



* Revised
July 17, 2019

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

PURCHASER: SCOTT A TRACEY

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #	CLOSING DATE	
21	2	Stafford 4 (45-4) Elev B		08-Mar-19	

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

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

Offer	OPTIONAL COLD CELLAR AS PER PLAN
Workshee	Note: See Construction

Offer	OPTIONAL 3 PIECE ROUGH-IN - AS PER PLAN
Workshee	Note: See Construction & Plumbing

Offer	FIREPLACE - BUMP OUT - AS PER PLAN WITH STANDARD TRADITIONAL STYLE PAINTED MANTEL
Workshee	Note: See Fireplace & Construction

Offer	EXTENDED KITCHEN UPPER CABINETS - AS PER PLAN FROM BUILDER'S STANDARD SAMPLES
Workshee	Note: See Cabinetry

Offer	Central Air Conditioner as per Builder's Specification
Workshee	Note: See HVAC

Offer	2 1/4 INCH X 3/4 INCH OAK - NATURAL FINISH- HARDWOOD FLOORING - GREAT ROOM OR FAMILY ROOM - AS PER PLAN FROM BUILDER'S STANDARD SAMPLES
Workshee	Note: See Wood Flooring

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CABINETRY

1592 22578 07Nov18 **	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
1592 22596 07Nov18 **	1 - Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required Note: Island beside sink, extend island to accommodate the waste/recycle center approx 3"
1592 22597 07Nov18 **	1 - Vanity Extras - Bank of drawers (3) - Standard Note: Master Ensuite
1592 22608 07Nov18	1 - Kitchen - Cabinet Upgrade 1 Note:
1592 22609 07Nov18 **	1 - Kitchen Base Extra - Change island colour Note:
1592 22610 07Nov18 **	1 - Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Note: Beside stove. See sketch
1592 22611 07Nov18 **	1 - Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Note: On top of the recycle bin
1592 22617 07Nov18	1 - Kitchen - Pantry - Cabinet Upgrade 1 Note:
1610 22921 07Jan19	1 - Kitchen - Taller Uppers as per contract Note:
1610 22925 07Jan19	1 - Kitchen - Credit std. countertop - granite by others Note:

CABINETRY EXTRAS

1592 22595 07Nov18	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:
1592 22615 07Nov18	1 - Light Valance - BM (Does not include electrical) Note:

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CABLE/VACUUM/SPEAKERS

1592 22589 07Nov18 **	1 - Low Voltage - Conduit pipe for TV wiring -positioned above fireplace Note: The right side of mantle. See sketch
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CARPET

1592 22577 07Nov18 **	1 - Split finish stairs for straight staircase with risers and stringers painted white, stain treads, handrails and posts. - per level <i>Credit</i> Note:
1610 22928 07Jan19	1 - Den, Dining Room, Living Room, Stairs & Main Hall - credit std. carpet & pad Note: & Master Bedroom

CONSTRUCTION

1592 22572 07Nov18 **	QTY:2 - Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) <i>Enlarge door opening to accommodate 96"H doors</i> Note: Foyer Closet
1592 22573 07Nov18 **	1 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door) <i>Enlarge door opening to accommodate 96"H doors</i> Note: Den
1592 22579 07Nov18 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (straight) Note:
1592 22591 07Nov18 **	1 - Smooth ceilings on main and second floor Note:
1592 22591 07Nov18 **	1 - Smooth ceilings on main and second floor Note:
1592 22592 07Nov18	1 - Doors - Double Garden Door including screen in lieu of sliding door Note: Basement in lieu of patio sliders
1,592 07Nov18	1 - Tray Ceiling - In master bedroom - Optional (tray ceiling to be textured finish) Note:
1592 22616 07Nov18 **	1 - Bathroom - Bathtub - Tubco Free standing #OV-68 tub (In lieu of standard) Note: Master Ensuite
1610 22911 07Jan19	1 - Inculdes walk-out Basement condition Note:

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CONSTRUCTION

1610 22912 07Jan19	1 - Cold Cellar Note:
1610 22916 07Jan19	1 - Basement - Rough-in 3 piece as per plan Note:
1610 22918 07Jan19	1 - Fireplace - Bump Out - as per plan with Standard Traditional Styel painted mantle Note:
1610 22920 07Jan19	1 - Kitchen - Bulkhead to accommodate taller uppers Note:
1610 22926 07Jan19	1 - Master Ensuite - Optional 2 sided fireplace - Napoleon Heatilator with marble surround on both sides Note: See attached specs for rough-opening dimensions
1610 22927 07Jan19 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (straight) Note: Maser Ensuite
1,673 17Jun19	1 - Tray Ceiling - In master bedroom - Optional (tray ceiling to be textured finish) Note:

COUNTER TOP

1592 22606 07Nov18	1 - Kitchen - Caesarstone with flush breakfast bar - standard edge - Upgrade 3 Note: Undermount sink with standard faucet
1592 22607 07Nov18 **	1 - Kitchen - Sink - Kindred Reginox #ND1931UA/9 (17 3/4" x 31 1/4" x 8.5") Undermount 2 bowl - Satin Finish - Stainless Steel <i>See Spec Sheet</i> Note: <i>New Model # ND1831UA/9</i>

DRYWALL

1592 22591 07Nov18	1 - Smooth ceilings on main and second floor Note:
1,592 07Nov18	1 - Tray Ceiling - In master bedroom - Optional (tray ceiling to be textured finish) Note:
1,673 17Jun19	1 - Tray Ceiling - In master bedroom - Optional (tray ceiling to be textured finish) Note:



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ELECTRICAL

1592 22578 07Nov18 **	1 - Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Note: Master Ensuite
1592 22581 07Nov18	1 - Interior Lighting - Additonal ceiling box on separate switch Note: Kitchen above island. See sketch
1592 22582 07Nov18	1 - Interior Lighting - Additional ceiling box on existing switch Note: Kitchen above island. See sketch
1592 22583 07Nov18	QTY:5 - Pot Lights - LED 4" potlight - main floor (min 4 purchase required) Note: Kitchen, delete standard overhead light. See sketch
1592 22584 07Nov18	QTY:6 - Pot Lights - LED 4" potlight - main floor (min 4 purchase required) Note: Great Room, Delete standard overhead light. See sketch
1592 22586 07Nov18	1 - Valance Lighting - LED Ribbon Note:
1592 22587 07Nov18	1 - Miscellaneous - Additional plug on existing circuit Note: Great Room approx 20" above the mantle beside the cable rough-in. See sketch
1592 22589 07Nov18	1 - Low Voltage - Conduit pipe for TV wiring -positioned above fireplace Note: The right side of mantle. See sketch
1592 22590 07Nov18	1 - Kitchen - delete standard telephone rough-in Note:
1592 22594 07Nov18	1 - Miscellaneous - Additonal plug on a dedicated line for future canopy hood fan (supply and install of hood fan not included) Note:
1592 22747 07Nov18	1 - Miscellaneous - Additional plug on existing circuit Note: Master Bedroom, approx 18" above the fireplace beside the cable rough-in. See sketch
1610 22913 07Jan19	1 - Cold Cellar - Light with pull Note:
1612 22935 07Jan19	1 - Master Ensuite - 2 sided fireplace - electrical for electronic ignition Note: See Specs

FIREPLACE

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FIREPLACE

1592 22746 07Nov18	1 - Master Bedroom/Ensuite: 2 sided gas fireplace with marble surround on both sides Note: <i>INV #4000006825 Pinnacle.</i>
1610 22917 07Jan19	1 - Fireplace - Bump Out - As per plan with standard tradition style painted mantel Note: Great Room

GLASS AND MIRROR

1592 22763 07Nov18	1 - Delete all mirrors through out Note:
1611 22934 07Jan19	1 - Ensuite Shower Enclosure: 10 mm Frameless with u-channel (straight) Note: Master Ensuite Credit wall tile
1673 23687 17Jun19	1 - Delete all mirrors through out Note:

HVAC

1610 22922 07Jan19	1 - Install Central Air Conditioner Note:
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PAINT

1592 22570 07Nov18 **	QTY:22 - Door - Interior - 80" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Note: Powder Room, closet(landing to garage), door to basement and 2nd floor
1592 22572 07Nov18 **	QTY:2 - Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Note: Foyer Closet
1592 22573 07Nov18 **	1 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door) Note: Den

PAINT AND STAIN

1592 22577 07Nov18	1 - Split finish stairs for straight staircase with risers and stringers painted white, stain treads, handrails and posts. - per level Note:
1,592 07Nov18	1 - Tray Ceiling - In master bedroom - Optional (tray ceiling to be textured finish) Note:

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STAIRS

1592 22576 07Nov18	1 - Split Finish Stairs (Unfinished) Paint grade risers, stringer and oak treads - per floor Note:
1592 22577 07Nov18 **	1 - Split finish stairs for straight staircase with risers and stringers painted white, stain treads, handrails and posts. - per level Note:

TILE

1592 22579 07Nov18 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (straight) Note:
1592 22612 07Nov18	1 - Backsplashes - Backsplash Tile -Upgrade Level #2 Note: above the stove to the bulkhead
1592 22614 07Nov18	1 - Backsplashes - Backsplash in a herringbone pattern to complete backsplash (each) Note:
1592 22616 07Nov18 **	1 - Bathroom - Bathtub - Tubco Free standing #OV-68 tub (In lieu of standard) <i>Floor tile to accommodate for free standing tub</i> Note: Master Ensuite
1592 22621 07Nov18	1 - Miscellaneous - Delete standard ceramic accessories <i>Credit</i> Note:
1610 22927 07Jan19 **	1 - Ensuite Shower Enclosure: 10mm Frameless with u-channel (straight) Note: Maser Ensuite

TRIM

1592 22569 07Nov18	1 - Trim - Upgrade 1 - 1"x3" colonial backband casing pine finger joint, 1/2"x5 1/4" colonial baseboard MDF. Note:
1592 22570 07Nov18	QTY:22 - Door - Interior - 80" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Note: Powder Room, closet(landing to garage), door to basement and 2nd floor
1592 22572 07Nov18	QTY:2 - Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Note: Foyer Closet
1592 22573 07Nov18	1 - Door - Interior - 96" 1 panel french (white acid etched glass) (in lieu of standard door) Note: Den

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TRIM

1592 22576 07Nov18 **	1 - Split Finish Stairs (Unfinished) Paint grade risers, stringer and oak treads - per floor Note:
1592 22598 07Nov18	QTY:25 - Door Hardware - Lever - Erie Lever (in lieu of standard lever) - each Note: Satin Nickel
1592 22599 07Nov18	QTY:2 - Door Hardware - Exterior Gripset - Fjord (Satin nickel) Note: Front Door
1610 22914 07Jan19	1 - Cold Cellar - Install std. door & hardware Note:
1610 22924 07Jan19	1 - Double Garden Door in lieu of std.sliding - install std. hardware Note: Basement
1610 22929 07Jan19	1 - Den, Main Hall, Dining Room, Living Room, Upper & Lower Stair Landing - install 1/4 round Note: & Master Bedroom

WINDOWS

1592 22592 07Nov18 **	1 - Doors - Double Garden Door including screen in lieu of sliding door Note: Basement in lieu of patio sliders
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WOOD/LAMINATE FLOORING

1592 22600 07Nov18	1 - Hardwood - DEN - Vintage 3-1/4" x 3/4" - Oak - Engineered Note:
1592 22601 07Nov18	1 - Hardwood - DINING ROOM - Vintage 3-1/4" x 3/4" - Oak - Engineered Note:
1592 22602 07Nov18	1 - Hardwood - GREAT ROOM - Vintage 3-1/4" x 3/4" - Oak - Engineered Note: In lieu of 2 1/4" Natural
1592 22603 07Nov18	1 - Hardwood - LIVING ROOM - Vintage 3-1/4" x 3/4" - Oak - Engineered Note:

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WOOD/LAMINATE FLOORING

1592 22604 07Nov18	1 - Hardwood - LOWER LANDING - Vintage 3-1/4" x 3/4" - Oak - Engineered Note: In lieu of 2 1/4" Natural
1592 22605 07Nov18	1 - Hardwood - UPPER LANDING - Vintage 3-1/4" x 3/4" - Oak - Engineered Note: In lieu of 2 1/4" Natural
1592 22761 07Nov18	1 - Hardwood - MAIN HALL - Vintage 3-1/4" x 3/4" - Oak - Engineered Note:
1673 23615 17Jun19	1 - Hardwood - MASTER BEDROOM - Vintage 3-1/4" x 3/4" - OAK - Engineered Note:

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