

CONSTRUCTION SUMMARY				
Lotus Pointe 2 (G) - Lamberts Lane Home Corp.				
PURCHASERS: SARBJIT SINGH UPPAL and RAMANDEEP UPPAL				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
63 / 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 06Nov19 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 06Nov19 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 06Nov19 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 06Nov19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 06Nov19 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 06Nov19 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 06Nov19 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 06Nov19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 06Nov19 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 06Nov19 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 06Nov19 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - FIRST FLOOR IN ALL TILED AREAS 06Nov19 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 06Nov19 Note:	
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 06Nov19 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Oct19 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 02Oct19 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Oct19 Note:	

HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 06Nov19 Note:	
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63 / 2	43M-2071	Preston Two Elev 2 4 Bedroom		
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - FIRST FLOOR COMPLETE				
06Nov19 Note:				
MIRRORS AND GLASS				
1 - FRAMELESS GLASS SHOWER ENCLOSURE- MASTER ENSUITE WITH CHROME KNOB				
02Oct19 Note:				
PLUMBING				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY				
06Nov19 Note:				
PROMOTIONAL				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER				
06Nov19 Note:				
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,375 BALANCE FORWARD \$4,125 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$7,500 AS PER SCHEDULE PE				
02Oct19 Note:				
STAIRS AND RAILINGS				
1 - EUROLINE 2 BLACK IRON PICKETS				
06Nov19 Note:				
1 - V GROOVE HANDRAIL				
06Nov19 Note:				
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET				
06Nov19 Note:				
EXTRAS AS PER OFFER				
Complete Central Air Conditioning Supplied and installed				
Worksheet 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				
Worksheet Note:				
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase.				
Worksheet Note:				

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Purchasers:

SARBJIT SINGH UPPAL & RAMANDEEP UPPAL

Property:

63

Telephone Res. / Bus:

/

Project:

Lamberts Lane Home Corp.

Decor Advisor:

Anne Federico

Model and Elevation:

Preston Two Elev 2 4 Bedroom

Lock Date:

Plan #:

43M-2071

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFTWOOD	113SB
Master Ensuite Bathroom	CONTINENTAL 823 DRIFTWOOD	113SB
Ensuite Bath - Bedroom 2/3	CONTINENTAL 823 DRIFTWOOD	113SB
Ensuite Bath - Bedroom 4	CONTINENTAL 823 DRIFTWOOD	113SB

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-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	

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Lock Date: Plan #: 43M-2071

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE- LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
SIDE HALL	TILE- LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
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	
SIDE HALL		
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

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Initials:

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7. Other Flooring

Main Hall	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Living Room	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Dining Room	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Family Room	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Den / Library / Study	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Basement Landing(If Applies)	
Lower Landing (If Applies)	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Upper Landing	HARDWOOD- VINTAGE- NSS WHITE OAK 5" ZEUS- WIRE BRUSHED CHARACTER UV OIL
Upper Hall	LAMINATE- TORLYS- FJORD- ASTRID OAK TL-NEUM06
Master Bedroom	LAMINATE- TORLYS- FJORD- ASTRID OAK TL-NEUM06
Bedroom #2	LAMINATE- TORLYS- FJORD- ASTRID OAK TL-NEUM06
Bedroom #3	LAMINATE- TORLYS- FJORD- ASTRID OAK TL-NEUM06
Bedroom #4	LAMINATE- TORLYS- FJORD- ASTRID OAK TL-NEUM06
Bedroom #5	

Underpad	Type	Area

Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE- ZEUS
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE- ZEUS
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE- ZEUS
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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	N/A		

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

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			FLAT ON WALL					
Mantle Type			MANTLE M2-STANDARD					
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			BIANCO					
Hearth			NO					

Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO YES	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
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 checked="" type="radio"/> Yes <input 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 type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Dishwasher Rough-in	Yes			

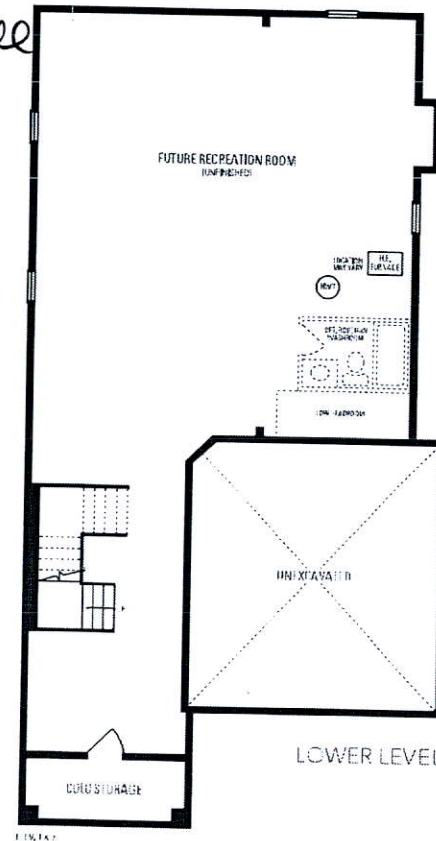
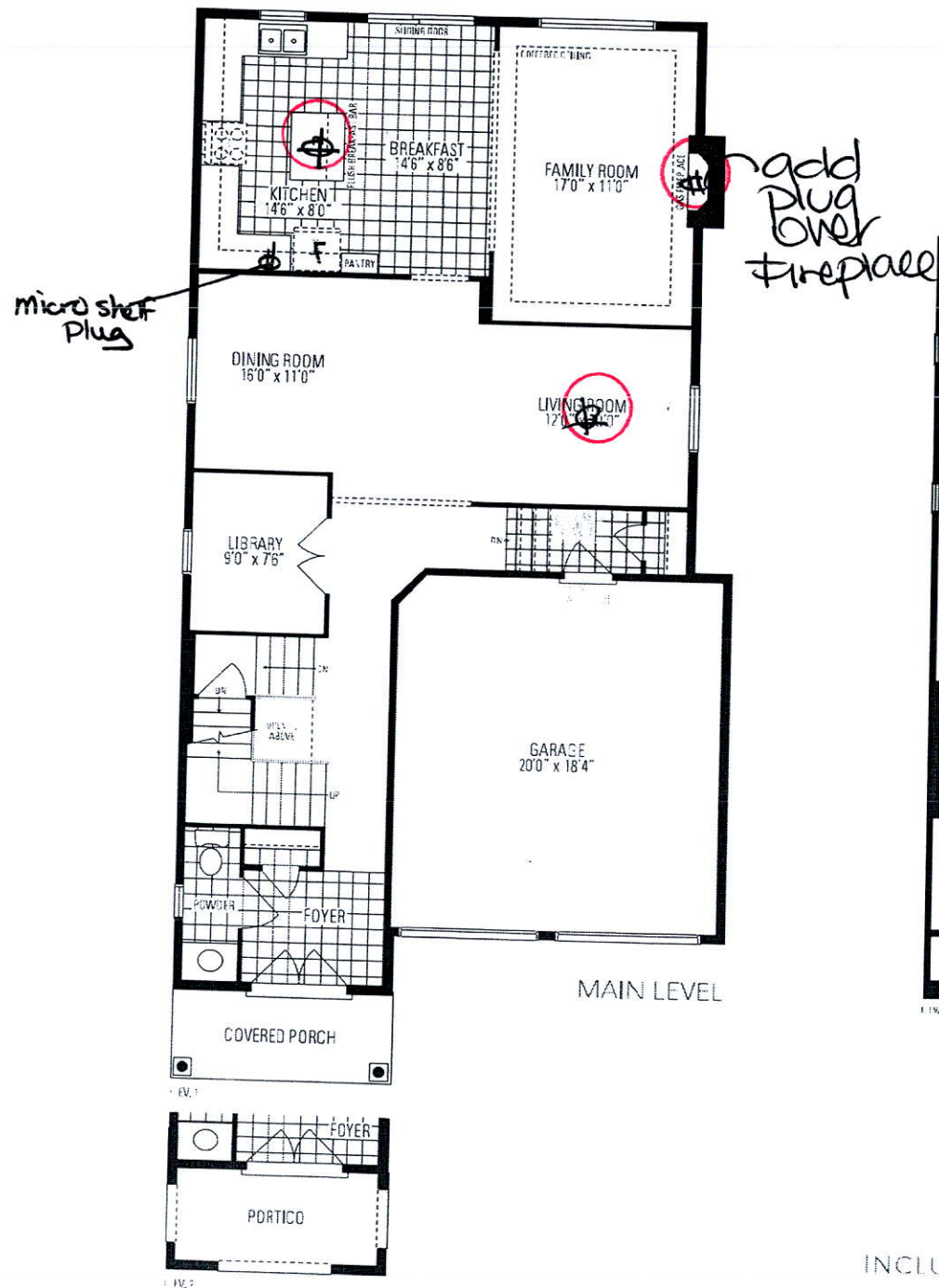
Refer to Construction Summary

14. General Comments

Refer to Construction Summary

Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- 4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.
- Signature: Sarbjit Singh Date: 15/06/2019 Signature: _____ Date: _____



Preston
TWO
INCLUDES 12 SQ. FT. OF OPEN AREA

