

 CONSTRUCTION SUMMARY The Brook - North Grandview Inc. PURCHASERS: JEREMY M. BELL and ISABEL KUZMANOVSKI BELL TEL: RES.: 905-831-4343 BUS.: 416-991-2365					
LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	CLOSING DATE	
12	1	Aspen 5 Elev C		23-May-17	
INV#	QTY	EXTRA / CHANGE			
Offer Workshee	Includes granite kitchen countertops, as per plan, from builders standard samples. Note: See Countertop				
Offer Workshee	Includes Extended upper kitchen cabinets, as per plan, from builders standard samples. Note: See Cabinets				
Offer Workshee	Includes 5 appliance package; Stainless steel fridge, stove, built in dishwasher; white: washer & dryer from builders standard line. Note: Deleted				
Offer Workshee	Includes 2 1/4 inch by 3/4 inch natural finish Oak hardwood flooring in Living/Dining room, as per plan, from builders standard sample. Note: See Wood/Laminate Flooring				
Offer Workshee	Includes Walk Out Basement condition detailed in Schedule A-1. Note: See Construction				

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Cabinetry

786 26Oct16	1 - Kitchen - Upgrade 2 Note:
786 26Oct16	1 - Kitchen - Opt. Pantry - Upgrade 2 Note:
786 26Oct16	1 - Kitchen - Upgrade Finish Noteincludes pantry
786 26Oct16	1 - Ensuite 4 - Upgrade 1 Note:
786 26Oct16	1 - Master Ensuite - Upgrade 1 Note:
786 26Oct16	1 - Ensuite 2/3 - Upgrade 2 Note:
942 13Mar17	1 - Kitchen- Extended uppers as per contract Note:
942 13Mar17	1 - Master Ensutie- Vanity to accommodate extra sink- See sketch Note:
942 13Mar17	1 - Ensutie 2/3- Vanity to accommodate extra sink- See sketch Note:

Cabinetry Extras

786 26Oct16	1 - Hardware - Upgrade kitchen hardware (price per kitchen) Note:
786 26Oct16	1 - Kitchen Base Extra - Bank of drawers- Upgrade 2 NoteIsland
786 26Oct16	1 - Kitchen Base Extra - Base corner folding door - Upgrade 2 Note:
786 26Oct16	1 - Kitchen Base Extra - Pot pan cabinet (single top drawer) - Upgrade 2 NoteBeside the stove. See sketch
786 26Oct16	1 - Kitchen Uppers - Counter depth fridge cabinet 24" deep (installed deeper) Note:
786 26Oct16	1 - Kitchen Uppers - Upper corner folding door - Upgrade 2 Note:
786 26Oct16	1 - Kitchen - Base Microwave shelf with one pot drawer in the island NoteInstall without a Trim Kit

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786 26Oct16	1 - Light Valance - Light (plain) NoteElectical not included				

Cable/Vacuum/Speakers

786 26Oct16	1 - Cable TV outlet - RG-6 Coaxal (home run) NoteLibrary. See sketch
786 26Oct16	1 - Delete standard telephone rough-in in the kitchen Note:

Carpet

942 13Mar17	1 - Great Room, Living/Dining Room, Main Hallway, Library and Stairs- Credit st. Carpet & Underpad Note:
1,329 24Oct17	1 - Upper Hallway - Credit std. Carpet & Underpad Note:

Construction

786 26Oct16	1 - Doors - Double French Door with grills including screen in lieu of sliding door (one door operable) Note:
786 26Oct16	1 - Cold cellar - Optional Note:
786 26Oct16	1 - Master Ensuite - Delete door and nib walls to the water closet NoteSee sketch
942 13Mar17	1 - Kitchen- Bulkhead to accommodate extended upper cabinets, panty & deep fridge uppers Note:
942 13Mar17	1 - Includes Walk Out Basement condition detailed in Schedule A-1 Note:
942 13Mar17	1 - Master Ensuite Shower- delete walls to front & side to top of tub to accommodate framelss glass shower enclosure Note:
942 13Mar17	1 - Basement- 3 piece rough-in as per plan Note:
942 13Mar17	1 - Foyer Closet, Hall Closet, Library and Powder Room- Enlarge door opening to accommodate 96" doors Note:
984 17Mar17	1 - Main Floor (only) - Smooth ceilings Note:

Counter Top



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786 26Oct16	1 - Kitchen Granite - Standard with upgrade edge Note: Undermount sink with single hole faucet				
786 26Oct16	1 - Kitchen - Breakfast Bar Flush Note:				
786 26Oct16	1 - Kitchen - Upgrade granite edge - 1/2" Bullnose Note:				

Drywall

786 26Oct16	1 - Smooth ceilinngs on main floor only Note:
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Electrical

786 26Oct16	1 - Service Extras - 200 amp Panel Note:
786 26Oct16	4 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (non insulated) NoteGreat Room, existing light to remain. See sketch
786 26Oct16	3 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (non insulated) NoteKitchen, Relocate the standard light above the island. See sketch
786 26Oct16	1 - Pot Lights - LED 4" Line Voltage potlight MODEL # TL414GR-MW (non insulated) NoteKitchen above the sink. See sketch
786 26Oct16	3 - Pot light- additional switch NoteGreat room, kitchen and above the kitchen sink
786 26Oct16	1 - Kitchen - Microwave plug on a dedicated line NoteIsland
786 26Oct16	1 - Exterior Lighting - Seasonal soffit plug on single pole switch NoteSee sketch
786 26Oct16	1 - Low Voltage - Rough in outlet for telephone (cover plates not included) NoteLibrary. See sketch
786 26Oct16	1 - Miscellaneous - Additional plug on existing circuit NoteGreat Room approx 5 feet from the finish floor, beside the cable rough-in
942 13Mar17	1 - Cold Cellar - install ceiling light & switch Note:
942 13Mar17	1 - Kitchen- install 120v plug for gas stove Note:



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984	1 - Cold Cellar- install ceiling light with pull				
17Mar17	Note:				

Glass and Mirror

786	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel
26Oct16	Note:

HVAC

786	1 - Rough-In Gas line (interior) for stove including 120v electrical plug
26Oct16	Note:
786	1 - Includes the Central Air Conditioner, from builders standard line
26Oct16	Note:

Miscellaneous

786	1 - Delete the 5 appliance package: Stainless Steel Fridge, stove, build in dishwasher, white washer and dryer as the bonus package
26Oct16	Note:
1,296	1 - Re-Opening Fee - per item
11Oct17	Note:

Paint and Stain

786	1 - Split finish stairs for circular staircase with risers and stringers painted white, stain treads, handrails and posts.
26Oct16	Note:
942	1 - Great Room, Living/Dining Room, Main Hallway, Library, Kitchen/Breakfast, Landing to garage and Stairs - Paint 1/4 round
13Mar17	Note:
984	1 - Main Floor - Paint Smooth ceilings
17Mar17	Note:
984	1 - Great Room, Living/Dining Room, Main Hallway, Library, Landing to garage and stairs - Paint 1/4 round
17Mar17	Note:
1,329	1 - Upper Hallway-Paint 1/4 round
24Oct17	Note:

Plumbing

786	1 - 3 pc rough-in in the basement. As per plan
26Oct16	Note:
786	1 - Additioanl sink in master ensuite
26Oct16	Note:
786	1 - Additional sink in ensuite 2/3
26Oct16	Note:

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786	1	Kitchen - Moen Brantford Single Handle Pullout kitchen faucet with reflex Model 7295SRS
26Oct16		Note: See spec
786	1	Kitchen - Franke NCX160-29RH Undermount sink
26Oct16		Note: See spec

Railing

786	1	Railing - Sample C - Paint Grade - 1-5/16 Inch Square V Groove spindles - PAINT GRADE pre-finished white - 3 Inch x 1-3/4 Inch Traditional profile No. 13 handrail - OAK - 3-1/2" Square V Groove newel posts with a decorative cap - OAK -
26Oct16		Note:

Stairs

786	1	Oak Stairs - (natural finish) per floor
26Oct16		Note:
942	1	Split Finish Stairs (Unfinished) Paint grade risers, stringer and oak treads - per floor
13Mar17		Note:

Tile

786	1	Miscellaneous - Delete standard fixtures
26Oct16		Note: Credit- Standard bathroom accessories
786	1	Floors - Main Bath 2/3 - Upgrade 1
26Oct16		Note:
786	1	Floors - Entry Foyer - Upgrade 2
26Oct16		Note:
786	1	Floors - Powder Room - Upgrade 2
26Oct16		Note:
786	1	Floors - Master Bath - Upgrade 1
26Oct16		Note:
786	1	Tub Deck/Skirt - Master Bath Face/Skirt - Upgrade 1
26Oct16		Note:
786	1	Walls - Master Bath Tub - Upgrade 2
26Oct16		Note:
786	1	Walls - Master Shower Wall & Ceiling - Upgrade 2
26Oct16		Note:
786	1	Master Ensuite - Wall tiles in shower and tub splash to be install in a brick pattern, horizontally
26Oct16		Note:
942	1	Master Ensuite Shower- delete walls to front & side to top of tub to accommodate framelss glass shower enclosure
13Mar17		Note:

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942 13Mar17	1	Kitchen/Breakfast & Garage landing - Credit std. Tile Note:			

Trim

786 26Oct16	5 - 96" - 2 panel arch std style per door NoteFoyer closet, hall closet, Library and powder room
786 26Oct16	1 - Column - Square on 1/2 wall single panel recessed in lieu of standard - price per NoteLiving/dining room. See sketch
786 26Oct16	1 - Column - Full -Square single panel recessed in lieu of standard - price per NoteLiving/dining room. See plan
942 13Mar17	1 - Breadkfast- Install door hardware for Double French Doors Note:
942 13Mar17	1 - Cold Cellar-Add door & hardware Note:
942 13Mar17	1 - Master Ensuite- Delete door & hardware to toilet - Credit - See Sketch Note:
942 13Mar17	1 - Great Room, Living/Dining Room, Main Hallway, Library, Kitchen/Breakfast, Landing to garage and Stairs - install 1/4 round Note:
984 17Mar17	1 - Great Room, Living/Dining Room, Main Hallway, Library, Landing to garage and stairs - Install 1/4 round Note:
1,329 24Oct17	1 - Upper Hallway- install 1/4 round Note:

Wood Flooring

786 26Oct16	1 - Vintage 5" x 3/4" Oak Handscraped Eng. - Pre Finish - Great Room Note:
786 26Oct16	1 - Vintage 5" x 3/4" Oak Handscraped Eng. - Pre Finish - Living/Dining Room NoteIn lieu of standard 2 1/4" natural
786 26Oct16	1 - Vintage 5" x 3/4" Oak Handscraped Eng. - Pre-finish - Main Hallway Note:
786 26Oct16	1 - Vintage 5" x 3/4" Oak Handscraped Eng - Pre-Finish - Library Note:
786 26Oct16	1 - Vintage 5" x 3/4" Oak Handscraped Eng - Pre Finish - Kitchen/Breakfast Note:



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786	1 - Vintage - 5" x 3/4" Oak Handscraped Eng. Pre-finish - Lower Landing	
26Oct16	NoteIn lieu of 2 1/4" natural	

786	1 - Vintage - 5" x 3/4" Oak Handscraped Eng. - Pre Finish - Landing to garage	
26Oct16	Note:	

Wood/Laminate Flooring

1,296	1 - Hardwood - UPPER HALL - Vintage 5" x 3/4" - Oak Handscraped Eng	
11Oct17	Note:	

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