

CONSTRUCTION SUMMARY

Lotus Pointe 2 (G) - Lamberts Lane Home Corp.

PURCHASERS: Harpreet Singh FORMAY and MANJOT KAUR FORMAY

TEL: RES.: 416-834-9888

LOT / PHASE Block 87 Unit 1 / 2	REG. PLAN # 43M-2071	HOUSE TYPE Urban Twelve Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING (TEMP. FAN MA 12Sep19 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 12Sep19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 12Sep19 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - MAIN BATHROOM TUB SURROUND 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MAIN BATHROOM FLOOR 12Sep19 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE ENTRANCE 12Sep19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 12Sep19 Note:	

DOORS AND TRIM

17 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 12Sep19 Note:	
1 - TRIM - UPGRADE 1 - 5-¼" BASEBOARD AND 3" CASING 12Sep19 Note:	

ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 12Sep19 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 12Sep19 Note:	
1 - MAIN FLOOR COVERED PORCH - LIGHT - EXTERIOR WITH INTERIOR SWITCH 12Sep19 Note:	
2 - GROUND FLOOR FRONT PORCH - LIGHT - EXTERIOR WITH INTERIOR SWITCH 12Sep19 Note:	

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HARDWOOD FLOORING

1 - LAMINATE - PARK LANE SERIES - - UPPER HALL 12Sep19 Note:	
1 - LAMINATE - PARK LANE SERIES - - LIVING AND DINING ROOM 12Sep19 Note:	
1 - LAMINATE - PARK LANE SERIES - - FAMILY ROOM 12Sep19 Note:	
1 - LAMINATE - PARK LANE SERIES - - SIDE HALL 12Sep19 Note:	
1 - LAMINATE - PARK LANE SERIES - - MAIN HALL / storage 12Sep19 Note:	
1 - LAMINATE - PARK LANE SERIES - - LIBRARY/DEN 12Sep19 Note:	

PAINTING

1 - THROUGHOUT - INTERIOR DOORS, TRIM & BASEBOARDS - UPGRADE WHITE PAINT 12Sep19 Note:	
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PLUMBING

1 - WASHROOM - 3 PIECE ROUGH-IN IN BASEMENT 12Sep19 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12Sep19 Note:	
1 - MASTER ENSUITE BATHROOM - TOE TESTER - ADD TOE TESTER TO SHOWER 12Sep19 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Sep19 Note:	
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STAIRS AND RAILINGS

2 - GROUND TO MAIN LEVEL & MAIN TO UPPER LEVEL - STAINED STAIRS, RAILING AND PICKETS - STANDARD STAIRCASE - PRICE IS PER SET 12Sep19 Note:	
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EXTRAS AS PER OFFER

(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:	
Five (5) White Appliances as per PE Appliances 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:	

Purchasers: Harpreet Singh FORMAY & MANJOT KAUR FOR **Property:** Block 87 Unit 1
Telephone Res. / Bus: (416) 834-9888 / **Project:** Lamberts Lane Home Corp.
Decor Advisor: Candace Forza **Model and Elevation:** Urban Twelve Elev 1
Lock Date: 12-Sep-19 12-Sep-19 **Plan #:** 43M-2071

Layout Changes: ☐ Yes ☒ No **Sketch Attached:** ☒ Yes ☐ No **Exterior Colour Scheme:**

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	411SB
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFTWOOD	411SB
Master Ensuite Bathroom	CONTINENTAL 823 DRIFTWOOD	411SB
Main Bathroom	CONTINENTAL 823 DRIFTWOOD	411SB
	N/A	N/A
	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	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Main Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LIFE ICE-12X24	☐	metal strip where applicable
Main Hall	LAMINATE	☐	
Kitchen / Breakfast	TILE-LIFE ICE-12X24	☐	
Laundry Room	TILE-LIFE ICE-12X24	☐	
Powder Room	TILE-LIFE ICE-12X24	☐	
Master Ensuite Bathroom	TILE-AXIS BIANCO (NAT)-12X24	☐	
Main Bathroom	TILE-AXIS LIGHT GREY (NAT)-12X24	☐	
GARAGE ENTRY	TILE-LIFE ICE-12X24	☐	
	N/A	☐	
	N/A	☐	
	N/A	☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-AXIS BIANCO (NAT)-12X24	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-AXIS LIGHT GREY (NAT)-12X24	
GARAGE ENTRY	N/A	
	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	Whirlpool ☐ N/A ☐ Yes ☒ No
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In ☒ Yes ☐ No Waterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
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

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7. Other Flooring

Main Hall / <i>Storage</i>	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Living Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Dining Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Family Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Den / Library / Study	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Basement Landing (If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Upper Hall	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Master Bedroom	CARPET-CABANA BAY SOLID E9954-ICE #00520
Bedroom #2	CARPET-CABANA BAY SOLID E9954-ICE #00520
Bedroom #3	CARPET-CABANA BAY SOLID E9954-ICE #00520
Bedroom #4	N/A
Bedroom #5	N/A
SIDE HALL	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
	N/A
	N/A
Underpad	Type Area
	STANDARD BEDROOMS ONLY

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS VENICE OAK GREY
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS VENICE OAK GREY
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS VENICE OAK GREY
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS VENICE OAK GREY
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	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	22 WARM GREY		N/A
Trim Paint-Semi Gloss	22 WARM GREY WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	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	☐	☐	☒	☐	☐	☒	☐	☐	☒
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 Gas Provisions Stove Gas Provisions Dryer Gas Provisions Barbecue

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes	☒ No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

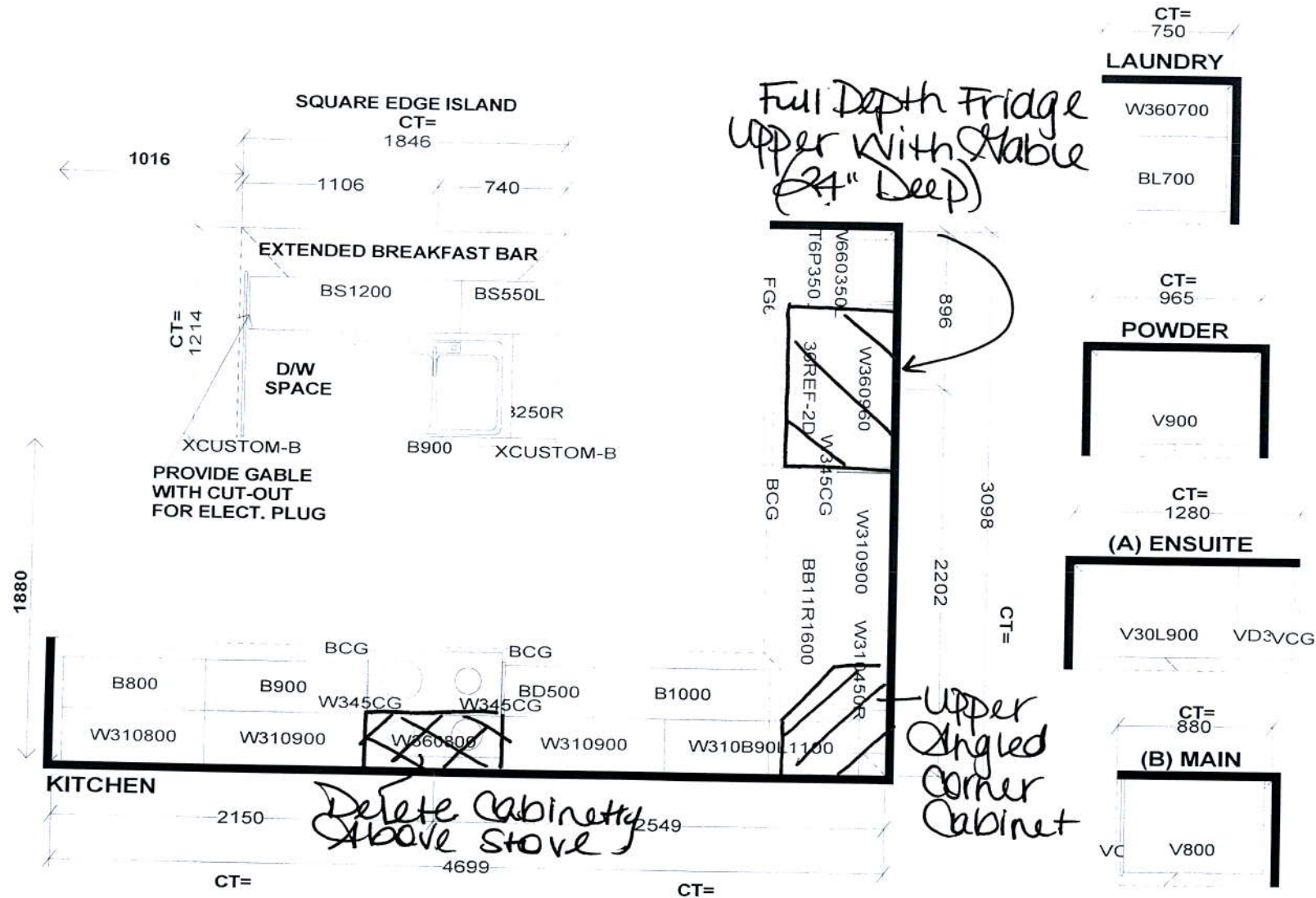
14. General Comments

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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: _____



Selba Industries

J#

W WDT H W HGHT W CNT

FLOOR HGHT DOOR HGHT

ST CENT 2X4 VENT BOX COVER

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: KS
DATE: MAR 12 19

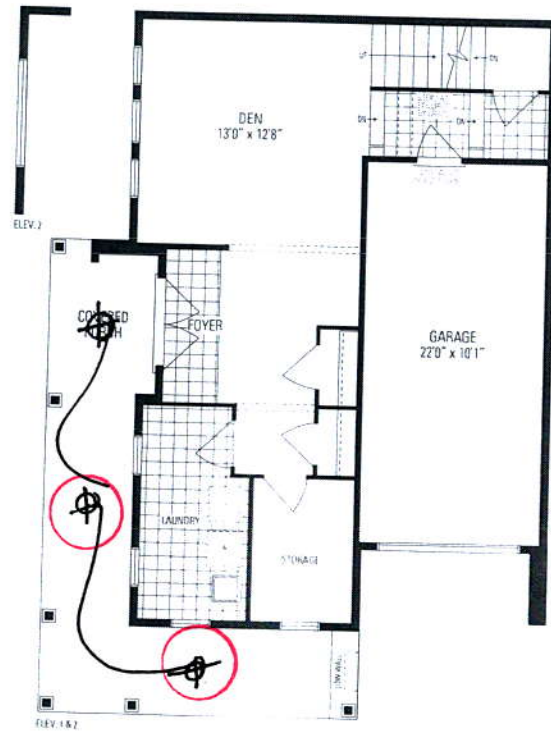
JOB NUMBER:

BUILDER: GREENPARK

SITE: LAMBERTS LANE PH.2

MODEL: URBAN 12X EL 1,2

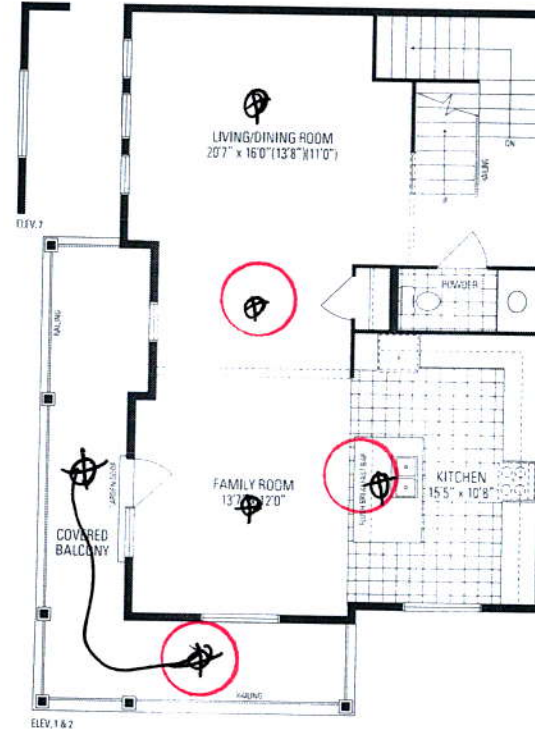
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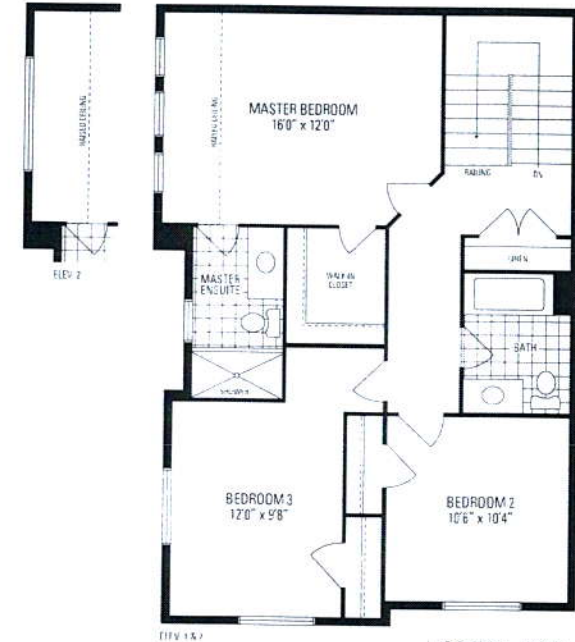
GROUND LEVEL



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

Urban TWELVE

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 artists concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. March 2019