

CONSTRUCTION SUMMARY

The Brook - North Grandview Inc.


PURCHASER: RAVIRAJ RAJAH

TEL: RES.: 905-940-6554

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	CLOSING DATE	
18	1	Aspen 6 Elev B		06-Apr-17	

INV#	QTY	EXTRA / CHANGE
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Offer Workshee	Includes Extended upper kitchen cabinets, as per plan, from builders standard samples. Note: See Cabinet
Offer Workshee	Includes granite kitchen countertops, as per plan, from builders standard samples. Note: See Countertop
Offer Workshee	Includes 2 1/4 inch by 3/4 inch natural finish Oak hardwood flooring in family room or great room, as per plan, from builders standard sample. Note: See Wood/Laminate Flooring
Offer Workshee	Includes central air conditioner, from builders standard line. Note: See HVAC
Offer Workshee	Includes Walk Out Basement condition detailed in Schedule A-1. Note: See Construction


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Cabinetry

801 24Nov16	1 - Kitchen - Cabinet Upgrade 1 Note:
801 24Nov16	1 - Kitchen - Pantry - Cabinet Upgrade 1 NoteOpt pantry beside the fridge
801 24Nov16	1 - Master Ensuite - Cabinet Upgrade 1 Note:
801 24Nov16	1 - Delete cabinet above stove to accommodate a future hood fan, opening to be approx 36", hood fan 30" Note: to be installed by purchaser after closing
801 24Nov16	1 - Ensuite 2/3 - Cabinet Upgrade 1 Note:
801 24Nov16	1 - Main/Ensuite 4 Bathroom - Cabinet Upgrade 1 Note:
881 10Mar17	1 - Kitchen-Extended uppers as per contract Note:
881 10Mar17	1 - Master Ensuite-Vanity to accommodate extra sink-see sketch Note:

Cabinetry Extras

801 24Nov16	1 - Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required NoteBeside sink. See sketch
801 24Nov16	1 - Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 NoteBeside stove. See sketch
801 24Nov16	1 - Kitchen Uppers - Microwave cabinet with shelf - Upgrade 1 NoteBeside the opt pantry
801 24Nov16	1 - Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep) Note:
801 24Nov16	1 - Kitchen Uppers - Upper corner folding door - Upgrade 1 Note:
801 24Nov16	1 - Vanity Extras - Bank of drawers 3 - Upgrade 1 NoteMaster Ensuite
801 24Nov16	1 - Vanity Extras - Bank of drawers 3- Upgrade 1 NoteEnsuite 2/3
801 24Nov16	1 - Vanity Extras - Bank of drawers 3 - Upgrade 1 NoteMain Bathroom

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801 24Nov16	1 - Light Valance - DRMV Note:				
801 24Nov16	4 - Kitchen Base Extra - Slide outs (per drawer) double width Note: In lower Pantry.				
801 24Nov16	1 - Kitchen Base Extra - Base corner folding door with lazy susan - Upgrade 1 Note:				
1,009 18Apr17	4 - Kitchen Base Extra - Slide outs (per drawer) double width Note: Lower pantry - Delete from extras dated Nov 24 2016				
1,132 12Jun17	1 - Kitchen-Central Vacuum dust pan rough-in + complete install (installed under the kitchen sink in toe kick) Note:				

Carpet

881 10Mar17	1 - Family Room & Stairs- Credit STD. carpet & pad Note:
992 18May17	1 - Family Room, Dining Room, Main hallway, Upper halway/Loft & Stairs- Credit STD. carpet & pad Note:

Construction

801 24Nov16	1 - Cold cellar - Optional Note:
801 24Nov16	1 - Master Ensuite - build a drop ceiling to accommodate the rain shower in the master ensuite shower Note:
801 24Nov16	1 - Doors - Double Garden Door without grills including screen in lieu of sliding door (one door operable) Note:Basement -base still to be wheelchair accessible if possible
801 24Nov16	1 - Ensuite 2/3 - Build a drop ceiling to accommodate the rain shower. Note:
881 10Mar17	1 - Kitchen- Bulkhead to accommodate estended uppers, pantry, deep fridge uppers Note:
881 10Mar17	1 - Walk out basement condition Note:
881 10Mar17	1 - Master Ensuite shower- delete walls to front & side to top of tub to accommodate frameless glass shower enclosure Note:
881 10Mar17	1 - Library Doors - Enlarge door opening to accommodate 96" doors Note:



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1,009 18Apr17	1 - Relocate washer, dryer and tub to basement Note:	
1,009 18Apr17	1 - Library - Change to a Bedroom - Relocate the closet door from the side hallway to the bedroom, door going into bedroom to be approx 36" wide NoteSee sketch	
1,009 18Apr17	1 - Laundry Room to be changed to a bathroom with shower NoteSee sketch	
1,009 18Apr17	1 - Relocate the door from garage to house NoteSee sketch	
992 18May17	1 - Main Floor (only) - Smooth ceilings Note:	
992 18May17	1 - Family Room- Partial plan for optional gas fireplace Note:	
992 18May17	1 - Family Room- Fireplace Bump Out - as per plan Note:	
992 18May17	1 - Main floor Shower- half wall with frameless glass shower enclosure NoteSee attached sketch	
992 18May17	1 - Library/Main floor Bedroom- Enlarge door opening to accommodate for 96" door Notesee attached new sketch Door to be approx 36"wide	

Counter Top


801 24Nov16	1 - Kitchen - Standard with standard edge Noteundermount sink with single hole faucet
801 24Nov16	1 - Kitchen - Granite Opt Breakfast Bar Note:


Drywall

801 24Nov16	1 - Smooth ceilings on main floor only Note:
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Electrical

801 24Nov16	1 - Miscellaneous - Decora single pole dimmer switch (can be used for both halegon & LED) NoteFor the library pot lights
801 24Nov16	1 - Miscellaneous - Decora single pole dimmer switch (can be used for both halegon & LED) NoteUpper hallway for the pot lights
801 24Nov16	3 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (insulated) NoteUpper hallway, delete the standard overhead lights use switch for pot lights. See sketch

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801 24Nov16	6 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (non insulated) NoteGreat Room, delete standard overhead light use switch for 3 pot lights. See sketch				
801 24Nov16	4 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (non insulated) NoteLibrary, delete the standard overhead light use switch for pot lights. See sketch				
801 24Nov16	2 - Miscellaneous - Decora single pole dimmer switch (can be used for both halegon & LED) NoteFamily Room, use one switch for 3 pot lights. See sketch				
801 24Nov16	3 - Pot Lights - Line Voltage 4" EXTERIOR soffit potlight with white baffle (price includes 1st & 2nd floor install) NoteGarage area. See sketch				
801 24Nov16	1 - Exterior Lighting - Seasonal soffit plug on single pole switch NoteIn porch area. See sketch				
801 24Nov16	1 - Service Extras - 200 amp Panel Note:				
801 24Nov16	1 - Low Voltage - Conduit pipe run from basement to attic Note:				
801 24Nov16	1 - Low Voltage - Central Vacuum dust pan rough-in + complete install (installed under the kitchen sink in toe kick) Note:				
801 24Nov16	1 - Low Voltage - Pipe vac rough-in to garage NoteSee sketch				
801 24Nov16	1 - Valance Lighting - LED Ribbon Note:				
801 24Nov16	1 - Miscellaneous - Additional plug on existing circuit NoteMaster Bedroom, approx 5 1/2 feet from finish floor, beside cable and telephone rough-in				
801 24Nov16	1 - Miscellaneous - Additional plug on existing circuit NoteBreakfast area approx 5 1/2" above finish floor beside the telephone rough-in. See sketch				
801 24Nov16	3 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor NoteBedroom 2, 3 and 4. See sketch				
801 24Nov16	1 - Interior Lighting - Additonal light switch on separate single switch NoteFor exterior pot lights				
801 24Nov16	1 - Interior Lighing - Additional light switch Notefor the 3 pot lights in the family room. See sketch				
801 24Nov16	1 - Relocate the standard overhead light by the stairs to above the stairs Note:				

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INV#	QTY	EXTRA / CHANGE
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801 24Nov16	1 - Kitchen - Microwave plug on a dedicated line Note:	
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801 24Nov16	3 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (insulated) NoteIn loft, delete the standard overhead light and use switch for pot lights. See sketch	
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801 24Nov16	1 - Miscellaneous - Decora single pole dimmer switch (can be used for both halegon & LED) NoteLoft pot lights	
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881 10Mar17	1 - Kitchen - Additional plug on a dedicated line for future hood fan Note:	
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881 10Mar17	1 - Basement - Cold cellar install ceiling light & switch Note:	
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1,009 18Apr17	2 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor NoteMaster Bedroom beside the cable and phone R/I, Family room above the fireplace. See sketch	
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1,009 18Apr17	1 - Miscellaneous - Additional plug on existing circuit NoteFamily Room approx 16" above the fireplace mantle beside the CAT5. See sketch	
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992 18May17	1 - Cold Cellar- install ceiling light with pull Note:	
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992 18May17	1 - Master Ensuite- Install wiring for whirlpool tub -8 jets Note:	
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992 18May17	1 - Cold Cellar- install ceiling light with pull Note:	
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992 18May17	1 - Laundry Room Main Floor to be relocated- washer, dryer and tub to basement Note:	
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992 18May17	1 - Laundry Room to be changed to a bathroom with shower- accommodate accordingly NoteSee attached sketch	
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992 18May17	1 - Kitchen- install 120v plug for gas stove Note:	
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Fireplace

1,009 18Apr17	1 - Fireplace (bump out) as per plan with standard traditional style painted mantel Note:	
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Glass and Mirror

801 24Nov16	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel Note:	
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801 24Nov16	1	- Ensuite 2/3 Shower Door: 10mm Frameless Note:			
1,009 18Apr17	1	- Main Floor shower - Shower Door: 10mm Frameless Note:			

HVAC


801 24Nov16	1	- Rough-In Gas line (interior) for stove including 120v electrical plug Note:
801 24Nov16	1	- Rough-In Gas line for BBQ (Exterior) Note:
801 24Nov16	1	- Upgrade to Humidifier Note:
881 10Mar17	1	- Central air conditioner as per std. Note:

Paint and Stain

801 24Nov16	1	- Stairs, railings, pickets posts and nosing to remain UNFINISHED Note:
881 10Mar17	1	- Family Room & Stairs paint 1/4 round Note:
992 18May17	1	- Main Floor - Paint Smooth ceilings Note:
992 18May17	1	- Family Room, Dining Room, Main hallway, Upper halway/Loft & Stairs- Paint 1/4 round Note:
992 18May17	1	- Basement - Opt. Paint Double door Note:
992 18May17	1	- Library-Change to a bedroom- Relocate the closet door from side hallway to the bedroom, door going into bedroom to be approx 36" wide Note:
992 18May17	1	- Family Room- Paint Mantle White Note:

Plumbing

801 24Nov16	1	- Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Note: Master Ensuite
801 24Nov16	1	- Bathroom - Bathtub Whirlpool 8 jets corner (60"x60") in lieu of standard soaker tub Note: Master Ensuite

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801 24Nov16	1 - Kitchen- Franke TCX110-27 undermount kitchen sink, stainless steel Note: See Spec Sheet
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801 24Nov16	1 - Kitchen - Moen Brantford Single handle pullout faucet with reflex, Model 7295SRS - stainless steel Note: See Spec Sheet
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801 24Nov16	2 - Master Ensuite Moen 90 Single handle lav faucet with lift rod drain model S6700BN Note: See Spec Sheet
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801 24Nov16	1 - Master Ensuite - Moen 90 Two handle roman tub faucet with hand shower Model TS904/9796BN Note: See Spec Sheet
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801 24Nov16	1 - Master Ensuite - Moen 90 Posi-temp shower only with 3 function transfer valve/trim and slide bar with hand shower Model TS2712EP / 3372 / TS4172 / 62320 BN NoteShower head will be relocated to ceiling See Spec Sheet
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801 24Nov16	1 - Master Ensuite - Showering accessories 6" straight shower arm Model 116651BN Note: See Spec Sheet
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801 24Nov16	1 - Ensuite 2/3 - Moen 90 Posi-temp tub/shower faucet with 3 function transfer valve/trim and slide bar with hand shower Model 62320/3372/128284/TS4172+/TS2779EP+/S3879EP+/A721 Chrome Note: See Spec Sheet
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801 24Nov16	1 - Ensuite 2/3 Shower Accessories - 6" straight shower are Model 116651 chrome Note: See Spec Sheet
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801 24Nov16	1 - Master Ensuite - Tub Drain Half kits Model T90331/140680 BN Note: See Spec Sheet
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801 24Nov16	1 - Master Ensuite - 4 1/4" snap-in shower strainer Model 101663BN Note: See Spec Sheet
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1,009 18Apr17	1 - Bathroom - Bathtub - Tubco Royal #1 D6042-W (60"x42") Whirlpool tub 8 Jets - White (In lieu of standard) NoteMaster Ensuite See Spec Sheet
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1,009 18Apr17	1 - Bathroom - Bathtub - Whirlpool 8 jets corner (60"x60") in lieu of standard soaker tub. Master Ensuite Note: Delete from extras dated Nov 24 2016
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992 18May17	1 - Laundry Room Main Floor to be relocated - washer, dryer and tub to basement NoteSee attached sketch
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992 18May17	1 - Laundry Room to be changed to a bathroom with shower- accommodate accordingly NoteSee attached sketch
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1,132 12Jun17	1 - Upgrade Humidifier- water line needed Note:
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Railing

801 24Nov16	1 - Railing - Sample C - OAK - 1-5/16" Square V Groove spindles - OAK - 3 Inch x 1-3/4 Inch Traditional profile No. 13 handrail - OAK - 3-1/2 Inch Square V Groove newel posts with a decorative cap - OAK Note:
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Stairs

801 24Nov16	<div>1 - Oak Stairs (natural finish) per floor</div> <div>Note:</div>
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Tile


801 24Nov16	<div>1 - Miscellaneous - Delete standard fixtures</div> <div>Note:</div> <div>Credit- ceramic accessories</div>
1,009 18Apr17	<div>1 - Backsplash - Kitchen Backsplash stacked - Upgrade 6</div> <div>Note:</div>
992 18May17	<div>1 - Laundry Room to be changed to a bathroom with shower- accommodate accordingly</div> <div>NoteSee attached sketch</div>
992 18May17	<div>1 - Main floor Shower- half wall with frameless glass shower enclosure</div> <div>NoteSee attached sketch</div>

Tiles

881 10Mar17	<div>1 - Master Ensutie Shower- delete walls tiles to front & side to top of tub to accommodate frameless glass shower enclosure</div> <div>Note:</div>
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Trim

801 24Nov16	<div>2 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door)</div> <div>NoteLibrary Doors</div>
801 24Nov16	<div>5 - Door - Interior - 80" 1 panel french (mirror 1 side) (in lieu of standard door)</div> <div>NoteMaster Bedroom bedroom 2, 3 and 4 closet doors</div>
881 10Mar17	<div>1 - Basement- Cold Celar- add door & hardware</div> <div>Note:</div>
881 10Mar17	<div>1 - Family Room & Stairs - install 1/4 round</div> <div>Note:</div>
1,009 18Apr17	<div>2 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door)</div> <div>Note: Delete library doors</div>
1,009 18Apr17	<div>1 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door)</div> <div>NoteLibrary - Door to be approx 36" wide</div>
1,009 18Apr17	<div>1 - Door - Interior - 80" 1 panel french (mirror 1 side) (in lieu of standard door)</div> <div>NoteCloset door - Main floor bedroom. See sketch</div>
992 18May17	<div>1 - Family Room, Dining Room, Main hallway, Upper halway/Loft & Stairs- install 1/4 round</div> <div>Note:</div>



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992 18May17	1 - Basement - Opt. Double Door - Add door hardware & Trim (one door operable) Note:				
992 18May17	1 - Library-Change to a bedroom- Relocate the closet door from side hallway to the bedroom, door going into bedroom to be approx 36" wide Note:				
992 18May17	1 - Relocate the door from garage to house Notesee attached sketch				

Windows

992 18May17	1 - Family Room- Partial plan for opt. gas fireplace Note:
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Wood/Laminate Flooring

801 24Nov16	1 - Hardwood - FAMILY ROOM - Vintage 5" x 3/4" - Oak Handscraped Eng-Buckingham NoteIn lieu of standard 2 1/4" Natural oak
1,009 18Apr17	1 - Hardwood - DINING ROOM- Vintage 5" x 3/4" - Oak Handscraped Eng Note:
1,009 18Apr17	1 - Hardwood - UPPER HALL/ LOFT - Vintage 5" x 3/4" - Oak Handscraped Eng Note:
1,009 18Apr17	1 - Hardwood - MAIN HALL - Vintage 5" x 3/4" - Oak Handscraped Eng Note:

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