

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

RECEIVED

APR 08 2024

PURCHASER: Marie M. RANCY

TEL: RES.: 416-629-1943

LOT / PHASE 94 / 1	REG. PLAN # 40M-2763	HOUSE TYPE Penrose 2 Elev 3		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 26Oct23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 08Apr24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 08Apr24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 08Apr24 Note: @ KITCHEN ISLAND - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 08Apr24 Note: NEXT TO STOVE - SEE SKETCH	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL 08Apr24 Note: NEXT TO STOVE - SEE SKETCH	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 08Apr24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 08Apr24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - GARAGE ENTRANCE/MUD ROOM 08Apr24 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 08Apr24 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 08Apr24 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR 26Oct23 Note:	
1 - PROVISION FOR POT FILLER IN KITCHEN - IF CONSTRUCTION PERMITS 26Oct23 Note:	
1 - PROVISION FOR FRAMELESS GLASS SHOWER ENCLOSURE - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 26Oct23 Note:	
3 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 15Jun23 Note:	
1 - LOWER LEVEL - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 15Jun23 Note:	

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ELECTRICAL

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 26Oct23 Note: MASTER ENSUITE	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 26Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 26Oct23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 26Oct23 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 26Oct23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 26Oct23 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) 26Oct23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 26Oct23 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 26Oct23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 26Oct23 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE -SHOWER DOOR HANDLE - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL - MATTE BLACK FINISH 08Apr24 Note: INCLUDES CLIPS IN MATTE BLACK FINISH	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 26Oct23 Note:	

PLUMBING

1 - TOE TESTER - ADD TOE TESTER TO SHOWER 26Oct23 Note: MASTER ENSUITE	
2 - HOSE BIB - EXTERIOR FROST FREE 26Oct23 Note: @ REAR OF HOUSE & GARAGE	
1 - MOEN KITCHEN POT FILLER – MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS – #S665 CHROME 26Oct23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 26Oct23 Note:	

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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Jun23 Note:	
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STAIRS AND RAILINGS

1 - PACKAGE 2 - MODERN OVERSIZED FOR STAIR RAILING AND PICKETS 08Apr24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 08Apr24 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 Fif Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 8 Apr 24 at 13:14

Purchaser:Marie M. RANCY

Telephone Res. / Bus: (416) 629-1943 /

Decor Advisor:Giulia Di Girolamo

Lock Date:8-Apr-24

Property: 94

Project: Zadorra Estates Corp.

Model and Elevation: Penrose 2 Elev 3


8-Apr-24

Plan #: 40M-2763

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL -H3081 HACIENDA BLACK	464SA
Laundry Room	ELISSE	N/A
Powder Room	DORAL -H3081 HACIENDA BLACK	464SA
Master Ensuite Bathroom	DORAL-K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2	DORAL-K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 3/4	DORAL-K38 RIVERSIDE	464SA

Stove Opening



36" STOVE

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-CALCUTTA MARBLE 4925K-07		
Ensuite Bath - Bedroom 2	LAMINATE-SMOKEY TOPAZ 4589K-07		
Ensuite Bath - Bedroom 3/4	LAMINATE-SMOKEY TOPAZ 4589K-07		
Kitchen Backsplash	N/A		

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3. Ceramic Flooring

Entrance Vestibule	TILE-MAINSTONE GRAPHITE POLISHED 24X24	At a 45
Main Hall	LAMINATE	
Kitchen / Breakfast	TILE-MAINSTONE GRAPHITE POLISHED 24X24	
Laundry Room	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Powder Room	TILE-MAINSTONE GRAPHITE POLISHED 24X24	
Master Ensuite Bathroom	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Ensuite Bath - Bedroom 2	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Ensuite Bath - Bedroom 3/4	TILE-KALMA BLANCO GLOSSY 12.5X12.5	
Mud Room	TILE-MAINSTONE GRAPHITE POLISHED 24X24	

** 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-779 BLACK GLOSSY 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-755 ANTRACITE GLOSSY 8X16	
Ensuite Bath - Bedroom 3/4	TILE-755 ANTRACITE GLOSSY 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			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

MR

Initial: _____

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Marie M. RANCY

(416) 629-1943 /

Giulia Di Girolamo

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7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Living Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Dining Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Family Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Den / Library / Study	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN OVERSIZED PACKAGE	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Picket Type	MODERN OVERSIZED PACKAGE	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-BEAUMONT OAK-TL-LW1313

Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	25 OYSTER	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	N/A
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	Ensuite Bath - Bedroom 2	25 OYSTER
Den/Library	25 OYSTER	Ensuite Bath - Bedroom 3/4	25 OYSTER
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	25 OYSTER

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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	<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"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				BIRCH WHITE					
Hearth				NERO					
				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.

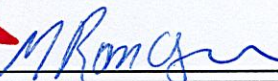

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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.

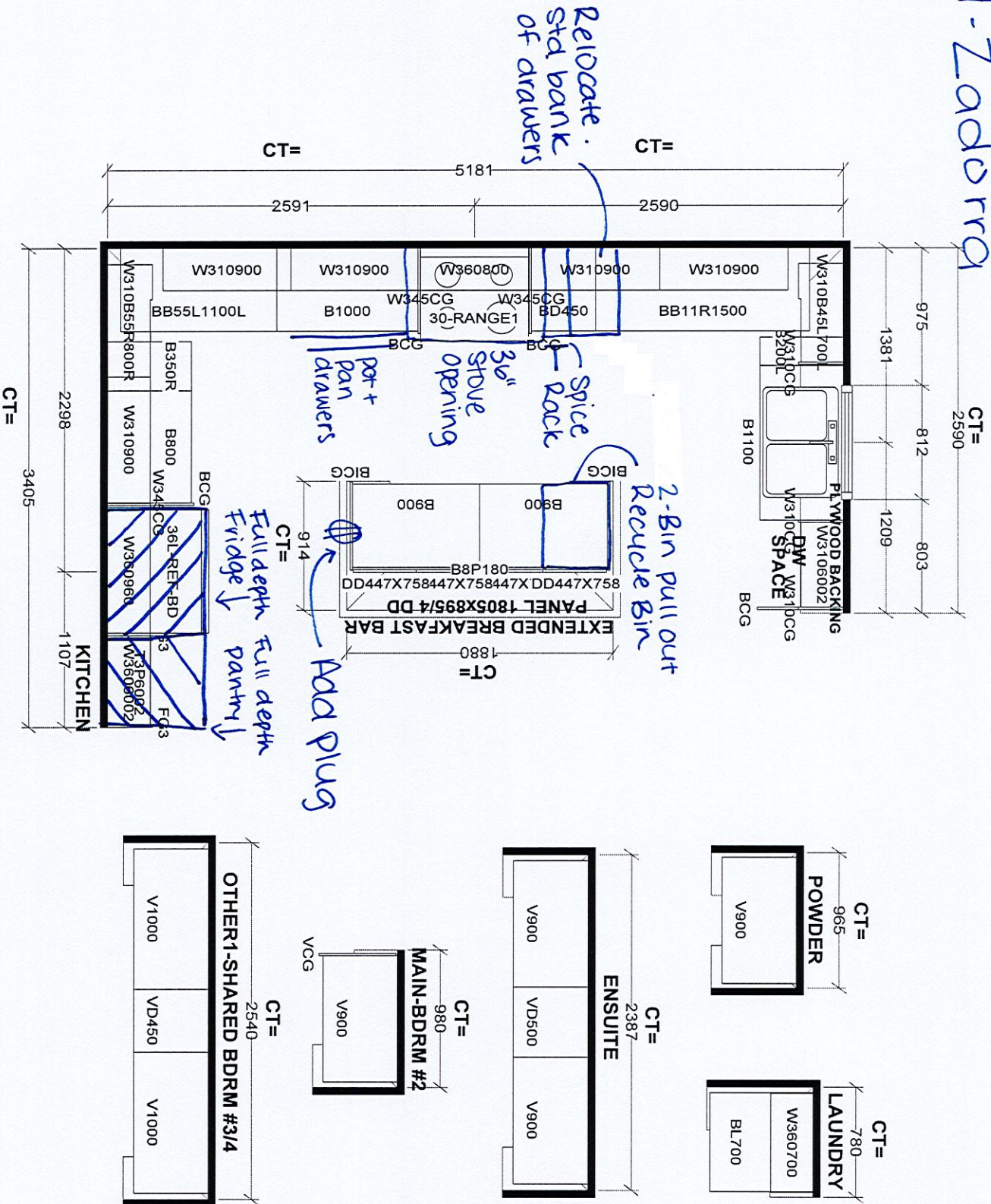
Signature:



Date:

8-04-24

LOT # 94-Zadora



Selba Industries			
W WIDTH		W HGT	
FLOOR HGT		DOOR HGT	
ST CENT		VENT BOX COVER	
J #			
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.			
DESIGNER: BM			
DATE: JULY 31 23			
JOB NUMBER:			
BUILDER: GREENPARK HOMES			
SITE: ZADORA, Oshawa			
MODEL: PENROSE 2X EL 1,2,3			
LOT #: 94			