



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Kamran Ahmed QADEER and SAIMA QADEER

TEL:

LOT / PHASE 97 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 9 Elev 2		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER STANDARD CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT 20Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 20Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 20Apr18 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 20Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 20Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 20Apr18 Note:	

CONSTRUCTION

1 - PLEASE NOTE THAT NO FURTHER STRUCTURAL CHANGES WILL BE PERMITTED. 09Dec16 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 09Dec16 Note: The ceiling height is measured from the top of the unfinished subfloor to underside of the unfinished ceiling above before finishes and excluding bulkheads and drop ceilings as per plan.	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 20Apr18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Mar18 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 02Mar18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Mar18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 13Dec17 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20Apr18 Note:	
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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 20Apr18 Note:	
1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 20Apr18 Note:	

MIRRORS AND GLASS

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
97 / 1	20M-1184	Juniper 9 Elev 2		
1 - FRAMELESS GLASS SHOWER ENCLOSURE- MASTER ENSUITE- WITH CHROME KNOB				
02Mar18 Note:				
<div>PROMOTIONAL</div>				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER				
09Dec16 Note:				
<div>STAIRS AND RAILINGS</div>				
1 - EUROLINE 1 - BLACK METAL PICKETS				
20Apr18 Note:				
1 - V GROOVE HANDRAIL				
20Apr18 Note:				
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE				
- PRICE IS PER SET				
20Apr18 Note:				
<div>EXTRAS AS PER OFFER</div>				
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 Ten				
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:				

This Document is Extremely Time Sensitive - Printed 20 Apr 18 at 11:56

Greenpark

INTERIOR COLOUR SCHEME

Purchasers:

Kamran Ahmed QADEER & SAIMA QADEER

Property: 97

Telephone Res. / Bus:

/

Project: Lecco Ridge Developments Inc.

Decor Advisor:

Natalie Mancuso

Model and Elevation: Juniper 9 Elev 2

Lock Date:

20-Apr-18

20-Apr-18

Plan #: 20M-1184

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HASTING CHOCOLATE	1001
Laundry Room	ELISSE	Standard
Powder Room	EVEREST WHITE	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Ensuite Bath - Bedroom 2/3	HASTING SILKEN	1001
Ensuite Bath - Bedroom 4	HASTING CHOCOLATE	1001
Ensuite Bath - Bedroom 5	EVEREST WHITE	1001

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

36"

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-WHITE JUPARANA 4931-52	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-ELEMENTAL CONCRETE 8830-58	
Ensuite Bath - Bedroom 2/3	LAMINATE-ST. LAWRENCE BEDROCK P-277 LM	
Ensuite Bath - Bedroom 4	LAMINATE-LIME STONE 7264-58	
Ensuite Bath - Bedroom 5	LAMINATE-PORTICO MARBLE 7735-58	

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Lock Date: 20-Apr-18

20-Apr-18

Plan #: 20M-1184

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE- BSC 36009P LIGHT GREY POL. 12X24	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- BSC 36009P LIGHT GREY POL. 12X24	<input type="checkbox"/>	
Laundry Room	TILE- SIENNA IVORY 13X13	<input type="checkbox"/>	
Powder Room	TILE- BSC 36009P LIGHT GREY POL. 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- HABITAT GREY VELVET 12X12	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- BEACH IVORY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 5	TILE- BEACH LIGHT GREY 13X13	<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 BEIGE AMERICA 8X16	
Ensuite Bath - Bedroom 4	TILE- SAT BEIGE AMERICA 8X16	
Ensuite Bath - Bedroom 5	TILE- LUC CONCEPT FERRO 8X16	
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	800 SERIES
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

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Kamran Ahmed QADEER & SAIMA QADEER

/

Natalie Mancuso

20-Apr-18

Property: 97

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7. Other Flooring

Main Hall

Living Room

Dining Room

Family Room

Den / Library / Study

Basement Landing(If Applies)

Lower Landing (If Applies)

Upper Landing

Upper Hall

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

HARDWOOD- MIRAGE 4 7/16 ENGINEERED RED OAK- EASTMAN- CASHMERE

HARDWOOD- MIRAGE 4 7/16 ENGINEERED RED OAK- EASTMAN- CASHMERE

HARDWOOD- MIRAGE 4 7/16 ENGINEERED RED OAK- EASTMAN- CASHMERE

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HARDWOOD- MIRAGE 4 7/16 ENGINEERED RED OAK- EASTMAN- CASHMERE

HARDWOOD- MIRAGE 4 7/16 ENGINEERED RED OAK- EASTMAN- CASHMERE

LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M

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LAMINATE-LEXINGTON - ROCKINGHAM OAK TL-21015-M

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

Picket Type

Stringer / Riser

Treads

V-GROOVE

EUROLINE 1

As Per Construction Specifications

Standard

Colour

Colour

Colour

Colour

MIRAGE- EASTMAN

BLACK

MIRAGE- EASTMAN

MIRAGE- EASTMAN

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall

Living Room

Dining Room

Kitchen / Breakfast

Family Room

Powder Room

Laundry Room

Den/Library

Trim Paint-Semi Gloss

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

BIRCH WHITE

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

Master Ensuite

Ensuite Bath - Bedroom 2/3

Ensuite Bath - Bedroom 4

Ensuite Bath - Bedroom 5

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

25 OYSTER

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

Initials:

KQ

SQ

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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
<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>
<div><div>Fireplace Type</div><div></div></div>	<div><div>FLAT ON WALL</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Mantle Type</div><div></div></div>	<div><div>MANTLE M1-STANDARD</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Colour / Stain</div><div></div></div>	<div><div>AS PER CONSTRUCTION SPECIFICATIONS</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Surround</div><div></div></div>	<div><div>GRIGIO CARNICO</div><div></div></div>	<div><div></div><div></div></div>
<div><div>Hearth</div><div></div></div>	<div><div>NO</div><div></div></div>	<div><div></div><div></div></div>

** Refer to Construction Summary

12. Heating and Air Conditioning

<div><div>Air Conditioning</div><div>NO</div></div>	<div><div>Gas Provisions Stove</div><div>YES</div></div>
<div><div>Gas Provisions Dryer</div><div>NO</div></div>	<div><div>Gas Provisions Barbecue</div><div>NO</div></div>
<div><div>Comment</div><div></div></div>	

** Refer to Construction Summary

13. Electrical

<div><div>Plugs and Switches</div><div><div>White</div><div>DECOR</div></div></div>	<div><div>Above Kitchen Cabinet Light</div><div><div>Yes</div><div>No</div></div></div>
<div><div>Hood Fan</div><div>STANDARD WHITE</div></div>	<div><div>Below Kitchen Cabinet Light</div><div><div>Yes</div><div>No</div></div></div>
<div><div>Appliances</div><div><div>Built in Cooktop</div><div>Built in Oven</div><div>Gas Stove</div><div>Microwave</div></div></div>	<div><div></div><div><div>Yes</div><div>No</div></div><div><div>Yes</div><div>No</div></div><div><div>Yes</div><div>No</div></div><div><div>Yes</div><div>No</div></div></div>
<div><div>Dishwasher Rough-in</div><div>Yes</div></div>	

** 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.

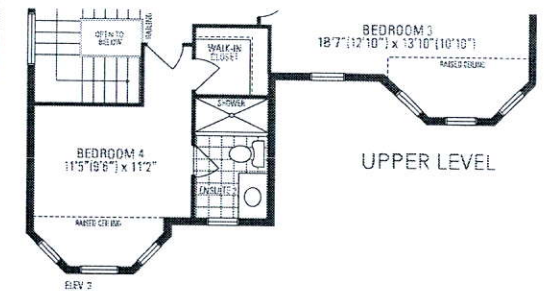
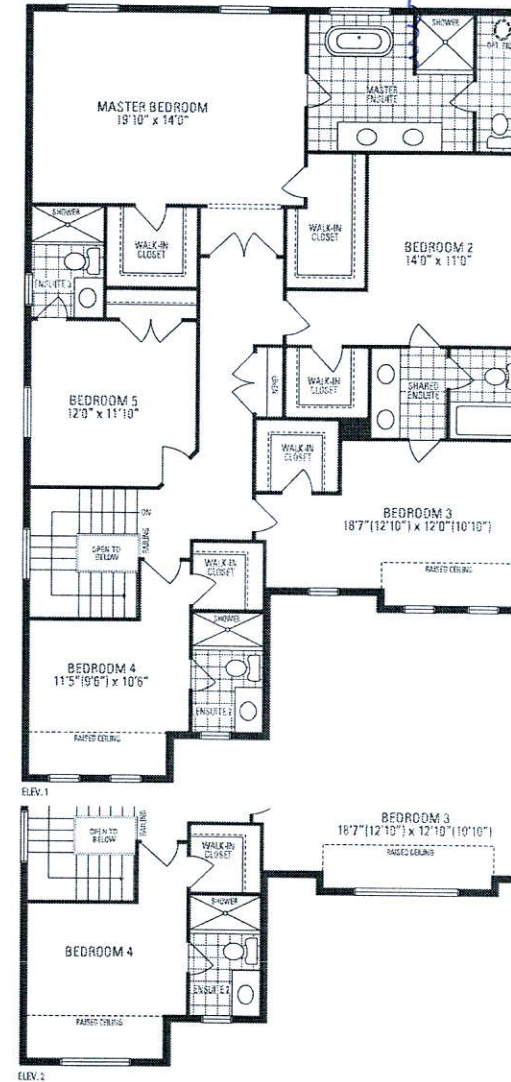
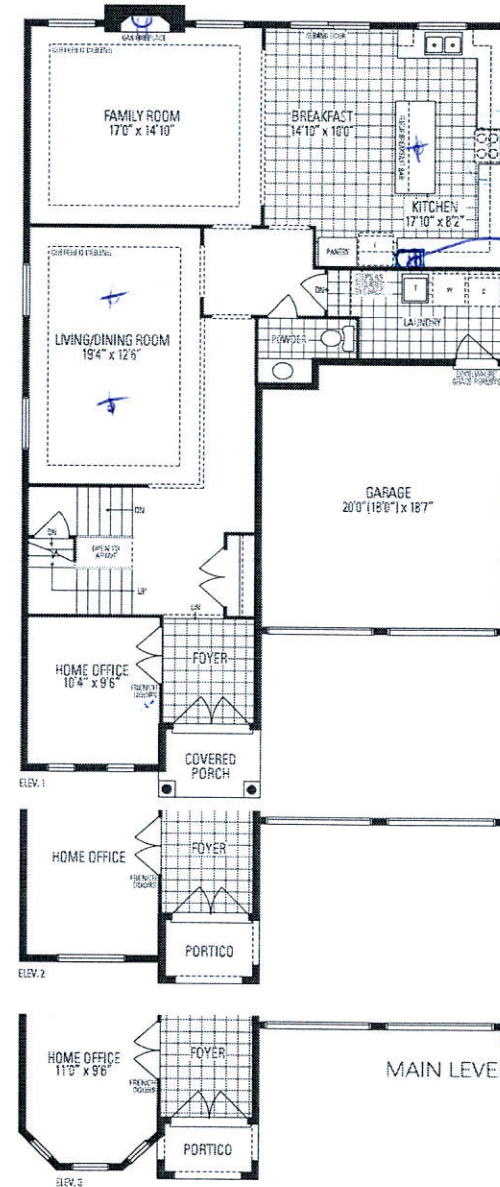
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:

Date: 04/20/18

Signature: Saima Qadeer

Date: 04/20/18



JUNIPER 9

3,466 sq.ft. includes 10 sq.ft. of open area

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 area. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to minor modifications. Final location of pump/pit is based on site conditions. Roofline and adjoining model types may vary due to siting. E. & J. L. L.L. Juniper 9 • Copyright Nov, 2016.