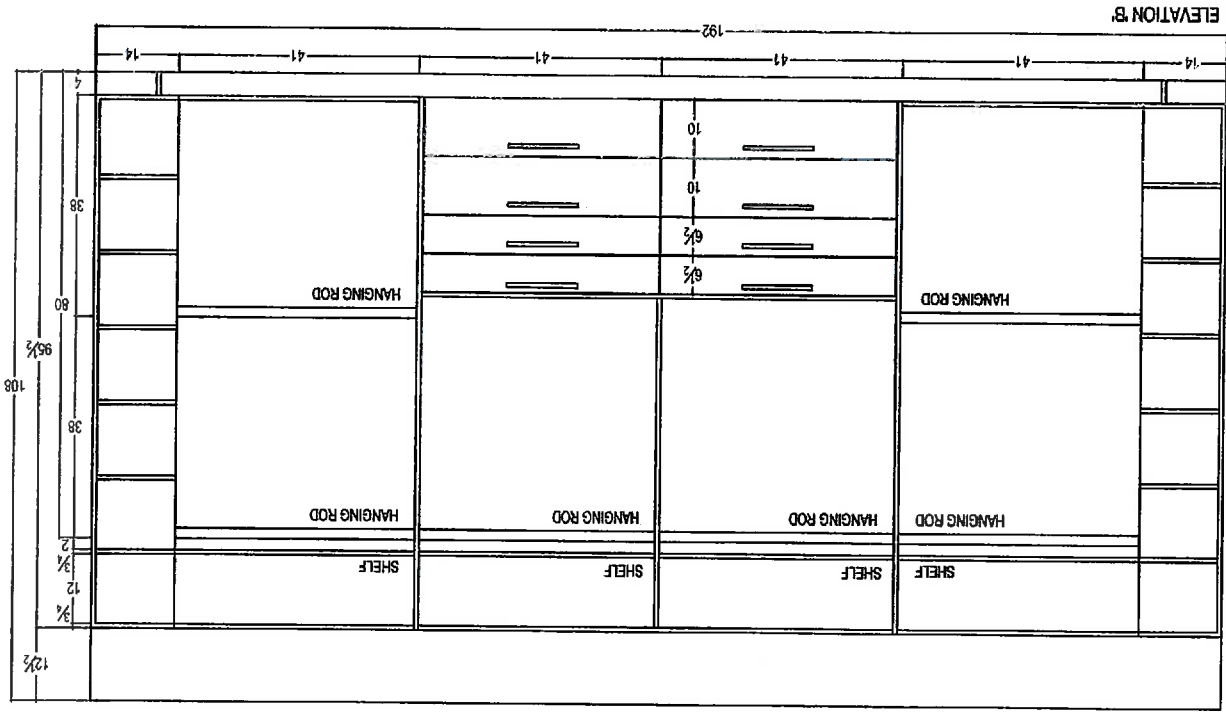




80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 19 CKC	ROOM: WALK-IN CLOSET	DRAWN BY: RP
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUN 20, 2017
EMAIL: —	SPECIES: —	TOP: —	PAGE: 3/3

COMMENTS:



INTERIOR FINISHES ACKNOWLEDGEMENT / WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD / LAMINATE WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain 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 bathrooms, kitchens, public entrance halls, laundry & 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.

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 residence, TARION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Castles (North) LOT 19 DATE May 26/17

