



CONSTRUCTION SUMMARY

PURCHASER: OMAR YASSER ABDULLAH AL-HILAWANI

Lot: 94
Model: EARLE (45-4) Elev B
Project/Phase: Heron Hills / 1

Offer	Includes \$ 22,500.00 Decore Dollars (Inclusive of HST) towards Vendors upgrades. To be used at Vendors decore centre at time of interior colour selections. This promotion has no cash value, is non-negotiable and non-transferrable. Any unused amounts are
Worksheet	Note:



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CABINETRY

Invoice	Qty.	Description
2846 45378 04Dec23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2846 45416 04Dec23	1	Kitchen - Extended Uppers - Upgrade 1 42"
2846 45431 04Dec23	1	Kitchen - Cabinet - Upgrade 1
2846 45432 04Dec23 **	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Under cook top
2846 45455 04Dec23 **	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite
2846 45456 04Dec23 **	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Ensuite 3/4
2846 45457 04Dec23 **	1	Crown Mouldings with riser panel - TCC
2846 45458 04Dec23 **	1	Light Valance - DRMS (Does not include electrical)
2846 45547 04Dec23	1	Ensuite 2- Cabinet - Upgrade 1
2846 45548 04Dec23	1	Ensuite 3/4- Cabinet - Upgrade 1
2846 45549 04Dec23	1	Master Ensuite - Cabinet - Upgrade 1
2846 45827 04Dec23 **	2	Kitchen Base Extra - Slide-outs (per drawer) double width, 21inches - 36 inches Pantry - Two bottom drawers only
3254 47211 04Jun24 NoCat	1	Kitchen, Bedroom 2, Ensuite & Shared Bathr - Credit std. Countertop- granite/quartz by other



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CABINETRY EXTRAS

Invoice	Qty.	Description
2846 45419 04Dec23	1	Hardware - Soft close doors & drawers (price per standard kitchen layout) includes pantry, pot & pans drawers
2846 45421 04Dec23	1	Kitchen Uppers - Delete cabinet above the stove/cooktop for future hoodfan - installed by builder (opening to be approx 42" and hoodfan to be approx 36")
2846 45428 04Dec23	3	Vanity Extras - Taller height vanity (36") Master Ensuite
2846 45429 04Dec23	1	Vanity Extras - Taller height vanity (36") Ensuite 2
2846 45430 04Dec23	3	Vanity Extras - Taller height vanity (36") Ensuite 3/4
2846 45432 04Dec23	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Under cook top
2846 45435 04Dec23	1	Kitchen Base Extra - Tall oven Built In cabinet with pot drawer below (in standard layout) - Upgrade 1 Specs are required by Friday December 8, 2023 for the following items Walloven, cook-top (size 36") and fridge
2846 45436 04Dec23	3	Pantry Cabinets - Pantry 24" deep (per ft) -TALLER HEIGHT - Upgrade 1 Beside wall oven
2846 45455 04Dec23	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite
2846 45456 04Dec23	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Ensuite 3/4
2846 45457 04Dec23	1	Crown Mouldings with riser panel - TCC
2846 45458 04Dec23	1	Light Valance - DRMS (Does not include electrical)
2846 45827 04Dec23	2	Kitchen Base Extra - Slide-outs (per drawer) double width, 21inches - 36 inches Pantry - Two bottom drawers only



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CARPET

Invoice	Qty.	Description
2846 45376 04Dec23 **	1	Stain finish and varnish Oak stairs complete (per flight)
3254 47224 04Jun24 NoCat	1	Great Room, Dining Room, Den, Main Hallway, Living Room, Upper Hallway, Master Bedroom, Bedroom 2,3,4 and Stairs/ Landing - -- Credit std. Carpet & Underpad



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Invoice	Qty.	Description
2846 45368 04Dec23 **	4	Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Main Hallway Closet, Powder Room and Closet to garage
2846 45407 04Dec23 **	1	Smooth ceilings on main and second floor 2nd with level 5 finish
2846 45409 04Dec23	5	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes
2846 45410 04Dec23	1	Doors - Double Garden Door without grills including screen in lieu of sliding door Breakfast area
2846 45411 04Dec23	1	Back water valve - Backflow sewer preventer
2846 45412 04Dec23	1	Bathroom - Shower stall (approx 30" x 60") in lieu of standard 5 foot tub includes approx 24" wide opening and shower pot light Ensuite 2
2846 45413 04Dec23	1	Bathroom - Shower stall (approx 30" x 60") in lieu of standard 5 foot tub includes approx 24" wide opening and shower pot light Ensuite 3/4
2846 45457 04Dec23 **	1	Crown Mouldings with riser panel - TCC
3254 47195 04Jun24 NoCat	1	Garage to house door entrance (where grade permits)
3254 47198 04Jun24 NoCat	1	Dining Room & Living Room - Coffered Ceilings
3254 47200 04Jun24 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3254 47202 04Jun24 NoCat	1	Basement- 3 piece rough-in
3254 47204 04Jun24 NoCat	1	Kitchen- Bulkhead to accommodate extended upper cabinets, Tall oven build In & deep fridge upper



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Invoice	Qty.	Description
3254 47205 04Jun24 NoCat	1	Master Ensuite, Ensuite 2, Ensuite 3/4 - Accommodate taller vanity
3254 47213 04Jun24 NoCat	1	Gas Fireplace
3254 47217 04Jun24 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure
3254 47220 04Jun24 NoCat	1	Basement - rough-in wetbar
3254 47221 04Jun24 NoCat	1	Den - 96" door

COUNTER TOP

Invoice	Qty.	Description
2846 45437 04Dec23	1	Kitchen - Wall Oven - Quartz with standard edge - Upgrade 4 Undermount sink with single hole faucet and soap dispenser
2846 45451 04Dec23	1	Bedroom 2 Bath - Quartz with standard edge - Upgrade 4 Undermount sink
2846 45452 04Dec23	1	Ensuite - Quartz with standard edge - Upgrade 4 Undermount sink
2846 45453 04Dec23	1	Shared Bath - Quartz with standard edge - Upgrade 4 Undermount sink

COUNTERTOP

Invoice	Qty.	Description
2846 45446 04Dec23	1	Quartz - Cooktop - size 36"



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DOORS GARAGE

Invoice	Qty.	Description
2846 45404 04Dec23	2	Electrical Garage Door Opener - 7 or 8 Foot Door - includes 1 remote - belt drive per door
2846 45405 04Dec23	2	Digital Entry Pad - Exterior Garage Door Opener
2846 45406 04Dec23	2	Garage Door Opener - Additional Remote

DRYWALL

Invoice	Qty.	Description
2846 45407 04Dec23	1	Smooth ceilings on main and second floor 2nd with level 5 finish

ELECTRICAL

Invoice	Qty.	Description
2846 45378 04Dec23 **	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2846 45384 04Dec23	1	Interior Lighting - Additonal ceiling box on separate switch Kitchen above the island, see sketch
2846 45385 04Dec23	1	Interior Lighting - Additional ceiling box on existing switch Kitchen above the island, see sketch
2846 45386 04Dec23	4	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Living Room
2846 45387 04Dec23	4	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Dining Room , Leave existing overhead cap, See sketch
2846 45388 04Dec23	4	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Den, delete existing overhead light, see sketch
2846 45389 04Dec23	6	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Great Room, Delete existing overhead light, see sketch
2846 45391 04Dec23	5	Pot Lights - LED 4” potlight - main floor (min 4 purchase required) Kitchen, delete standard overhead light, see sketch
2846 45392 04Dec23	4	Pot Lights - LED 4” potlight - 2nd floor and bungalow (min 4 purchase required) Bedroom 2, delete existing over head light, see sketch
2846 45393 04Dec23	4	Pot Lights - LED 4” potlight - 2nd floor and bungalow (min 4 purchase required) Bedroom 3, delete existing over head light, see sketch
2846 45394 04Dec23	4	Pot Lights - LED 4” potlight - 2nd floor and bungalow (min 4 purchase required) Bedroom 4, delete existing over head light, see sketch
2846 45395 04Dec23	6	Pot Lights - LED 4” potlight - 2nd floor and bungalow (min 4 purchase required) Master Ensuite, delete existing over head light, see sketch
2846 45400 04Dec23	9	Miscellaneous - Decora dimmer switch (can be used for both halegon & LED) Great Room, Dining Room, Living Room, Den, Kitchen, Bedroom 2, 3 ,4 and Master Bedroom



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ELECTRICAL

Invoice	Qty.	Description
2846 45401 04Dec23	9	Pot Lights - 4” EXTERIOR soffit potlight with white baffle (price includes 1st & 2nd floor install) (min 4 purchase required) See sketch
2846 45402 04Dec23	1	Upgrade to 200amp service
2846 45404 04Dec23 **	2	Electrical Garage Door Opener - 7 or 8 Foot Door - includes 1 remote - belt drive per door
2846 45405 04Dec23 **	2	Digital Entry Pad - Exterior Garage Door Opener
2846 45417 04Dec23	1	Kitchen - Microwave plug on a dedicated line Wall oven location
2846 45418 04Dec23	1	Kitchen - Additional stove plug for built in oven Wall oven location
2846 45422 04Dec23	1	Valance Lighting - T5 Linkable strips
2846 45427 04Dec23	1	Miscellaneous - Additional plug on existing circuit For future garburator in the island
2846 45526 04Dec23	1	Miscellaneous - Additional plug on existing circuit Great Room above the fireplace approx 5 feet from the finish floor beside the cable rough-in
3254 47206 04Jun24 NoCat	1	Master Ensuite, Ensuite 2, Ensuite 3/4 - Accommodate taller vanity
3254 47210 04Jun24 NoCat	1	Ensuite 2 & Ensuite 3/4 - accommodate shower stall in lieu of std Tub add Pot light
3254 47216 04Jun24 NoCat	1	Gas Fireplace with Electronic ignition
3254 47219 04Jun24 NoCat	1	Kitchen- install plug for gas stove



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FIREPLACE

Invoice	Qty.	Description
2846 45521 04Dec23	1	Fireplace (interior) as per plan with standard traditional style painted mantel
2846 45824 04Dec23	1	Surround - 3pc Marble
2846 45828 04Dec23	1	Cabinet Mantle - Upgrade - paint grade in lieu of standard mantle PF51

GLASS AND MIRROR

Invoice	Qty.	Description
2846 45377 04Dec23	1	Shower Enclosure: Straight Frameless Glass Shower Enclosure with door and hardware Master Ensuite in lieu of framed glass enclosure
2846 45414 04Dec23	2	Frameless Shower Door Ensuite 2 and 3/4

HAVC

Invoice	Qty.	Description
2846 45382 04Dec23 **	1	Rough-In Gas line for BBQ (Exterior) See sketch

HVAC

Invoice	Qty.	Description
2846 45381 04Dec23	1	Rough-In Gas line (interior) for stove including 120v & 240v electrical plug
2846 45382 04Dec23	1	Rough-In Gas line for BBQ (Exterior) See sketch
3254 47215 04Jun24 NoCat	1	Gas Fireplace as per plan

MISCELLANEOUS

Invoice	Qty.	Description
2846 38798 04Dec23	1	Bonus Dollars from Sales Agreement



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PAINT

Invoice	Qty.	Description
2846 45368 04Dec23 **	4	Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Main Hallway Closet, Powder Room and Closet to garage

PAINT AND STAIN

Invoice	Qty.	Description
2846 45372 04Dec23 **	1	Oak Stairs (natural finish with strip hardwood on landings)-45FT MODEL SERIES
2846 45376 04Dec23	1	Stain finish and varnish Oak stairs complete (per flight)
2846 45410 04Dec23 **	1	Doors - Double Garden Door without grills including screen in lieu of sliding door Breakfast area
3254 47197 04Jun24 NoCat	1	Garage to house door entrance (where grade permits)
3254 47212 04Jun24 NoCat	1	Smooth Ceilings
3254 47214 04Jun24 NoCat	1	Great Room- Paint Mantle White
3254 47223 04Jun24 NoCat	1	Great Room, Dining Room, Den, Main Hallway, Living Room, Upper Hallway, Master Bedroom, Bedroom 2,3,4 and Landing - - install 1/4 round

PLUMBING

Invoice	Qty.	Description
2846 45378 04Dec23	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) Master Ensuite
2846 45379 04Dec23	1	Kitchen - Rough-in water line to fridge
2846 45380 04Dec23	1	Basement rough-in for future kitchen / wetbar (Incl: Water, draining, vent) See sketch
2846 45411 04Dec23 **	1	Back water valve - Backflow sewer preventer
2846 45426 04Dec23	1	Kitchen - Rough in for future garburator waste (2” size drain plus electrical)
2846 45438 04Dec23	1	BLANCO Precis U 1 3/4 - (33” w x 18”d x 9 1/2” deep bowl) Undermount- Silgranit Anthracite(Black) See Spec Sheet
2846 45444 04Dec23	1	KITCHEN SOAP DISPENSERS- MOEN Front Kitchen # S3947BL Install on the left side of sink See spec Sheet
2846 45445 04Dec23	1	Kitchen-MOEN Nio #S75005BL See Spec Sheet
2846 45454 04Dec23	4	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2” x 14” Rectangular) Undermount - White Master Ensuite, Ensuite 2 and Ensuite 3/4 See Spec Sheet
2846 45522 04Dec23	5	BATHROOM- MOEN Doux Single Handle Lav Faucet with Lift Rod Drain S6910BL Matte Black Powder Room, Master Ensuite, Ensuite 2 and Ensuite 3/4 See Spec Sheet
2846 45523 04Dec23	1	BATHROOM- MOEN Doux Two Handle Roman Tub Faucet with Hand Shower TS984 / 9796BL Matte Black Master Ensuite free standing tub (tub drain half kit will remain chrome) See Spec Sheet
2846 45525 04Dec23	3	BATHROOM- MOEN Doux Posi-temp shower only with 3 function Transfer Valve/Trim and Slide Bar with Hand Shower TS2202EP / U361CI / UTS9204 / 62320 /3887EP /A725 BL Matte Black Master Ensuite, Ensuite 2 and Ensuite 3/4 See Spec Sheet
2846 45825 04Dec23 NoCat	3	Shower Arms - 16" Overhead Shower Arm 151380BL Matte Black Master Ensuite, Ensuite 2 and Ensuite 3/4



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PLUMBING

Invoice	Qty.	Description
3254 47199 04Jun24 NoCat	1	Master Ensuite- Freestanding Tub
3254 47203 04Jun24 NoCat	1	Basement- 3 piece rough-in
3254 47207 04Jun24 NoCat	1	Master Ensuite, Ensuite 2, Ensuite 3/4 - Accommodate taller vanity
3254 47208 04Jun24 NoCat	1	Ensuite 2 & Ensuite 3/4 - accommodate shower stall in lieu of std Tub

RAILING

Invoice	Qty.	Description
2846 45826 04Dec23	1	Railing - Upgrade N - Rectangular PTMS1 alternating with 1/2" Plain Square Tubular Steel No. PTSPLAIN-8, Decorative show N. PS1239-B for the base - satin black, 2 3/4" x 1 5/8" Rectangular/Beveled (R4M-BEV) having slightly rounded edges --OAK, 3 1/2" x 3 1/2" Square post with decorative cap -- OAK

RANGE HOODS

Invoice	Qty.	Description
2846 45420 04Dec23	1	Range Hood - SCB51636MB Matte Black Alito Collection- Baffle Filter -36”W /550 CFM see spec sheet

STAIRS

Invoice	Qty.	Description
2846 45372 04Dec23	1	Oak Stairs (natural finish with strip hardwood on landings)-45FT MODEL SERIES

TILE		
Invoice	Qty.	Description
2846 45440 04Dec23	1	Floors - Entry - Upgrade 3 Install Horizontally / Stacked from the front door
2846 45441 04Dec23	1	Floors - Kitchen/Breakfast - Upgrade 3 Install Horizontally / Stacked from the main hallway
2846 45442 04Dec23	1	Floors - Mud Room - Upgrade 3 Install Horizontally / Stacked from the garage door
2846 45443 04Dec23	1	Floors - Powder Room - Upgrade 3 Continue the same direction as the mud room,
2846 45447 04Dec23	1	Backsplash - Kitchen Backsplash - Upgrade 6 includes above the stove to the bulkhead
2846 45550 04Dec23	1	Floors - Main Bath 2 - Upgrade 3 Install Horizontally / Stacked from the doorway
2846 45551 04Dec23	1	Floors - Main Bath 3/4 - Upgrade 3 Install Horizontally / Stacked from bedroom 3 doorway
2846 45552 04Dec23	1	Floors - Master Ensuite - Upgrade 3 Install Horizontally / Stacked from the doorway
2846 45553 04Dec23	1	Floors - Laundry Room - Upgrade 3 Install Horizontally / Stacked from the doorway
2846 45816 04Dec23	1	Floors - Master Ensuite Shower Floor - Upgrade 3
2846 45817 04Dec23	1	Floors - Ensuite 2 Shower Floor - Upgrade 3
2846 45818 04Dec23	1	Floors - Ensuite 3/4 Shower Floor - Upgrade 3
2846 45821 04Dec23	1	Walls - Master Ensuite Shower Wall & Ceiling - Upgrade 2



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TILE

Invoice	Qty.	Description
2846 45822 04Dec23	1	Walls - Main Bath 2 Shower Wall & Ceiling - Upgrade 2
2846 45823 04Dec23	1	Walls - Main Bath 3/4 Shower Wall & Ceiling - Upgrade 2
3254 47201 04Jun24 NoCat	1	Master Ensuite- Accommodate for a Freestanding Tub
3254 47209 04Jun24 NoCat	1	Ensuite 2 & Ensuite 3/4 - accommodate shower stall in lieu of std Tub
3254 47218 04Jun24 NoCat	1	Master Ensuite - Accommodate for Glass shower enclosure



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TRIM

Invoice	Qty.	Description
2846 45366 04Dec23	1	Upgrade Trim -Upgrade 3 3-1/2 inch step bevel casing and 5-1/2 inch step bevel baseboard 45ft Single
2846 45367 04Dec23	19	Door - Interior - 80" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door)
2846 45368 04Dec23	4	Door - Interior - 96" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door) Main Hallway Closet, Powder Room and Closet to garage
2846 45369 04Dec23	1	Door - Interior - 96" 5 panel french (white acid etched glass) (in lieu of standard door) Den
2846 45370 04Dec23	4	Door Hardware - Exterior Gripset - Centinel 1 Deadbolt (Black) - with 1948 Square Rosette (Black) Front doors and breakfast doors
2846 45371 04Dec23	24	Door Hardware -1948 Square Rosette (in lieu of standard) -each Black
2846 45410 04Dec23 **	1	Doors - Double Garden Door without grills including screen in lieu of sliding door Breakfast area
3254 47196 04Jun24 NoCat	1	Garage to house door entrance (where grade permits)
3254 47222 04Jun24 NoCat	1	Great Room, Dining Room, Den, Main Hallway, Living Room, Upper Hallway, Master Bedroom, Bedroom 2,3,4 and Landing - - install 1/4 round

WINDOWS

Invoice	Qty.	Description
2846 45409 04Dec23 **	5	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes



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WOOD/LAMINATE FLOORING

Invoice	Qty.	Description
2846 45509 04Dec23	1	Wood/Laminate Flooring - Hardwood - BEDROOM 2 - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45511 04Dec23	1	Wood/Laminate Flooring - Hardwood -BEDROOM 3 - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45512 04Dec23	1	Wood/Laminate Flooring - Hardwood -BEDROOM 4 - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45513 04Dec23	1	Wood/Laminate Flooring - Hardwood - MASTER BEDROOM - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45514 04Dec23	1	Wood/Laminate Flooring - Hardwood - UPPER HALLWAY - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45515 04Dec23	1	Wood/Laminate Flooring - Hardwood - DEN- Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45516 04Dec23	1	Wood/Laminate Flooring - Hardwood - DINING ROOM - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45517 04Dec23	1	Wood/Laminate Flooring - Hardwood - GREAT ROOM - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45518 04Dec23	1	Wood/Laminate Flooring - Hardwood - LIVING ROOM- Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45519 04Dec23	1	Wood/Laminate Flooring - Hardwood - MAIN HALLWAY - Vintage 4-3/8 x 3/4 - NSS ENG Red Oak Pearl
2846 45520 04Dec23	2	3-1/4” hardwood (unfinished) to landing area