

CONSTRUCTION SUMMARY

The Brook 2 - Delpark Homes (Grandview II) Inc.

PURCHASERS:

CHRISTIAN KIELBOWSKI and ANGELA LYNNE-BARBARA KIELBOWSKI

TEL:

RES.: 289-600-2347

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	CLOSING DATE	
20	2	Mill 5 (40-5) Elev B		06-Mar-19	

Offer	Includes Walk-out Basement condition as detailed in Schedule A-1
Workshee	Note: <b>See Construction</b>

Offer	PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.
Workshee	Note:

Offer	EXTENDED KITCHEN UPPER CABINETS - AS PER PLAN FROM BUILDER’S STANDARD SAMPLES
Workshee	Note: <b>See Cabinetry</b>

Offer	STAINED FINISH OAK STAIRCASE WITH STANDARD PICKETS AND HANDRAIL from main to upper level as per Vendor’s samples
Workshee	Note: <b>See Stairs</b>

Offer	Central Air Conditioner as per Builder’s Specification
Workshee	Note: <b>See HVAC</b>

Offer	GAS FIREPLACE WITH WOOD MANTEL FROM BUILDER’S STANDARD SAMPLES
Workshee	Note: <b>See Fireplace</b>

Offer	2 3/4 INCH X 3/4 INCH OAK -STAINED OAK HARDWOOD FLOORS-(MAIN FLOOR EXCLUDING ALL TILED AREAS) FROM BUILDERS STANDARD SAMPLES(VINTAGE FLOORING LINE)
Workshee	Note: <b>See Wood/Laminate Flooring</b>

Offer	WAFFLE CEILING IN GREAT ROOM (SIX SQUARES)
Workshee	Note: <b>See Cornice Moulding/Drywall, Construction</b>

Offer	6 POT LIGHTS IN GREAT ROOM
Workshee	Note: <b>See Electrica</b>

Offer	ROUGH/IN CEILING LIGHT CENTRED OVER ISLAND
Workshee	Note: <b>See Electrical</b>

Offer	CEILING LIGHT ROUGH/IN IN DINING ROOM TO BE DETERMINED AT TIME OF DECOR SELECTION
Workshee	Note: <b>See Electrical</b>

Offer	CEILING LIGHT ROUGH/IN OVER KITCHEN SINK
Workshee	Note: <b>See Electrical</b>

Offer	DOUBLE SINK MASTER ENSUITE
Workshee	Note: <b>See Plumbing</b>

Offer	FRAMELESS GLASS SHOWER ENCLOSURE IN MASTER ENSUITE WITH RECESSED POT LIGHT
Workshee	Note: <b>See Glass/Mirror</b>

Offer	DOUBLE GARDEN DOORS IN LIEU OF STANDARD SLIDING DOOR IN kITCHEN
Workshee	Note: <b>See Construction &amp; Windows- With Grills</b>

Offer	ONE(1) CAT 5 WIRING OUTLET IN GREAT ROOM,LIBRARY,ALL BEDROOMS (ALL WIRING TO BE DROPPED TO BASEMENT NEAR ELECTRICAL PANEL, INSTALLATION OF WIRING AT TERMINATION POINT DONE BY PURCHASERS OWN FORCES)
Workshee	Note: <b>See Electrical</b>

Offer	REMOVE HIS WALK-IN CLOSET IN MASTER BEDROOM AND ADD FIXED WINDOW (SIZE APPROX 36INCH X 48 INCH) AS PER SKETCH ATTACHED
Workshee	Note: <b>See Construction/Trim</b>



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20	2	Mill 5 (40-5) Elev B		06-Mar-19	

CABINETRY


1593 22640  01Nov18	1 - Kitchen - Cabinet Upgrade 1  Note:
1593 22641 01Nov18 **	1 - Kitchen Base Extra - Base corner folding door - Upgrade 1  Note:
1593 22642 01Nov18 **	1 - Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required  Note: Beside bank of drawers. See sketch
1593 22643 01Nov18 **	1 - Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1  Note: Beside stove. See sketch
1593 22644 01Nov18 **	1 - Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)  Note:
1593 22646 01Nov18 **	1 - Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer  Note: Above recycle bin. See sketch
1608 22875  07Jan19	1 - KITCHEN - Taller Uppers as per contract  Note:
1608 22889  07Jan19 **	1 - Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  <i>Vanity to accommodate extra sink -see sketch</i> Note: Master Ensuite
1608 22890  07Jan19	1 - Vanity to accommodate extra sink - see sketch  Note: Master Ensuite

CABINETRY EXTRAS

1593 22754  01Nov18	1 - Kitchen Uppers - Delete cabinet above the stove/cooktop for future hoodfan - installed by purchaser after closing (opening to be approx 36" and hoodfan to be approx 30")  Note:
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CABLE/VACUUM/SPEAKERS

1593 22632 01Nov18 **	1 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor  Note: Kitchen Island. See sketch
1593 22633 01Nov18 **	1 - Low Voltage - Additional rough-in outlet for cable tv (cover plates not included)  Note: Bedroom 2. See sketch



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CABLE/VACUUM/SPEAKERS


1593 22637 01Nov18 **	1 - Low Voltage - Conduit pipe run from basement to attic  Note:
1608 22900 07Jan19 **	1 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor  Note:
1608 22905 07Jan19 **	1 - Low Voltage - Additional rough-in outlet for cable tv (cover plates not included)  Note: Bedroom 2. See sketch
1608 22906 07Jan19 **	1 - Low Voltage - Conduit pipe run from basement to attic  Note:

CARPET

1608 22878  07Jan19	1 - Stairs - credit std. carpet & pad   Note:
1608 22907  07Jan19	1 - Main Hall, Living/Dining Room & Library - Credit std. carpet & pad   Note:

CONSTRUCTION

1593 22622 01Nov18	1 - Doors - Double Garden Door including screen in lieu of sliding door  Note: Basement <b>Should be WITH GRILLS</b>
1593 22644 01Nov18 **	1 - Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)  Note:
1593 22751 01Nov18 **	1 - Smooth ceiling in lieu of textured spray ceiling-per room  Note: Great Room
1593 22752 01Nov18 **	<b>QTY:5</b> - Door - Interior - 96" Single Pre-hung standard door complete with hardware (in lieu of std 80" door)  <b><i>Enlarge door opening to accommodate 96"H doors</i></b> Note: Foyer Closets, Library, Powder Room, Main Floor and Hall Closet
1593 22760 01Nov18 **	<b>QTY:4</b> - Pot Lights - 4" EXTERIOR soffit potlight with white baffle (price includes 1st & 2nd floor install) (min 4 purchase required)  Note: See sketch
1608 22873  07Jan19	1 - Walk-out Basement condtion   Note:



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CONSTRUCTION

1608 22874  07Jan19	1 - KITCHEN - Bulkhead to accommodate Taller Uppers  Note:
1608 22881  07Jan19	1 - FAMILY ROOM - Bump-out Fireplace - as per plan  Note:
1608 22884  07Jan19	1 - Great Room - Waffle Ceiling (6 squares)  Note:
1608 22891 07Jan19 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (1 side on tub deck)  Note: Master Ensuite
1608 22892  07Jan19	1 - Framless glass shower enclosure (1 side on tub deck)  Note: Master Ensuite
1608 22894  07Jan19	1 - Doors - Double Garden Door without grills including screen in lieu of sliding door  Note: Should be WITH GRILLS -
1608 22901  07Jan19	1 - Master Bedroom - Remove "HIS" Walk-in closet & add FIXED WINDOW (Size approx. 36 in. x 48 in.) as per sketch  Note:
1609 22910  07Jan19	1 - Double Garden Doors with Grills & 1 screen - in leiu of standing sliding door  Note: Kitchen


CORNICE MOULDING

1608 22883  07Jan19	1 - GREAT ROOM - Waffle ceiling (six squares)  Note:
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DRYWALL

1593 22751 01Nov18	1 - Smooth ceiling in lieu of textured spray ceiling-per room  Note: Great Room
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ELECTRICAL



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ELECTRICAL

1593 22632 01Nov18	1 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor  Note: Kitchen Island. See sketch
1593 22633 01Nov18	1 - Low Voltage - Additional rough-in outlet for cable tv (cover plates not included)  Note: Bedroom 2. See sketch
1593 22635 01Nov18	1 - Miscellaneous - Additonal plug on a dedicated line  Note: In island. See sketch
1593 22637 01Nov18	1 - Low Voltage - Conduit pipe run from basement to attic  Note:
1593 22749 01Nov18	QTY:2 - Low Voltage - Additional rough in outlet for telephone (cover plates not included)  Note: Great Room and Library. See sketch
1593 22750 01Nov18	1 - Miscellaneous - Additional plug on existing circuit  Note: Great Room, approx 5 feet from the finish floor, beside the cable rough-in and CAT5, approx. centre to the room. See sketch
1593 22753 01Nov18	1 - Miscellaneous - Additonal plug on a dedicated line for future canopy hood fan (supply and install of hood fan not included)  Note:
1593 22760 01Nov18	QTY:4 - Pot Lights - 4" EXTERIOR soffit potlight with white baffle (price includes 1st & 2nd floor install) (min 4 purchase required)  Note: See sketch
1608 22885  07Jan19	1 - Qty: 6 - Pot Lights - LED 4" potlight - Great Room   Note: See sketch for location
1608 22886  07Jan19	1 - Interior Lighting - Additional ceiling box on seperate switch   Note: Kitchen Island. - centred. See sketch
1,608  07Jan19	<del>1 - Ceiling light rough in to be relocated as per attached sketch</del> Note: Dining Room
1608 22888  07Jan19	1 - Interior Lighting - Additional ceiling box on seperate switch over Kitchen Sink   Note: See Sketch
1608 22889 07Jan19 **	1 - Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  Note: Master Ensuite



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ELECTRICAL

1608 22899  07Jan19	1 - Low Voltage - Cat 5 (home run) - ALL WIRING TO BE DROPPED TO BASEMENT NEAR ELECTRICAL PANEL, INSTALLATION OF WIRING AT TERMINATION POINT DONE BY PURCHASERS OWN FORCES)  Note: Great Room, Library & all Bedrooms
1608 22900  07Jan19	1 - Low Voltage - Cat 5 (home run) -Includes run from 1st or 2nd floor  Note:
1608 22904  07Jan19	1 - Low Voltage - Cat 5 (home run) - Included run from 1st or 2nd floor  Note: Kitchen Island - See sketch
1608 22905  07Jan19	1 - Low Voltage - Additional rough-in outlet for cable tv (cover plates not included)  Note: Bedroom 2. See sketch
1608 22906  07Jan19	1 - Low Voltage - Conduit pipe run from basement to attic  Note:

FIREPLACE

1608 22880  07Jan19	1 - GREAT ROOM - bump out gas fireplace with paint grade wood mantle  Note:
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HVAC


1608 22879  07Jan19	1 - Central Air Conditioner  Note:
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PAINT

1593 22752 01Nov18 **	QTY:5 - Door - Interior - 96" Single Pre-hung standard door complete with hardware (in lieu of std 80" door)  Note: Foyer Closets, Library, Powder Room, Main Floor and Hall Closet
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PAINT AND STAIN

1593 22751 01Nov18 **	1 - Smooth ceiling in lieu of textured spray ceiling-per room  Note: Great Room
1608 22877  07Jan19	1 - Stain & varnish oak stairs, pickets, handrail & stringer - main to 2nd floor  Note:



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PAINT AND STAIN

1608 22882  07Jan19	1 - Fireplace Mantle paint white   Note:
1608 22898  07Jan19	1 - Kitchen - paint double garden doors   Note:
1608 22909  07Jan19	1 - Main Hall, Living/Dining Room, Library & Great Room - paint 1/4 round   Note:

PLUMBING

1608 22889 07Jan19	1 - Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)  Note: Master Ensuite
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RAILING


1593 22655  01Nov18	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

1608 22876  07Jan19	1 - Oak Stairs - Main to 2nd Floor   Note:
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TILE

1593 22657  01Nov18	1 - Floor Tile - Kitchen/Breakfast Floor tile -Upgrade Level #2   Note: Stacked, Horizontally. See sketch
1593 22658  01Nov18	1 - Floor Tile - Foyer Floor tile -Upgrade Level #2   Note: Stacked, horizontally
1593 22662  01Nov18	1 - Miscellaneous - Delete standard ceramic accessories  <i>Credit</i> Note:
1593 22755  01Nov18	1 - Floor Tile - Floor Tile -Upgrade Level #2   Note: Powder Room install stacked and horizontally. See sketch



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TILE

1593 22756  01Nov18	1 - Floor Tile - Floor Tile -Upgrade Level #2   Note: Hallway to garage, install stacked and horizontally. See sketch
1593 22757  01Nov18	1 - Floor Tile - Floor Tile -Upgrade Level #1   Note: Master Ensuite floor, tub skirt and deck.
1593 22758  01Nov18	1 - Wall Tile - Floor Tile -Upgrade Level #2   Note: Master Ensuite tub splash and shower stall. Install stacked and horizontally
1593 22759  01Nov18	1 - Floor Tile - Floor Tile -Upgrade Level #5   Note: Master Ensuite shower floor.
1608 22891 07Jan19 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (1 side on tub deck)   Note: Master Ensuite
1608 22893  07Jan19	1 - Frameless glass shower enclosure (1 side on tub deck) - credit std wall tile   Note: Master Ensuite

TRIM

1593 22628 01Nov18	QTY:24 - Door Hardware - Lever - Erie Lever (in lieu of standard lever) - each   Note: Satin Nickel
1593 22629  01Nov18	1 - Interior Columns - Square MDF Columns (additional column) - single recessed- 8” dia half wall   Note: Living Room In lieu of std. columns
1593 22630  01Nov18	1 - Interior Columns - Square MDF Columns (additional column) - single recessed - 8” dia full height   Note: Living Room In leiu of std. columns
1593 22748  01Nov18	1 - Trim - Upgrade 1 - 1"x3" colonial backband casing pine finger joint, 1/2"x5 1/4" colonial baseboard MDF.   Note:
1593 22752 01Nov18	QTY:5 - Door - Interior - 96" Single Pre-hung standard door complete with hardware (in lieu of std 80" door)   Note: Foyer Closets, Library, Powder Room, Main Floor and Hall Closet





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TRIM


1608 22897  07Jan19	1 - Kitchen - Double Garden Doors in leiu of sliding door - Install std. hardware  Note:
1608 22903  07Jan19	1 - Master Bedroom - Remove "HIS" walk-in closet & add window - see sketch  Note: Credit
1608 22908  07Jan19	1 - Main Hall, Living/Dining Room & Library - install 1/4 round  Note:

WINDOWS

1593 22622 01Nov18 **	1 - Doors - Double Garden Door including screen in lieu of sliding door  Note: Basement <b>Should be WITH GRILLS</b>
1608 22896  07Jan19	1 - Double Garden Doors without grills including screen in leiu of sliding door  Note: Kitchen <b>should be WITH GRILLS - KITCHEN</b>
1608 22902  07Jan19	1 - Master Bedroom - Remove "HIS" walk-in closet & ADD FIXED WINDOW (size approx. 36 in. x 48 inch) as per sketch  Note:

WOOD/LAMINATE FLOORING

1593 22650  01Nov18	1 - Hardwood - MAIN HALL - Vintage 3-1/4" x 3/4" - Oak - Engineered  Note: In lieu of standard
1,593 01Nov18	<del>1 - Hardwood - LOWER LANDING - Vintage 3 1/4" x 3/4" - Oak - Engineered</del> <del>Note: In lieu of standard</del>
1593 22652  01Nov18	1 - Hardwood - LIVING/DINING ROOM - Vintage 3-1/4" x 3/4" - Oak - Engineered  Note: In lieu of standard
1593 22653  01Nov18	1 - Hardwood - LIBRARY - Vintage 3-1/4" x 3/4" - Oak - Engineered  Note: In lieu of standard
1593 22654  01Nov18	1 - Hardwood - GREAT ROOM - Vintage 3-1/4" x 3/4" - Oak - Engineered  Note: In lieu of standard

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**This Document is Extremely Time Sensitive - Printed 23 Jan 19 at 16:09**