

JAN 10 2020

CONSTRUCTION SUMMARY

DATE:

Sharon Village 2 - Secondo Vales Estates Inc.

PURCHASERS: CHRISTOPHER REECE and NATASHA PRYSZLAK

TEL: RES.: 416-897-9065

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
8 / 2	65M-4626	Pinebrook 2 Elev 2		

CABINETRY

1 - CABINETRY- UPGRADE 1- BEDROOM 2 ENSUITE 20Aug19 Note:	
1 - CABINETRY- UPGRADE 1- SHARED ENSUITE 20Aug19 Note:	
1 - CABINETRY- UPGRADE 1- MASTER ENSUITE 20Aug19 Note:	
1 - CABINETRY- UPGRADE 1- POWDER ROOM 20Aug19 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 CABINETS 20Aug19 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - UPGRADE 2 20Aug19 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 20Aug19 Note:	
2 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 20Aug19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 20Aug19 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Aug19 Note:	
1 - TILES - UPGRADE 1 TILES IN ALL TILED AREAS- FIRST FLOOR 20Aug19 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 20Aug19 Note:	
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COUNTER TOP

1 - HARD SURFACE COUNTERTOP - KITCHEN - QUARTZ ONLY 20Aug19 Note: PRICE INCLUDES TECO MAJESTIC UNDERMOUNT	
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ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED 20Aug19 Note: ADD A LIGHT ABOVE KITCHEN SINK	
1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 20Aug19 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 20Aug19 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Aug19 Note:	

HARDWOOD FLOORING

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1 - SECOND FLOOR -FJORD LAMINATE 20Aug19 Note:	
1 - HARDWOOD- GROUP B 5" IN LIEU OF 2 1/4 NATURAL RED OAK - FIRST FLOOR COMPLETE 20Aug19 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE - MASTER ENSUITE - WITH CHROME KNOB 11Jul19 Note:	
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MISCELLANEOUS

1 - further vendor discount 20Aug19 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 10Jan20 Note:	
6 - SINK - DROP-IN SINK - CONTRAC LOLAND #4480BST 20Aug19 Note:	

★ ★ ★ NEW RECEIVED JAN 10 2020

PROMOTIONAL

1 - BALANCE OF PROMO- 20Aug19 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,000 BALANCE FORWARD \$12,000 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000 AS PER SCHEDULE PE. 11Jul19 Note:	

STAIRS AND RAILINGS

1 - V-GROOVE HANDRAIL 20Aug19 Note: Posts- Square posts - NO chamfer	
1 - EUROLINE O - BLACK IRON PICKETS 20Aug19 Note:	
1 - STAINED STAIRS, RAILING AND PICKETS - STANDARD STAIRCASE - PRICE IS PER SET 20Aug19 Note:	

EXTRAS AS PER OFFER

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 Fi Worksheet Note:	
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This Document is Extremely Time Sensitive - Printed 10 Jan 20 at 11:23

Purchasers:CHRISTOPHER REECE & NATASHA PRYSZLAIP

Property: 8

Telephone Res. / Bus: (416) 897-9065 /

Project: Secondo Vales Estates Inc.

Decor Advisor: Natalie Mancuso

Model and Elevation: Pinebrook 2 Elev 2

Lock Date: 20-Aug-19

20-Aug-19

Plan #: 65M-4626

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW AND SONATA CHARCOAL ON ISLAND ONLY	113SB
Laundry Room	ELISSE	
Powder Room	DORAL H3453 LAVA GREY FLEETWOOD	113SB
Master Ensuite Bathroom	DORAL H3453 LAVA GREY FLEETWOOD	113SB
Ensuite Bath - Bedroom 2	DORAL H3453 LAVA GREY FLEETWOOD	113SB
Ensuite Bath - Bedroom 3/4	DORAL H3453 LAVA GREY FLEETWOOD	113SB

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-BIANCO STARDUST	#360 EDGE
Laundry Room		
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46	

** Refer to Construction Summary

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20-Aug-19

Plan #: 65M-4626

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STONE WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-STONE WHITE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE- RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
MUD ROOM	TILE-STONE WHITE 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-SAT. CONCEPT NEVE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SAT. CONCEPT NEVE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SAT. CONCEPT NEVE 8X16	
MUD ROOM		
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

RECEIVED

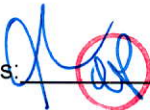
JAN 10 2020

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: 

Purchasers:

CHRISTOPHER REECE & NATASHA PRYSZLA

Property: 8

Telephone Res. / Bus:

(416) 897-9065 /

Decor Advisor:

Natalie Mancuso

Model and Elevation: Pinebrook 2 Elev 2

Lock Date:

20-Aug-19

20-Aug-19

Plan #: 65M-4626

Project:

Secondo Vales Estates Inc.

7. Other Flooring

Main Hall	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Living Room	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Dining Room	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Family Room	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Den / Library / Study	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	
Upper Landing	MIRAGE 5" TREASURE RED OAK CHARACTER CASHMERE
Upper Hall	LAMINATE-FJORD NORD OAK TLNEUM05
Master Bedroom	LAMINATE-FJORD NORD OAK TLNEUM05
Bedroom #2	LAMINATE-FJORD NORD OAK TLNEUM05
Bedroom #3	LAMINATE-FJORD NORD OAK TLNEUM05
Bedroom #4	LAMINATE-FJORD NORD OAK TLNEUM05
Bedroom #5	
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE - Square post - No chamfer	Colour	MIRAGE TREASURE
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE TREASURE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE TREASURE
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary

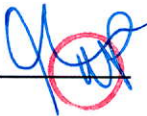
POSTS - square post NO chamfer x

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

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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		
	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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				BIANCO					
				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			

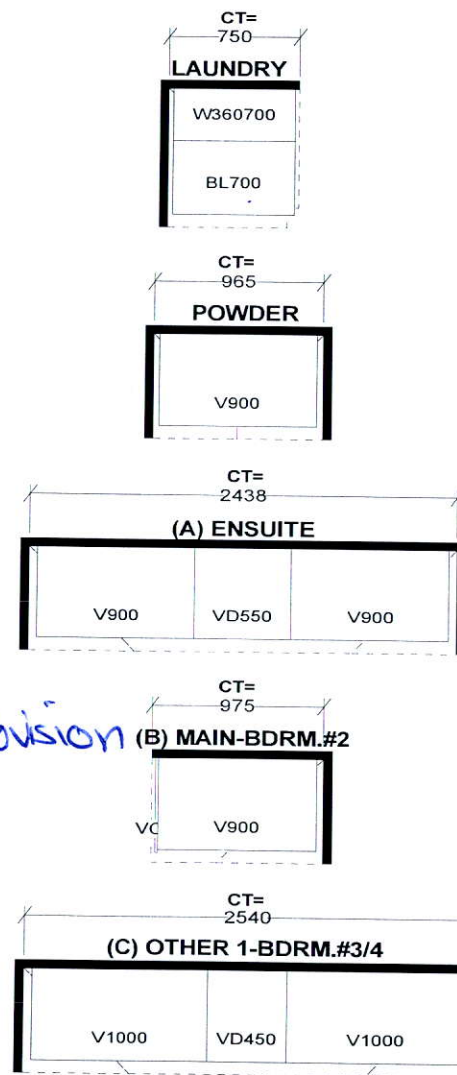
**** Refer to Construction Summary****13. Electrical**

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 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 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: Aug 29/19 Signature:  Date: Aug 20, 2019



Selba Industries

W W D T H	W H G H T	W C N T	F L H G H T	D W Y H	S T C E N T	2 X 4	V E N T B O X C O V E R
STANDARD FEATURES:				<p><i>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.</i></p>		 <p>JOB NUMBER: BUILDER: GREENPARK SITE NAME: SECONDO VALES MODEL: PINEBROOK 2 ELEV 1,2,3 LOT #: DESIGNER: KS DATE: MAR 22 18</p>	
<p>1040MM HIGH UPPER CABINETS LAMINATE KITCHEN & VANITY TOPS DISHWASHER SPACE DUMMY DOORS ON EXPOSED BACKS</p>							

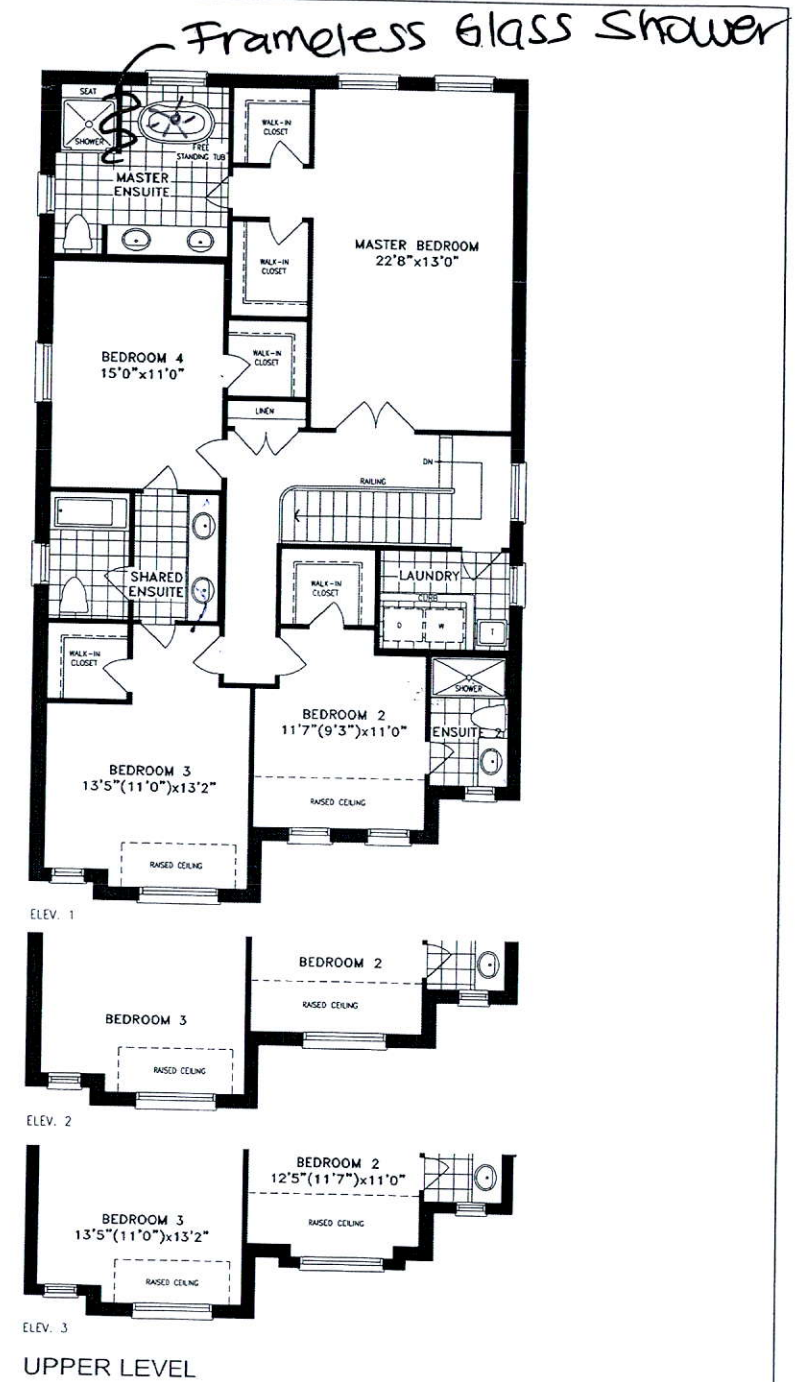
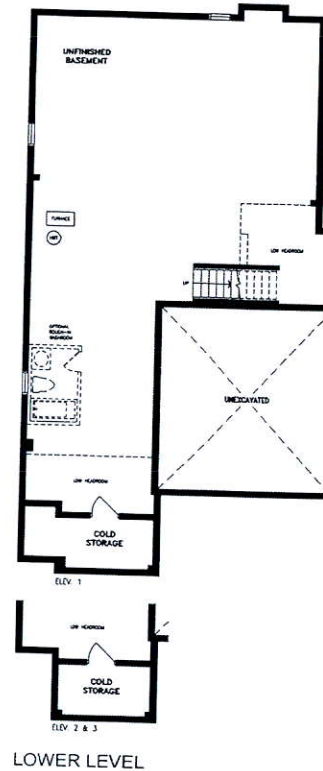
Hand-drawn floor plan of the main level of a house. The plan includes the following rooms and features:

- KITCHEN:** 17'0" x 8'5". Includes a sink, stove, and refrigerator. Handwritten note: "light above sink".
- BREAKFAST:** 19'0" (11'0") x 9'4". Includes a table and chairs. Handwritten note: "Hanging of wall light".
- FAMILY ROOM:** 19'0" x 22'2". Includes a fireplace and a coffered ceiling.
- LIVING/DINING ROOM:** 20'0" x 13'2" (11'0"). Includes a large open area with a fireplace. Handwritten note: "Microwave shelf plug".
- HOME OFFICE:** 9'2" x 9'0". Includes a desk and chair.
- BED ROOM:** 11'0" x 11'0". Includes a bed and a closet.
- BATH:** 5'0" x 7'0". Includes a bathtub, toilet, and sink.
- PORCH:** Includes a covered porch and a back porch.
- GARAGE:** 20'0" x 18'6".
- PORTICO:** A small entrance area.

Handwritten annotations include:

- "light above sink" (circled)
- "Hanging of wall light" (circled)
- "Microwave shelf plug" (with an arrow pointing to the living/dining room area)
- "H" and "X" marks indicating specific features or measurements.

ELEV. 1
ELEV. 2 & 3
MAIN LEVEL



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