

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

5B-45

Purchaser: GULZAR,SINGH KARWAL,
Purchaser: GURPREET,KAUR KARWAL,
Vendor: KINGSMEN (THAMES) INC.
Lot #: 45 Phase: 5B Plan No.: Draft Approval SB17-03-08
Street:
Date of Offer:
Original
Closing Date:

SEP 11 2023

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale, and except for such changes noted below all other terms and conditions in the Agreement of Purchase and Sale remain as stated therein and time is to be of the essence:

DELETE

PURCHASE PRICE IN THE AMOUNT OF \$940,900.00

INSERT

PURCHASE PRICE IN THE AMOUNT OF \$974,921.00

Dated at Concord this Monday September 11, 2023

B. Loccia
Witness

B. Loccia
Witness

Gulzar
GULZAR,SINGH KARWAL,

Gurpreet Kaur
GURPREET,KAUR KARWAL,

Accepted at Concord this 12th day of September 2023
KINGSMEN (THAMES) INC.

Per: [Signature]
Authorized Signing Officer

Sales ☐ Legal ☐ Site Sales ☐ Const. ☐ Purchaser ☐

Invoice


Havelock Corners (Kingsmen) - Phase 5B


PURCHASERS: GULZAR,SINGH KARWAL, and GURPREET,KAUR KARWAL, ✓

Printed: 11-Sep-23 4:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
45	5B	Arthur (4205) Elev C 4 Bed - 4+1 Bath ✓	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
1 80126	1	- As per schedule "PE": Vendor to install capped gas line (Rough in only) at rear of home for future BBQ location. Location to be finalized at vendors sole discretion. Note: ✓		Each
2 80127	1	- As per schedule "PE": Vendor to supply & install air conditioning unit, sized accordingly, from vendors standard samples. Note: ✓		Each
3 80128	1	- To supply & install the standard T.V. rough in in the great room and master bedroom... see sketch # 1 & # 2 Note: Install the standard T.V. rough in at approx. 66" + - up from the floor in the great room.		Each
4 80129	1	- To supply & install the standard Phone (CAT5) rough in in the great room, master bedroom and computer niche area on the 2nd. floor ... see sketch # 1 & # 2 Note: Install the standard Phone (CAT 5) rough in at approx. 66" + - up from the floor in the great room.		Each
5 80130	1	- To supply & install the COFFERED CEILING in the dining room as per plan... see sketch # 1 Note:		Each
6 80131	1	- Enlarge wall slightly on great room side to accomodate for the standard NF-08 F/P mantle. Note:		Each
*7 156937 80144	*1	- To SUPPLY AND INSTALL AN ADDITIONAL BASIC RECEPTACLE (NOT DEDICATED) at approx. 66" + - up from the floor in the great room. see sketh #1 Note: This is for a future wall mount T.V. NO CONDUIT PIPE HAS BEEN PURCHASED.	\$ 150.00	Each
*8 156956 80149	*1	- To SUPPLY AND INSTALL EXTRA CEILING BOX ROUGH IN CAPPED (DOES NOT INCLUDE SWITCH) over the island in the kitchen...see sketch # 1 Note: This capped elec. will be connected to a sep. switch, switch sold sep.	\$ 150.00	Each
*9 156913 80150	*1	- To supply & install an ADDITIONAL SINGLE POLE SWITCH connected to the capped elec. over the kitchen island. Note:	\$ 150.00	Each
*10 137976 80151	*1	- To supply & install a WATERLINE ROUGH-IN TO THE FRIDGE LOCATION (NO HOOK UP) in the kitchen. Note:	\$ 920.00	Each
*11 157025 80155	*1	- To supply & install the HOOD FAN - PRO COLLECTION (SCB72236) WALL MOUNT RANGE HOOD WITH 650 CFM FAN - 36 INCH in lieu of the standard stainless steel hood fan...see spec's Note:	*\$ 2,443.00	Each
12 80156	1	- To accomodate for the upgraded 36" Chimney hood fan...see spec's Note:	\$ 350.00	Each
13 80157	1	- To accomodate for a 36" wide opening at stove location in lieu of the standard 30" wide opening. Note:	\$ 350.00	Each
14 80158	1	- To supply & install a capped gas line (rough in only) at stove location in the kitchen to include a 110V elec. outlet code requirement. Note:	\$ 1,575.00	Each
*15 158472 80159	*1	- To supply & install a COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS AND PANS DRAWERS BELOW - see 36" cooktop SPECS - in the kitchen.. Note:	\$ 1,620.00	Each

Vendor Initials: 


Purchaser Initials:  

PREPARED BY: Barbara Coccia

LOCKED BY: Barbara Coccia

PE 6,380-1

InvoiceSQL.rpt 02Feb22

CONSTRUCTION SCHEDULING APPROVAL
PER: _____
DATE: <u>Sep 11/23</u> 

Invoice			
Havelock Corners (Kingsmen) - Phase 5B			
PURCHASERS: GULZAR.SINGH KARWAL, and GURPREET.KAUR KARWAL,			Printed: 11-Sep-23 4:04 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
45	5B	Arthur (4205) Elev C 4 Bed - 4+1 Bath	
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
16	1	- To supply & install the level #1 quartz in the kitchen to accomodate for the 36" cooktop... see spec's	\$ 1,200.00
80160	Note:		Each
*17	1	- To supply & install the BUILT-IN TALL APPLIANCE CABINET WITH DRAWER - S BELOW FOR PANEL-MOUNT - PROUD - OR TRIM KIT INSTALLATIONS - TRIM KIT REQUIRED - SUPPLY ALL SPECS AND INSTALLATION GUIDES - COUNTER DEPTH in the kitchen..see sketch # 1	\$ 3,870.00
158464	Note:		Each
*18	1	- To SUPPLY AND INSTALL EXTRA 240 STOVE PLUG for the built in wall oven/microwave... see spec's	*\$ 900.00
156936	Note:		Each
*19	1	- To supply & install the 66CM DEEP FRIDGE ENCLOSURE - COUNTER DEPTH WITH - 1 WALL - 1 66CM DEEP GABLE AND 1 66CM DEEP CABINET - THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED. in the kitchen...see sketch # 1	\$ 1,225.00
158366	Note:		Each
*20	1	- To supply & install the 45CM WIDE PULL-OUT DOOR BASE CABINET WASTE - RECYCLE CENTRE - 2 35L BINS - AVAILABLE ONLY WITH 45CM WIDE CABINET in the kitchen...see sketch # 1	\$ 1,515.00
158374	Note:		Each
21	1	- To supply & install a different colour kitchen island... see colour chart for details.	\$ 1,000.00
80166	Note:		Each
22	1	- To supply & install the 3 1/2" Elements Oak stained engineered hardwood floor to the upper hallway and computer niche area in lieu of the standard carpet... see colour chart for details.	\$ 4,212.00
80167	Note:		Each
*23	1	- To supply & install the RAILING - UPGRADE 1 - METAL HANDRAIL 3 INCH OVAL IN OAK - PICKETS STEEL 1/2 INCH SQUARE, PLAIN, WITH SHOES IN FLAT BLACK - POSTS 3 1/2 INCH SQUARE, WITH CAP OAK IN OAK in lieu of the standard pickets and rails.	*\$ 1,920.00
157519	Note:		Each
*24	1	- To supply & install the UPGRADE 4 - FLOOR TILE - STACKED - FOYER TILE in lieu of the standard floor tile...see colour chart for details.	*\$ 5,260.00
757	Note:		Each
*25	1	- To supply & install the UPGRADE 4 - FLOOR TILE - STACKED - MUD ROOM TILE in lieu of the standard floor tile...see colour chart for details.	*\$ 2,065.00
757	Note:		Each
*26	1	- To supply & install the UPGRADE 4 - FLOOR TILE - STACKED - POWDER ROOM TILE in lieu of the standard floor tile...see colour chart for details.	*\$ 1,065.00
757	Note:		Each
*27	1	- To supply & install the UPGRADE 4 - FLOOR TILE - STACKED - KITCHEN/BREAKFAST TILE in lieu of the standard floor tile...see colour chart for details.	*\$ 10,920.00
757	Note:		Each
28	1	- Amendment fee	\$ 150.00
80179	Note:		Each

Vendor Initials: Purchaser Initials: CONSTRUCTION SCHEDULING APPROVAL PER: DATE: Sept 11/23

5B-45

Invoice

Havelock Corners (Kingsmen) - Phase 5B

PURCHASERS: GULZAR.SINGH KARWAL, and GURPREET.KAUR KARWAL.

Printed: 11-Sep-23 4:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
45	5B	Arthur (4205) Elev C 4 Bed - 4+1 Bath	

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
Sub Total			\$43,010.00	✓
HST			\$5,591.30	
Total			\$48,601.30	✓


This is your direction to install the above extras in accordance with the following terms and conditions:

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the purchaser.
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of the Vendor.
- Purchaser(s) and the builder acknowledge and agree that this "Purchaser's Extra" form shall form part of the agreement of purchase and sale entered into between them. All other terms and conditions of the agreement of purchase and sale shall remain in full force and effect."
- In the event that the agreement of purchase and sale and/or any schedules or amendments thereto or any third-party agreement(s) entered into by the purchaser in connection with the agreement of purchase and sale that includes promotional items, upgrade incentives, cash back incentives, stipulated monetary credits against the purchase price and/or décor credits (the "Inducements") and such Inducements are stipulated as being specific to the purchaser and/or are stipulated as having no cash value and/or as non-transferrable, then in such instance where there is an assignment:
 - to the extent that the Inducements have not been utilized by the purchaser, then such Inducements shall be terminated and null and void; or
 - if the purchaser has utilized such Inducements for the purchase of upgrades or Extras or has used them in any manner, then the assignee shall reimburse the Vendor on the Closing Date with the stipulated value of such Inducements (the "Cash Value"). In such event Schedule B, Part I of the Addendum to the agreement of purchase and sale shall be deemed to be amended to include the Cash Value of the applicable Inducements.

Payment Summary		
Paid By	Amount	Date
Amendment	\$34,021.00	11-Sep-23 ✓
Cheque	\$14,580.30	15-Sep-23 ✓
Total Payment:	\$48,601.30	

5

PURCHASER:

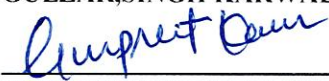


GULZAR,SINGH KARWAL,

11-Sep-23

DATE

PURCHASER:




GURPREET,KAUR KARWAL,

11-Sep-23

DATE

VENDOR:



PER: KINGSMEN (THAMES) INC.

DATE:

SEPTEMBER 12/23

Vendor Initials:



Purchaser Initials:



CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: Sept 11/23

SB-45



MR GULZAR KARWAL OR
MRS GURPREET KAUR KARWAL
1162 UPPER THAMES DR
WOODSTOCK, ON N4T 0L3
(289) 707-2016 GULZARRSINGH@GMAIL.COM

051

DATE 2 023 - 09 - 15
Y Y Y Y M M D D

PAY TO THE ORDER OF Kingsmen (Thames) Inc \$ 14,580.30

Fourteen Thousand Five Hundred + Fifty - 30/100 DOLLARS

TD CANADA TRUST
MILLCROFT SHOPPING CENTRE
2000 APPLEBY LINE UNIT #G1
BURLINGTON, ONTARIO L7L 6M6

MEMO LOT 45 Thames SB

[Signature]

Deposit for upgrade @ Decor

⑈051⑈ ⑆22212⑈004⑆ 2221⑈5409672⑈

Security features included. Details on back. MP

✓

Invoice			
Havelock Corners (Kingsmen) - Phase 5B			
PURCHASERS: GULZAR.SINGH KARWAL, and GURPREET.KAUR KARWAL,			Printed: 11-Sep-23 4:04 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
45	5B	Arthur (4205) Elev C 4 Bed - 4+1 Bath	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

PURCHASER ACKNOWLEDGEMENT

KINGSMEN DÉCOR CENTRE

Purchaser's order for upgrades **MUST ACCOMPANY ALL UPGRADED SELECTIONS OR THESE UPGRADES WILL NOT BE DONE.**

Every effort will be made to ensure that colours and materials selected are as close as possible to sample. However, due to vanances in manufacturing and scheduling, we do not guarantee identical colour matching.

MARBLE: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace and thresholds will not be identical to the samples. We will make every attempt to come as close to the samples as possible but cannot be responsible for results, which differ from the samples.

STAINS: Due to the many variables that can affect the outcome of a stain colour on wood, staircases and pickets and rails will not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results, which differ from the samples. Note: The stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The Purchaser is responsible for choosing the stain on these areas to their satisfaction.

HARDWOOD FLOORING: The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring. The Purchaser acknowledges that they must maintain adequate humidity/moisture level within the home to help prevent potential problems with hardwood. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of wood floors.

APPLIANCES: All Fridge Openings to be 36" total width. Please advise décor Centre at time of colour appointment if custom sizing of cabinets is required for built-in appliances. The Purchaser is responsible for all costs & fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

KITCHEN CABINETS: The kitchen you purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

CERAMIC TILES: The purchaser is advised that shade variables may exist in some tiles. The sample tiles in the Design Centre may not be an exact match to the tiles installed in your home. Note: there may be variations of height on any flooring transition changes.

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE STRUCTURAL APPOINTMENT****

****NO FURTHER CHANGES WILL BE ACCEPTED TO ANY ITEM UPON COMPLETION OF THE COLOUR CHART****

Purchasers:GULZAR,SINGH KARWAL, & GURPREET,KAUF

Property: 45 of Plan - Draft Approval SB17-03-08

Telephone Res. / Bus: /

Project: KINGSMEN (THAMES) INC.

Decor Advisor: Barbara Coccia

Model and Elevation: Arthur (4205) Elev C 4 Bed - 4+1 Bath

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Counter Top	Hardware
Kitchen / Breakfast	#2 Georgian Orchid	#1, C/S # 9141 Ice Snow 3cm.	# 12881 Handle
Kitchen Island	**#2 Georgian Moonlight	#1, C/S # 9141 Ice Snow 3cm.	# 12881 Handle
Laundry Room	/		
Powder Room	#2 Georgian Moonlight	# 6698-46 Paloma Polar	# 12881 Handle
Main Bathroom	/		
Master Ensuite Bathroom	#2 Georgian Moonlight	# 6698-46 Paloma Polar	# 12881 Handle
Second Ensuite Bathroom (If Applicable)	#2 Georgian Moonlight	# 6698-46 Paloma Polar	# 12881 Handle
Ens. #3's bathroom	#2 Georgian Moonlight	# 6698-46 Paloma Polar	# 12881 Handle
Ens. #4's bathroom	#2 Georgian Moonlight	# 6698-46 Paloma Polar	# 12881 Handle

Appliances

Custom Size Fridge
☐ Yes ☒ No

Valance Lighting
☐ Yes ☒ No

Microwave / Range Hood
☐ Yes ☒ No

Cooktop / Rangetop
☒ Yes ☐ No

Built in Wall Oven
☒ Yes ☐ No

Slide-in Range
☐ Yes ☒ No

Comment
/

2. Flooring

	Selection
Foyer	** UPG. 4, 24 x24" Mayfair Calcatta Oro Polished Porcelain HD Rec. STACKED
Main Hall	/
Back Hall	/
Breakfast	** UPG. 4, 24 x24" Mayfair Calcatta Oro Polished Porcelain HD Rec. STACKED
Laundry Room	13x13" Malena Ice
Kitchen	** UPG. 4, 24 x24" Mayfair Calcatta Oro Polished Porcelain HD Rec. STACKED
Powder Room	** UPG. 4, 24 x24" Mayfair Calcatta Oro Polished Porcelain HD Rec. STACKED
Main Bathroom	Ens. #2's bathroom: 13x13" Malena Ice
Master Ensuite	13x13" Malena Ice
Bathroom (If Applicable)	Ens. #3's bathroom: 13x13" Malena Ice
Mud Room	** UPG. 4, 24 x24" Mayfair Calcatta Oro Polished Porcelain HD Rec. STACKED
Master & Ens. #3's shower	Floor; 2x2" Ontario Snow White Matte
Living Room	Ens. #4's bathroom: 13x13" Malena Ice
Dining Room	3 1/2" Elements Oak Wolfhound
Family / Great Room	3 1/2" Elements Oak Wolfhound
Den / Library / Study	3 1/2" Elements Oak Wolfhound
Basement Landing (If Applies)	
Lower Landing (If Applicable)	3 1/2" Elements Oak Wolfhound
Upper Landing	(If applicable) 3 1/2" Elements Oak Wolfhound
Upper Hall	& Computer Niche area: ** 3 1/2" Elements Oak Wolfhound
Master Bedroom	Modern Story 1, # 796 Dakota
Bedroom #2	Modern Story 1, # 796 Dakota
Bedroom #3	Modern Story 1, # 796 Dakota
Bedroom #4	Modern Story 1, # 796 Dakota
Bedroom #5	/
Master & Ens. #3's shower	jamb: Anatolia Marmiline SNOW

Purchasers:

GULZAR, SINGH KARWAL, & GURPREET, KAUF

Telephone Res. / Bus:

/

Decor Advisor:

Barbara Coccia

2. Flooring - Continued -

Property:

45 of Plan - Draft Approval SB17-03-08

Project:

KINGSMEN (THAMES) INC.

Model and Elevation:

Arthur (4205) Elev C 4 Bed - 4+1 Bath

Upgrade Underpad	Type	Area
	Standard	Master bedroom, bedroom #2, #3 & # 4
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	/	/
/		

3. Plumbing Fixtures / Faucets

Kitchen	Standard	Second Ensuite	Standard	Powder Room	Standard
Master Ensuite	Standard			Other Room	/
Main Bathroom	/	Ens. #3 & #4's bathroom	Standard		

Comment

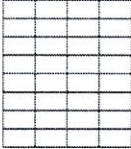
Still to install the standard under mount kitchen sink with the standard single hole kitchen faucet NO PLATE.

4. Wall Tile

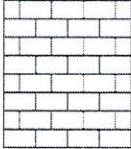
	Tile Selection	Listello	Insert	Insert Selection
Main Bathroom	/	<input type="checkbox"/>	<input type="checkbox"/>	
Master Ensuite				
Tub Deck	/	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Apron	/	<input type="checkbox"/>	<input type="checkbox"/>	
Tub Surround	/	<input type="checkbox"/>		
Shower Stall	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Second Ensuite	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Ens. #3's bathroom	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Ens. #4's bathroom	8x10" Malena Ice	<input type="checkbox"/>	<input type="checkbox"/>	
Kitchen Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	
Complete Backsplash	/	<input type="checkbox"/>	<input type="checkbox"/>	

Comment

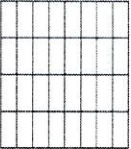
Install the standard 8x10" wall tiles on the 10" side stacked horizontally in all bathrooms where applicable.




horizontal stacked



brick pattern



vertical stacked



diagonal/diamond

5. Fireplace

	Living Room			Family Room			Other Room - Specify Great/Study		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
Fireplace Type							2 sided		
Mantle Type							NF-08 (both sides)		
Over Mantle							/		
Colour / Stain							White		
Surround							/		
Hearth							/		
Comment	/								

Purchasers: GULZAR,SINGH KARWAL, & GURPREET,KAUFProperty: 45 of Plan - Draft Approval SB17-03-08
Telephone Res. / Bus: / Project: KINGSMEN (THAMES) INC.
Decor Advisor: Barbara Coccia Model and Elevation: Arthur (4205) Elev C 4 Bed - 4+1 Bath

6. Trim Carpentry

Door Hardware Standard handle style



Interior Trim Standard

Comment
/

Interior Doors

- ☐ 2 Panel Arch Top
☒ 2 Panel Square Top
☐ 6 Panel



Initial for Door Style  

7. Railings and Pickets

Railing Package **UPG. #1 Metal picket package

Railing Colour Elements Wolfhound

Picket Colour BLACK

Wood Stairs ☐ No ☒ Oak

Tread Colour Elements Wolfhound

Comment
/

8. Plaster Mouldings and Medallions

Foyer	/		Kitchen/Breakfast	/	
Main Hall	/		Den/Library	/	
Living Room	/		Lower Landing	/	
Dining Room	/			/	
Family Room	/			/	

Comment
/

9. Wall Paint

Kingsmen White



- Smooth Ceilings ☐ First Floor
☐ First Floor incl. Second Floor Hall
☐ First and Second Floor
☒ Throughout
☐ Not Applicable

Trim Paint Kingsmen White

10. Additional Comments

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11. Disclaimers and Notes

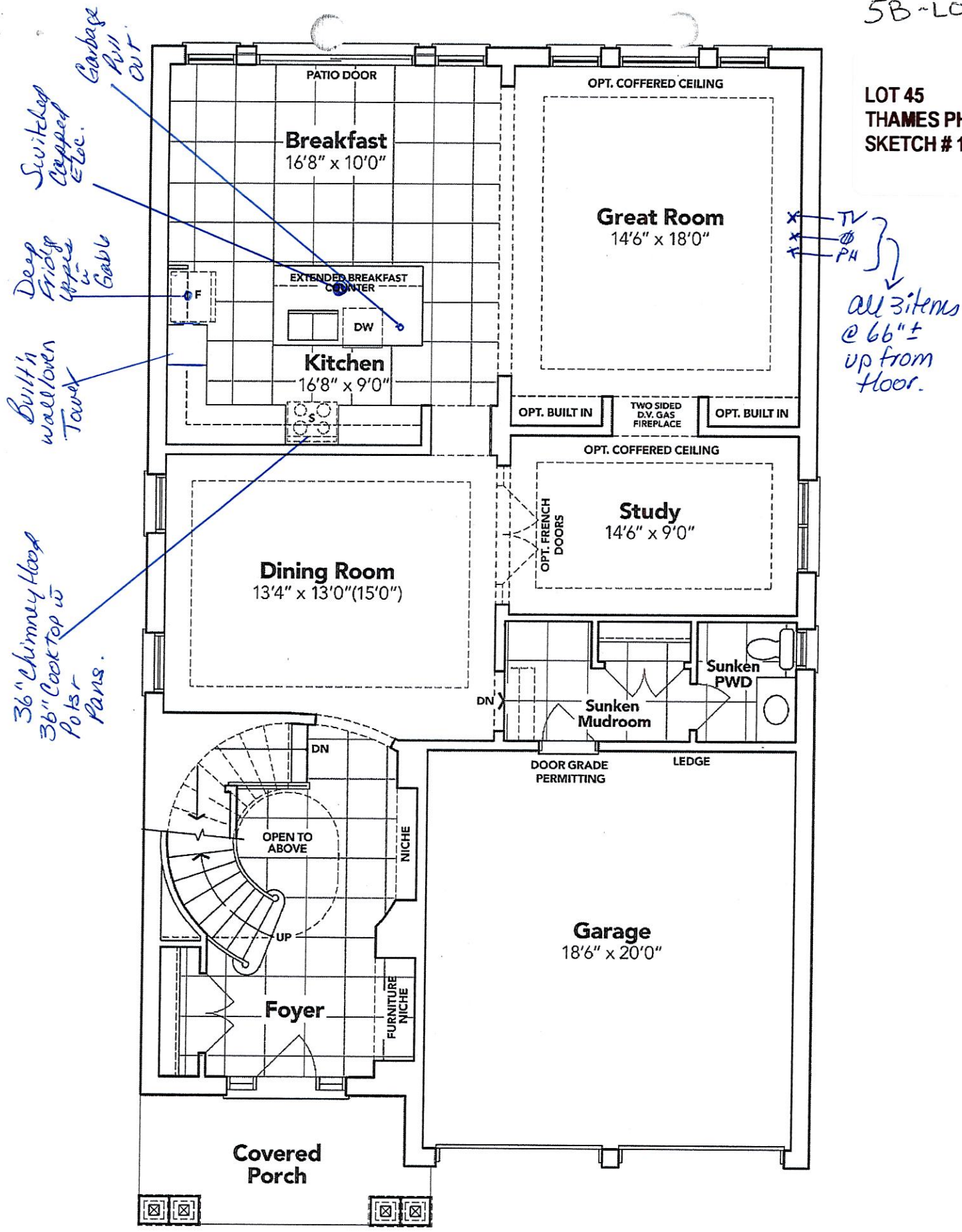
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability.   Purchaser's Initials
4) The Purchaser acknowledges reading and accepting the "Kingsmen Group Décor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Purchaser: 
Signature: _____ Date: Sept 11, 2023

Signature:  _____ Date: 09/11/23

Vendor: 
KINGSMEN (THAMES) INC.



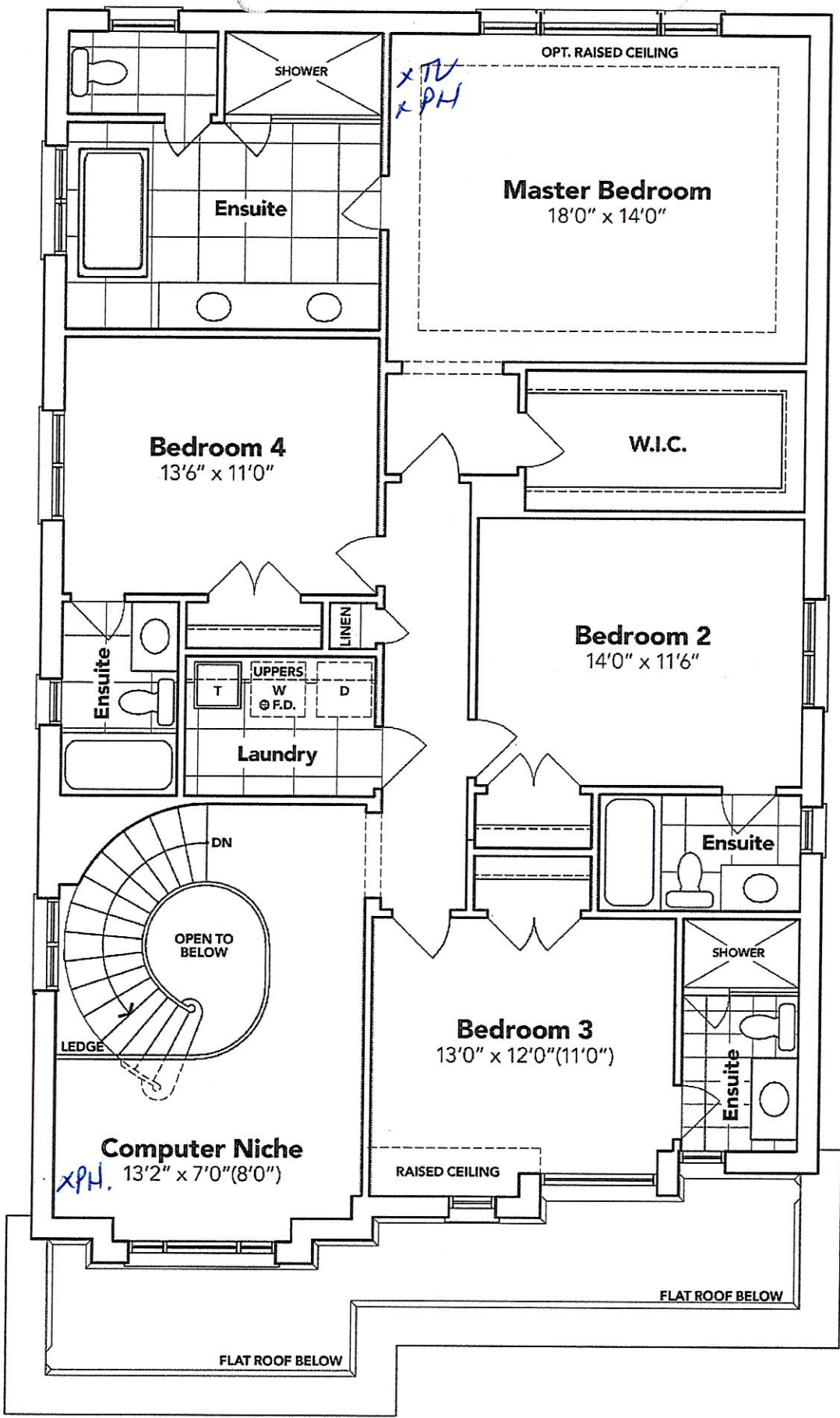
GROUND FLOOR EL. C

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

Alampant Ben

X Lujan

LOT 45
THAMES PH. B
SKETCH # 2



SECOND FLOOR EL. C

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

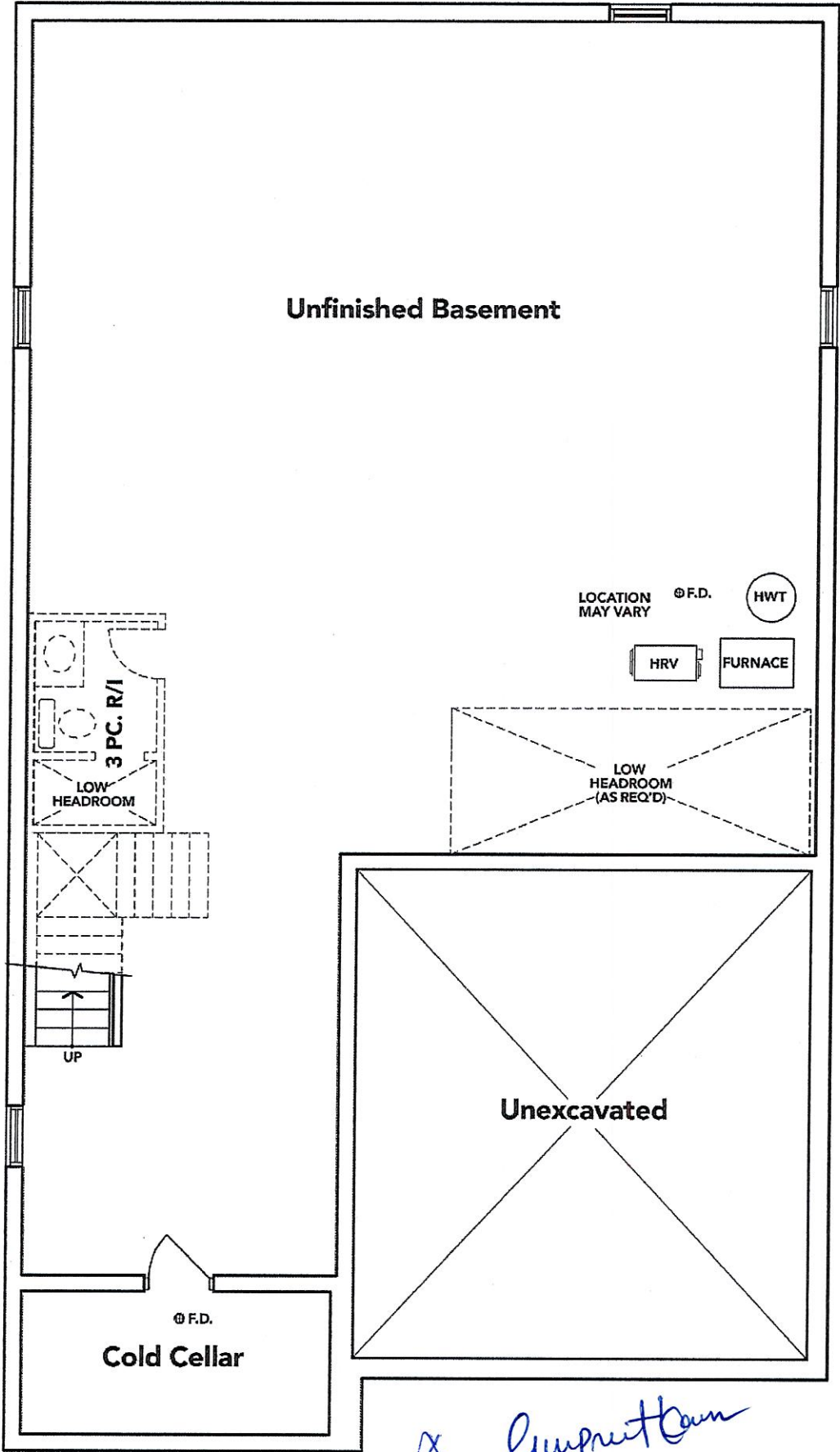
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LOT 45
THAMES PH. B
SKETCH # 3



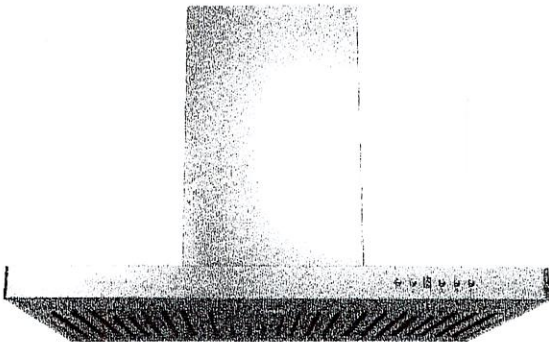
BASEMENT EL. C

x Lupton
x Lupton

The floor plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the construction process. The measurements adhere to the rules and regulations of the TARIION Warranty Corporation's official method for the calculation of floor area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable floor space may vary from the stated floor area. All options shown are upgrades. E. & O. E.

Specifications

Air Flow Volume: 650 CFM
Electrical Connection: 120V/60Hz
Power Consumption: 240 Watts
Current: 2.0 Amps
Fan Speed: 1599 RPM
Finishes: Stainless Steel
Duct: 6" Round
Knock-out: 6" Round - Top Only
Dimensions: Width: 30"/36"
Height: 44 1/2"
Depth: 19 3/4"
Noise Level: Min. 2 Sones
Max. 7 Sones



SCB722 - Baffle Filter



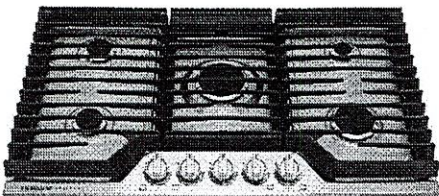
Ordering Model Chart

Model	Colour	Knock-out	Duct	Size	Filter	CFM
SCB72230	Stainless Steel	6"	6" Round	30"	Baffle	650
SCB72236	Stainless Steel	6"	6" Round	36"	Baffle	650

Notes Impressum Liban



FRIGIDAIRE
GALLERY



36" Gas Cooktop

Gas Cooktop

Available Products: GCCG3648AB, GCCG3648AS

Available Colors: Black, Stainless Steel

Version: 08/22

Product Specifications

Cooktop

Cooking Surface Type	Gas
Grate Material	Cast Iron
Grate Quantity	3
Grate Style	Continuous

Display

Control Location	Front
------------------	-------

Dimensions and Volume

Height	2 7/16"
Width	36"
Depth	21"
Cutout Height	7 1/2"
Maximum Cutout Width	35 5/8"
Minimum Cutout Width	33 7/8"
Maximum Cutout Depth	20"
Minimum Cutout Depth	19"

Installation

Power Cord Included	Yes
Gas Supply Connection Location	Top Right
Installed Over a Wall Oven	Yes
LP Conversion Kit Included	Yes
Power Supply Connection Location	Right Center

Certifications and Approvals

ADA Compliant	Yes
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Cooktop Performance

Right Front Element Burner	12,000 BTU
Right Rear Element Burner	5,000 BTU
Left Front Element Burner	9,500 BTU
Left Rear Element Burner	9,500 BTU
Center Front Element Burner	18,000 BTU

Exterior

Backlit Knobs	Yes
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Electrical Specifications

Minimum Circuit Required	5 Amps
Voltage Rating	120 V

General Specifications

Prop 65 Label	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year
Frigidaire Fit Promise	Yes

Safety Certifications and Approvals

CSA Listed	Yes
UL Listed	Yes

36" Gas Cooktop	Gas Cooktop
Available Products: GCCG3648AB, GCCG3648AS	Available Colors: Black, Stainless Steel
Version: 08/22	

Installation Diagram

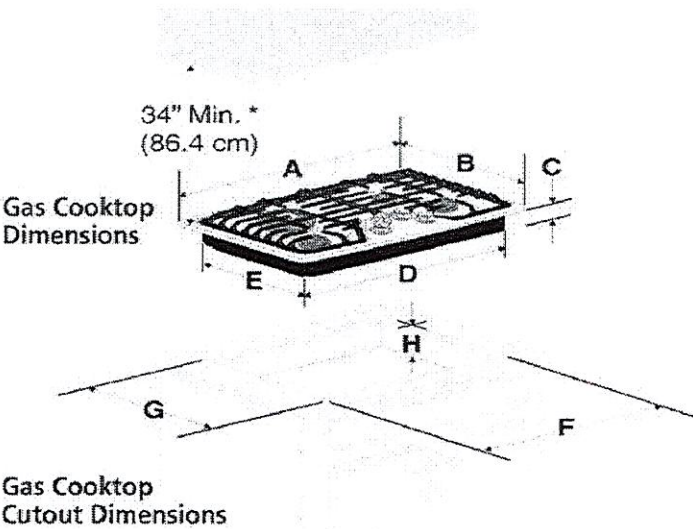


Figure 1

PRODUCT DIMENSIONS					
MODEL	A. WIDTH	B. DEPTH	C. HEIGHT	D. BOX WIDTH	E. BOX DEPTH
36" Gas Cooktop	36" (91.4 cm)	21" (53.3 cm)	2 7/16" (6.2 cm)	33 5/8" (85.4 cm)	18 7/8" (47.9 cm)

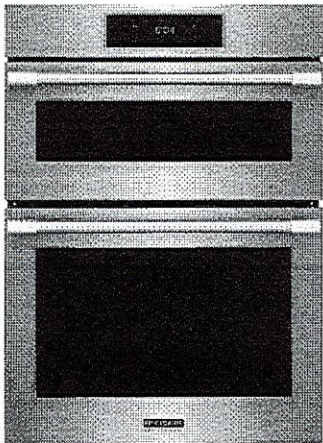
CUTOUT DIMENSIONS					H. HEIGHT BELOW COOKTOP
MODEL	F. WIDTH		G. DEPTH		
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM	
36" Gas Cooktop	33 7/8" (86.0 cm)	35 5/8" (90.3 cm)	19" (48.3 cm)	20" (50.8 cm)	7.5" (19.0 cm)

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LOT 45 THAMES PH. 5B
RE: BUILT IN OVEN/MICRO. SPEC'S CON'T
NO FLUSH MOUNT INSTALLATION.

FRIGIDAIRE
PROFESSIONAL



30" Wall Oven and Microwave Combination

Microwave Combination Wall Oven

Available Products: PCWM3080AF

Available Colors: Stainless Steel

Version: 09/22

Product Specifications

Cooking Controls

Air Fry	Yes
Air Sous Vide	Yes
Bake	Yes
Bake Time	Yes
Bread Proof	Yes
Broil	Yes
Cancel	Yes
Child Lock	Yes
Clear Off	Yes
Clock	Yes
Convection Bake	Yes
Convection Roast	Yes
Cook Time	Yes
Dehydrate	Yes
Delay Clean	Yes
Delay Start	Yes
Fast Preheat	Yes
Keep Warm	Yes
Kitchen Timer	Yes
Light	Yes
My Favorite	Yes
Off	Yes
Oven Light	Yes
Perfect Turkey	Yes
Preheat	Yes
Probe	Yes
Self Clean	Yes
Set Clock	Yes
Slow Cook	Yes
Start	Yes
Start Time	Yes
Steam Bake	Yes
Steam Clean	Yes
Steam Roast	Yes
Stop	Yes
Temperature Display	Yes
Timed Bake	Yes
Timer On / Off	Yes
User Preferences	Yes

Cooking Controls Function

Change between Continuous Bake Setting or 12-Hour	Yes
Energy Saving Feature	Yes
Delayed Bake	Yes
Program Fahrenheit or Celsius	Yes
Silent Control Panel	Yes
Timed Cooking	Yes

Microwave Cooking

Microwave Cooking Power	1000 Watts
Bacon	Yes
Beverage	Yes
Defrost	Yes
Melt / Soften	Yes
Popcorn	Yes
Reheat	Yes
Rice	Yes
Top Grill Mode	Yes
Veggies	Yes

Controls

Control Lock	Yes
Sabbath Mode	Yes

Display

Control Location	Front
Display Interface Color	White
Display Light Color	White
Display Type	Capacitive Touch

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A. Luppert

LOT 45 THAMES PH. 5B
RE: BUILT IN OVEN/MICRO. SPEC'S CONT
NO FLUSH MOUNT INSTALLATION.

30" Wall Oven and Microwave Combination

Microwave Combination Wall Oven

Available Products: PCWM3080AF

Available Colors: Stainless Steel

Version: 09/22

Oven

Bake Element	2,600 Watts
Bake Element Pass	4
Bake Element Type	Hidden
Broil Element	4,000 Watts
Broil Element Pass	6
Broil System	Yes
Cleaning System	Yes
Convection	Yes
Convection Element	3,800 Watts
Convection Type	Total
Number of Convection Fans	1
Number of Rack Positions	6
Oven Interior Color	Midnight Black
Oven Light Quantity	2
Oven Light Type	Halogen
Oven Light Watts	40 Watts
Rack Position Type	Embossed
Rack Type 1	Handle
Rack Type 1 Quantity	2
Rack Type 2	Glide
Rack Type 2 Quantity	1

Convection Cooking

Convection Cooking - Bake	Yes
Convection Element	1650 Watts

Microwave Control Features

+ 30 Seconds	Yes - One Touch
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Internal Specifications

Rack	Yes
Turntable Diameter	14"
Turntable Material	Glass

Electrical Specifications

Amps @ 240 Volts	40 Amps
Connected Load @ 240V	7.6 kW
Minimum Circuit Required	40 Amps
Voltage Rating	240 V

General Specifications

Prop 65 Label	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year

Safety Certifications and Approvals

CSA Listed	Yes
UL Listed	Yes
RoHS	Yes

Dimensions and Volume

Height	41 9/16"
Width	29 7/8"
Depth	25 3/16"
Depth With Door 90° Open	48 3/16"
Depth With Handle	27 6/10"
Cutout Depth	23 5/8"
Oven Interior Height	18 1/8"
Oven Interior Width	25 3/16"
Oven Interior Depth	19 7/8"
Microwave Interior Height	9 5/16"
Microwave Interior Width	18 7/8"
Minimum Cutout Height	40 5/8"
Minimum Cutout Width	28 1/2"
Maximum Cutout Height	41 1/2"
Maximum Cutout Width	29"
Microwave Capacity	1.7 Cu. Ft.
Oven Capacity	5.3 Cu. Ft.

Installation

Power Supply Connection Location	Top Left
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Certifications and Approvals

Star-K Certification	Yes
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A. Lempert

K. Lyba

30" Wall Oven and Microwave Combination

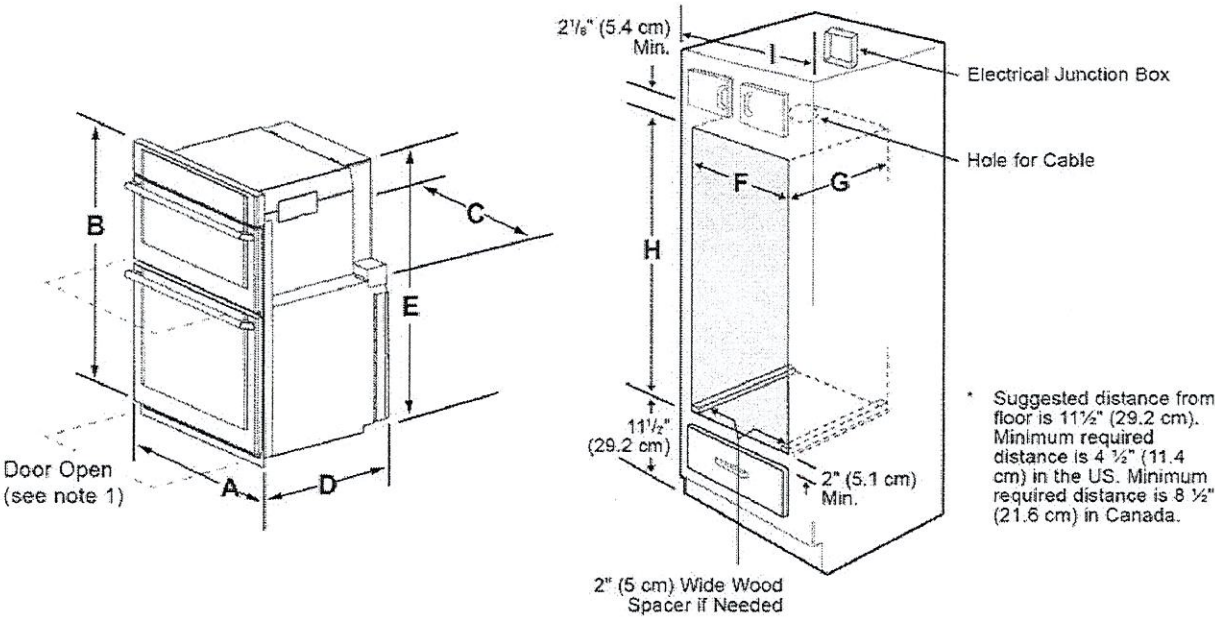
Microwave Combination Wall Oven

Available Products: PCWM3080AF

Available Colors: Stainless Steel

Version: 09/22

Installation Diagram



- NOTES:
1. Allow at least 22" (55.9cm) clearance in front of oven for door depth when it is open.
 2. Dimension G (cutout depth) is critical to the proper installation of the built-in oven. If the oven decorative trim does not butt against the cabinet verify dimension G to assure it is the required depth.
 3. For a cutout height greater than the maximum (H), add one 2" (5 cm) wide wood shim of appropriate height to each side of the opening under the appliance side rails. A trim kit may be purchased through a dealer, service, or on the brand website.

Figure 1: Product and Cutout Dimensions

PRODUCT DIMENSIONS					
A	B	C	D		E
29 ⁷ / ₈ " (75.9 cm)	41 ⁵ / ₈ " (105.6 cm)	28 ⁷ / ₁₆ " (72.2 cm)	25 ³ / ₈ " (63.9 cm)		40 ⁹ / ₁₆ " (102.9 cm)
CUTOUT DIMENSIONS AND CABINET WIDTH					
F		G. Min.	H		I
Min.	Max.		Min.	Max.	
28 ¹ / ₂ " (72.4 cm)	29" (73.7 cm)	23 ¹ / ₂ " (59.7 cm)	40" (103.1 cm)	41 ¹ / ₂ " (105.4 cm)	30 ¹ / ₈ " (76.5 cm) Min