

CONSTRUCTION SUMMARY

Sharon Village 2 - Secondo Vales Estates Inc.

PURCHASERS: MIAO PING GUAN and TIK SANG TSE

TEL: RES.: 647-868-9636

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
23 / 2	65M-4626	Pinebrook 2 Elev 1		

CABINETS ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 13Nov18 Note:	
1 - KITCHEN CABINETS UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 13Nov18 Note:	
2 - KITCHEN CABINETS UPPER - GLASS DOOR - CORD GLK340 - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 13Nov18 Note:	

CERAMIC TILE

1 - FOYER - UPGRADE 1 FLOOR TILES - LAID STRAIGHT 13Nov18 Note:	
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ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 13Nov18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Oct18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 22Oct18 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 22Oct18 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 22Oct18 Note:	

\*SELBA

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 13Nov18 Note:	
1 - MANTEL - PAINTED - M 3 - IN LIEU OF STANDARD MANTEL 13Nov18 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 22Oct18 Note:	

HARDWOOD FLOORING

1 - FIRST FLOOR - STANDARD NON-TILED AREAS - 3 1/4" PROMO HARDWOOD FLOORING IN LIEU OF STANDARD AS PER OFFER 13Nov18 Note:	
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HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 22Oct18 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 22Oct18 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Nov18 Note:	
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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$295.00 BALANCE FORWARD TO BE USED AT A LATER DATE.  
ORIGINAL PROMOTIONAL PACKAGE OF \$7000.00 AS PER SCHEDULE PE.  
22Oct18 Note:

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 13Nov18 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 13Nov18 Note:	

EXTRAS AS PER OFFER

(10) The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit o Worksheet Note:	
STONE AT THE LOWER SECTION OF THE FRONT OF THE HOME AS PER ATTACHED SKETCH Worksheet Note:	

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Purchasers: MIAO PING GUAN & TIK SANG TSE  
Telephone Res. / Bus: (647) 868-9636 /  
Decor Advisor: Candace Forza  
Lock Date: 13-Nov-18

Property: 23  
Project: Secondo Vales Estates Inc.  
Model and Elevation: Pinebrook 2 Elev 1  
Plan #: 65M-4626

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	1001
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	1001
Master Ensuite Bathroom	CONTINENTAL W823XZ4	1001
Ensuite Bath - Bedroom 2	CONTINENTAL W814XZ4	1001
Ensuite Bath - Bedroom 3/4	CONTINENTAL W814XZ4	1001
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances: Built In Appliances ☐ Yes ☒ No Slide In Stove ☐ Yes ☒ No  
Dishwasher Cabinet ☐ Closed ☒ Open 41" Upper Cabinets ☒ Yes ☐ No Please NOTE: Standard Cabinet Height is 30"  
Stove Opening  NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width  
Fridge Opening  NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-BRONZITE 4971-52	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE JUPARANA 4931-52	
Master Ensuite Bathroom	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 2	LAMINATE-MADURA PEARL 4922K-52	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

Entrance Vestibule	TILE-FM45GL001S GLOSSY WHITE-18X18	At a 45 Threshold-If App.
Main Hall	STRIP	
Kitchen / Breakfast	TILE-SIENA GREY-13X13	METAL STRIP
Laundry Room	TILE-SIENA GREY-13X13	METAL STRIP
Powder Room	TILE-SIENA GREY-13X13	METAL STRIP
Master Ensuite Bathroom	TILE-SIENA GREY-13X13	METAL STRIP
Ensuite Bath - Bedroom 2	TILE-SIENA GREY-13X13	METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-SIENA GREY-13X13	METAL STRIP
MUD ROOM	TILE-SIENA GREY-13X13	METAL STRIP
	N/A	
	N/A	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LUC GREY EUROPE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC AFRICA-8X16	
MUD ROOM	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures


All Bathrooms	White	Whirlpool	
	N/A		N/A <input type="radio"/> Yes <input checked="" type="radio"/> No
	N/A		
	N/A		
	N/A		Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No
	N/A		Waterline for Fridge <input checked="" type="radio"/> Yes <input type="radio"/> No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Living Room	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Dining Room	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Family Room	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Den / Library / Study	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-MAPLE-CASHMERE-PLATINUM-3 1/4"	
Upper Hall	LAMINATE-MANHATTAN - DRIFTWOOD OAK - TL-15020	
Master Bedroom	LAMINATE-MANHATTAN - DRIFTWOOD OAK - TL-15020	
Bedroom #2	LAMINATE-MANHATTAN - DRIFTWOOD OAK - TL-15020	
Bedroom #3	LAMINATE-MANHATTAN - DRIFTWOOD OAK - TL-15020	
Bedroom #4	LAMINATE-MANHATTAN - DRIFTWOOD OAK - TL-15020	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets


Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE PLATINUM
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE PLATINUM
	Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No

\*\* Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input type="radio"/> Yes		<input checked="" type="radio"/> No

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### 10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A
Main Hall	N/A	N/A
Living Room	N/A	N/A
Dining Room	N/A	N/A
Family Room	N/A	N/A

Kitchen/Breakfast	N/A	N/A
Den/Library	N/A	N/A
Lower Landing	N/A	N/A
	N/A	N/A

\*\* Refer to Construction Summary

### 11. Fireplace

Living Room			Family Room			Other Room - Specify		
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		MANTLE M3			N/A		
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A		BIANCO			N/A		
Hearth	N/A		NO			N/A		

\*\* Refer to Construction Summary

### 12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
Comment			

\*\* Refer to Construction Summary

### 13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

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### 14. General Comments

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### Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

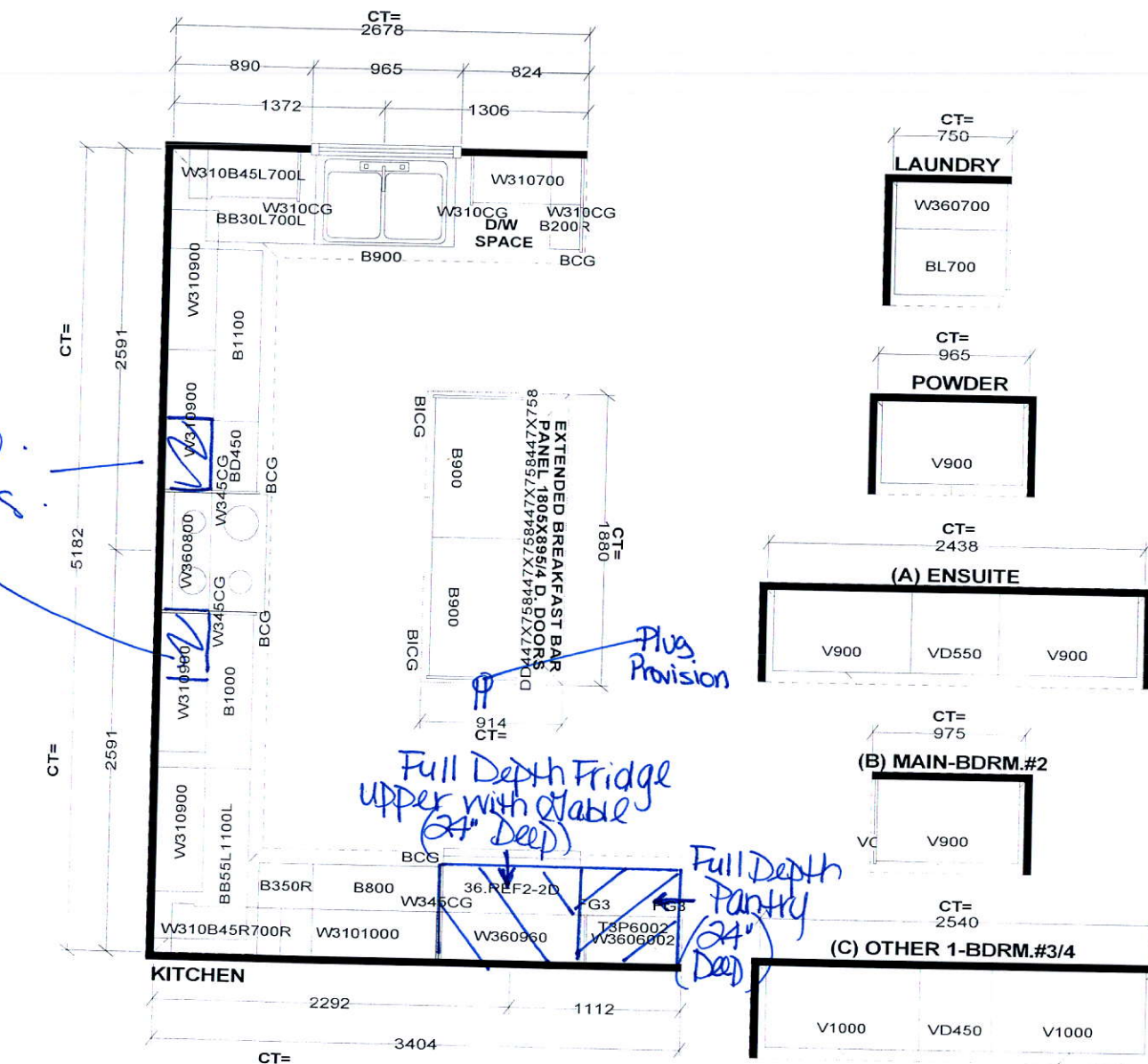
Signature: 


Date: Nov. 13/18

Signature: 

Date: Nov 13, 2018





W WDTH		W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
STANDARD FEATURES:								
<b>1040MM HIGH UPPER CABINETS</b> <b>LAMINATE KITCHEN &amp; VANITY TOPS</b> <b>DISHWASHER SPACE</b> <b>DUMMY DOORS ON EXPOSED BACKS</b>							<b>JOB NUMBER:</b> <b>BUILDER: GREENPARK</b> <b>SITE NAME: SECONDO VALES</b> <b>MODEL: PINEBROOK 2 ELEV 1,2,3</b> <b>LOT #:</b> <b>DESIGNER: KS</b> <b>DATE: MAR 22 18</b>	
<i>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.</i>								

Secondo - Lot 23  
PINEBROOK 2 | 3,045 SQ.FT.

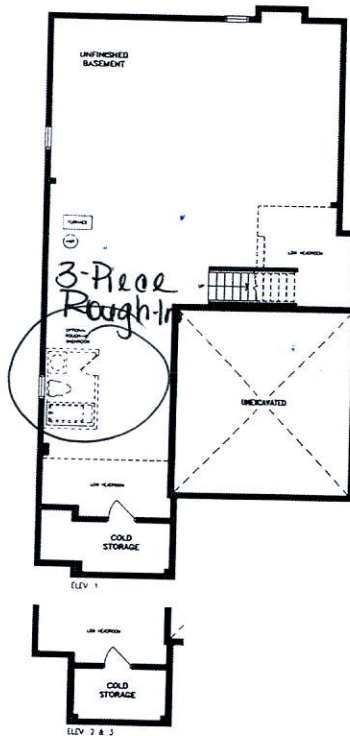
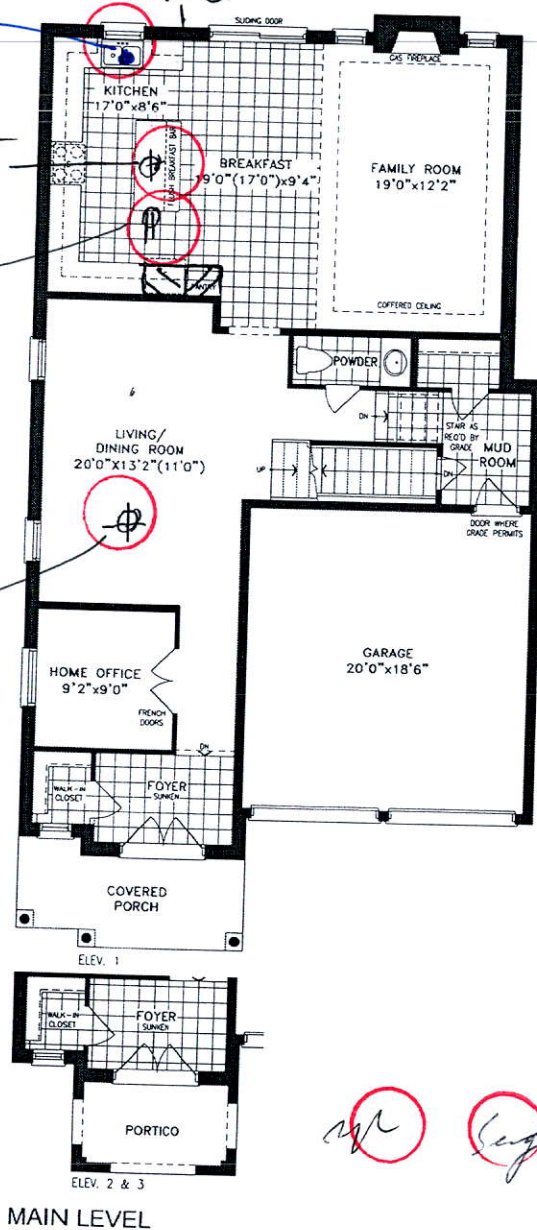
Gas Line for BBQ

Add Potlight Above Sink

Add Light

Add Plug

Add Light



200 AMP Electrical

