



CONSTRUCTION SUMMARY

Summer Ridge Estates Inc.

PURCHASER: KARMAN, SINGH DHILLON

TEL: RES.: 647-248-4949

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
024 Block 292	1	ROSE GARDEN (25-02-A1) ELEV A1	04-Feb-26

Date Added: 28-Apr-25

Invoice Number: 8801

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) See Sketch)

Note:

1 - MAIN FLOOR & 2ND FLOOR - INTERIOR DOORS - Install UPGRADE Interior Door Style - LINCOLN PARK, SMOOTH (Standard Height) - To be installed throughout main floor and 2nd floor, where applicable (See Sketch)

Note:

1 - MAIN FLOOR & UPPER HALL - FLOORING - HARDWOOD - Install prefinished 5" x 3/4" VINTAGE WHITE OAK BAROQUE (Character Pearl) in lieu of builders standard prefinished 3 1/4" x 3/4" Vintage Red Oak Natural Hardwood.

Note: To be installed throughout main floor and upper hall, where applicable. To Include; LivingRoom / DiningRoom, Main Hall, Family Room, Upper Hall and Applicable Landings (See Sketch)

1 - STAIRCASE - Stain Oak Staircase from Main Floor to Second Floor, where applicable. To be Stained - Vintage Red Oak BAROQUE - To Include; Treads, Risers, Handrail and Post, where applicable (See Sketch)

Note:

1 - STAIRCASE VS FLOORING
WOOD SPECIES DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - STAIRCASE VS FLOORING
STAINING DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - CLARIFICATION;

EXTERIOR - GARAGE DOOR - Install STANDARD Exterior Handle with Lock on Garage Door

Note:

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP - Install UPGRADE #2 Stone Countertop – EVEREST WHITE SHIMMER - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone products, stone installed will not be identical to the samples displayed.

Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Blanco Essential U2 Undermount Sink – Model #400008

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome

Note:



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024 Block 292	1	ROSE GARDEN (25-02-A1) ELEV A1	04-Feb-26

Date Added: 28-Apr-25

Invoice Number: 8801

1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)
Note:

1 - CLARIFICATION - PLUMBING FIXTURES AND PLUMBING FAUCETS;
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Faucets throughout all bathrooms, where applicable.
Note: To Include; Powder Room, Primary Ensuite and Main Bath (See Sketch)

1 - PRIMARY ENSUITE - Instll Standard 8x10 Wall Tiles (8x10 Uniwall White Glossy) To be installed throughout primary ensuite shower stall ceiling, where applicable (See Sketch)
Note:

1 - MAIN BATH- Instll Standard 8x10 Wall Tiles (8x10 Uniwall White Glossy) To be installed throughout main bath tub/shower ceiling, where applicable (See Sketch)
Note:

1 - BONUS PACKAGE - REFER TO PE #8796, ITEM #2 - PURCHASER HAS APPLIED REMAINING \$8,135.50 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on APRIL 25,2025
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000
Note:

Date Added: 16-Apr-25

Invoice Number: 8796

1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of builders standard 100 Amp (See Sketch)
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note: **Remaining Bonus Package of \$8,135.50 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on APRIL 15,2025
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000
Note:

This Document is Extremely Time Sensitive - Printed 28 Apr 25 at 16:33

* INTERIOR COLOUR SCHEME *

	Purchaser KARMAN, SINGH DHILLON	Decor Consultant Melissa Di Marino	Model and Elevation ROSE GARDEN (25-02-A1) ELEV A1	Telephone Res. / Bus (647) 248-4949 /	Project Summer Ridge Estates Inc.	Closing Date 04/02/2026	Property 024 BLOCK 292
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	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Primary Ensuite	✓ 13x13 NEW BYZANTINE AZZURO (STD)	✓ 8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE	WHITE
Main Bath	✓ 13x13 NEW BYZANTINE AZZURO (STD)	✓ 8x10 UNIWALL WHITE GLOSSY (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	✓ 13x13 NEW BYZANTINE AZZURO (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 18x18 LIVORNO GRIS (STRAIGHT) (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 18x18 LIVORNO GRIS (STRAIGHT) (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Breakfast	✓ 18x18 LIVORNO GRIS (STRAIGHT) (STD)	NONE	NONE	NONE	NONE	STD
Foyer	✓ 18x18 LIVORNO GRIS (STRAIGHT) (STD)					
Main Hall	✓ 5' x 3/4" Vintage White Oak Baroque (Pearl) (UPG)					
Family Room	✓ 5' x 3/4" Vintage White Oak Baroque (Pearl) (UPG)					
Living Room	✓ 5' x 3/4" Vintage White Oak Baroque (Pearl) (UPG)					
Dining Room	✓ 5' x 3/4" Vintage White Oak Baroque (Pearl) (UPG)					
Upper Hall	✓ 5' x 3/4" Vintage White Oak Baroque (Pearl) (UPG)					
Primary Bedroom	✓ BROADLOOM - Opening Night - #03 (STD)					
Bedroom 2	✓ BROADLOOM - Opening Night - #03 (STD)					
Bedroom 3	✓ BROADLOOM - Opening Night - #03 (STD)					

Railings and Stairs

Railings	✓ (Upg) - OVAL - Vintage Red Oak Baroque	Landing - Upper	✓ 5" Vintage White Oak Baroque (Upg)
Pickets	✓ STD - Steel 1/2" Square, Plain - Flat Black	Landing - Lower	✓ 5" Vintage White Oak Baroque (Upg)
Posts	✓ (Upg) - 31/2" Square w/ Cap Vinyl Red Oak Baroque	Ledge - Upper	N/A
		Ledge - Lower	N/A
Stringers	✓ UPG - VINTAGE RED OAK BAROQUE		
Treads	✓ UPG - VINTAGE RED OAK BAROQUE		
Risers	✓ UPG - VINTAGE RED OAK BAROQUE		
Runner	NONE		

Trim

Baseboard & Casing	✓ STANDARD - COLONIAL	Knobs	STANDARD
Front Door Glass	✓ STANDARD	Hinges	STANDARD
Interior Doors	✓ UPGRADE - LINCOLN PARK, SMOOTH	Grip Set	STANDARD

Notes

***STAIRCASE AND RAILING - Install Standard Staircase Railing Package with UPGRADE Stain Colour **PRIMARY ENSUITE - Install Standard 8x10 Uniwall White Glossy Shower Stall Ceiling **MAIN BATH - Install Standard 8x10 Uniwall White Glossy Tub/Shower Ceiling

Page 1 of 3

Consultant: 
Melissa Di Marino

Purchaser: 
KARMAN, SINGH DHILLON

Vendor: 
Summer Ridge Estates Inc.

* INTERIOR COLOUR SCHEME *

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	Interior Paint	Cabinet	
	<u>Description</u>	<u>Style</u>	<u>Countertop</u> <u>Counter Edge</u> <u>Handle / Knob</u>
Primary Ensuite	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)	✓ 1885K-07 MAMO BIANCO (STD) STANDARD DH00010
Main Bath	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - BLACKWOOD (TX) QTS 1022 (STD)	✓ 1885K-07 MAMO BIANCO (STD) STANDARD DH00010
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE NONE NONE
Powder Room	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)	✓ 4925K-07 CALCUTTA MARBLE (STD) STANDARD DH00010
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A N/A N/A
Kitchen/Breakfast	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - TUNDRA (TX) QTS 1022 (STD)	✓ EVEREST WHITE SHIMMER (UPG) ✓ L " EDGE (UPG) DH00010
Foyer	STANDARD - SILVER BIRCH		
Main Hall	STANDARD - SILVER BIRCH		
Family Room	STANDARD - SILVER BIRCH		
Living Room	STANDARD - SILVER BIRCH		
Dining Room	STANDARD - SILVER BIRCH		
Upper Hall	STANDARD - SILVER BIRCH		
Primary Bedroom	STANDARD - SILVER BIRCH		
Bedroom 2	STANDARD - SILVER BIRCH		
Bedroom 3	STANDARD - SILVER BIRCH		

Appliance Opening/Dimension
Fridge Size See Attached QTK Layout Range See Attached QTK Layout
Built-Ins None Microwave None
Hood Fan See Attached QTK Layout Exhaust Opening ☒ 6" ☐ 8"
Dishwasher Cabinet See Attached QTK Layout

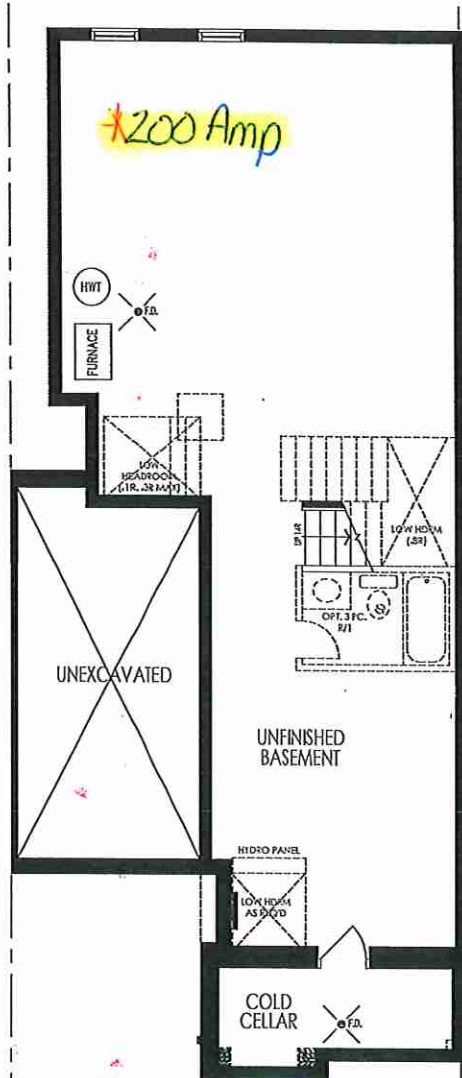
Fireplace

Fireplace	<u>N/A</u>	Fireplace	<u>N/A</u>
Location Flooring	<u>N/A</u>	Location Flooring	<u>N/A</u>
Style	<u>N/A</u>	Style	<u>N/A</u>
Finish	<u>N/A</u>	Finish	<u>N/A</u>
Marble	<u>N/A</u>	Marble	<u>N/A</u>
Hearth	<u>N/A</u>	Hearth	<u>N/A</u>

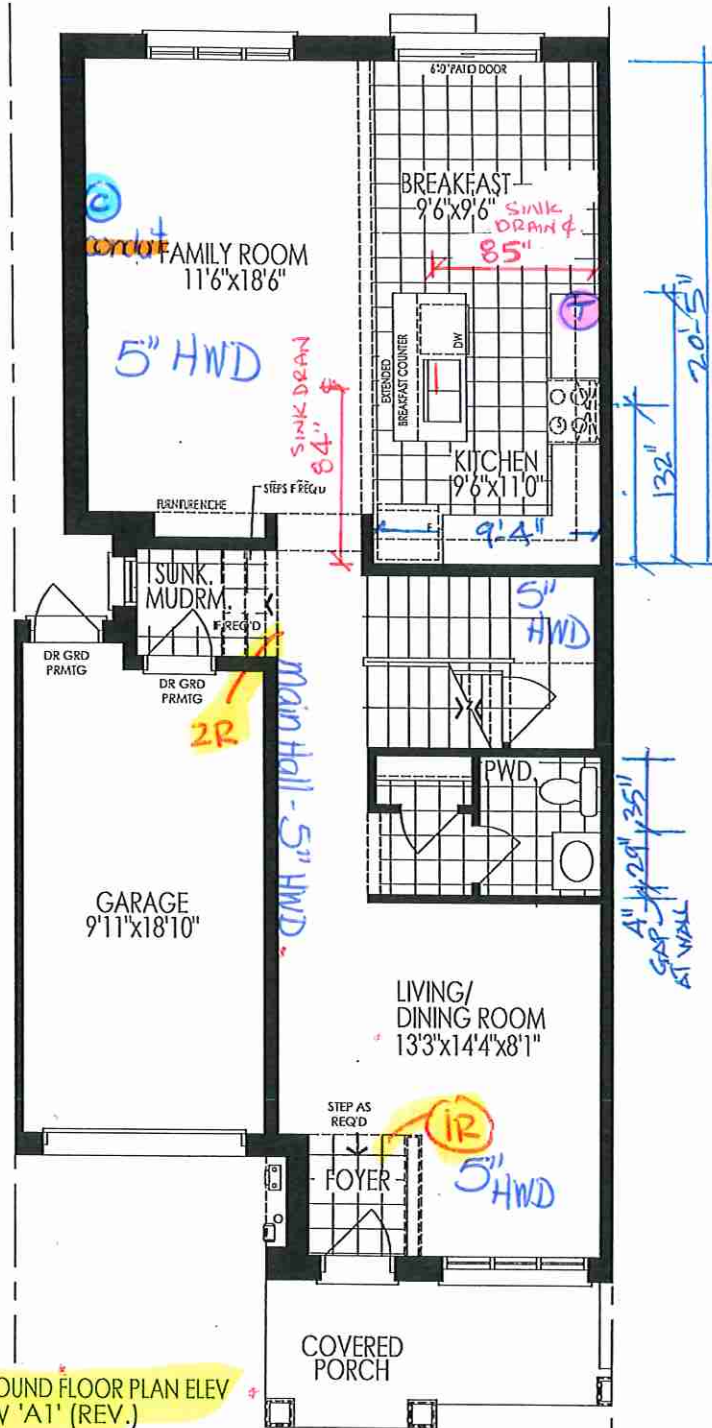
Notes
**Kitchen Sink - Install Standard Undermount Sink - Blanco Essential U2 Undermount Sink - Model #400008 **Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 - Chrome **APPLIANCES - Install Standard Appliance Package



Cable - (x2)
Telephone - (x2)
Conduit (x1)

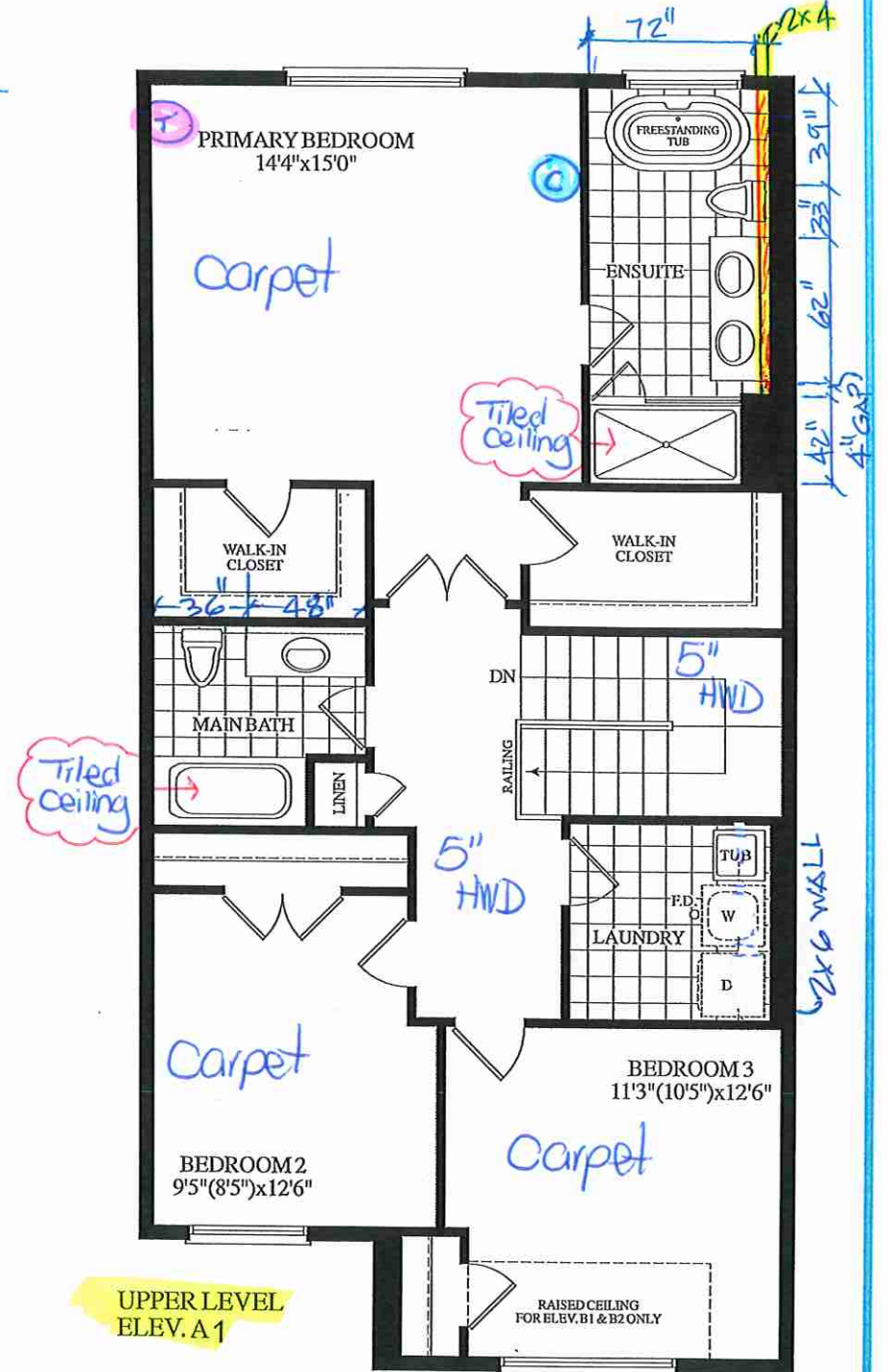


BASEMENT PLAN ELEV 'A1' (REV.)



GROUND FLOOR PLAN ELEV 'A1' (REV.)

Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E.&O.E.



UPPER LEVEL ELEV. A1

BLOCK 292 - TH. 24 25-02 ROSE GARDEN EL. A1 rev. 1940 SQ. FT.

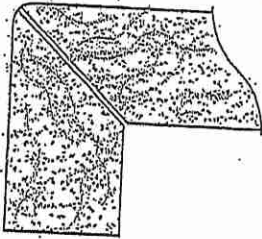
Lot 24 / BIK 292

EDGE DETAILS

004

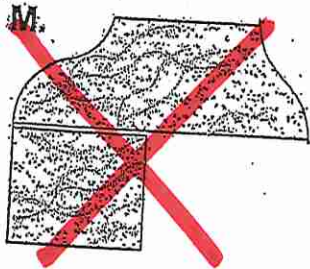


**L



MITER WITH SKIRT EDGE
(MEDIUM - 1 1/2")

Kitchen



~~OGEE-SQUARE EDGE
(MED./HIGH - 1 1/2")~~

EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 1997

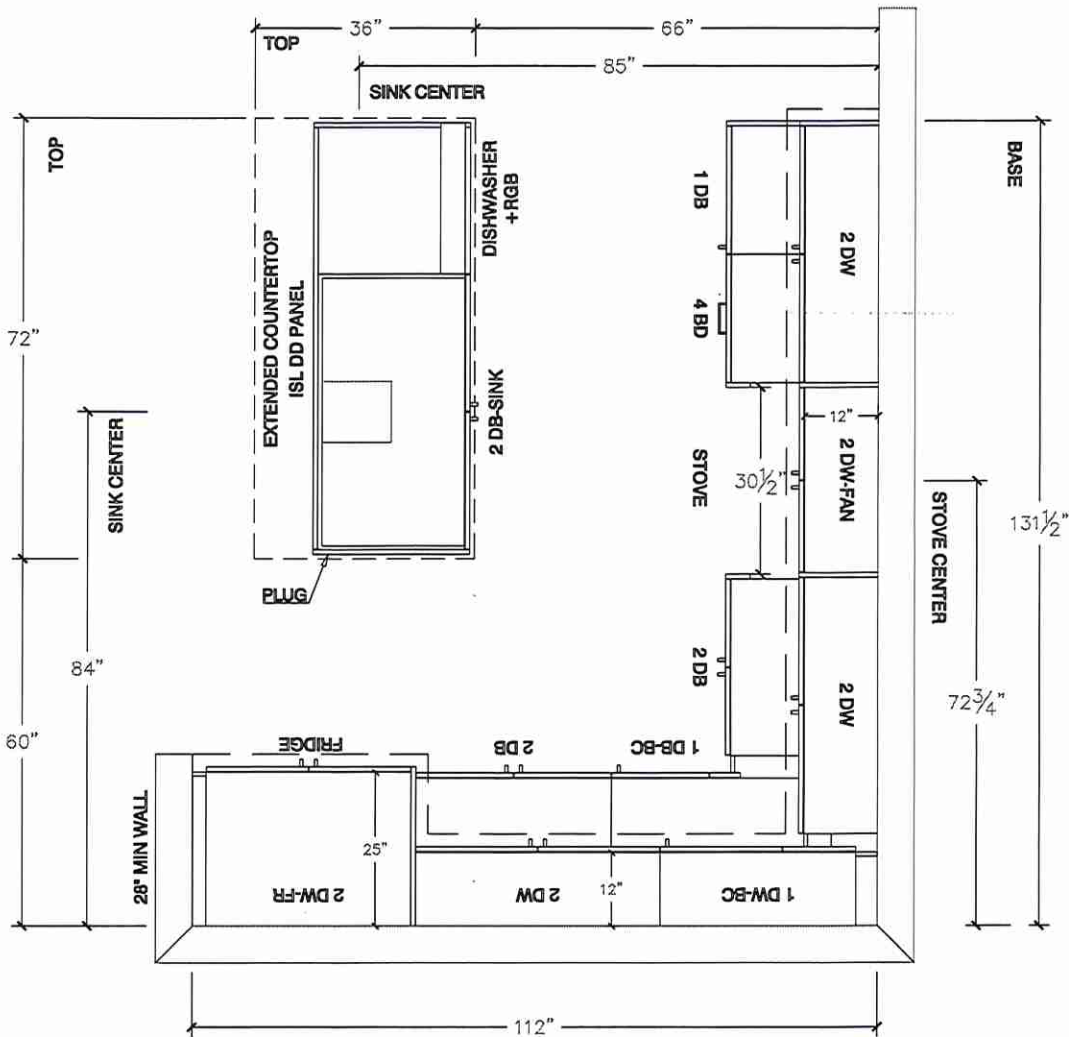
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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 25-02 STD	ROOM: KITCHEN	DRAWN BY: MD / PS
SITE: SUMMER RIDGE	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: MARCH 06, 2025
EMAIL: ____	SPECIES: ____	TOP: ____	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____ CUSTOMER INITIALS: _____		
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer. Door/drawer fronts with inner profiles may receive slab fronts due to rail size restrictions based on width/height of the panels or site conditions.			

KITCHEN PLAN



Lot 24 / BIK 292

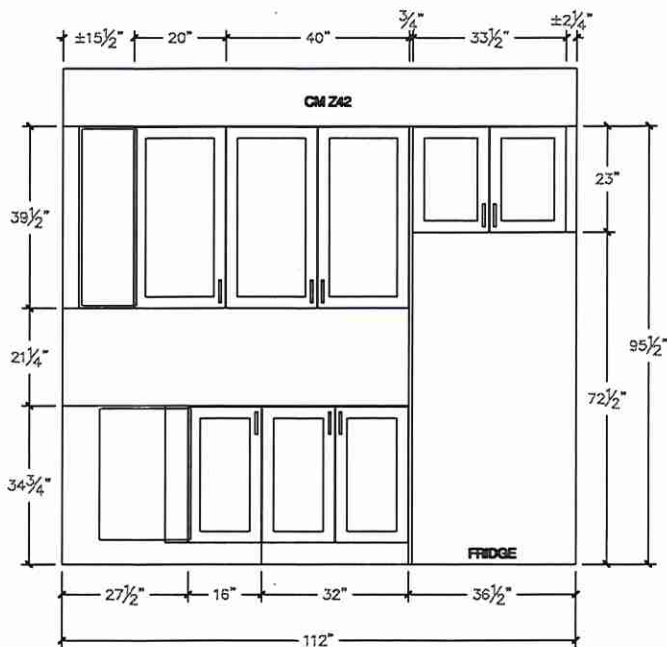


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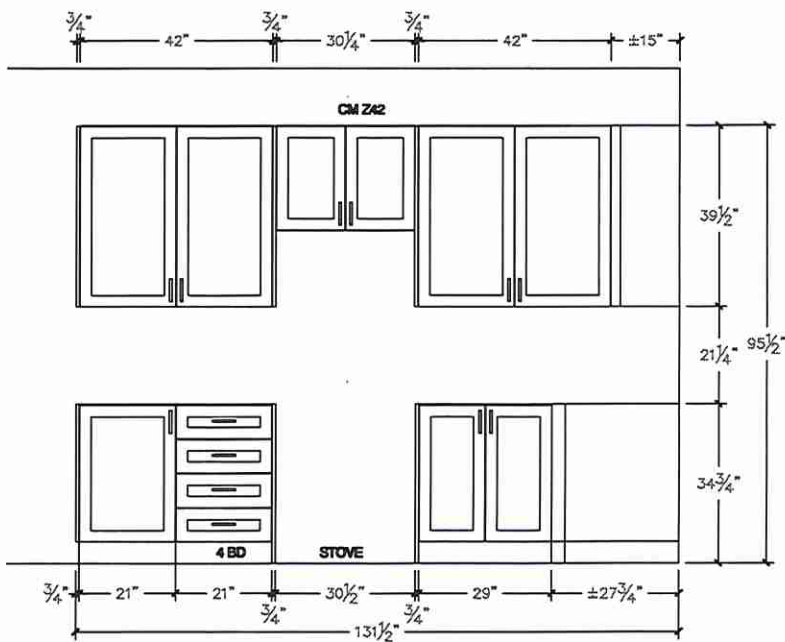
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PHONE: _	FINISH: _	DRW HANDLE: _	DATE: MARCH 06, 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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FRIDGE WALL ELEVATION



STOVE WALL ELEVATION



Lot 24/BIK 292

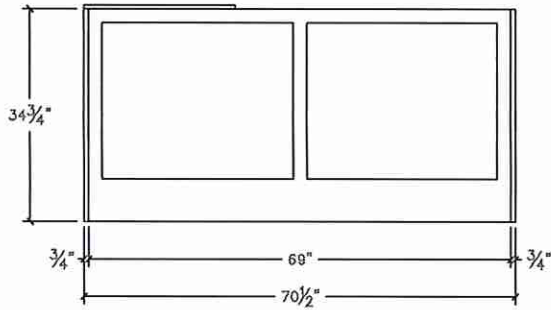


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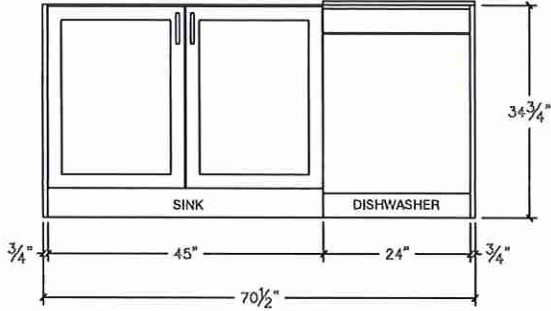
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SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 06, 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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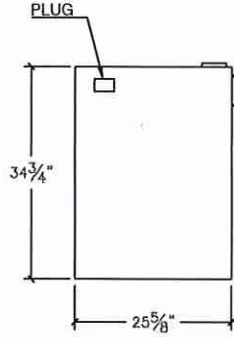
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



Lot 24 / BIK 292

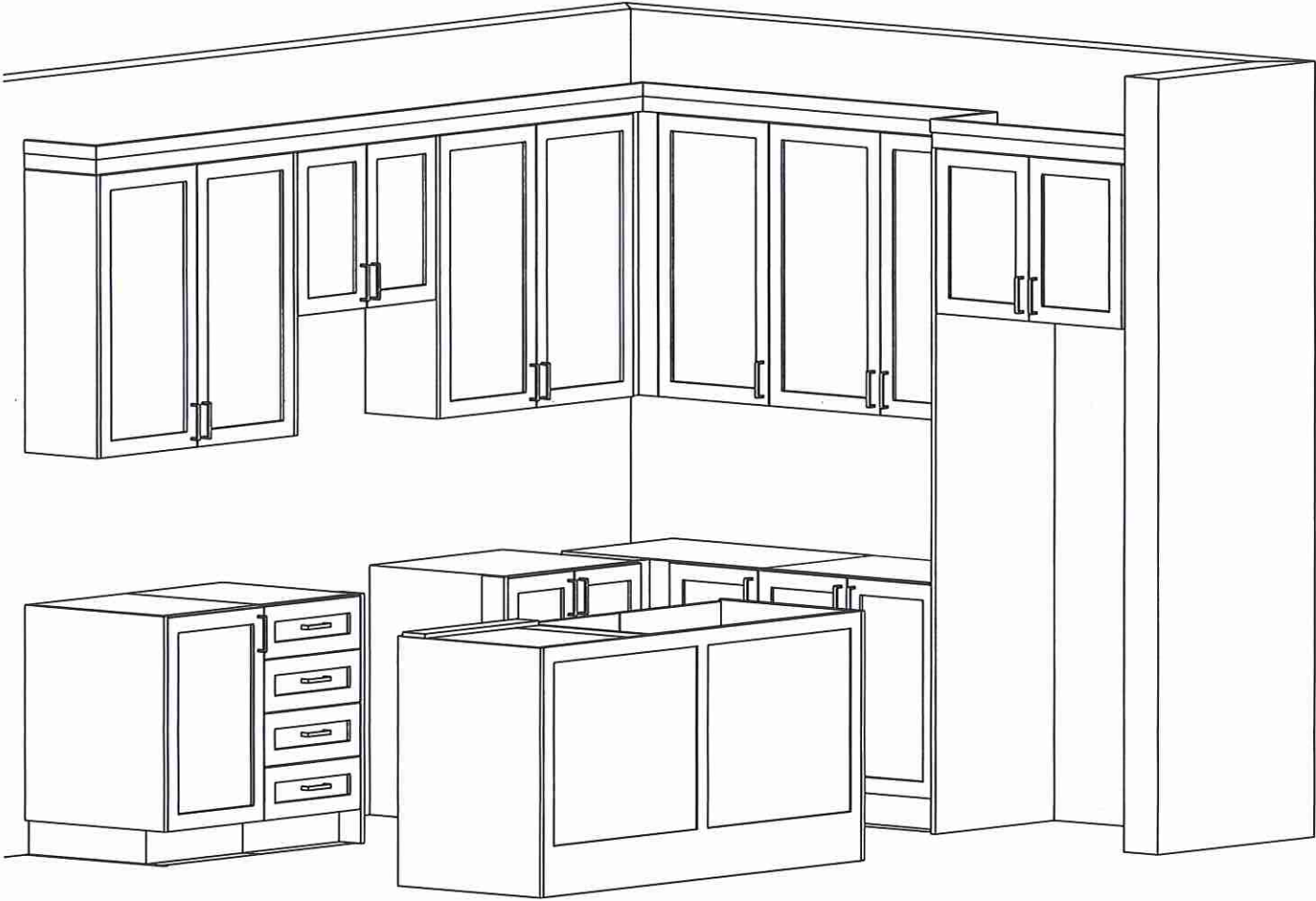


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3D VIEW



Lot 24 / Blk 292

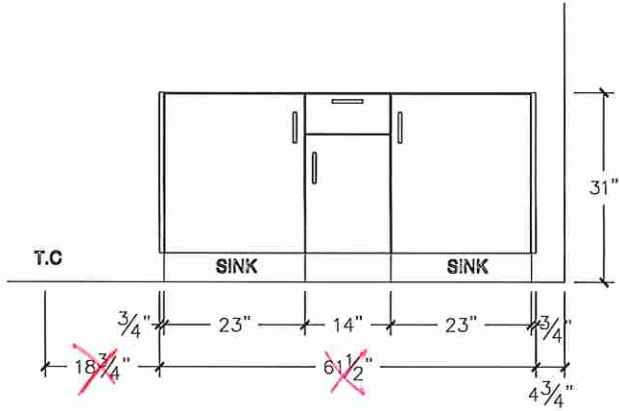


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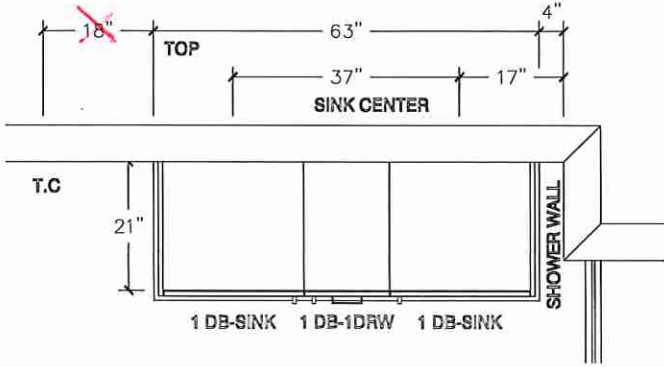
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 24 FEB 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____		

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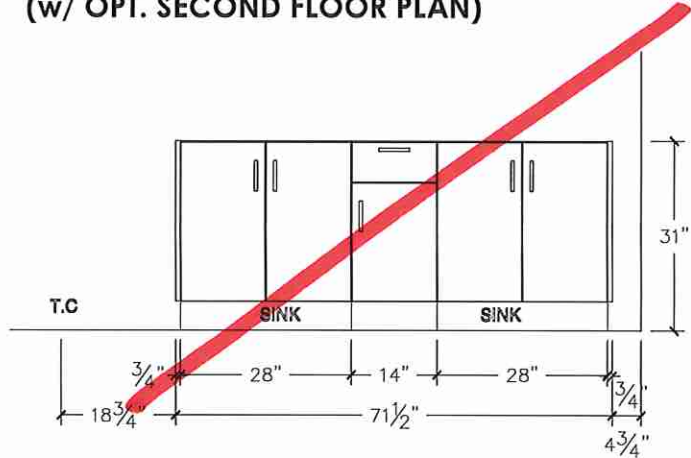
MASTER ENSUITE ELEVATION



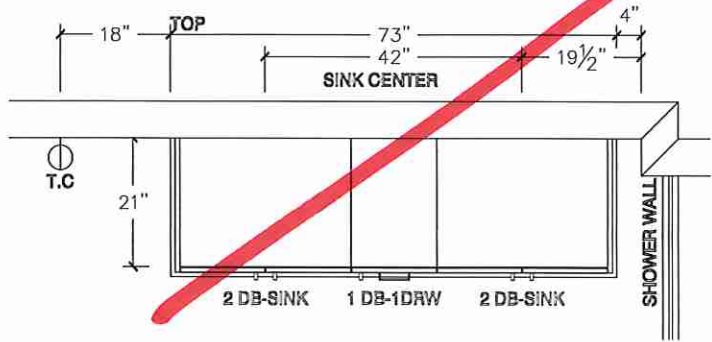
MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION
(w/ OPT. SECOND FLOOR PLAN)



MASTER ENSUITE PLAN
(w/ OPT. SECOND FLOOR PLAN)



Lot 24/BIK 292

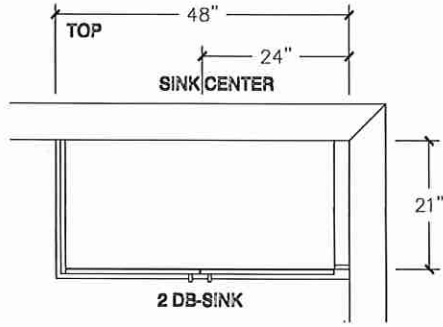


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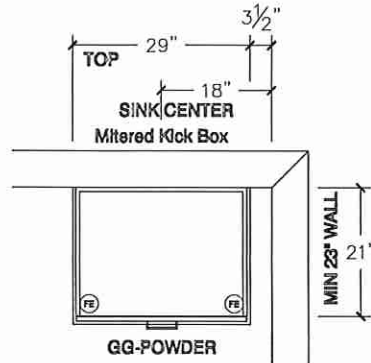
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SITE: SUMMER RIDGE	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: FEB 07, 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer. Door/drawer fronts with inner profiles may receive slab fronts due to all size restrictions based on width/height of the panels or site conditions.

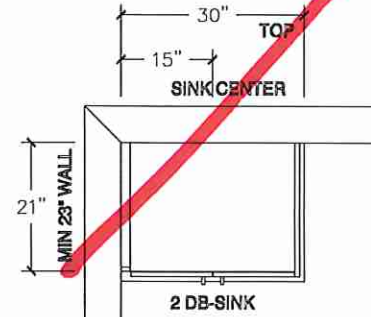
MAIN BATH PLAN



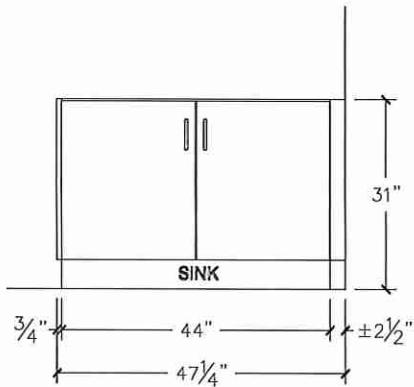
POWDER ROOM PLAN



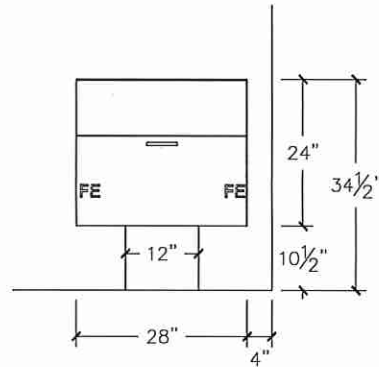
OPT BASEMENT BATH PLAN



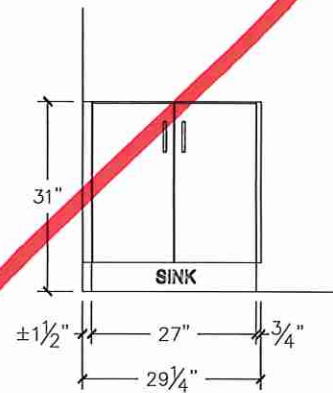
MAIN BATH ELEVATION



POWDER ROOM ELEVATION



OPT BASEMENT BATH ELEVATION



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