

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Annosan SRIKANTHA and Elizabeth Staphney SATGUNARAJAH

TEL: RES.: 437-236-7085 BUS.: 647-686-6804

LOT / PHASE 79 / 1	REG. PLAN #	HOUSE TYPE Rose 6 Elev 3 (5 Bedroom)		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 16Oct23 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 16Oct23 Note:	
2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 02Oct23 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 02Oct23 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 02Oct23 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 16Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 16Oct23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 16Oct23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 16Oct23 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 16Oct23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 16Oct23 Note:	
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PLUMBING

4 - TOE TESTER - ADD TOE TESTER TO SHOWER ADD TO ALL SHOWERS 26Oct23 Note:	
1 - MOEN CHATEAU POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL182EP/U361CI/UT2721/3669EP/A725/62320 16Oct23 Note:	
PRIMARY ENSUITE	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
79 / 1		Rose 6 Elev 3 (5 Bedroom)		
2 - HOSE BIB - EXTERIOR FROST FREE				
BACKYARD & GARAGE				
16Oct23 Note:				
1 - ENSUITE 2/3 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB				
INCLUDES SHOWER POT LIGHT				
16Oct23 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
02Oct23 Note:	

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS	
31Jan24 Note:	
1 - HANDRAIL - V-GROOVE HANDRAIL	
31Jan24 Note:	

EXTRAS AS PER OFFER

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 of Two	
Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 31 Jan 24 at 13:26

Purchasers:Annosan SRIKANTHA & Elizabeth Staphney SATProperty: 79

Telephone Res. / Bus: (437) 236-7085 / (647) 686-6804Project: Zadorra Estates Corp.

Decor Advisor: Ida ViolaModel and Elevation: Rose 6 Elev 3 (5 Bedroom)

Lock Date: 31-Jan-2431-Jan-24Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	464SA
Laundry Room	N/A	N/A
Powder Room	DORAL W500 WHITE	464SA
Master Ensuite Bathroom	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	464SA
Ensuite Bath - Bedroom 5	DORAL W500 WHITE	464SA

Stove Opening

STANDARD

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

Fridge Opening

STANDARD

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	Niche
Kitchen / Breakfast	LAMINATE-WHITE CARRARA 4924-38		
Laundry Room	N/A		
Powder Room	LAMINATE-WHITE CARRARA 4924-38		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 5	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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Plan #:

3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Powder Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 2/3	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 4	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Ensuite Bath - Bedroom 5	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
Mud Room	TILE-KALMA BLANCO GLOSSY 12.5 X 12.5	☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 5	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

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

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Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Living Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Dining Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Family Room	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Den / Library / Study	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Upper Landing	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Upper Hall	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Master Bedroom	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Bedroom #2	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Bedroom #3	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Bedroom #4	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC
Bedroom #5	LAMINATE-LEXINGTON KORTEMARK OAK TL LW1312 PEFC

Underpad

Standard☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	NATURAL RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK

Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary ***PURCHASER DECLINES STAIN STAIRS***

9. Wall Paint Flat Finish

Main & Upper Hall	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	43 BIRCH WHITE
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 5	43 BIRCH WHITE
		Mud Room	43 BIRCH WHITE

** Refer to Construction Summary

Initials:

ES

4

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Plan #:

10. 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
	☐	☐	☐	☐	☒	☐	☐	☐	☐
Fireplace Type				As Per Construction Specifications					
Mantle Type				MANTLE M2-STANDARD					
Colour / Stain				AS PER CONSTRUCTION SPECIFICATIONS					
Surround				NERO					
Hearth				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning	NO
Comment	
** Refer to Construction Summary	

12. General Comments

** Refer to Construction Summary

Disclaimers and Notes

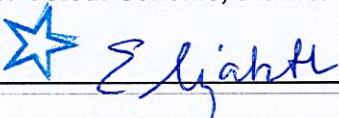
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature: 

Date: Jan 31, 2024

Signature: 

Date: Jan 31, 2024

LAUNDRY
 NO LAUNDRY TUB AS PER PLANS
 CT= 1180
 POWDER
 V1100
 VCG

ENSUITE
 CT= 2480
 V1000 VD400 V1000
 VCG

MAIN-SHARED BDRM #2/3
 CT= 2133
 V800 VD400 V800
 VCG

OTHER1-BDRM #4
 CT= 880
 V800
 VCG

OTHER2-BDRM #5
 CT= 780
 V700
 VCG

KITCHEN
 CT= 3048
 1876 1172
 W310400L W310700 W360800 W310700
 B400L BD400 W345CG 30-RANGE1 W345CG B700
 BCG BCG
 W310600 W310B40R700R
 W310CG BB70R1200
 B1000
 W3106002 W360960 W3606002
 W345CG W310CG
 36L-REF-BD FG FG3
 BCG
 CT= 4584
 2299 1104 1601 812 1473 1879
 DW SPACE
 XCUSTOM-B
 BS800 BS400R
 B800 B400L
 EXTENDED
 BREAKFAST BAR
 CT= 1514 1219
 Add Plug

Selba Industries				J # _____	
W _____	WDTH _____	W _____	HGHT _____	W _____	CNT _____
<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>					
FLOOR _____	HGHT _____	DOOR _____	HGHT _____	JOB NUMBER:	BUILDER: GREENPARK HOMES
ST _____	CNT _____	2X4 _____	VENT BOX COVER _____	SITE: ZADORRA, Oshawa	MODEL: ROSE 6X OPT 5 BD EL 1,2,3
				LOT #:	
				DESIGNER: BM	
				DATE: AUG 3 23	

ROSE 6 40' LOT

Lot 79 Zadorra

Add Plug above Fireplace

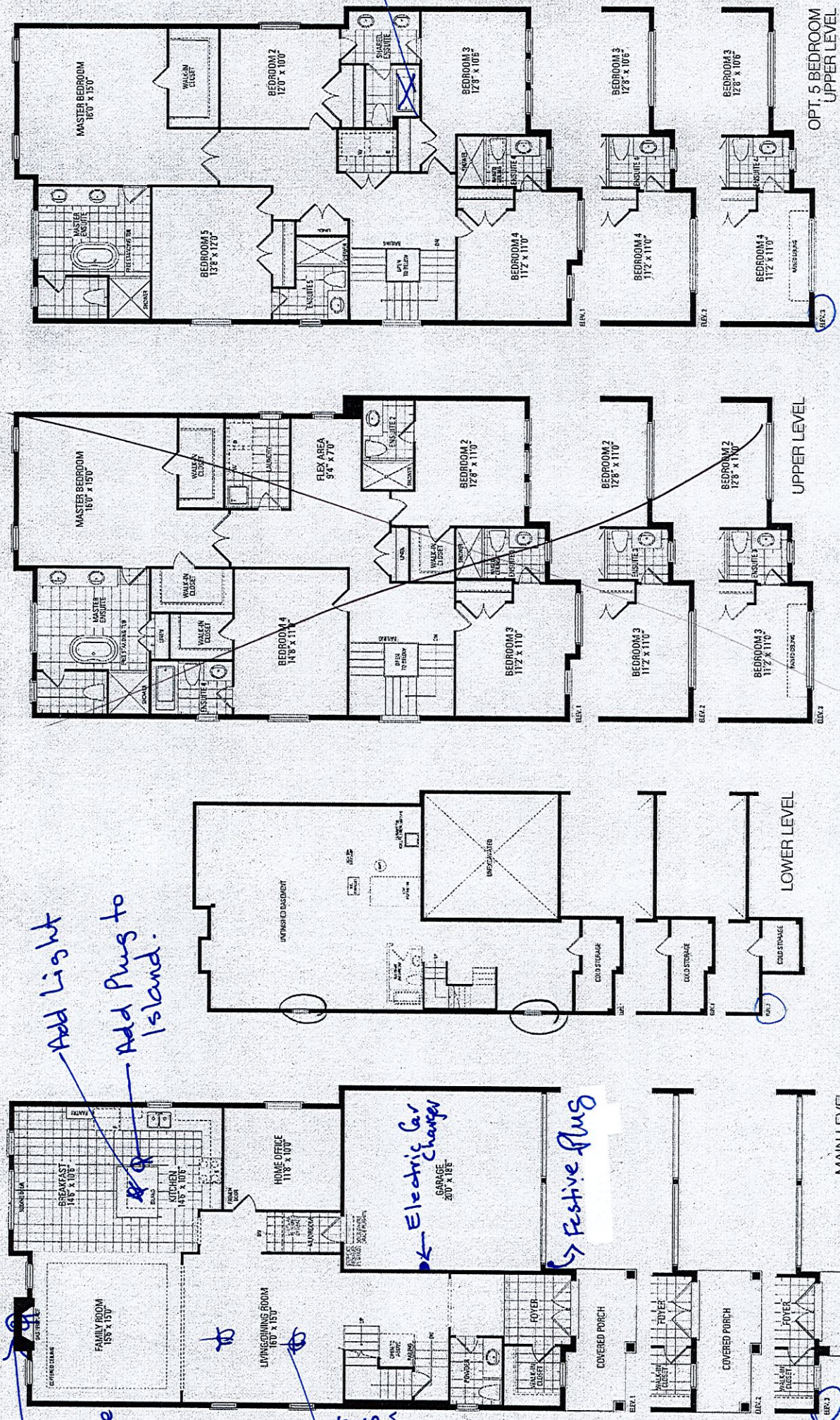
Add Light
Add Plug to Island.

Add Light in Living Room

Electric Car Charge

Festive Plug

ELEVATION 1 3,215 sq.ft. • ELEVATION 2 3,197 sq.ft. • ELEVATION 3 3,197 sq.ft.
INCLUDES 11 SQ.FT. OF OPEN AREA.



Enlarge 2 Basement Windows

* Smooth Ceilings 1st Fl x

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2023