



PURCHASER: Xiao-Yan LIN

CONSTRUCTION SUMMARY
Saddle Ridge (G) - Lecco Ridge Developments Inc.

TEL:

LOT / PHASE 101 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 6 Elev 3		
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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 03May18 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 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03May18 Note:	
1 - KITCHEN CABINETY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03May18 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 03May18 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER 03May18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 03May18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - SIDE ENTRANCE 03May18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 03May18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 03May18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER AND MAIN HALL 03May18 Note:	

CONSTRUCTION

1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 08Dec16 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.	
1 - BASEMENT 8 FOOT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 08Dec16 Note:	
1 - ADD BASEMENT WALK-UP 08Dec16 Note:	

ELECTRICAL

1 - DELETE-----PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Feb18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 24Feb18 Note:	
10 - POT LIGHT - LOW VOLTAGE LED - FIRST FLOOR INSTALLATION 24Feb18 Note:	
2-KITCHEN, 4-BREAKFAST, 4-FAMILY ROOM ---- SEE SKETCH	
5 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 24Feb18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 24Feb18 Note: Deleted	



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1 - 200 AMP ELECTRICAL SERVICE 24Feb18 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03May18 Note:	
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HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 03May18 Note:	
1 - HARDWOOD – GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 03May18 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN 24Feb18 Note:	
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MASTER ENSUITE

PLUMBING

1 - MASTER ENSUITE- UPGRADE SHOWER- DELTA- DRYDEN DFKIT10-WS 03May18 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03May18 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Dec16 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 03May18 Note:	
1 - EUROLINE 1 BLACK IRON PICKETS 03May18 Note:	
1 - V GROOVE HANDRAIL 03May18 Note:	

EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
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:	

This Document is Extremely Time Sensitive - Printed 4 May 18 at 16:01

Purchaser:

Xiao-Yan LIN

Telephone Res. / Bus:

/

Decor Advisor:

Natalie Mancuso

Lock Date:

3-May-18

Property: 101

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 6 Elev 3

Plan #: 20M-1184

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	2002
Laundry Room	ELISSE	Standard
Powder Room	MONACO W350XZ4	1001
Master Ensuite Bathroom	MONACO W350XZ4	1001
Ensuite Bath - Bedroom 2/3	EVEREST WHITE	1001
Ensuite Bath - Bedroom 4	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

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-FROSTY WHITE 1573-60	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE- CRES. SPECTATOR 12X24	<input type="checkbox"/>	METAL STRIP THROUGHOUT
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- CRES. SPECTATOR 12X24	<input type="checkbox"/>	
Laundry Room	TILE- ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE- CRES. SPECTATOR 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- PRY 200 ROYAL CARRARA 10X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- RAINBOW WHITE 13X13	<input type="checkbox"/>	
SIDE HALL	TILE- CRES. SPECTATOR 12X24	<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- PRY 200 ROYAL CARRARA 10X24	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE- LUC BLANC GROENLANDIA 8X16	
Ensuite Bath - Bedroom 4	TILE- LUC BLANC GROENLANDIA 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	CLASSIQUE
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

Initial: 

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Living Room	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Dining Room	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Family Room	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Den / Library / Study	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Upper Landing	HARDWOOD- MIRAGE 5" ENGINEERED- RED OAK- HOPSCOTCH- CASHMERE
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M
Master Bedroom	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M
Bedroom #2	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M
Bedroom #3	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M
Bedroom #4	LAMINATE-LEXINGTON - HAZELWOOD OAK TL21016 - M
Bedroom #5	

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE- HOPSCOTCH
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE- HOPSCOTCH
Treads	As Per Construction Specifications	Colour	MIRAGE- HOPSCOTCH

Red Oak Stairs with Semi Gloss Finish

☒ Yes☐ 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	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes☒ No

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Telephone Res. / Bus:	/	Project:	Lecco Ridge Developments Inc.
Decor Advisor:	Natalie Mancuso	Model and Elevation:	Juniper 6 Elev 3
Lock Date:	3-May-18	3-May-18	Plan #: 20M-1184

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	Gas Provisions Stove	YES
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 type="radio"/> Yes	<input checked="" 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 checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" 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:  Date: May 8, 2018



3,107 sq.ft. includes 102 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 sump pump is based on site conditions. Roofline and adjoining model types may vary due to siting. E. & D. C. LEE, Inc. Copyright Nov. 2016