



## SITE MASTER

### CONSTRUCTION SUMMARY

Denford Estates Inc.

PURCHASER: XIU CHUN WANG

TEL: RES.: 647-299-6169

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
017	IV	THE WALNUT-ELEV C	14-Sep-17

Offer Workshee	Purchaser to receive \$10,000 (includes taxes) worth of upgrades at the décor center at time of colour chart. Note:
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Offer Workshee	SIDE DOOR ENTRY, IF GRADE PERMITS Note:
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Offer Workshee	2 WINDOWS - BASEMENT - 30 IN (W) X 24 IN (H) - EACH ADDITIONAL Note:
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Offer Workshee	WALK OUT BASEMENT WITH SLIDING DOOR & WINDOW, AS PER BUILDERS LOCATION & SPECIFICATIONS(NO DECK) Note:
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Offer Workshee	WINDOW - BASEMENT - TO ENLARGE STANDARD 30 IN (W) X 16 IN (H) OR 30 IN (W) X 20 IN (H) TO 30 IN (W) X 24 IN (H) EA. Note:
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Offer Workshee	ADD 3 PIECE R/I IN BASEMENT AS PER SKETCH Note:
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Offer Workshee	ADD WASHROOM AS PER SKETCH AJUST SHARED BATHROOM Note:
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Offer Workshee	ELECTRICAL SERVICE - UPGRADE 100 AMP TO 200 AMP Note:
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Offer Workshee	RELOCATE COLD CELLAR DOOR AS PER SKETCH Note:
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Offer Workshee	RELOCATE FRIDGE STOVE AND SINK AND DISHWASHER LOCATEION AS PER SKETCH Note:
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Offer Workshee	ADD WINDOW OVER SINK Note:
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Offer Workshee	ADD 5 FOOT RAILING ON LANDING AS PER SKETCH Note:
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Offer Upgrade	BASEMENT: INCREASE BASEMENT HEIGHT BY 12" AS PER VENDORS SPECIFICAITONS Note:
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Offer Upgrade	RELOCATE ADDITIONAL R/I 3 PIECE WASHROOM IN BASEMENT AS PER SKETCH Note:
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017	IV	THE WALNUT-ELEV C	14-Sep-17

Date Added: 01-Feb-17

Invoice Number: 6287

1 - Standard cable (X3) and telephone (X3) rough-in. (See sketch).

Note:

1 - CLARIFICATION:

BASEMENT - Purchasers accept & acknowledge that the ADDITIONAL 3 piece rough-in in basement will be located closer to furnace area.

Location of standard basement window to be approx. centered over toilet area. (See sketch).

Note: AS PER TONY S.

1 - KITCHEN - SEE ATTACHED PAPERWORK FROM VILLA KITCHENS FOR ALL KITCHEN UPGRADES AND LAYOUT.

Note:

1 - KITCHEN - Kitchen Sink - Install standard undermount sink - BLANCO - HORIZON U - UNDERMOUNT SINK - MODEL # 401234 - in kitchen.

Note:

1 - KITCHEN - Kitchen Faucet - Install standard faucet - MOEN - CAMERIST - SINGLE HANDLE KITCHEN FAUCET WITH PULL OUT SPOUT - SINGLE HOLE - MODEL # 7545 CHROME - in kitchen.

Note:

1 - KITCHEN - Install backsplash - 1x2 ASPEN GREY GLASS MOSAIC - in kitchen.

Note: (does not include behind fridge and stove areas).

110 - MASTER ENSUITE - 3rd upgrade tile - porcelain tile.

To be installed on floor of master ensuite. To be installed straight, no pattern.

Note: (includes rectified).

149 - MASTER ENSUITE - 3rd upgrade tile - porcelain tile.

To be installed on walls of shower stall, tub skirt, tub deck, and tub alcove. To be installed straight, no pattern. To be installed horizontally.

Note: (includes rectified).

1 - MASTER ENSUITE - Install 1ST UPGRADE marble countertop (includes 3" splash) in master ensuite.

Note:

2 - MASTER ENSUITE - Bathroom Sinks - CONTRAC - CATENA - 20" RECTANGULAR UNDERMOUNT SINK - MODEL # 4210CIY WHITE

(X2 SINKS)

Note: Price includes granite/marble cut-out/polish fee for undermount sinks.

2 - MASTER ENSUITE - Bathroom Faucets - MOEN - EVA - SINGLE HANDLE LAVATORY FAUCET WITH LIFT ROD DRAIN - SINGLE HOLE - MODEL # 6400 CHROME

(X2 FAUCETS)

Note:



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1 - BDRM 4/5 TWIN BATH - Install 1ST UPGRADE marble countertop (includes 3" splash) in bedroom 4/5 twin bath.

Note:

2 - BDRM 4/5 TWIN BATH - Bathroom Sinks - CONTRAC - CATENA - 20" RECTANGULAR UNDERMOUNT SINK - MODEL # 4210CIY WHITE

(X2 SINKS)

Note: Price includes granite/marble cut-out/polish fee for undermount sinks.

2 - BDRM 4/5 TWIN BATH - Bathroom Faucets - MOEN - EVA - SINGLE HANDLE LAVATORY FAUCET WITH LIFT ROD DRAIN - SINGLE HOLE - MODEL # 6400 CHROME

(X2 FAUCETS)

Note:

1 - POWDER ROOM - Install 1ST UPGRADE marble countertop (includes 3" splash) in powder room.

Note:

1 - POWDER ROOM - Bathroom Sinks - CONTRAC - CATENA - 20" RECTANGULAR UNDERMOUNT SINK - MODEL # 4210CIY WHITE

Note: Price includes granite/marble cut-out/polish fee for undermount sinks.

1 - POWDER ROOM - Bathroom Faucets - MOEN - EVA - SINGLE HANDLE LAVATORY FAUCET WITH LIFT ROD DRAIN - SINGLE HOLE - MODEL # 6400 CHROME

Note:

1 - ALL BATHS - Purchaser requests to NOT INSTALL any bathroom accessories throughout all baths. DELETE. Do not supply, install, and/or credit.

Note:

1 - NOTE:

ALL BATHS - Purchasers request to install standard 3" granite/marble splash above all countertops in all baths. To include: Powder Room, Master Ensuite, Bdrm 2 Ensuite, and Bdrm 4/5 Twin Bath.

Note:

1 - DISCLAIMER:

GRANITE/MARBLE COUNTERTOPS - Due to the many variables that can affect the pattern, colour and/or design and "pitting" of natural products, granite/marble installed will not be identical to the samples displayed.

Note: Every effort is made to provide granite/marble countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

1 - FIREPLACE - Install upgraded mantle - # 1110.s.557 PEARL HONED with 2 1/2" bevelled HEARTH - in lieu of standard mantle for fireplace in family room.

Note:

1 - INTERIOR DOORS - Install upgraded interior doors - CLASSIQUE SMOOTH - throughout



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Invoice Number: 6287

1 - KITCHEN - Install 36" WIDE white hoodfan in kitchen.

Note:

1 - LIVING ROOM - LIGHT - CEILING - INCLUDING SWITCH.

To be installed in center of living room ceiling. (See sketch).

Note:

1 - MASTER BEDROOM - LIGHT - CEILING - INCLUDING SWITCH.

In addition to the standard, install ONE (1) ceiling light in master bedroom. Both ceiling lights to be equally spaced and on TWO (2) SEPARATE SWITCHES. (See sketch).

Note:

2 - FRONT & REAR EXTERIOR - POT LIGHT-EXTERIOR 4 IN IN SOFFIT. Install TWO (2) exterior pot lights.

ONE (1) exterior pot light to be installed at front of home on 1 new switch AND

ONE (1) exterior pot light to be installed at rear on 1 new switch.

Note: (See sketch).

1 - DISCLAIMER:

BSMT STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the WOOD SPECIES of the bsmt staircase and flooring chosen for bsmt landing do not match. This difference may result in a stain colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - DISCLAIMER:

BSMT STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the STAIN of the bsmt staircase and flooring chosen for bsmt landing do not match. This difference might result in an undesirable colour variance.

Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.

1 - PURCHASER TO RECEIVE \$10,000.00 (INCLUDES TAXES) WORTH OF UPGRADES AT THE DÉCOR CENTER AT TIME OF COLOUR CHART.

Note:

1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES AND ACCEPTS AND ACKNOWLEDGES THAT THERE WILL BE NO FURTHER CHANGES/ADDITIONS/DELETIONS TO BE MADE UPON SIGNING ON FEBRUARY 1, 2017.

Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 17-Aug-16

Invoice Number: 6243

1 - DELETE:

CLARIFICATION:

BASEMENT - Purchaser aware & acknowledges location of additional 2 piece wash in in basement as per sketch



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1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$500. PLUS A 10% HOLDBACK FEE.

Note:

Date Added: 27-Jul-16

Invoice Number: 6200

1 - MASTER BEDROOM - Re-locate door to walk-in closet in master bedroom. (See sketch).

Note:

1 - MASTER BEDROOM - Delete full wall between master ensuite and doors to master bedroom to create niche. (See sketch).

Note:

1 - MASTER ENSUITE - Purchasers request to NOT drop ceiling above shower stall in master ensuite. Purchaser accepts and acknowledges that there will be NO tiles installed on ceiling above shower stall in master ensuite.

Note:

1 - BEDROOM 5 - Both closets in bedroom 5 to be re-located. One closet with double doors to be against wall of tub area and other closet to be against vanity wall and to have only single door. (See sketch).

Note: Door and Windows in bedroom 5 to be shifted over to accommodate new closet location. (See sketch).

0 - BDRM 4/5 TWIN BATH - Purchaser requests door to toilet area to swing into toilet area (not out). (See sketch).

Note:

1 - BEDROOM 4 - Closet in bedroom 4 to have DOUBLE DOORS. (See sketch).

Note: No charge for additional door as taken from door deleted from a closet in bedroom 5.

1 - CLARIFICATION:

BDRM 3 ENSUITE - Purchaser accepts and acknowledges that there will be a pedestal sink with dummy 2' x 4' wall behind in bedroom 3 ensuite. (See sketch).

Note: AS PER FONZIE C.

1 - CLARIFICATION:

BDRM 2 ENSUITE - Purchasers accept and acknowledge window in bedroom 2 ensuite will be new size of 25" x 49".

Note: AS PER FONZIE C.

1 - CLARIFICATION:

BASEMENT - Purchasers accept and acknowledge location of ADDITIONAL 3 piece rough-in in basement as per sketch. Location of basement window to be centered approx. over toilet area. (See sketch).

Note: AS PER FONZIE C.

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES AND ACCEPTS AND ACKNOWLEDGES THAT THERE WILL BE NO FURTHER STRUCTURAL CHANGES/ADDITIONS/DELETIONS TO BE MADE UPON SIGNING ON JULY 27, 2016.