

CONSTRUCTION SUMMARY

Palmetto - Zadorra Estates Corp.

PURCHASERS: Suresh NAGALINGAM and Devi Ambika SELVARAJAN

RECEIVED
FEB 13 2024

TEL: RES.: 647-502-7228

LOT / PHASE 40 / 1	REG. PLAN #	HOUSE TYPE Penrose 2 Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 12Feb24 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 02Oct23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD LEVEL 12Feb24 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE UPPER WITH GABLES - 650MM DEEP - PRICE IS EACH 12Feb24 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 12Feb24 Note: @ KITCHEN ISLAND - SEE SKETCH	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AREA 12Feb24 Note:	
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COUNTER TOP

4 - VANITY - ADD 3" BACKSPLASH RETURN 12Feb24 Note: ALL BATHROOM VANITIES	
1 - SHARED ENSUITE BEDROOM 3/4 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 12Feb24 Note:	
1 - BEDROOM 2 ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 12Feb24 Note:	
1 - MASTER ENSUITE COUNTER TOP - UPGRADE STONE COUNTER TOP 12Feb24 Note:	
1 - POWDER ROOM COUNTER TOP - UPGRADE STONE COUNTER TOP 12Feb24 Note:	
1 - KITCHEN COUNTER TOP - UPGRADE STONE COUNTER TOP 12Feb24 Note:	

ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 02Oct23 Note: ALL BATHROOMS	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 02Oct23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 02Oct23 Note:	

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Oct23 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 02Oct23 Note:				
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 02Oct23 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 02Oct23 Note:	
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HEATING AND AIR CONDITIONING

1 - HUMIDIFER 02Oct23 Note:	
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MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFTMASTER 8155 WITH BELT DRIVE – INCLUDES 1 KEY PAD & 2 HANDHELD CONTROLS - PRICE IS FOR TWO GARAGE DOORS 02Oct23 Note:	
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PLUMBING

1 - ALL STANDARD BATHROOM FAUCETS TO BE INSTALLED WITH NO PLATE 12Feb24 Note:	
6 - SINK - UNDERMOUNT SINK - TECO BATH #4815 12Feb24 Note: ALL BATHROOM SINKS	
1 - SINK - UNDERMOUNT - BLANCO PRECIS SILGRANIT U SUPER SINGLE #402884 SOFT WHITE 12Feb24 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Feb24 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,555.00. BALANCE FORWARD \$8,445.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE. 02Oct23 Note:	

STAIRS AND RAILINGS

1 - PICKETS - EUROLINE 1 - BLACK PICKETS 12Feb24 Note:	
1 - STAINED STAIRS - STANDARD STAIRCASE 12Feb24 Note:	



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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 Fif <i>Worksheet</i> Note:	
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This Document is Extremely Time Sensitive - Printed 12 Feb 24 at 10:35

Purchasers: Suresh NAGALINGAM & Devi Ambika SELVARA

Property: 40

Telephone Res. / Bus: (647) 502-7228 /

Project: Zadorra Estates Corp.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Penrose 2 Elev 1

Lock Date: 12-Feb-24

12-Feb-24

Plan #:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA - 814 DARK CHOCOLATE	464SA
Laundry Room	ELISSE	Standard
Powder Room	SABRA - 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	SABRA - 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	SABRA - 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 3/4	SABRA - 350 PLATINUM SILVER	464SA

Stove Opening

 STANDARD

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

 STANDARD

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	Niche
Kitchen / Breakfast	QUARTZ- TRAMONTANA	#360 EDGE	
Laundry Room	N/A		
Powder Room	QUARTZ- TRAMONTANA	#360 EDGE	
Master Ensuite Bathroom	QUARTZ- TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 2	QUARTZ- TRAMONTANA	#360 EDGE	
Ensuite Bath - Bedroom 3/4	QUARTZ- TRAMONTANA	#360 EDGE	

Kitchen Backsplash

N/A

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**ADD BACKSPLASH RETURN TO ALL BATHROOM VANITIES

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-FRIGIA WHITE 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-CLASSIC STATUARIO MATTE 24X24	☐
Laundry Room	TILE-FRIGIA WHITE 13X13	☐
Powder Room	TILE-FRIGIA WHITE 13X13	☐
Master Ensuite Bathroom	TILE-FRIGIA WHITE 13X13	☐
Ensuite Bath - Bedroom 2	TILE-FRIGIA WHITE 13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-FRIGIA WHITE 13X13	☐
Mud Room	TILE-FRIGIA WHITE 13X13	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

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Decor Advisor:

Lock Date:

Suresh NAGALINGAM & Devi Ambika SELVARA

(647) 502-7228 /

Giulia Di Girolamo

12-Feb-24

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Plan #:

7. Other Flooring

Main Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Living Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Dining Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Family Room	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Den / Library / Study	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS-ROCHEFORT OAK-TL-LW1317

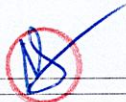
Red Oak Stairs as Per Vendor's Standard

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	N/A
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 & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY

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(647) 502-7228 /

Giulia Di Girolamo

12-Feb-24

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Plan #:

10. 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				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				BIRCH WHITE					
Hearth				NERO					
				NO					
** Refer to Construction Summary									

11. Air Conditioning

Air Conditioning

NO

Comment

** Refer to Construction Summary

12. 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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:

Date:

Signature:

Date:

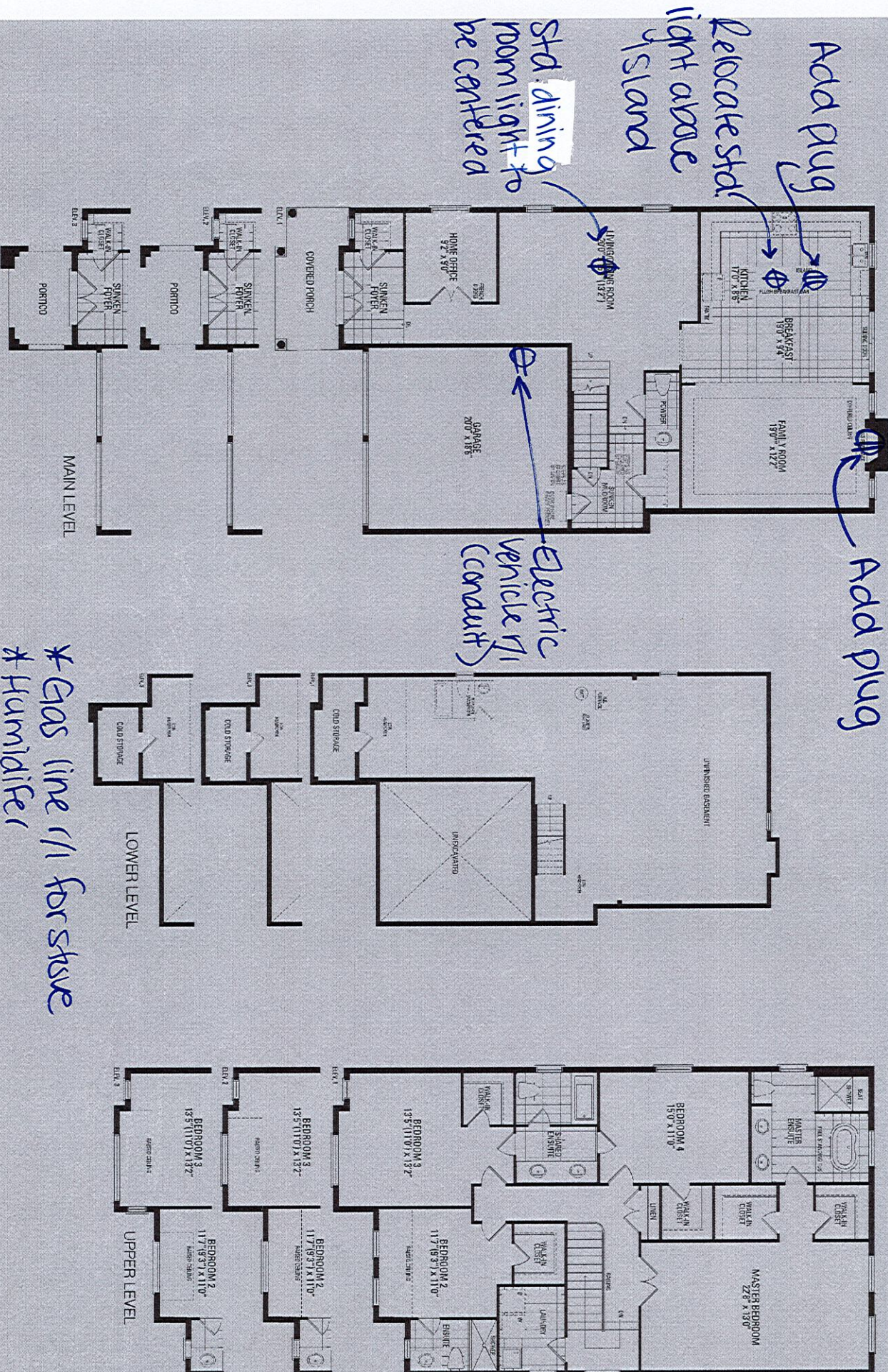
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LOT # 40

Penrose 2 40' LOT

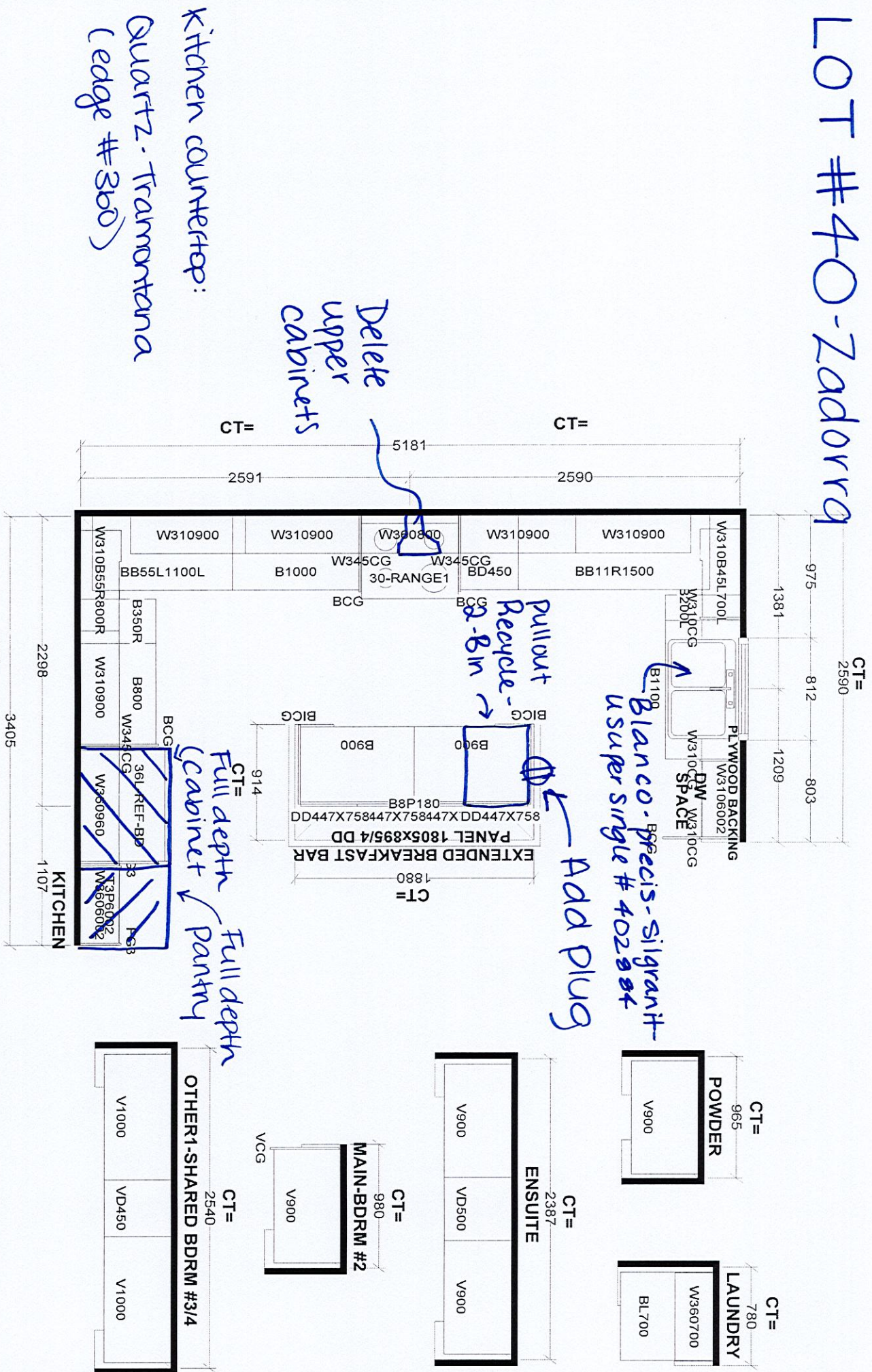
ELEVATION 1 3,045 sq.ft. • ELEVATION 2 3,045 sq.ft. • ELEVATION 3 3,042 sq.ft.



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 2023

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LOT #40-Zadora



all bathroom
vanities :
Quartz - Tramontana
(edge #360)
* add backsplash
return

Selba Industries			
W WIDTH	W HGHT	W CNT	J #
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.			
FLOOR HGHT	DOOR HGHT	DESIGNER: BM	DATE: JULY 31 23
ST CENT	2X4	VENT BOX COVER	LOT #: