

CONSTRUCTION SUMMARY

Lot: 3

Model: The Spencer (40-6) Elev B

Project/Phase: Queensbury Gates / 1

PURCHASERS:

IMRANKHAN AIYUBKHAN PATHAN and ROVEYDAH IMRANKHAN PATHAN

CABINETRY		
Invoice	Qty.	Description
1995 27326 14Oct20 NoCat	1	Kitchen - Upgrade 1
1995 27328 14Oct20 **	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Under cook-top
1995 27330 14Oct20 **	2	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer One long drawer right side of stove
1995 27331 14Oct20 **	2	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Two top drawer, beside wall oven.
1995 27332 14Oct20 **	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
1995 27338 14Oct20 **	1	Vanity Extras - Top drawer Ensuite 2/3 install on the right side of sink
1995 27339 14Oct20 **	1	Vanity Extras - Top drawer Main Bathroom, Install on the right side of sink
1995 27353 14Oct20 **	1	Crown Mouldings with riser panel - STC
1995 27354 14Oct20 **	1	Light Valance - Light (plain) (Does not include electrical)
1995 27359 14Oct20 NoCat	1	Cabinetry - Ensuite 2/3 - Upgrade 1 vanity smaller (floor plan changed)
1995 27360 14Oct20 NoCat	1	Cabinetry - Main Bathroom - Upgrade 1
1995 27361 14Oct20 NoCat	1	Cabinetry - Main Floor Bathroom - Upgrade 1
1995 27525 14Oct20 NoCat	1	Kitchen - Upgrade MDF finish



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CABINETRY

Invoice	Qty.	Description
1995 27586 14Oct20 **	1	Kitchen Base Extra - Change island colour
1995 27587 14Oct20 NoCat	1	Cabinetry - Master Ensuite - Upgrade 1 Install sink to the right of vanity. See sketch Also vanity smaller (floor plan changed)
1995 27590 14Oct20 **	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite, install in the center of vanity.
2010 27704 21Oct20 NoCat	1	Kitchen- 42inch Extended uppers - as per contract

CABINETRY EXTRAS

Invoice	Qty.	Description
1995 27303 14Oct20	1	Kitchen Uppers - Fridge upper cabinet 24” deep (1 gables & cabinet at 24” deep)
1995 27306 14Oct20	1	Kitchen Uppers - Delete cabinet above the stove/cooktop for future hoodfan - installed by builder (opening to be approx 31" and hoodfan to be approx 30”)
1995 27328 14Oct20	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Under cook-top
1995 27329 14Oct20	1	Kitchen Base Extra - Tall oven Built In cabinet (in standard layout) includes drawer- Upgrade 1
1995 27330 14Oct20	2	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer One long drawer right side of stove
1995 27331 14Oct20	2	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Two top drawer, beside wall oven.
1995 27332 14Oct20	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
1995 27333 14Oct20	1	Pantry Cabinets - Pantry 24” deep -TALLER HEIGHT - Upgrade 1 Approx 3 feet beside end of cabinetry. See sketch
1995 27338 14Oct20	1	Vanity Extras - Top drawer Ensuite 2/3 install on the right side of sink
1995 27339 14Oct20	1	Vanity Extras - Top drawer Main Bathroom, Install on the right side of sink
1995 27353 14Oct20	1	Crown Mouldings with riser panel - STC
1995 27354 14Oct20	1	Light Valance - Light (plain) (Does not include electrical)
1995 27586 14Oct20	1	Kitchen Base Extra - Change island colour



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CABINETRY EXTRAS

Invoice	Qty.	Description
1995 27589 14Oct20	3	Vanity Extras - Taller height vanity (36") Master Ensuite
1995 27590 14Oct20	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite, install in the center of vanity.

CARPET

Invoice	Qty.	Description
1995 27340 14Oct20 NoCat	1	Carpet - Upgrade 2 Upper Hallway/Loft, Master Bedroom, Bedroom 2, Bedroom 3 and Bedroom 4
1995 27362 14Oct20 **	1	Stain finish and varnish Oak stairs complete (per flight)
2010 27700 21Oct20 **	1	Oak Stairs (natural finish) per floor
2010 27728 21Oct20 NoCat	1	Dining Room, Library, Great Room & Stairs -- Credit std. Carpet & Underpad

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CONSTRUCTION					
Invoice	Qty.	Description			
1995 27292 14Oct20	1	Doors - Optional Side door w/ exterior light (where grade permits)			
		Landing to basement. See sketch.			
1995 27310 14Oct20	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes			
		In lieu of 30x20			
1995 27311 14Oct20	1	Additional windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes			
		Relocate the standard window to accommodate the additional window. See sketch			
1995 27312 14Oct20 NoCat	1	Approx 9 foot basement ceiling, Includes 30'x20" windows			
1995 27313 14Oct20 NoCat	1	Relocate the laundry room to 2nd floor, relocate linen closet outside of Main Bath			
		See sketch			
1995 27314 14Oct20 NoCat	1	Convert the laundry into 3pc full bath with a standing shower, includes a shower rod			
		See Sketch			
1995 27315 14Oct20 NoCat	1	Convert the existing powder room to storage at lower landing. Add 2nd storage on upper landing.			
		See sketch			
		See sketch			
1995 27317 14Oct20 NoCat	1	Relocate the window in breakfast area towards back wall by approx 12-16"			
		See sketch			
1995 27349 14Oct20 NoCat	1	Master Ensuite - Relcoate the toilet as per plan, Master closet will be enlarged			
		See sketch			
1995 27350 14Oct20 NoCat	1	Bedroom 2 closet enlarge by approx 2 1/2 feet use space from Ensuite 2/3 bathroom			
		See sketch			
1995 27353 14Oct20 **	1	Crown Mouldings with riser panel - STC			
1995 27366 14Oct20	1	Bulkhead to be 16” deep above the 12” upper cabinets and 28” deep above the deep fridge upper			
1995 27367 14Oct20 NoCat	1	2nd Floor - 9 Foot Ceilings			




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CONSTRUCTION

Invoice	Qty.	Description
1995 27593 14Oct20 NoCat	1	Main Floor Bathroom - Delete the shower wall, shower entrance to be fully opened.
1995 27595 14Oct20 NoCat	1	Ensuite 2/3 Shower - Delete the walls going into shower, Shower entrance to be fully opened. See sketch
2010 27705 21Oct20 NoCat	1	Kitchen- Bulkhead to accommodate extended upper cabinets, pantry, crown moulding, Talloven Build-in & deep fridge upper
2010 27708 21Oct20 NoCat	1	Master Ensuite- Accommodate for free standing Tub
2010 27710 21Oct20 NoCat	1	Master Ensutie - Accommodate Frameless glass shower - as per contact
2010 27712 21Oct20	1	Doors - Optional Garage to house door (where grade permits)
2010 27714 21Oct20 **	1	Basement - Optional 3 pc rough-in (as per plan)
2010 27725 21Oct20 NoCat	1	Den - Enlarge door opening to accommodate 96"H doors



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COUNTER TOP


Invoice	Qty.	Description
1995 27341 14Oct20 NoCat	1	Kitchen - Quartz - Upgrade 5 with standard edge In lieu of standard granite Undermount sink with standard faucet
1995 27342 14Oct20 NoCat	1	Master Ensuite - Quartz - Upgrade 3 with standard edge Undermount sink with standard faucet
1995 27344 14Oct20 NoCat	1	Ensuite 2/3 - Quartz - Upgrade 5 with standard edge Undermount sink with standard faucet
1995 27345 14Oct20 NoCat	1	Main Bathroom - Quartz - Upgrade 3 with standard edge Undermount sink with standard faucet
1995 27346 14Oct20 NoCat	1	Main Floor Bathroom - Quartz - Upgrade 3 with standard edge Undermount sink with standard faucet

COUNTERTOP

Invoice	Qty.	Description
1995 27365 14Oct20	1	Granite or Quartz - Cooktop

DRYWALL

Invoice	Qty.	Description
1995 27298 14Oct20	1	Smooth ceilings on 2nd floor only with level 5 finish
2010 27702 21Oct20 NoCat	1	Smooth Ceiling on Main floor- as per contact



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ELECTRICAL

Invoice	Qty.	Description
1995 27292 14Oct20 **	1	Doors - Optional Side door w/ exterior light (where grade permits) Landing to basement. See sketch.
1995 27296 14Oct20 **	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)
1995 27305 14Oct20	1	Miscellaneous - Additonal plug on a dedicated line for future canopy hood fan (supply and install of hood fan not included)
1995 27351 14Oct20	1	Kitchen - Additional stove plug for built in oven
1995 27352 14Oct20	1	Kitchen - Microwave plug on a dedicated line
1995 27355 14Oct20	3	3Pot Lights - LED 4” Shower potlight in lieu of existing standard shower light Master Ensuite, Ensuite 2/3 and Main Floor Bathroom
1995 27357 14Oct20 NoCat	1	200 AMP service
1995 27363 14Oct20	1	Interior Lighting - Additonal ceiling box on separate switch Kitchen above the island. See sketch
1995 27364 14Oct20 NoCat	1	Relocate the standard light to open to below on the 2nd floor
2010 27715 21Oct20 NoCat	1	Vanity Extra- Taller height vanity 36"
2010 27718 21Oct20 NoCat	1	Convert the laundry into 3pc full bath with a standing shower See Sketch
2010 27724 21Oct20 NoCat	1	Kitchen- install 120v plug for gas stove



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GLASS & MIRROR

Invoice	Qty.	Description
2010 27709 21Oct20 NoCat	1	Master Ensutie - Frameless glass shower - as per contact

HAVC

Invoice	Qty.	Description
1995 27296 14Oct20 **	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)

HVAC

Invoice	Qty.	Description
1995 27296 14Oct20	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)
1995 27297 14Oct20	1	Rough-In Gas line (interior) for stove including 120v & 240v electrical plug
2010 27701 21Oct20 NoCat	1	Includes central air conditioner, from builders std

MISCELLANEOUS

Invoice	Qty.	Description
1995 27279 14Oct20	1	Bonus Dollars from Sales Agreement
1995 27358 14Oct20 NoCat	1	Price adjustment for 12x24 floor tiles on main floor, as per head office




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PAINT AND STAIN

Invoice	Qty.	Description
1995 27292 14Oct20 **	1	Doors - Optional Side door w/ exterior light (where grade permits) Landing to basement. See sketch.
1995 27362 14Oct20	1	Stain finish and varnish Oak stairs complete (per flight)
2010 27700 21Oct20 **	1	Oak Stairs (natural finish) per floor
2010 27703 21Oct20 NoCat	1	Smooth Ceiling on Main floor & 2nd floor- as per contact
2010 27712 21Oct20 **	1	Doors - Optional Garage to house door (where grade permits)
2010 27727 21Oct20 NoCat	1	Dining Room, Library, Great Room & Stairs - Paint 1/4 round



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PLUMBING		
Invoice	Qty.	Description
1995 27300 14Oct20	1	Kitchen - Rough-in water line to fridge
1995 27338 14Oct20 **	1	Vanity Extras - Top drawer Ensuite 2/3 install on the right side of sink
1995 27339 14Oct20 **	1	Vanity Extras - Top drawer Main Bathroom, Install on the right side of sink
1995 27343 14Oct20	4	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2" x 14" Rectangular) Undermount - White Master Ensuite, Ensuite 2/3, Main Bathroom, Main Floor Bathroom See Spec Sheet
1995 27347 14Oct20	1	BLANCO Horizon U 2 #401234 (31"w x 18"d x 8" deep bowl) Undermount - Stainless Steel See spec Sheet
1995 27578 14Oct20 NoCat	1	Plumbing - Master Ensuite - Installl sink to the right side of vanity. See sketch
1995 27591 14Oct20 NoCat	1	Plumbing - Kitchen Contemporary soap dispenser SD2C chrome Install on the top right corner of sink
2010 27706 21Oct20 NoCat	1	Master Ensuite- Freestanding Tub - as per contact
2010 27714 21Oct20	1	Basement - Optional 3 pc rough-in (as per plan)
2010 27719 21Oct20 NoCat	1	Convert the laundry into 3pc full bath with a standing shower, includes a shower rod see sketch
2010 27721 21Oct20 NoCat	1	Master Ensutie- Relcoate the toilet as per plan, Master closet will be enlarged see sketch
2010 27723 21Oct20 NoCat	1	Laundry Room - Moved to 2nd floor see sketch



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RAILING

Invoice	Qty.	Description
1995 27394 14Oct20 NoCat	1	Railings - Upgrade L - 1/2" Square Black Pickets, 3 1/2" Square Oak Post, 3" Rectangular Oak Handrail

RANGE HOODS

Invoice	Qty.	Description
1995 27304 14Oct20	1	Range Hood - SCB-50030 Stainless Steel Alito Collection See spec Sheet

STAIRS

Invoice	Qty.	Description
2010 27700 21Oct20	1	Oak Stairs (natural finish) per floor




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TILE

Invoice	Qty.	Description
1995 27280 14Oct20	1	Miscellaneous - Delete standard ceramic accessories
1995 27321 14Oct20	1	Floor Tile - Foyer - Floor Tile -Upgrade Level #5 Install Vertically Stacked from the front door.
1995 27322 14Oct20	1	Floor Tile - Main Hallway - Floor Tile -Upgrade Level #5 In lieu of 2 1/4" Hardwood Install Vertically Stacked from the front door.
1995 27323 14Oct20	1	Floor Tile - Landing at Garage/Main Floor Bathroom - Floor Tile -Upgrade Level #5 Install Vertically Stacked from Front Door
1995 27324 14Oct20	1	Floor Tile -Kitchen/Breakfast - Floor Tile -Upgrade Level #5 Install Vertically Stacked from the Front Door
1995 27592 14Oct20 NoCat	1	Master Ensuite - Floor Tile - Upgrade 2 Install Stacked and Vertically from the doorway
1995 27594 14Oct20 NoCat	1	Master Ensuite - Wall Tile - Upgrade 1A
2010 27707 21Oct20 NoCat	1	Master Ensuite- Accommodate for free standing Tub
2010 27711 21Oct20 NoCat	1	Master Ensutie - Accommodate Frameless glass shower - as per contact
2010 27717 21Oct20 NoCat	1	Relocate the laundry room to 2nd floor, relocate linen closet ouside of Mainbath See sketch
2010 27720 21Oct20 NoCat	1	Convert the laundry into 3pc full bath with a standing shower see sketch
2010 27722 21Oct20 NoCat	1	Main Bathroom, Ensuite 2/3 Shower - Accommodate to delete the walls going into shower, Shower entrance to be fully opened



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TRIM

Invoice	Qty.	Description
1995 27292 14Oct20 **	1	Doors - Optional Side door w/ exterior light (where grade permits) Landing to basement. See sketch.
1995 27302 14Oct20	1	Interior Columns - Square MDF Columns (additional column) - double recessed - 8” dia half wall Dining Room
1995 27356 14Oct20	2	Door - Interior - 96” 3 panel french (white acid etched glass) (in lieu of standard door) Den
1995 27368 14Oct20 NoCat	1	Trim - 3 1/2" Step Bevel Casing, 5 1/2" Step Bevel Baseboard
1995 27588 14Oct20	24	Door - Interior - 80” 2 panel top smooth (square) Hollow Core (in lieu of standard door)
2010 27700 21Oct20 **	1	Oak Stairs (natural finish) per floor
2010 27712 21Oct20 **	1	Doors - Optional Garage to house door (where grade permits)
2010 27713 21Oct20 NoCat	1	Optional garage to house door- install trim & hardware
2010 27726 21Oct20 NoCat	1	Dining Room, Library, Great Room & Stairs - install 1/4 round

WINDOWS

Invoice	Qty.	Description
1995 27310 14Oct20 **	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes In lieu of 30x20
2010 27716 21Oct20 NoCat	1	Additonal window in basement to (36x24) each- Purchaser acknowledges that window wells my be required fro grading purpose relocate the standard window to accommodate the additional window. See Sketch



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WOOD/LAMINATE FLOORING

Invoice	Qty.	Description
1995 27318 14Oct20	1	Hardwood - Dining Room - Vintage 5” x 3/4” - Oak Sculpted Eng UVF Oil In lieu of 2 1/4" Natural Oak There is a reducer between hardwood and tile areas
1995 27319 14Oct20	1	Hardwood - Library - Vintage 5” x 3/4” - Oak Sculpted Eng UVF Oil In lieu of 2 1/4" Natural Oak There is a reducer between hardwood and tile areas
1995 27320 14Oct20	1	Hardwood - Great Room - Vintage 5” x 3/4” - Oak Sculpted Eng UVF Oil In lieu of 2 1/4" Natural Oak There is a reducer between hardwood and tile areas