

CONSTRUCTION SUMMARY

Lotus Pointe 2 (G) - Lamberts Lane Home Corp.

DATE: SEP 11 2019

PURCHASERS: KULWINDER SINGH NAGRA and AMARJEET KAUR NAGRA

TEL: RES.: 313-354-5093

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
20 / 2	43M-2071	Preston Two Elev 2 4 Bedroom		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 10Sep19 Note:	NEW	★	★	★	RECEIVED SEP 11 2019
1 - CABINETRY - KITCHEN - UPGRADE 1 03Sep19 Note:					

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 03Sep19 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 1 03Sep19 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 03Sep19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 03Sep19 Note:	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - UPGRADE 1 03Sep19 Note: Specs. Attached	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 03Sep19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 03Sep19 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 03Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 03Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 03Sep19 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03Sep19 Note:	
1 - UPGRADE 3 TILES - IN ALL TILED AREAS - FIRST FLOOR COMPLETE 03Sep19 Note:	
1 - MAIN HALL AREA TO HAVE TILES IN LIEU OF HARDWOOD - UPGRADE 3 03Sep19 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 03Sep19 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 13Aug19 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 13Aug19 Note:	



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20 / 2	43M-2071	Preston Two Elev 2 4 Bedroom		
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM				
13Aug19 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR	
03Sep19 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR	
03Sep19 Note:	

HARDWOOD FLOORING

1 - HARDWOOD- GROUP A 5INCH IN LIEU OF STANDARD - FIRST FLOOR COMPLETE	
03Sep19 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE- MASTER ENSUITE - WITH CHROME KNOB	
13Aug19 Note:	

PLUMBING

1 - SINK - DROP-IN SINK - CONTRAC LOLAND #4480BST POWDER ROOM ONLY	
03Sep19 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH	
ALL BATHROOMS	
03Sep19 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH	
ENSUITE BATHROOMS ONLY	
03Sep19 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH-	
ALL BATHROOMS	
03Sep19 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
03Sep19 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
03Sep19 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3.605 BALANCE FORWARD \$3,895 TO BE USED AT A LATER DATE.	
ORIGINAL PROMOTIONAL PACKAGE OF \$7,500 AS PER SCHEDULE PE	
13Aug19 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE	
- PRICE IS PER SET	
03Sep19 Note:	
1 - V GROOVE HANDRAIL	
03Sep19 Note:	
1 - EUROLINE 3 BLACK IRON PICKETS	
03Sep19 Note:	

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EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. <i>Worksheet</i> Note:	
(7,5) 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 10 Sep 19 at 15:07



Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

KULWINDER SINGH NAGRA & AMARJEET KAL

(313) 354-5093 /

Natalie Mancuso

3-Sep-19

Property: 20

Project: Lamberts Lane Home Corp.

Model and Elevation: Preston Two Elev 2 4 Bedroom

Plan #: 43M-2071

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFTWOOD	431SA
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 823 DRIFTWOOD	431SA
Ensuite Bath - Bedroom 4	CONTINENTAL 814 DARK CHOCOLATE	431SA

Appliances:

Built In Appliances

Slide In Stove

☒ Yes ☐ No

☐ Closed ☒ Open

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Dishwasher Cabinet

Stove Opening

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	

\*\* Refer to Construction Summary

Initials: KN AN

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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Plan #: 43M-2071

3. Ceramic Flooring

Entrance Vestibule	TILE- LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	TILE- LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE- LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE- STRATA GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE- LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- FM45GL001S GLOSSY WHITE 18X18	<input type="checkbox"/>	
GARAGE LANDING	TILE- LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- LUC CONCEPT NEVE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- LUC CONCEPT NEVE 8X16	
Ensuite Bath - Bedroom 4	TILE- LUC CONCEPT NEVE 8X16	
GARAGE LANDING		
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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**Telephone Res. / Bus:** (313) 354-5093 /

**Project:** Lamberts Lane Home Corp.

**Decor Advisor:** Natalie Mancuso

**Model and Elevation:** Preston Two Elev 2 4 Bedroom

Lock Date: 3-Sep-19

3-Sep-19

**Plan #:** 43M-2071

## 1. Outer flooring

Main Hall	TILE- LITIUM SILVER POLISHED 24X24
Living Room	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Family Room	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Upper Landing	HARDWOOD- MIRAGE 5" MAPLE- PLATINUM- CASHMERE
Upper Hall	LAMINATE-MANHATTAN - EARL GREY OAK TL-15012
Master Bedroom	LAMINATE-MANHATTAN - EARL GREY OAK TL-15012
Bedroom #2	LAMINATE-MANHATTAN - EARL GREY OAK TL-15012
Bedroom #3	LAMINATE-MANHATTAN - EARL GREY OAK TL-15012
Bedroom #4	LAMINATE-MANHATTAN - EARL GREY OAK TL-15012
Bedroom #5	

Underpad

Type

Area

**\*\* Refer to Construction Summary**

## 8. Railings and Pickets

<b>Railing Type</b>	V-GROOVE	<b>Colour</b>	MIRAGE- PLATINUM
<b>Picket Type</b>	EUROLINE 3	<b>Colour</b>	BLACK
<b>Stringer / Riser</b>	AS PER CONSTRUCTION SPECIFICATIO	<b>Colour</b>	MIRAGE- PLATINUM
<b>Treads</b>	AS PER CONSTRUCTION SPECIFICATIO	<b>Colour</b>	MIRAGE- PLATINUM
<b>Red Oak Stairs with Semi Gloss Finish</b>		<input checked="" type="radio"/> Yes <input type="radio"/> No	

**\*\* Refer to Construction Summary**

### 9. Wall Paint Flat Finish

<b>Main &amp; Upper Hall</b>	22 WARM GREY	<b>Master Bedroom</b>	22 WARM GREY
<b>Living Room</b>	22 WARM GREY	<b>Bedroom #2</b>	22 WARM GREY
<b>Dining Room</b>	22 WARM GREY	<b>Bedroom #3</b>	22 WARM GREY
<b>Kitchen / Breakfast</b>	22 WARM GREY	<b>Bedroom #4</b>	22 WARM GREY
<b>Family Room</b>	22 WARM GREY	<b>Bedroom #5</b>	
<b>Powder Room</b>	22 WARM GREY	<b>Master Ensuite</b>	22 WARM GREY
<b>Laundry Room</b>	22 WARM GREY	<b>Ensuite Bath - Bedroom 2/3</b>	22 WARM GREY
<b>Den/Library</b>	22 WARM GREY	<b>Ensuite Bath - Bedroom 4</b>	22 WARM GREY
<b>Trim Paint-Semi Gloss</b>	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes

☐ No

**\*\* Refer to Construction Summary**

Initials:

Handwritten:  $K=2$

A.N



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Lock Date: 3-Sep-19 3-Sep-19 Plan #: 43M-2071

**10. Plaster Mouldings and Medallions**

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

**\*\* Refer to Construction Summary****11. Fireplace**

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M1-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

**\*\* Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

YES

Gas Provisions Barbecue

YES

Comment

**\*\* Refer to Construction Summary****13. Electrical**

Plugs and Switches

☒ White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

☐ Yes☒ No

Built in Oven

☐ Yes☒ No

Above Kitchen Cabinet Light

☐ Yes ☒ No

Below Kitchen Cabinet Light

☐ Yes ☒ No

Gas Stove

☒ Yes☐ No

Microwave

☒ Yes☐ No

Dishwasher Rough-in

Yes

**\*\* Refer to Construction Summary****14. General Comments****\*\* Refer to Construction Summary****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: K. Nagra Date: SEP 3 2019 Signature: Amarjeet Nagra Date: \_\_\_\_\_





# INSTALLATION INSTRUCTIONS

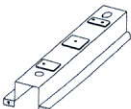
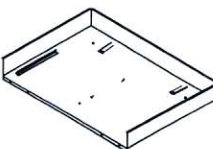
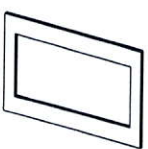


## Tools and Parts

### Tools Needed

Gather the required tools and parts before starting installation. Read and follow the instructions provided with any tools listed here.

- Measuring tape
- Drill
- Pencil
- 7/64" drill bit
- Phillips screwdriver

### Parts Supplied (not shown to scale)

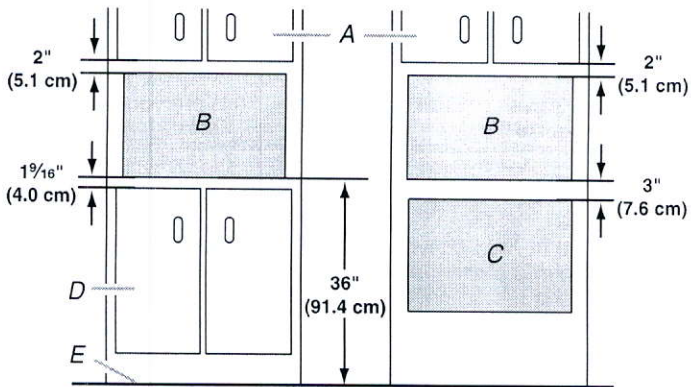
		
Rails (2)	Bottom duct	Trim kit frame
		
Short screws (14) (11 + 3 extra)	Long wood screws (6 - painted) (4 + 2 extra)	

## Location Requirements

The microwave oven may be installed over a built-in oven. If installing over a built-in oven, make sure there is a minimum of 3" (7.6 cm) between the top of the lower oven cutout and the microwave oven cutout floor.

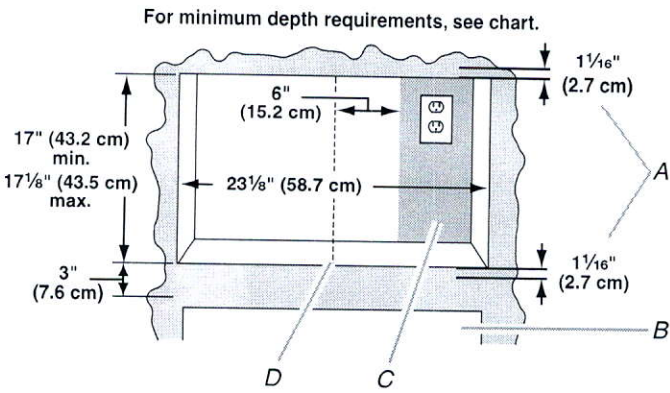
The microwave oven may also be installed in a cabinet by itself (without a built-in oven below). For best usability, we recommend a minimum distance of 36" (91.4 cm) from the floor to the cutout floor.

Make sure the surrounding cabinetry has clearance to open and close freely. Allow a clearance of at least 1 1/16" (4.0 cm) below the cutout floor (3" [7.6 cm] for installation above a built-in oven), and a clearance of at least 2" (5.1 cm) above the cutout opening.



A. Upper cabinet  
B. Microwave oven cutout  
C. Lower oven cutout  
D. Lower cabinets  
E. Floor

## Required Cutout Dimensions



A. Trim kit frame overhang  
B. Cutout for lower oven  
C. Recommended region for receptacle location (no less than 6" [15.2 cm] to the right of cutout centerline)  
D. Cutout centerline

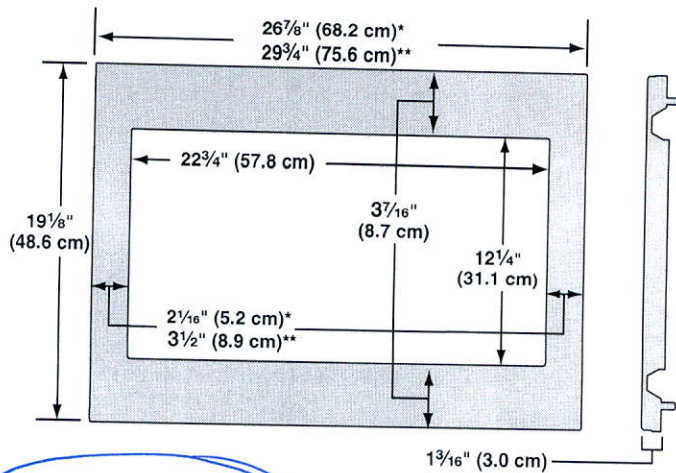
Receptacle Location	Minimum Depth
Within recommended region	18" (45.7 cm) with flush receptacle; 21" (53.2 cm) with non-flush receptacle
Outside recommended region	19 1/2" (49.5 cm) with flush receptacle; 22 1/2" (57.2 cm) with non-flush receptacle

### NOTES:

- Depth requirements depend upon receptacle and its location within or outside of recommended region. See illustration and chart above.
- Height dimension is critical: 17" (43.2 cm) minimum, 17 1/8" (43.5 cm) maximum.
- Width measurement has  $\pm 1/16$ " (2 mm) tolerance.
- 3" (7.6 cm) minimum dimension is from lower oven cutout ceiling to microwave oven cutout floor.
- Trim kit frame extends 1 1/16" (2.7 cm) above and below the cutout opening.

30"

## Trim Kit Frame Dimensions



\*27" (68.6 cm) trim kit

\*\*30" (76.2 cm) trim kit

## Electrical Requirements

### ⚠ WARNING



#### Electrical Shock Hazard

Plug into a grounded 3 prong outlet.

Do not remove ground prong.

Do not use an adapter.

Do not use an extension cord.

Failure to follow these instructions can result in death, fire, or electrical shock.

Observe all governing codes and ordinances.

#### Required:

- A 120 volt, 60 Hz, AC only, 15- or 20-amp electrical supply with a fuse or circuit breaker.

#### Recommended:

- A time-delay fuse or time-delay circuit breaker.
- A separate circuit serving only this microwave oven.

## GROUNDING INSTRUCTIONS

#### ■ For all cord connected appliances:

The microwave oven must be grounded. In the event of an electrical short circuit, grounding reduces the risk of electric shock by providing an escape wire for the electric current. The microwave oven is equipped with a cord having a grounding wire with a grounding plug. The plug must be plugged into an outlet that is properly installed and grounded.

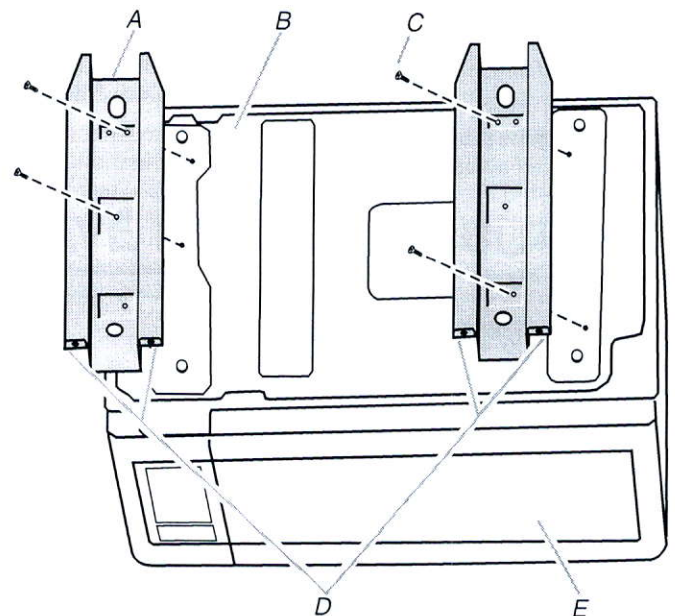
**WARNING:** Improper use of the grounding plug can result in a risk of electric shock. Consult a qualified electrician or serviceman if the grounding instructions are not completely understood, or if doubt exists as to whether the microwave oven is properly grounded.

Do not use an extension cord. If the power supply cord is too short, have a qualified electrician or serviceman install an outlet near the microwave oven.

## SAVE THESE INSTRUCTIONS

### Prepare Microwave Oven

1. Unplug microwave oven before proceeding with installation.
2. Remove any loose items inside microwave oven.
3. Gently turn microwave oven onto its top, with the door facing forward (toward installer).
4. Align the two rails on the microwave oven bottom, as shown, making sure the flanges are forward and pointing up.



A. Rails (2)

B. Microwave oven bottom

C. Short screws (4)

D. Flanges

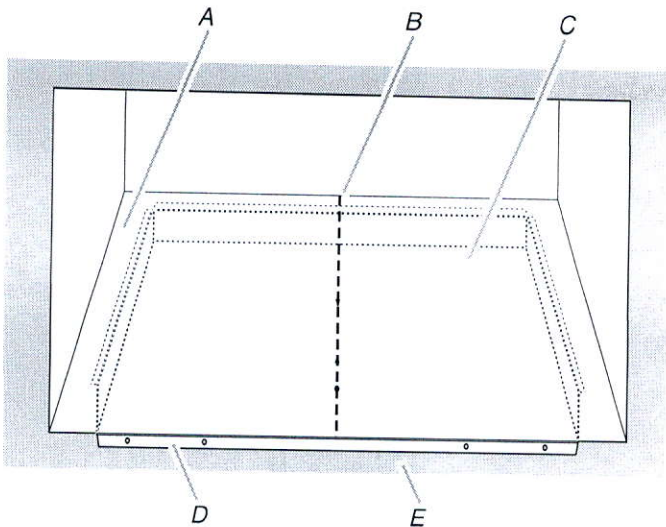
E. Door

5. Secure the rails to the microwave oven bottom using four short screws.



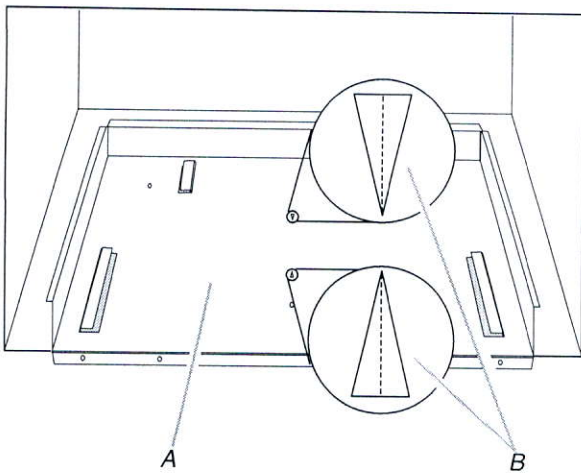
## Prepare Cutout/Cabinet Opening

1. On the cutout floor, find and mark the centerline.
2. Place the bottom duct in the opening, with the flange resting against the bottom front facing of the opening.



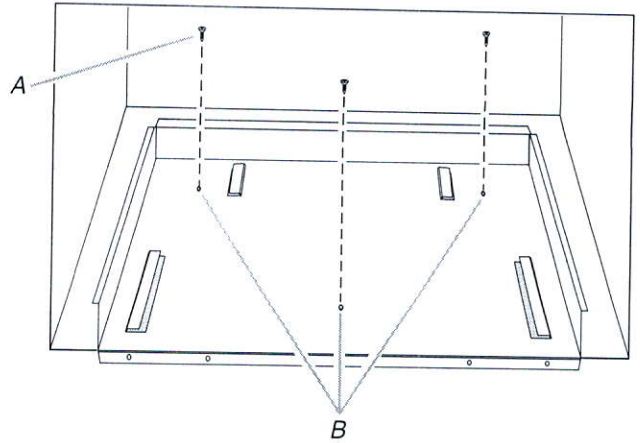
A. Cutout floor  
B. Centerline  
C. Bottom duct  
D. Bottom duct flange  
E. Front facing

3. Align the center arrows on the bottom duct with the centerline drawn in Step 1 above.



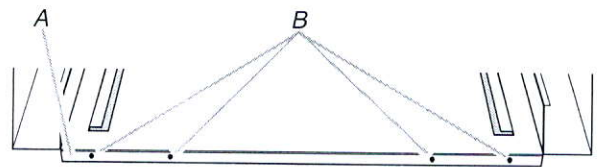
A. Bottom duct  
B. Center arrows, aligned with centerline

4. Mark the three mounting holes through the bottom duct onto the cutout floor.



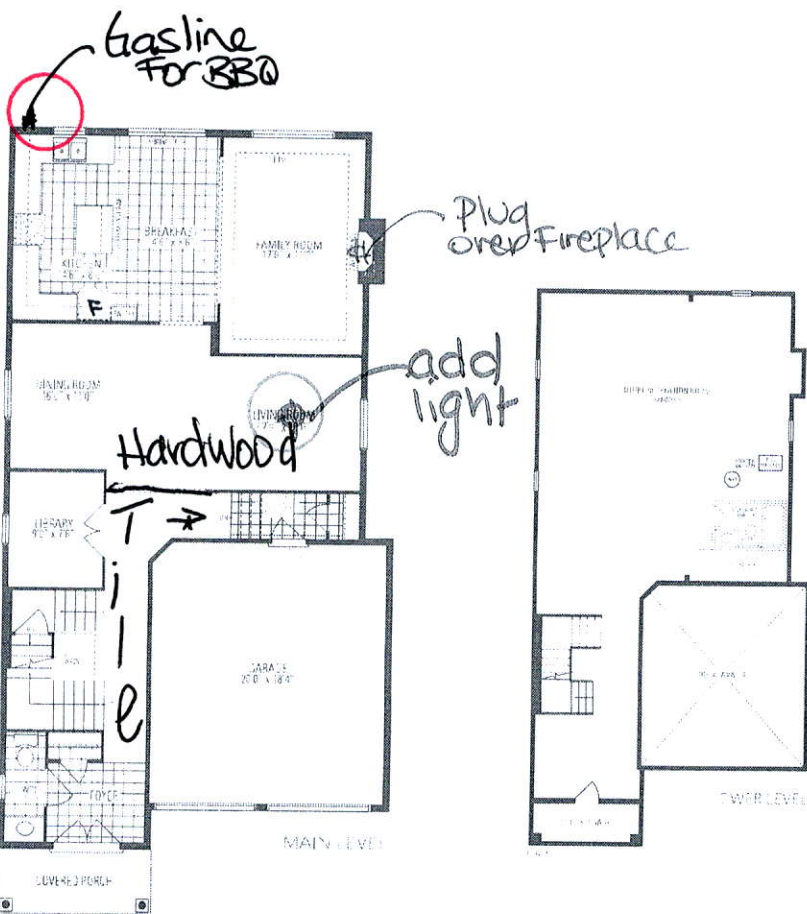
A. Short screws (3)  
B. Bottom duct mounting holes

5. Using 7/64" drill, drill pilot holes into the three holes marked in Step 4.
6. Realign and install the bottom duct with three short screws.
7. Using 7/64" drill, drill pilot holes through the four mounting holes of the bottom duct flange into the bottom front facing of the cutout/cabinet opening.

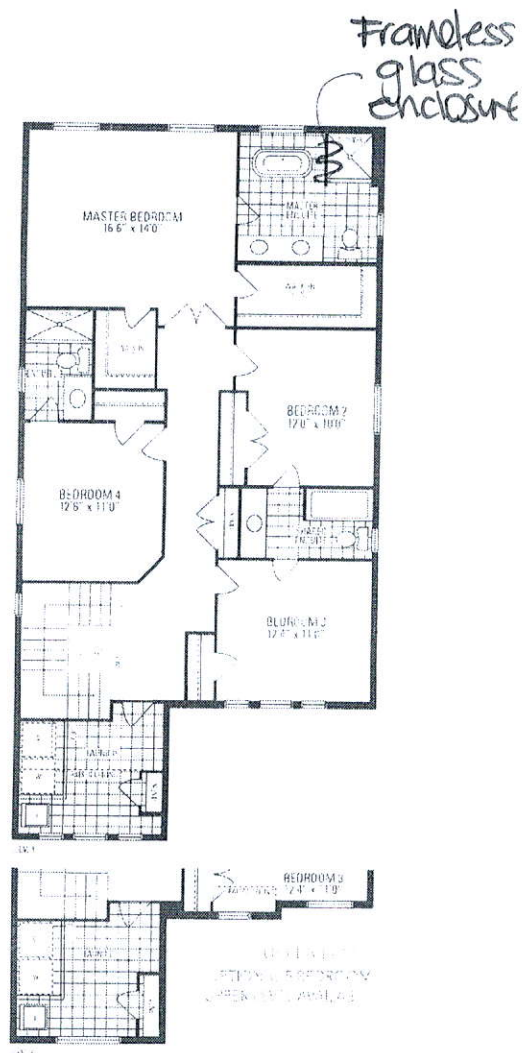


A. Bottom duct flange  
B. Mounting holes

Lot 20



*Preston*  
TWO  
INCLUDES 17 SQ FT OF OPEN AREA



# estival plug