

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-07-07 / 3:03 PM / Page 1 of 2

Site: VILLAGE OF KING  
Lot: 2-7  
Model: TH-03 (A-1) END  
Purchaser: STEPHEN CECCANESE  
Phone/Email: [SCECCANESE1989@GMAIL.COM](mailto:SCECCANESE1989@GMAIL.COM)



DESCRIPTION		DATE SELECTED
	BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS
	BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS
	BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS
	BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord	INCLUDED IN APS
#1	WAFLE CEILING IN FAMILY ROOM	JUNE 23 2020
#2	ELECTRICAL - 10 POTLIGHTS INSIDE WAFLE BOXES IN FAMILY ROOM **INCLUDED IN APS	JUNE 23 2020
#3	ELECTRICAL - 6 POTLIGHTS IN KITCHEN	JUNE 23 2020
#4	ELECTRICAL - MOVE STANDARD KITCHEN LIGHT OVER ISLAND AND ADD 2 ADDITIONAL CAPPED LIGHTS. SAME SWITCH	JUNE 23 2020
#5	ELECTRICAL - 6 POTLIGHTS IN MAIN HALL, DELETE THE STANDARD	JUNE 23 2020
#6	ELECTRICAL - 6 POTLIGHTS IN UPPER HALL, MOVE STANDARD LIGHT OVER STAIRS	JUNE 23 2020
#7	ELECTRICAL - ADD 2 WALL SCONCES ON SEPARATE SWITCHES IN MASTER BEDROOM **WIDTH AND HEIGHT TO BE DETERMINED	JUNE 23 2020
#8	CHANGE DOOR LOCATION FOR WALK IN CLOSET AT BEDROOM 3 **DOUBLE DOOR ACCESS TO NOW BE FROM THE MASTER BEDROOM	JUNE 23 2020
#9	ADD SINGLE DOOR CLOSET INTO BEDROOM 3	JUNE 23 2020
#10	ELECTRICAL - ADD CAPPED LIGHT TO BE OVER TUB IN MASTER ENSUITE, SEP SWITCH	JUNE 23 2020
#11	ELECTRICAL - ADD CAPPED LIGHT BOX TO BE OVER SINK IN MASTER ENSUITE AND MOVE THE STANDARD OVER TO THE OTHER SINK	JUNE 23 2020
#12	N/A	JUNE 23 2020
#13	N/A	JUNE 23 2020
#14	TRAY CEILING IN MASTER BEDROOM	JUNE 23 2020
#15	ADD BLOCKING BEHIND FIREPLACE WALL FOR FUTURE TV & IN MASTER BEDROOM	JUNE 23 2020
#16	8 FOOT HIGH INTERIOR DOORS ON MAIN FLOOR	JUNE 23 2020
#17	ELECTRICAL - PLUG INSTALL FOR APPLIANCE GARAGE **QTK TO SUPPLY PLUG	JUNE 23 2020
#18	TILES - UPGRADE 6 IN FOYER & POWDER ROOM (24 X 24)	JUNE 23 2020
#19	HARDWOOD - IN KITCHEN AND BREAKFAST IN LIEU OF TILE (UPGRADE 2)	JUNE 23 2020
#20	HARDWOOD - IN MAIN HALL IN LIEU OF TILE (UPGRADE 2)	JUNE 23 2020
#21	HARDWOOD - UPGRADE 2 IN GREAT ROOM & UPPER HALL (UPGRADE 2)	JUNE 23 2020
#22	OPTION 1 - HARDWOOD IN BEDROOMS IN LIEU OF CARPET (UPGRADE 2)	JUNE 23 2020
#23	TILES - MUD ROOM - UPGRADE 5 *BRICK	JUNE 23 2020
#24	INTERIOR TRIM (CASING & BASEBOARDS) UPGRADE 1	JUNE 23 2020
#25	MASTER ENSUITE FLOOR **BRICK PATTERN	JUNE 23 2020
#26	MASTER ENSUITE SHOWER WALL **BRICK PATTERN	JUNE 23 2020
#27	MASTER ENSUITE - UPGRADE SHOWER JAMB TO QUARTZ	JUNE 23 2020
#28	MASTER ENSUITE - UPGRADE SHOWER FLOOR TILES (MARBLE)	JUNE 23 2020
#29	KITCHEN BACKSPLASH SLAB TO MATCH COUNTERTOP	JUNE 23 2020
#30	<b>**PLUMBING - SINKS &amp; FAUCETS TO BE PROVIDED BY PURCHASER</b>	JUNE 23 2020
#31	KITCHEN COUNTERTOP - UPGRADE 4	JUNE 23 2020
#32	GAS LINE TO STOVE **INCLUDES 15 AMP	JUNE 23 2020
#33	MASTER ENSUITE - UPGRADE TO STONE COUNTERTOP (UPGRADE 3)	JUNE 23 2020
#34	MAIN BATH - UPGRADE TO STONE COUNTERTOP (UPGRADE 2)	JUNE 23 2020
#35	RAILINGS - UPGRADE TO SQUARE OAK POST & SQUARE OAK HANDRAIL	JUNE 23 2020

CONSTRUCTION SUMMARY OF EXTRAS  
Printed 2020-07-07 / 3:03 PM / Page 2 of 2

Site:  
Lot:  
Model:  
Purchaser:  
Phone/Email:

VILLAGE OF KING  
2-7  
TH-03 (A-1) END  
STEPHEN CECCANESE  
[SCECCANESE1989@GMAIL.COM](mailto:SCECCANESE1989@GMAIL.COM)



DESCRIPTION		DATE SELECTED
#36	PLUG ABOVE FIREPLACE **APPROX 5'5" & IN MASTER BEDROOM & MASTER ENSUITE	JUNE 23 2020
#37	ELECTRICAL - ROUGH IN ONLY FOR VALANCE **QTK TO PROVIDE THE LIGHTING	JUNE 23 2020
#38	POWDER ROOM COUNTERTOP - UPGRADE 4	JUNE 23 2020
#39	INTERIOR DOORS - UPGRADE STYLE ON MAIN FLOOR (SEE COLOUR CHART)	JUNE 23 2020
#40	***HOMEOWNER WILL BE WRAPING/INSULATING THE PLUMBING PIPES **APPROVED AS PER DD	JUNE 23 2020
#41	**ALL CABINET SELECTIONS DONE DIRECTLY WITH QTK ***SEE DRAWINGS ATTACHED	JUNE 23 2020
#42	HVAC - 8 INCH VENT ABOVE STOVE	
#43	PLUMBING **NOTE THAT THE POWDER ROOM HAS A FLOATING VANITY	

ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Island	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Powder Room	AS PER QTK	QTK	EMERSTONE BORGHINI LINCOLN (4)	
Master Ensuite	AS PER QTK	QTK	EMERSTONE BORGHINI CLASSIC (3)	
Main Bath	AS PER QTK	QTK	EMERSTONE PURE GREY (2)	
Laundry	AS PER QTK	QTK	QTK	
TILES				
Main Foyer	ROMA STATURATIO RECTIFIED 24 X 24 (6)			
Basement Foyer	N/A			
Powder Room	ROMA STATURATIO RECTIFIED 24 X 24 (6)			
Mud Room	ROMA STATURATIO RECTIFIED 12 X 24 (5) *BRICK			
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	SLAB TO MATCH COUNTERTOP			
Laundry	LOGT GREY 12 X 24			
Mstr Ensuite Floor	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Mstr Ensuite Shower WALL	NEW BYZANTINE ASSURO 12 X 24 **BRICK			
Master Shower Floor	ORIENTAL WHITE MARBLE 2 X 2			
Master Shower JAMB	MARMOLINE SNOW			
Main Bath Floor	LOGT GREY 12 X 24			
Main Bath Wall	LOGT GREY 12 X 24			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Breakfast	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Great Room	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2)			
Main hall	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of tile			
Upper Hall	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2)			
Master Bedroom	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
Bedroom 2	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
Bedroom 3	HARDWOOD - KENTWOOD BRUSHED OAK 5 INCH - STONECROP (2) in lieu of hardwood			
FIREPLACES				
LOCATION	GREAT ROOM	MANTLE	N/A	
MIRRORS & ACCESSORIES				
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	DELETE	Location	N/A	
Purchaser has reviewed the colour chart				
***FOR TRADE USE***				
VILLAGE OF KING			2-7	
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



ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair:		OAK STAIRS							
Stain / Paint:		STAIN STAIRS TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN							
Main to 2nd POSTS & HANDRAIL:		UPGRADE - SQUARE OAK POST WITH REVEAL & SQUARE OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		UPGRADE 1 - STEP							
Interior Doors Main Floor		MASTONITE LOGAN							
Interior Doors 2nd Floor		STANDARD 2 PANEL SMOOTH							
Interior Door @ Mudroom/Kitchen		SHAKER - ONE LIGHT FROSTED GLASS							
Interior Door Hardware		STANDARD SATIN NICKEL LEVER							
Exterior Door Hardware		STANDARD GRIPSET							
PAINT									
Throughout		WARM GREY							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
	FIXTURES	FAUCETS							NOTES
Kitchen	BY PURCHASER	BY PURCHASER							
Powder room	BY PURCHASER	BY PURCHASER							
Master Ensuite	BY PURCHASER								
Main Bath	BY PURCHASER								
Laundry									
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'		YES / NO Package Name:							
	UPG (SEE PES)	DECLINED						NOTES	
GAS LINE TO STOVE	YES								
WATERLINE to Fridge	YES								
Hood Fan Venting SIZE	8 INCH								
ELECTRICAL for Built-in Oven	NO								
ELECTRICAL for Built-in Micro / OTR	NO								
ELECTRICAL for Gas Stove / Cooktop	YES								
ELECTRICAL for Bar Fridge	NO								
DISCLAIMER								INITIALS	
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									
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs									
Purchaser has checked and acknowledged accuracy of colour and selections before signing.									
SITE:	VILLAGE OF KING	LOT:							
PURCHASER(S):	STEPHEN CECCANESE							JUNE 23 2020	
HOME #/CELL #	SCCCANESE1989@gmail.com								
EMAIL:									
DÉCOR NOTES		Purchaser Signature						Date	
***FOR TRADE USE***									
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of <u>all trades</u> to inform the builder of any discrepancies on sketches <u>PES</u> and/or colour charts <u>PRIOR</u> to installation.								Décor Consultant Signature	Date
ZANCOR HOMES								Vendor Signature	Date
*** PAGE 2 OF 2 ***									

SEE  
KITCHEN  
ISLAND  
FOR  
LIGHTING

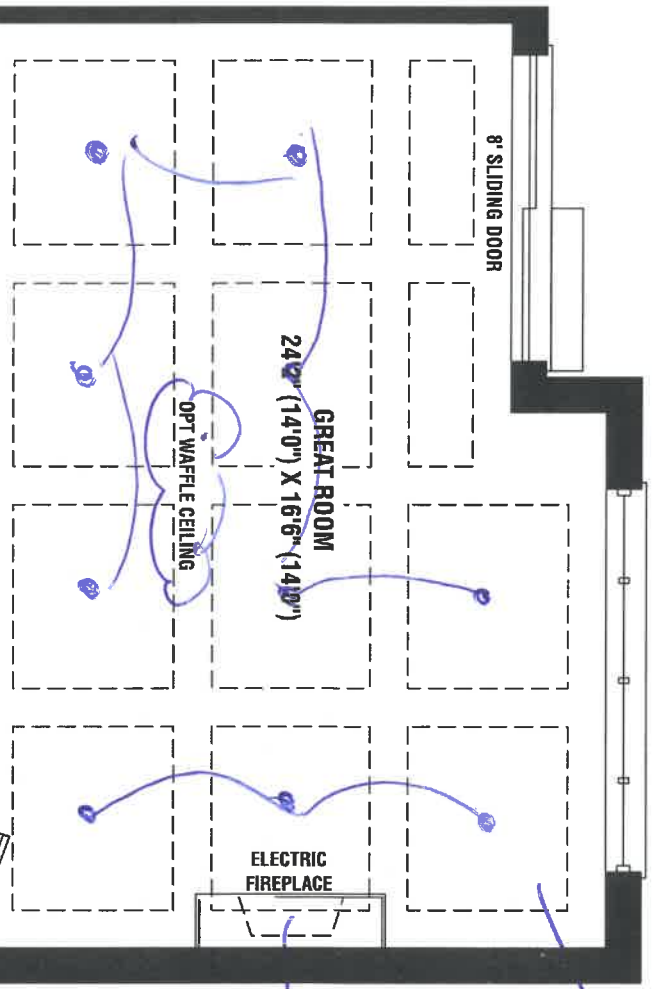
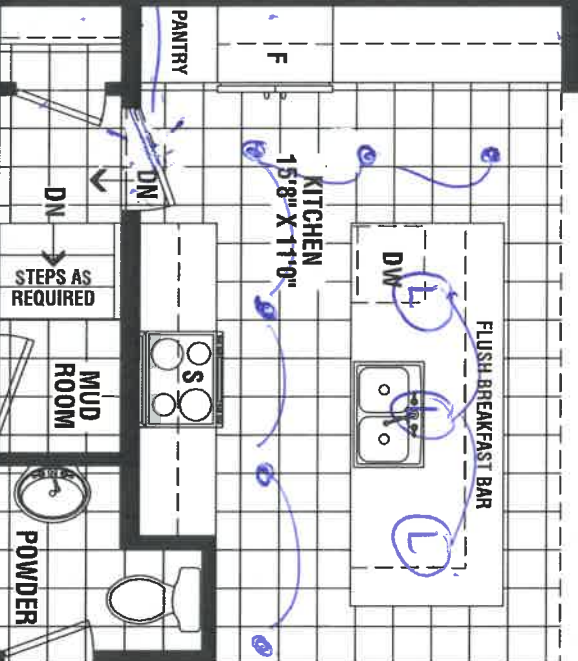
GROUND FLOOR  
ELEV. 'A-1'  
END CONDITION

TH-3

P.I.P. STEPS AS  
REQUIRED

GARAGE  
18'0" X 20'0"

DOOR WHERE  
GRADE PERMITS.  
STEPS AS REQUIRED



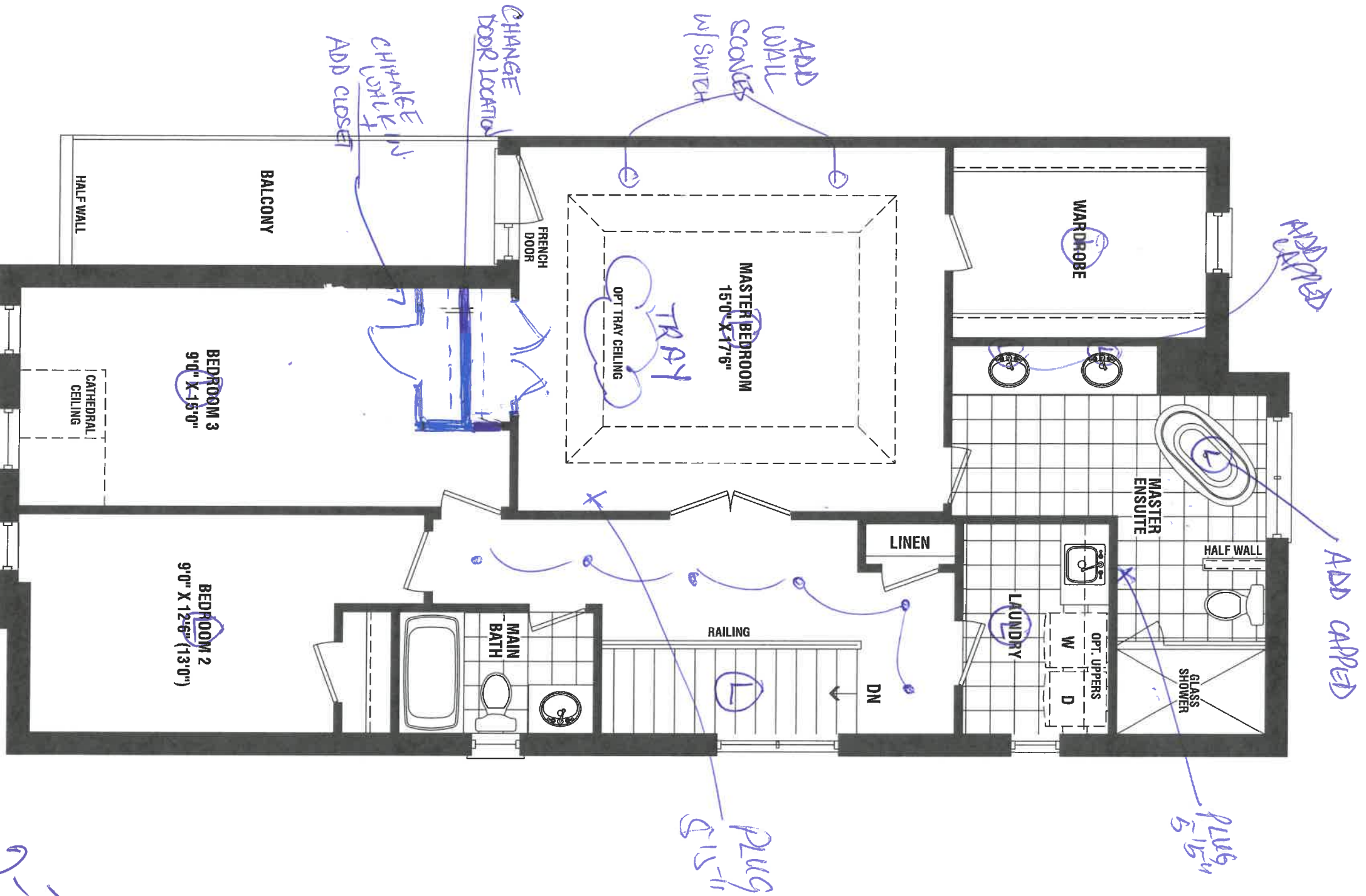
SUNKEN  
FOYER

RAILING  
PORTICO  
RAILING

PLUS  
5'5" FP

waffle

2-7  
28



SECOND FLOOR  
ELEV. 'A-1'  
END CONDITION

TH-3

- Hardwood  
throughout.

2-7

34





PURCHASER:	STEPHEN CECCANESE   VANESSA MIL	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	BLK 81 - KING CITY
EMAIL:		MODEL TYPE:	TH-03
PHONE #:		LOT #:	BLK 2-7 VGE
PHONE #:		DATE:	Jul 31, 2020 Q6552

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 4801	NONE	Category 3	
	FINISH:	CUSTOM FINISH - CHANTILLY LACE			
	SPECIES:	FIBERBOARD			
	DOOR HARDWARE:				
	DRW HARDWARE:				
COUNTER TOP:		Counter Top by Others			
ITEM #	QTY	DESCRIPTION		PRICE	
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 3 DOOR STYLE			
TCL2696	*	STRAIGHT PANTRY CABINET - 26"D x 96-1/2"H (IN LIEU OF BASE & UPPER)			
POS1-2	1	LA POSITANO CANOPY w/ WOOD DUMMY DOOR PANEL - 48" W - 72" W			
FP	1	FRIDGE PANELS (HANDLES NOT INCLUDED) (INSTALLATION NOT INCLUDED)			
DWP-1	1	DW/ PANEL SINGLE DOOR (INCLUDES SAME HANDLE AS ON DRAWERS) (INSTALLATION NOT INCLUDED)			
CUST-1	1	1 SET OF POT DRAWERS w/ PREMIUM WHITE SOFT CLOSE DRAWERS (OPTION PAID FOR BUILDER)			
CUST-2	1	1 SET OF POT DRAWERS w/ PREMIUM WHITE SOFT CLOSE DRAWERS			
CUST-3	1	UPGARDE TO 3 BIN RECYCLE PULLOUT IN LIEU OF 2 BIN			
CUST-4	1	2 1/4" THICK GABLES & TOP VALANCES - FOG (SM-LAMINATE) INCLUDING 50" HIGH SINGLE DOOR UPEPR CABINETS			
CUST-5	1	2 1/4" THICK TOP VALANCE TO CARRY ACROSS ARCHWAY INTO PANTRY			
CUST-6	2	4" THICK x 52" D ISLAND GABLES w/ 1/2" MATCH REVEAL ON 3 SIDES			
CUST-7	1	TWO TONE CABINETRY: THICK/ISLAND GABLES, VALANCES FOG (SM-LAMINATE) APPLIANCE GARAGE CABINET - QTF 3801 TO MATCH FOG LAMINATE			
		TALL, BASE & UPERS QTF 3801 CHANTILLY LACE (MDF)			
CUST-8	1	CATEGORY 3 HARDWARE & VARIOUS SIZES: 23xxx-1MDB (BRASS)			
CUST-10	1	AVENTOS HL APPLIANCE GARAGE w/ SLIDE OUT LAMINATE LOCKING TRAY (K21) & 2 DRAWERS BELOW			
CUST-11	1	ADD VALANCE BOX UPERS w/ BUILT IN LED STRIP LIGHTS IN LIEU OF STD LIGHT VALANCE (LV 121)			
CUST-12	1	EXTERIOR DRAWERS w/ PREMIUM MOTION AT BOTTOM OF PANTRY (9 1/2 & 13 3/4")			
CUST-13	1	K21 CANVAS INTERIOR FOR ENTIRE KITCHEN			
CUST-14	1	SLIDE OUT LAMINATE LOCKING TRAY (K21) LOCATED INSIDE PANTRY RIGHT OF FRIDGE			
CUS-COL	1	Custom Finish - CHANTILLY LACE			
ROOM		DESCRIPTION		CATEGORY	
Ensuite Vanity		DOOR STYLE:	QT 4801	NONE	
		FINISH:	CUSTOM FINISH - BLUEBERRY		
		SPECIES:	FIBERBOARD		
		DOOR HARDWARE:			
		DRW HARDWARE:			
		COUNTER TOP:	Counter Top by Others		
ITEM #	QTY	DESCRIPTION		PRICE	

QTK PROVIDED LIGHTING

ROOM SUMMARY:







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 taste.*  
**PURCHASE AGREEMENT FORM**

PURCHASER:	STEPHEN CECCANESE   VANESSA MIL	CONTRACTOR:	Zancor Homes (King City) Ltd.		
ADDRESS:		SITE:	BLK 81 - KING CITY		
EMAIL:		MODEL TYPE:	TH-03		
PHONE #:		LOT # :	BLK 2-7 VGE		
PHONE #:		DATE:	Jul 31, 2020	Q6552	
ITEM #	QTY	DESCRIPTION			PRICE
CUST-1	1	28" W x 24" H FLOATING VANITY w PREMIUM MOTION BOTTOM DRAWER & FALSE PANEL ABOVE - ACCOMADATE FOR 4" H VESSEL SINK			
CUST-2	1	HANDLE: 2365-1MDB			
CUS-COL	1	Custom Finish - FOG (SM)			
<i>David St.</i>					
ROOM SUMMARY:					0

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.		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: - apd QTK AUTHORIZED SIGNATURE: \_\_\_\_\_  
Page 3 of 3



80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

**JOB NAME**  
BLK 2-7 VLG

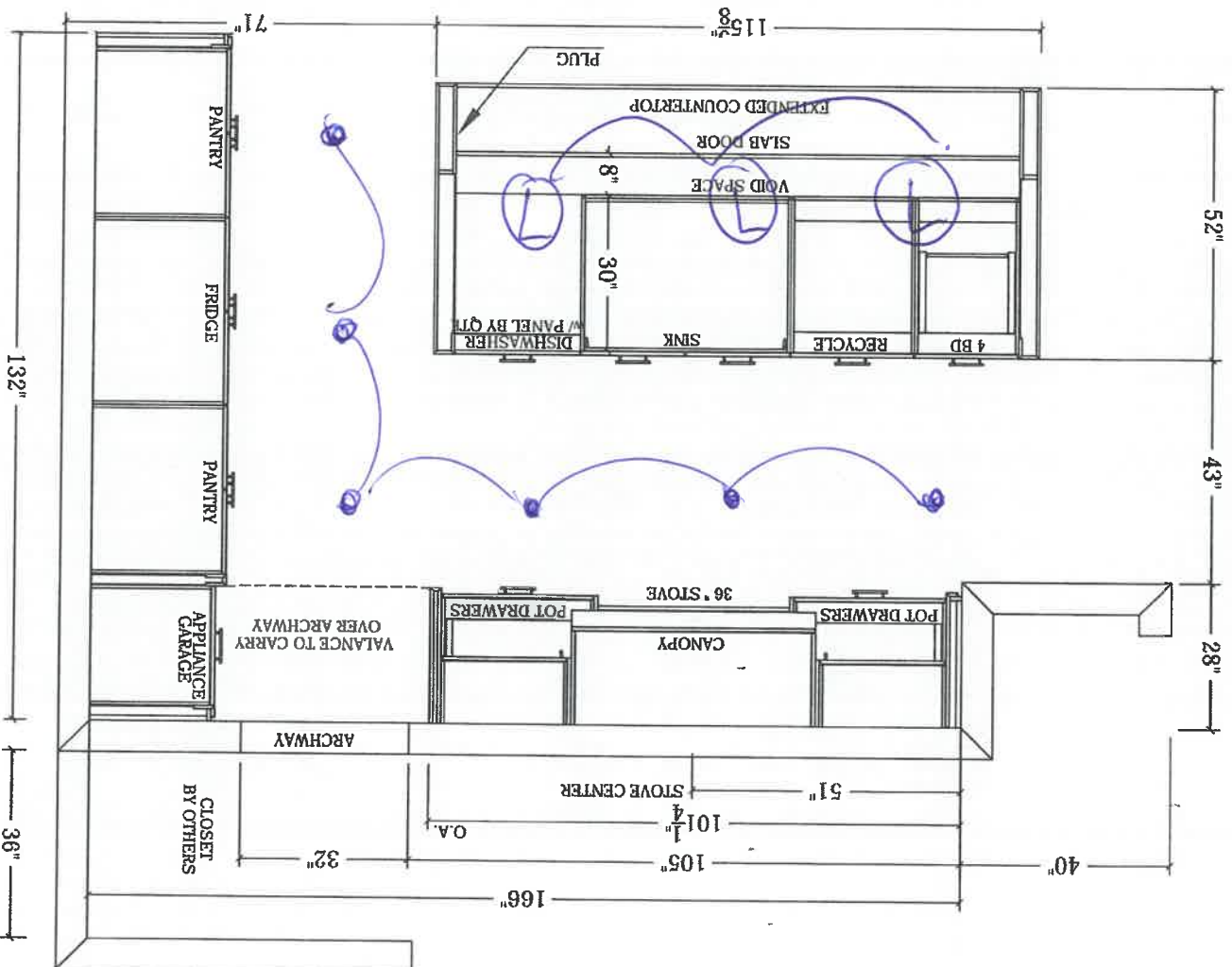
DATE: JUNE 22, 2020

LOT #: TH-03

MODEL:

DOOR ST		DOOR PANEL	SPECIES	FIBERBOARD		FINISH	
TOP:	LAYOUT		DONE BY :		DOOR HANDLE:		DRW HANDLE:
CT P.O.#	GLASS P.O.#				DIRECTION:		LOCATION:
HINGE TY			CABINET LIGHTING TYPE:				DIAMETER:

MOUNTING HEIGHT: 105



KITCHEN PLAN

2-7









80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

**JOB NAME**  
BLK 2-7 VLG

DATE: JUNE 22, 2020

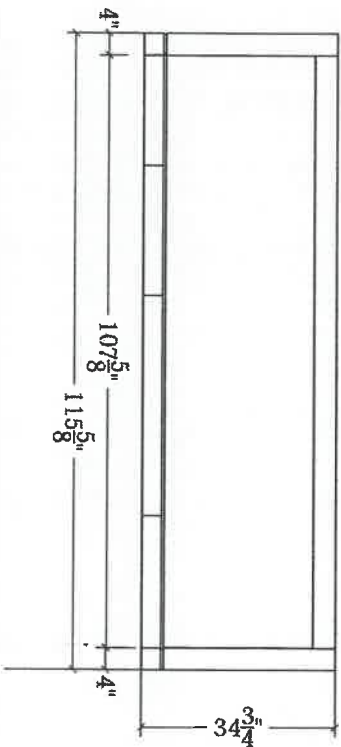
LOT #: TH-03

MODEL:

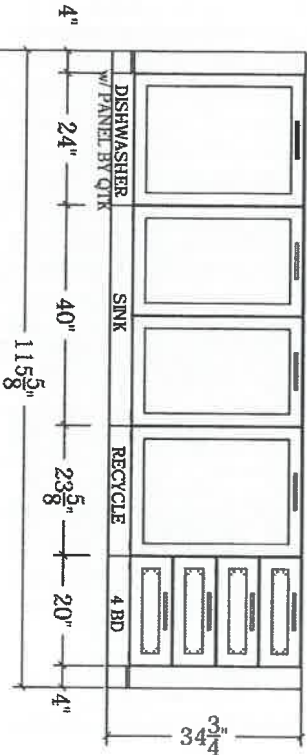
DOOR ST	DOOR PANEL	SPECIES	FINISH
		FIBERBOARD	
TOP:	LAYOUT DONE BY :	DOOR HANDLE:	DRW HANDLE:
CT P.O.#	GLASS P.O.#	DIRECTION:	LOCATION:
HINGE TY	CABINET LIGHTING TYPE:	DIAMETER:	

MOUNTING HEIGHT: 105

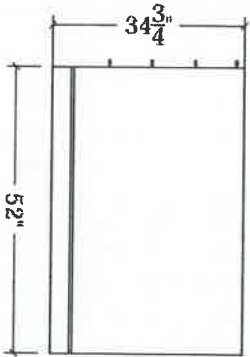
ISLAND REAR ELEVATION



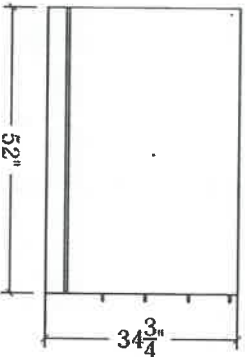
ISLAND FRONT ELEVATION



ISLAND RIGHT ELEVATION



ISLAND LEFT ELEVATION



2-7



80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KING'S RIDGE

ROOM: KIEN

**JOB NAME**  
BLK 2-7 VLG

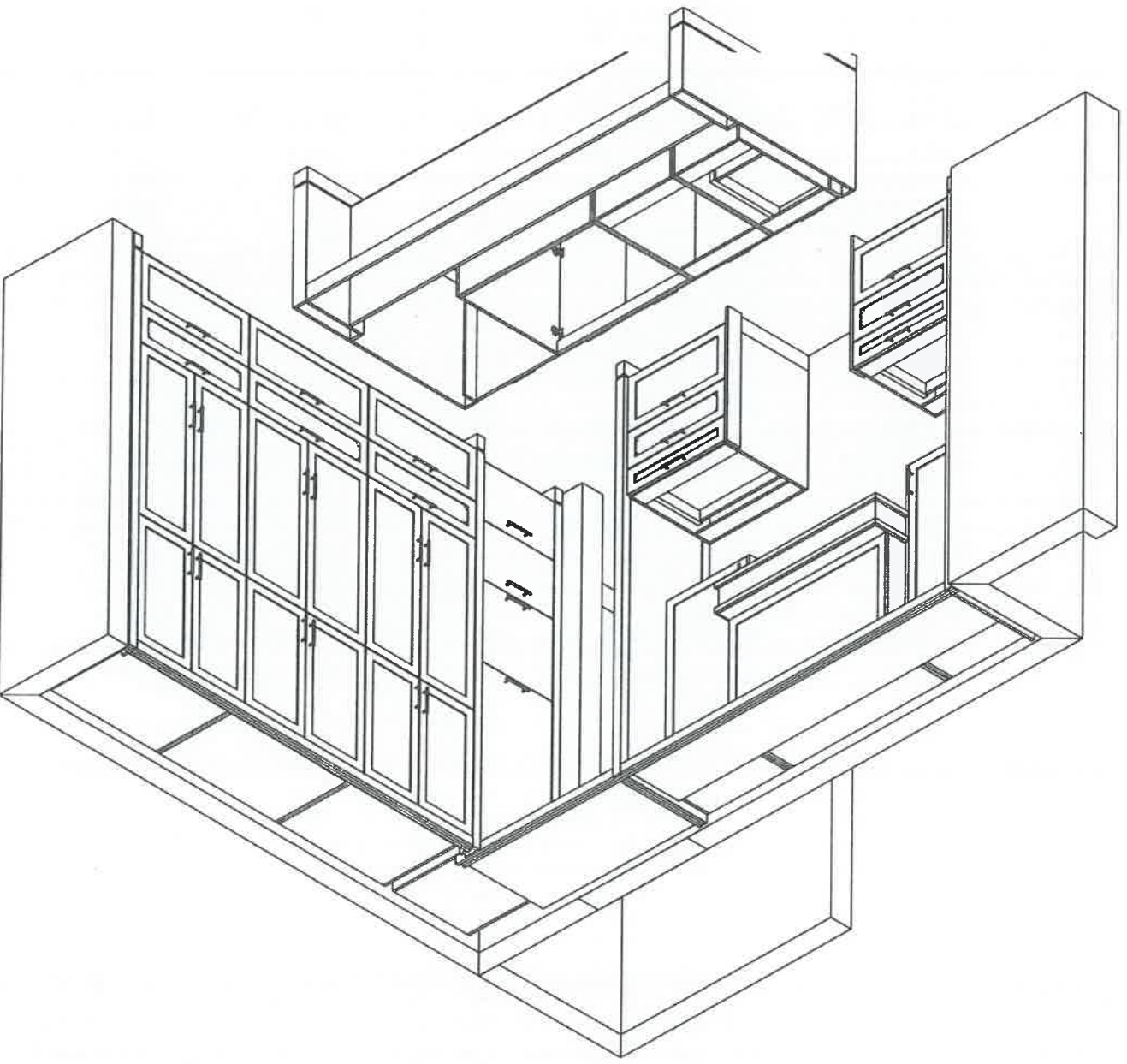
DATE: JUNE 22, 2020

LOT #: TH-03

MODEL:

DOOR ST		DOOR PANEL		SPECIES		FINISH	
				FIBERBOARD			
TOP:		LAYOUT DONE BY :		DOOR HANDLE: DIRECTION:		DRW HANDLE: LOCATION:	
CT P.O. #		GLASS P.O. #		CABINET LIGHTING TYPE:		DIAMETER:	
HINGE TY							

MOUNTING HEIGHT: 105



2-7



80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RIDGE

ROOM: LDY

**JOB NAME**  
TH-03

DATE: JAN 08, 2020

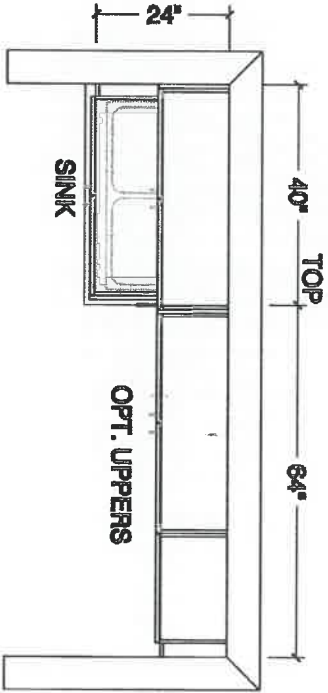
LOT #: TH-03

MODEL: TAKE OFF

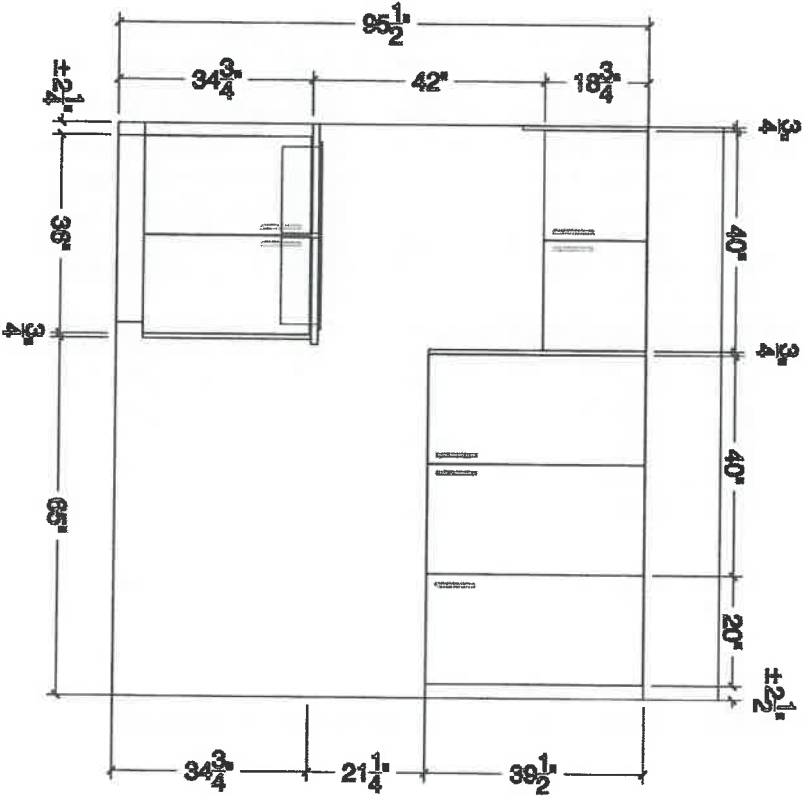
DOOR ST		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY :		DOOR HANDLE:	DRW HANDLE:	
CT P.O.#	GLASS P.O. #		DIRECTION:	LOCATION:	
HINGE TY		CABINET LIGHTING TYPE:		DIAMETER:	

MOUNTING HEIGHT: 87"

LAUNDRY PLAN



LAUNDRY ELEVATION



2-7



80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

*your kitchen. your taste.*

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RIDGE

ROOM: VIES

**JOB NAME**  
TH-03

DATE: JAN 08, 2020

LOT #: TH-03

MODEL: TAKE OFF

DOOR ST DOOR PANEL

SPECIES

FINISH

TOP: LAYOUT  
DONE BY :

CT P.O.# GLASS P.O.#

DOOR HANDLE:  
DIRECTION:

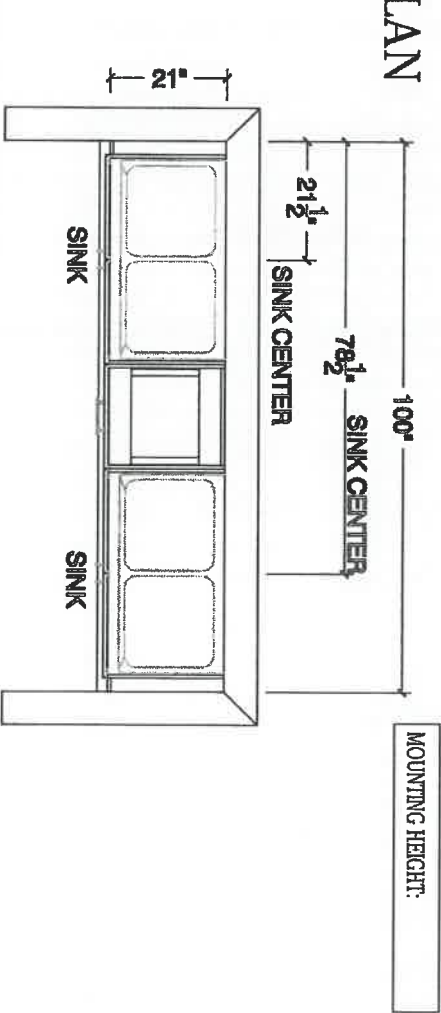
DRW HANDLE:  
LOCATION:

HINGE TY

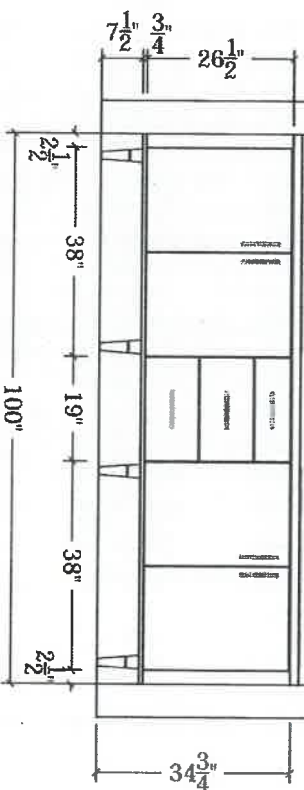
CABINET LIGHTING TYPE:

DIAMETER:

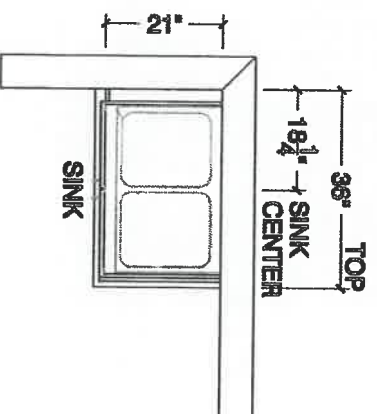
ENSTE PLAN



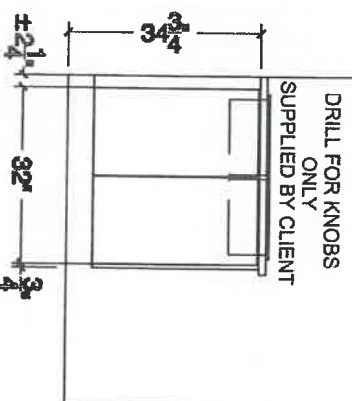
ENSTE ELEV.



MABATH PLAN



MABATH ELEV.



2-7





80 Sante Drive, Vaughan, ON L4K 3C4  
T 416.746.1811 F 905.761.5901  
www.qtk.ca info@qtk.ca

your kitchen. your taste.

CLIENT: ZOR HOMES

SITE: VGE AT KINGS RIDGE

ROOM: BASEMENT BATH

JOB NAME

TH-03

DATE: JAN 08, 2020

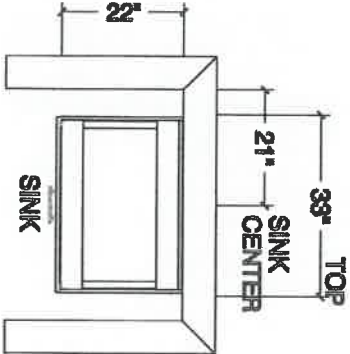
LOT #: TH-03

MODEL: TAKE OFF

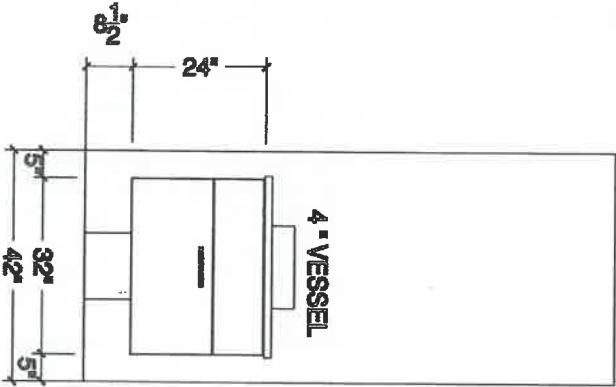
DOOR ST		DOOR PANEL	SPECIES	FINISH	
TOP:	LAYOUT DONE BY :		DOOR HANDLE:		DRW HANDLE:
CT P.O.#	GLASS P.O.#		DIRECTION:		LOCATION:
HINGE TY		CABINET LIGHTING TYPE:		DIAMETER:	

POWER ROOM PLAN.

MOUNTING HEIGHT:



POWER ROOM ELEV.



FLOATING

2-7

THE  
GALLERY  
BY ZANCOR  
APPLIANCE ACKNOWLEDGEMENT



CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, Vaughan

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

SC

HOMEOWNER INITIALS

Fridge Opening ▶ 36" (+/-) x 74" (+/-) \*\*Space above the fridge is required due to proper air flow

Stove Opening ▶ 30" Hood Fan Opening ▶ 30"

Dishwasher Opening ▶ 24" Hood Fan Vent ▶ 6"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

\*\*\*Specs that require changes/modifications after this date will not be accepted\*\*\*

UPGRADE APPLIANCE OPENING REQUIREMENTS:

SD

HOMEOWNER INITIALS

FRIDGE

☒ Built-In

☐ Paneled / Integrated

☐ Flush Inset

☐ Water Line Required

RANGE

☒ 36"

☐ 48"

☒ Gas

☐ Induction

☐ Cooktop (Apron front)

☒ Cooktop (Dropin)

\*\*Countertop Cut-out charge required for cooktop

HOOD FAN &

☐ Under Cabinet (Standard)

☐ Chimney (centre vent)

☐ Insert / Liner

☒ 6 Inch (Standard)

☐ 8 Inch

☐ 10 Inch

WALL OVEN &

☐ Single Oven

☐ Double Oven

☒ Steam Oven

☐ Warming Drawer

☐ Over the Range Microwave

☐ Built-in Microwave (\*trim kit required)

MICRO

DATE June 23/2020

SITE King

LOT 2-7

\*\* Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

\*\*It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948

THE  
GALLERY  
BY ZANCOR

RELEASE FORM  
BRICK/JOINT PATTERN INSTALLATION

LOT / SITE:

HOMEOWNERS:

DATE:

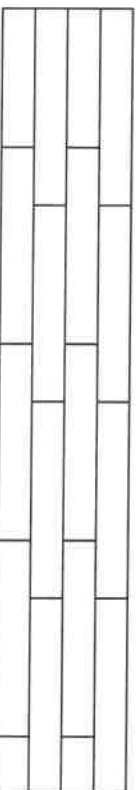
2-7 King  
Cecilia  
June 28/2020

\*Brick installation requires an additional charge and will be included on the extras if selected\*

Large tiles installation for floor and wall) – ¼ Brick

Please be advised it has come to our attention, that due to production, many of the over-sized and odd shaped, man-made tiles (i.e. porcelain & ceramic), have been found to have a slight bow in the tile. It is a standard occurrence with all suppliers and manufacturers.

It is therefore recommended, that if and when a purchaser requests to install one of these tiles in a brick-joint pattern, that it be installed on a ¼ brick pattern, to try to avoidlippage. Attached with this letter, you will find a layout of the ¼ brick installation that has been recommended.



Location: As per floor plan

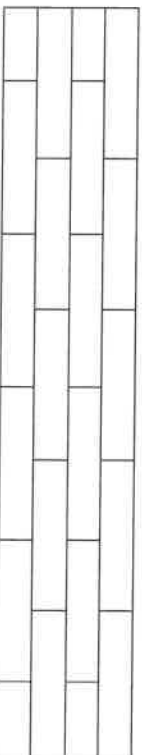
Please understand, even in using this ¼ brick installation, there may still be minimal lippage which cannot fully be eliminated.

Hence, when there is a request for brick-joint installation, Zancor Homes and their contractor, cannot be held responsible for this matter.

[Signature]  
Homeowner(s) Initial

(Small tile installation for walls) – ½ Brick

Purchaser requests to install small wall tiles on a backsplash or shower wall in a brick-joint pattern, that it be installed on a ½ brick pattern.



Locations: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Homeowner(s) Initial \_\_\_\_\_



THE  
GALLERY  
BY ZANCOR

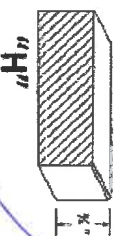
Stone Countertop Edge Profiles

\*\*Where applicable as per site specifications\*\*

Standard Countertop  
Edge in Kitchen

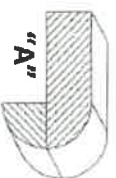
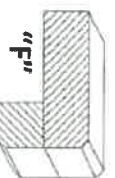
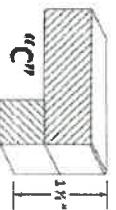


Standard Countertop  
Edge in Vanity

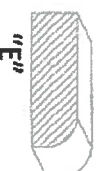
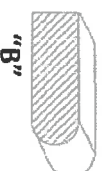


Option 1 – Countertop Edges

Optional Edge in  
Kitchen - \$250

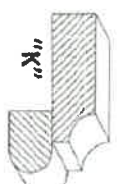
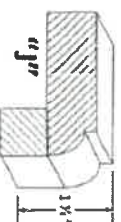
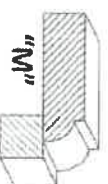
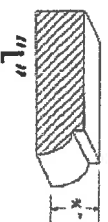


Optional Edge in  
Vanity - \$125

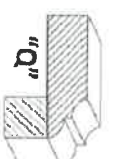
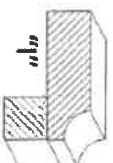
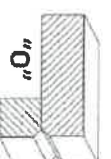
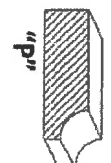


Option 2 – Countertop Edges

Option 2 Edge in  
Kitchen – Custom \$\$



Optional 2 Edge in  
Vanity – Custom \$\$



DATE June 23/20

SITE K119

LOT 2-7

ASL  
Homeowner(s) Initials

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 \* T: (905) 738.7010 F: (905) 738.5948



THE  
**GALLERY**  
BY **ZANCOR**

**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 on to 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 absorpency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter. **\*\*SEE COLOUR CHART FOR LOCATIONS\*\***

DATE June 23/20

SITE K119

LOT 2-7

**ZANCOR**