

CONSTRUCTION SUMMARY  
Sharon Village 2 - Secondo Vales Estates Inc.

PURCHASERS: BEHROOZ ZAYANDEH-ROUDI and GERALDINE PHILOMEENA COOKE

TEL:

LOT / PHASE Block 52 TH 3 / 2	REG. PLAN # 65M-4626	HOUSE TYPE Holland 5A Elev 1		
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CABINETRY

1 - KITCHEN - LIGHT VALANCE 29Jan19 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 29Jan19 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 29Jan19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 29Jan19 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 29Jan19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Jan19 Note:	

CERAMIC TILE

1 - MASTER ENSUITE BATHROOM - FLOOR & SHOWER ENCLOSURE WALLS- UPGRADE 1 TILES 29Jan19 Note:	
1 - FOYER, POWDER ROOM & KITCHEN - UPGRADE 2 FLOOR TILES 29Jan19 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 29Jan19 Note:	

CONSTRUCTION

1 - FINISHED BASEMENT AS PER SKETCH 29Jan19 Note:	
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COUNTER TOP

1 - KITCHEN - HIGH-END QUARTZ COUNTERTOP 29Jan19 Note:	
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DOORS AND TRIM

1 - BASEMENT - 5 1/4" ONE STEP BASEBOARD & B/B ONE STEP CASING 29Jan19 Note:	
1 - THROUGHOUT APPLICABLE AREAS - 5 1/4" ONE STEP BASEBOARD & B/B ONE STEP CASING 29Jan19 Note:	

ELECTRICAL

22 - POT LIGHT - LED - FIRST FLOOR INSTALLATION 29Jan19 Note: BASEMENT	
1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 29Jan19 Note:	
1 - KITCHEN - COMPLETE LED LIGHTING FOR VALANCE 29Jan19 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 29Jan19 Note:	

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Block 52 TH 3 / 2	65M-4626	Holland 5A Elev 1		

1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM

29Jan19 Note:

2 - POT LIGHT - LED - FIRST FLOOR INSTALLATION

29Jan19 Note: FAMILY ROOM & LIVING/ DINING ROOM - INSTALLED ON SEPERATE SWITCHES FROM STANDARD LIGHTS - SEE SKETCH

HARDWOOD FLOORING

1 - SECOND FLOOR - STANDARD NON-TILED AREAS - CLASSIC PLUS LAMINATE FLOORING

29Jan19 Note:

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE

29Jan19 Note:

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN

29Jan19 Note: MASTER ENSUITE BATHROOM- CHROME KNOB AND HINGES

MISCELLANEOUS

1 - FURTHER DISCOUNT AS PER VENDOR

29Jan19 Note:

PLUMBING

5 - SINK - DROP-IN SINK - CONTRAC LOLAND #4480BST

29Jan19 Note: ALL BATHROOMS

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 SUPER SINGLE #401518

29Jan19 Note:

1 - WASHROOM - 3 PIECE ROUGH-IN IN BASEMENT

29Jan19 Note:

COMPLETE BASEMENT BATH

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

29Jan19 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS TO BASEMENT

29Jan19 Note:

1 - STAINED STAIRS, RAILING AND PICKETS – STANDARD STAIRCASE - PRICE IS PER SET

29Jan19 Note:

EXTRAS AS PER OFFER

Five (5) White Appliances as per PE Appliances

Worksheet Note:

(5) 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

Worksheet Note:



Purchasers:

BEHROOZ ZAYANDEH-ROUDI & GERALDINE F

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

29-Jan-19

Property:

Block 52 TH 3

Project:

Secondo Vales Estates Inc.

Model and Elevation:

Holland 5A Elev 1

Plan #:

65M-4626

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	1001
Laundry Room	N/A	N/A
Powder Room	MONACO W823XZ4	1001
Master Ensuite Bathroom	EVEREST WHITE	1001
Main Bathroom	MONACO W821XZ4	1001
Basement Bathroom	EVEREST WHITE	1001
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

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	QUARTZ-CALACATTA SM	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Main Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Basement Bathroom	LAMINATE-INUK SHUK GREY P-344 LM	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials:



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Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:29-Jan-19

Property: Block 52 TH 3

Project: Secondo Vales Estates Inc.

Model and Elevation: Holland 5A Elev 1

29-Jan-19

Plan #: 65M-4626

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-MARMANI BIANCO-12X24	<input type="checkbox"/>	
Main Hall	LAMINATE	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-MARMANI BIANCO-12X24	<input type="checkbox"/>	
Laundry Room	TILE-BEACH LIGHT GREY-13X13	<input type="checkbox"/>	METAL STRIP
Powder Room	TILE-MARMANI BIANCO-12X24	<input type="checkbox"/>	METAL STRIP
Master Ensuite Bathroom	TILE-SASSONIA GRIGIO-12X24	<input type="checkbox"/>	METAL STRIP
Main Bathroom	TILE-BEACH LIGHT GREY-13X13	<input type="checkbox"/>	METAL STRIP
Basement Bathroom	TILE-BEACH LIGHT GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-SASSONIA GRIGIO-12X24	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
Basement Bathroom	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes

☐ No

Waterline for Fridge

☐ Yes

☒ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	5 1/4" ONE STEP BASEBOARDS & B/B ONE STEP CASING
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Living Room	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Dining Room	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Family Room	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Upper Landing	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Upper Hall	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Master Bedroom	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #2	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #3	LAMINATE-CLASSIC PLUS - OLD OAK GREY QS-UM1382
Bedroom #4	N/A
Bedroom #5	N/A
Basement	Laminate - Classic Plus - Old Oak Grey - QS-UM1382
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS OLD OAK GREY
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS OLD OAK GREY
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS OLD OAK GREY
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS OLD OAK GREY
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

INCLUDES BASEMENT STAIRCASE

\*\* 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	N/A
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library	N/A	Basement	22 Warm Grey
Trim Paint-Semi Gloss	BIRCH WHITE	Basement Bathroom	22 Warm Grey
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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Lock Date: 29-Jan-19 29-Jan-19 Plan #: 65M-4626

10. 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				

\*\* 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
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type	N/A			N/A			N/A		
Colour / Stain	N/A			N/A			N/A		
Surround	N/A			N/A			N/A		
Hearth	N/A			N/A			N/A		

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
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 checked="" type="radio"/> Yes	<input 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 type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



DEC 7 18  
FRIEDA  
REV DEC 7 18 PB

**THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT**

Full Depth  
Pantry.  
(24" Deep)

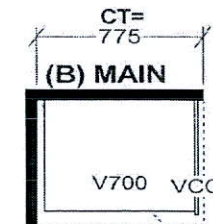
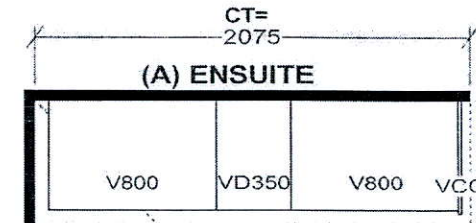
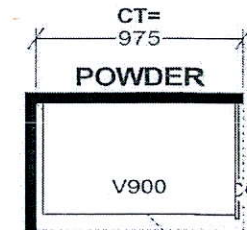
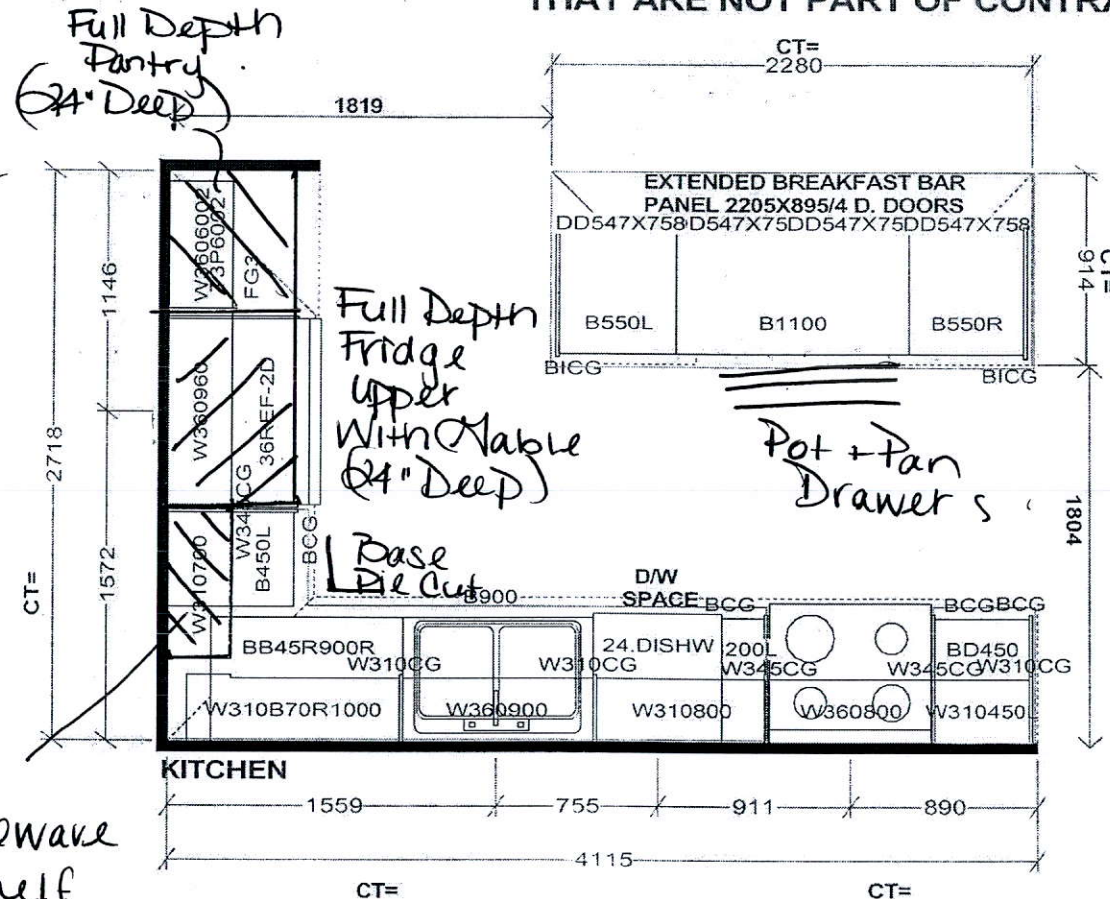
\* Relocate  
SINK + Dishwasher  
as per sketch.

- Light Variance


Full Depth  
Fridge  
Upper  
With Marble  
(24" Deep)

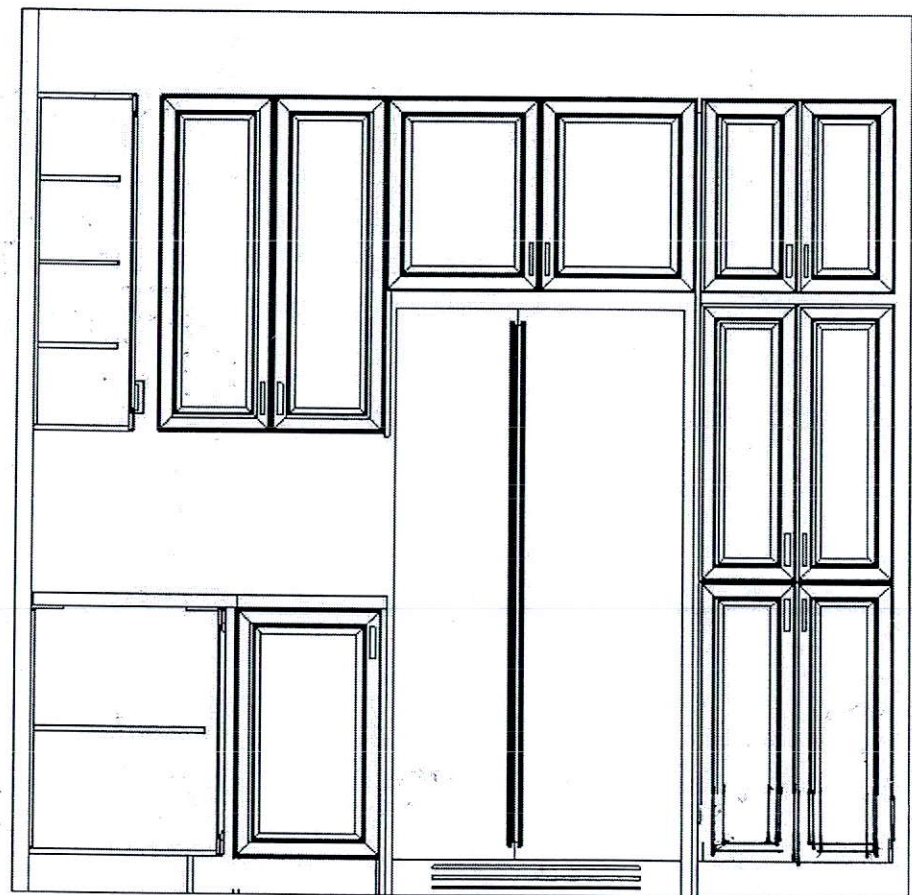
Pot + Pan  
Drawer s

Microwave  
Shelf



Selba Industries

W WIDTH	W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
STANDARD FEATURES:				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.		JOB NUMBER: BUILDER: GREENPARK SITE NAME: SECONDO VALES MODEL: HOLLAND 5AX ELEV 1,1A LOT #: BLK 52 TH3 DESIGNER: KS DATE: MAR 23, 88	
1040MM HIGH UPPER CABINETS LAMINATE KITCHEN & VANITY TOPS DISHWASHER SPACE DUMMY DOORS ON EXPOSED BACKS							



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

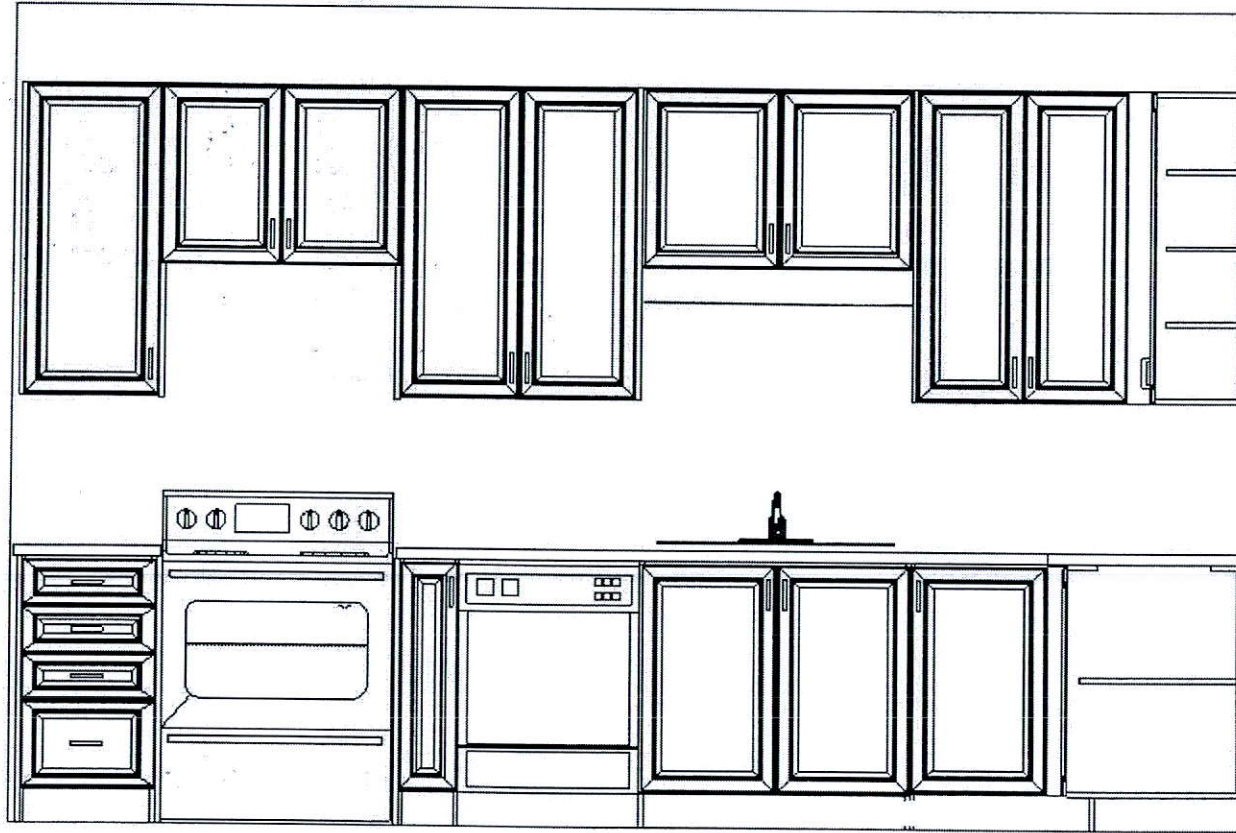
**Selba**  
Kitchen + Bath Designs

Designed: 12/7/2018  
Printed: 12/7/2018

SECONDO BLK52 TH 3

SECONDO BLK52 TH 3 Drawing #: 1





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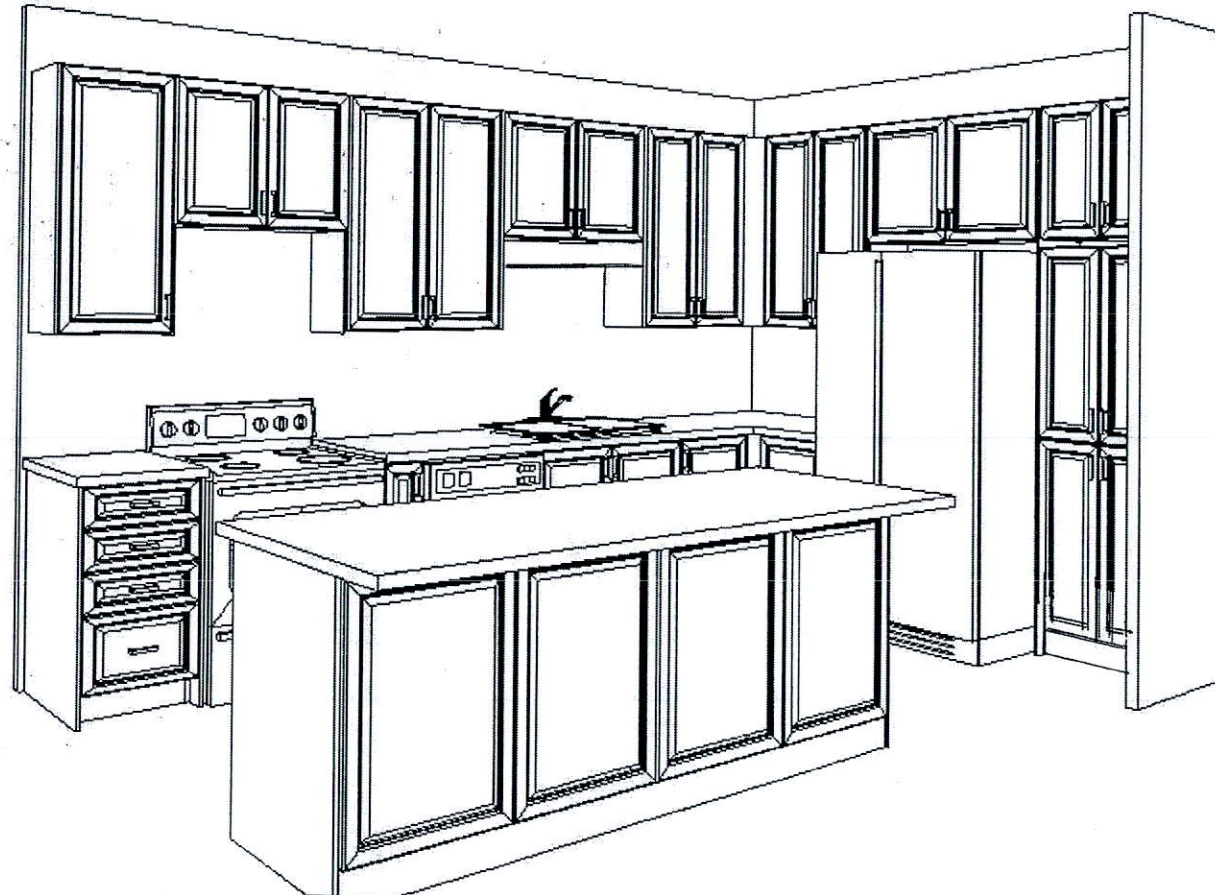


Designed: 12/7/2018  
Printed: 12/7/2018

SECONDO BLK52 TH 3

SECONDO BLK52 TH 3 Drawing #: 1





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**Selba**  
Kitchen + Bath Designs

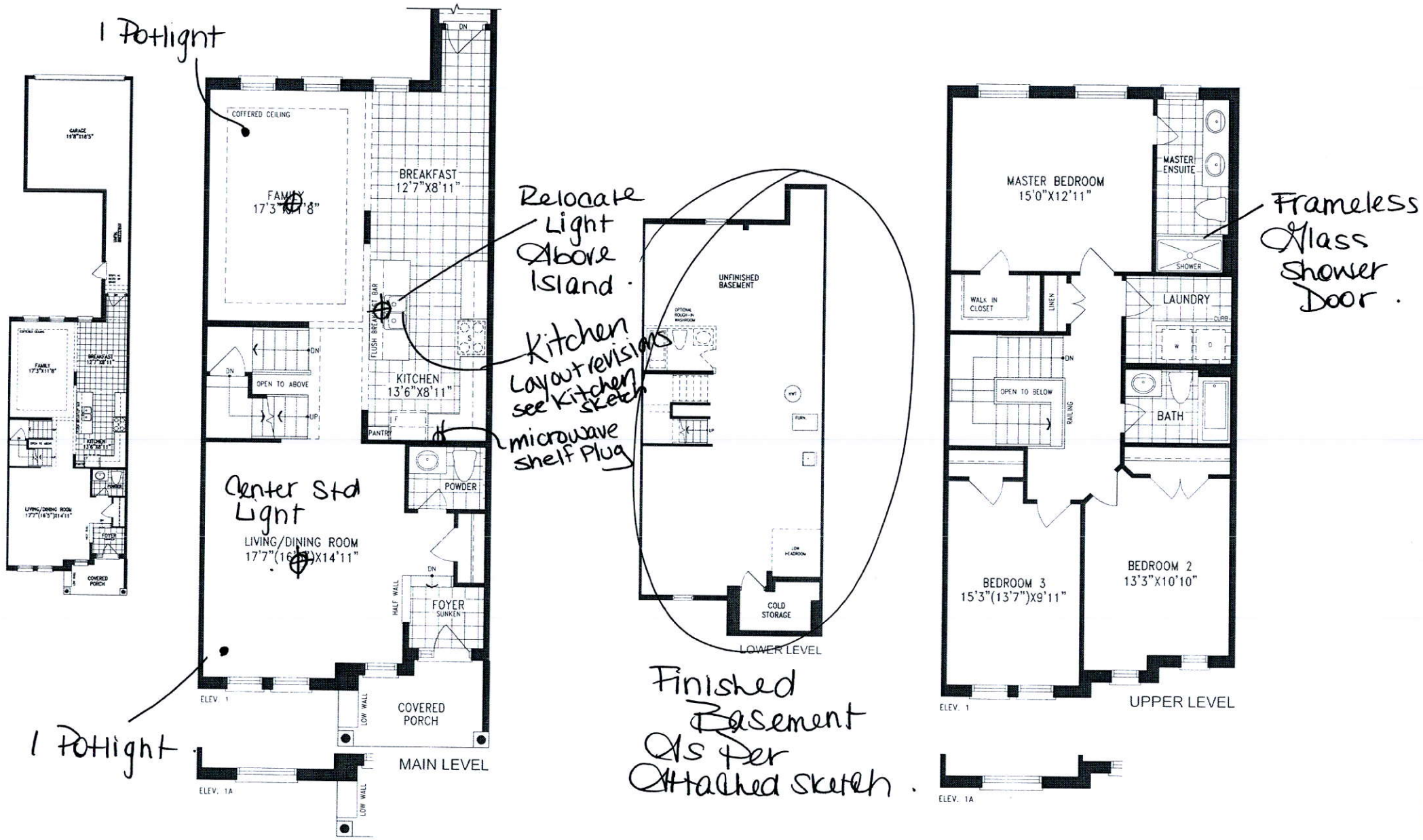
Designed: 12/7/2018  
Printed: 12/7/2018

SECONDO BLK52 TH 3

SECONDO BLK52 TH 3 Drawing #: 1



HOLLAND 5A | 2,001 SQ.FT.



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 2018



