



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: HING WAI OUYANG and JIE, WON OU YANG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
12 Block 56	1	MACKENZIE END (20-09B) ELEV B	13-Sep-22

Offer
Workshee
Note: BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART

Offer
Workshee
Note: BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED.

Date Added: 12-Aug-21 Invoice Number: 7481

1 - BASEMENT - Install FINISHED BASEMENT - AS PER PLAN - AS PER SCHEDULE A-1 (See Attached Sketch & Info. Sheet)
Note: **Purchaser has Declined Opt. Wet Bar Area**

1 - FRONT EXTERIOR - DOORS- Delete the builders standard single door entry and side lights, and Install Double Door entry. Double doors to Remain Standard Height with a transom window above doors. (See Sketch)
Note: **Purchaser Has Requested Door in Front of Foyer Closet to be Operable**

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 9,2021
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 \$1,000 PLUS A 10% HOLDBACK FEE.
Note:

This Document is Extremely Time Sensitive - Printed 31 Aug 21 at 12:13

Schedule 'A'-1
For finished basement areas

GROVETRAIL DEVELOPMENTS INC.

BATHROOMS:

- 1 Purchaser's choice of vanity cabinets and QUARTZ countertops in all bathrooms as per Vendor's samples.
- 2 Purchaser's extensive choice of quality imported 8"x 10" or 13" x 13" ceramic floor and wall tiles to all tub & shower enclosures up to but not including the ceiling, as applicable.
- 3 Shower areas completed with "Dens-Shield" water resistant board, as per Vendor's samples, as per plan.
- 4 Temperature control valve in all shower areas, as per Vendor's samples.
- 5 Exhaust fan (as required) according to the Ontario Building Code.
- 6 Privacy lock on all bathroom door, as per Vendor's samples.
- 7 Plate mirror above vanity
- 8 Single lever chrome faucet with pop-up drain and undermount sink for all bathroom vanities with shut-off valves, as per Vendor's samples.
- 9 Durable, condensation-free, noise free plastic plumbing pipe throughout.
- 10 White plumbing fixtures in all bathrooms from Vendor's standard samples.

FLOORING:

- 11 TOWNS: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples.

ELECTRICAL:

- 13 All wiring in accordance with the Ontario Hydro Standards.
- 14 Telephone rough-in (location to be determined by the Vendor)
- 15 USB plug (location to be determined by the Vendor)
- 16 Prewired for TV cable (location to be determined by the Vendor)
- 17 Standard light fixture with LED bulb
- 18 Smoke detector with strobe lighting & carbon monoxide sensor as per Ontario Building Code.
- 19 White Decora switches and receptacles throughout as per Vendor's samples.

WALLS & CEILING

- 20 Fully drywalled taped and primed walls, as per Ontario Building Code.
- 21 Painted walls according to purchaser's choice of one colour as per Vendor's samples.
- 22 Sprayed stipple ceiling with smooth border surround.

TRIM, DOORS & STAIRS

- 23 Smooth Carrara (2-panel hollow core) style interior doors, as per Vendor's samples.
- 24 Doors & trimwork to be painted WHITE as per Vendor's samples.
- 25 Interior doors to include satin nickel lever handles and standard 3" hinges as per Vendor's samples.
- 26 TOWNS: 4 1/4" BASEBOARDS and 2 3/4" CASING in paint grade, as per Vendors samples.

27 DETACHED: 6"x 6" DOOR AND 9" CASING, in paint grade, as per Vendors samples.

- 28 All closets (if applicable) to include wire shelving, as per Vendor's samples
- 29 STAINED OAK STAIRS, HANDRAIL and STRINGERS with METAL PICKETS (if applicable- as required per plan) from MAIN LEVEL to BASEMENT (excluding landings-any stair landings in the basement area will be finished with flooring as specified in this schedule), as per Vendor's standard samples.

DISCLAIMER: PURCHASER ACKNOWLEDGES THAT THE FINISHED BASEMENT AREA IS SOLELY DEEMED AS A RECREATION ROOM WITH A COMPLETE BATHROOM, AS PER PLAN AND NO OTHER USES ARE PERMITTED.

VENDOR WILL NOT ALLOW THE PURCHASER TO DO ANY WORK AND/OR SUPPLY ANY MATERIAL OR FINISH THE DWELLING BEFORE THE CLOSING DATE.

PURCHASER'S CHOICE OF INTERIOR COLOURS AND MATERIAL ARE FROM VENDOR'S SAMPLES IF NOT YET ORDERED OR INSTALLED PROVIDED THAT COLOURS AND MATERIAL ARE AVAILABLE FROM SUPPLIER. PURCHASER AGREES TO SELECT THE COLOURS AND MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION AS SCHEDULED ACCORDING TO CLOSING DATE BY THE VENDOR. OTHERWISE THE VENDOR RESERVES THE RIGHT TO SELECT THE COLOURS AND MATERIALS TO COMPLETE THE DWELLING AND THE PURCHASER AGREES TO CLOSE THE TRANSACTION WITH THE VENDOR'S CHOICE OF COLOURS AND MATERIALS.

Purchaser acknowledges that all executed documents (i.e. Agreement of Purchase and Sale, Amendments, Colour Chart Amendments etc.) are provided in hard copy format only. An administration fee of \$500.00 for each request will be charged as an adjustment on closing should the purchaser require any extra copies at any time before closing

ALL PLANS, ELEVATIONS AND SPECIFICATIONS ARE SUBJECT TO MODIFICATION FROM TIME TO TIME BY THE VENDOR ACCORDING TO THE ONTARIO BUILDING CODE AND NATIONAL BUILDING CODE.

THE PURCHASER ACKNOWLEDGES THAT FINISHING AND MATERIALS CONTAINED IN ANY MODEL HOME, INCLUDING BROADLOOM, FURNITURE, ELECTRICAL FIXTURES, DRAPES, CERAMIC FLOORING, WOOD FLOORING, UPGRADE KITCHEN CABINETS, STAINED FLOORS, STAIRCASES AND RAILING, ARCHITECTURAL ORNAMENTAL PLASTER, ACOUSTIC TILED CEILING AND LUMINOUS LENSES, ETC. MAY BE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE THE SAME GRADE OR TYPE OR NOT NECESSARILY INCLUDED IN THE DWELLING UNIT PURCHASED HEREIN.

GROVETRAIL DEVELOPMENTS INC.

DocuSigned by:

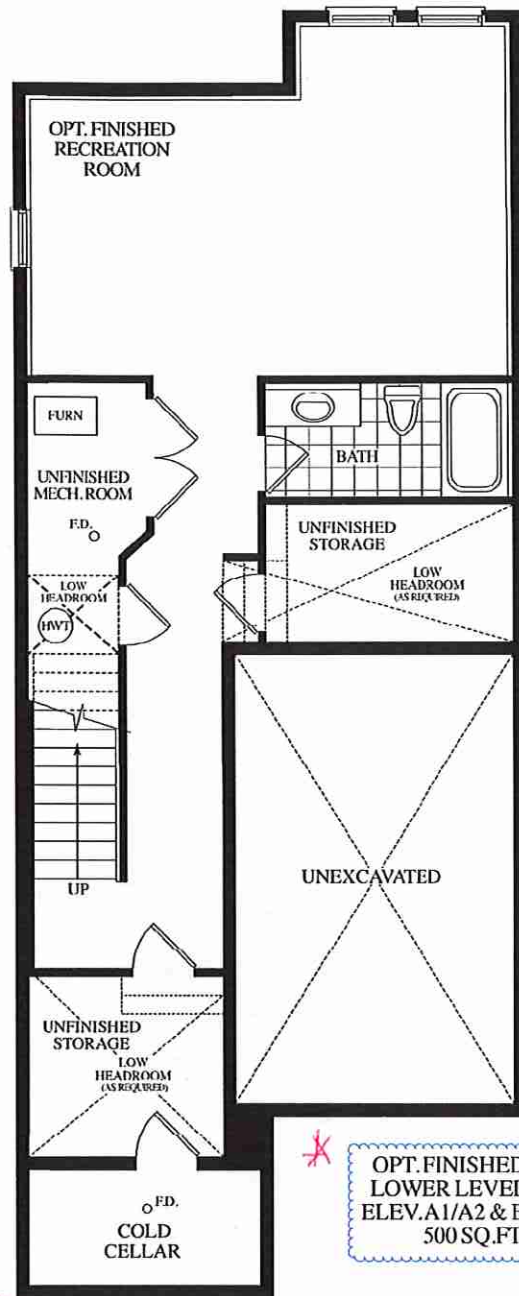
PURCHASER'S SIGNATURE

my La Ory
August 18, 2021

PURCHASER'S SIGNATURE

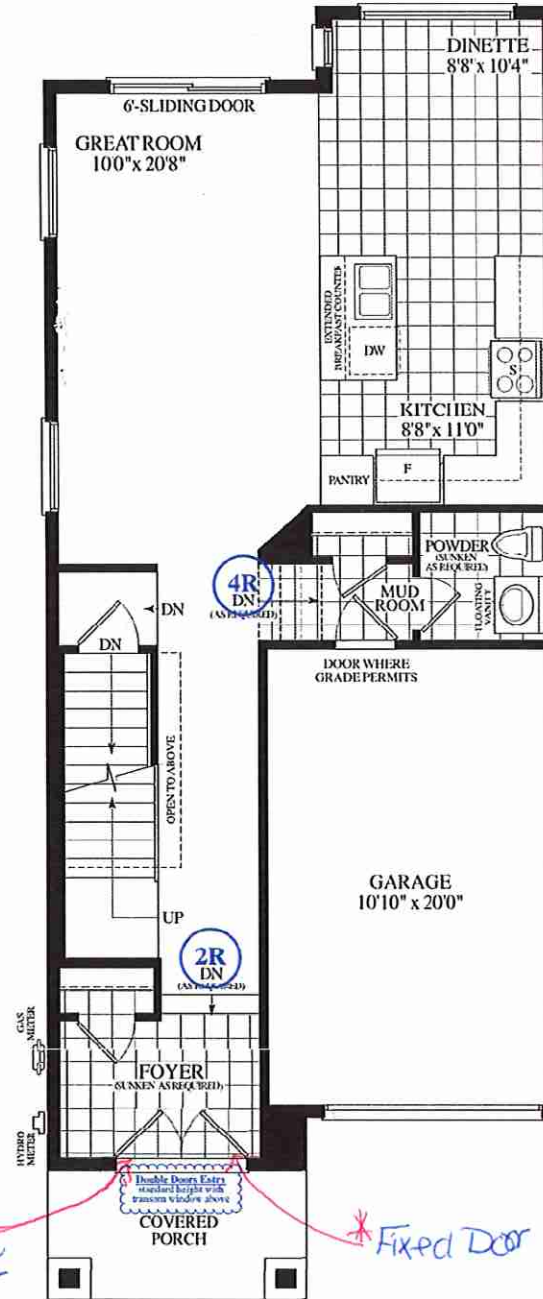
DocuSigned by:
Tif way on hndr
August 18, 2021

August 17, 2021



OPT. FINISHED LOWER LEVEL
ELEV. A1/A2 & B
500 SQ. FT.

* Operable Door

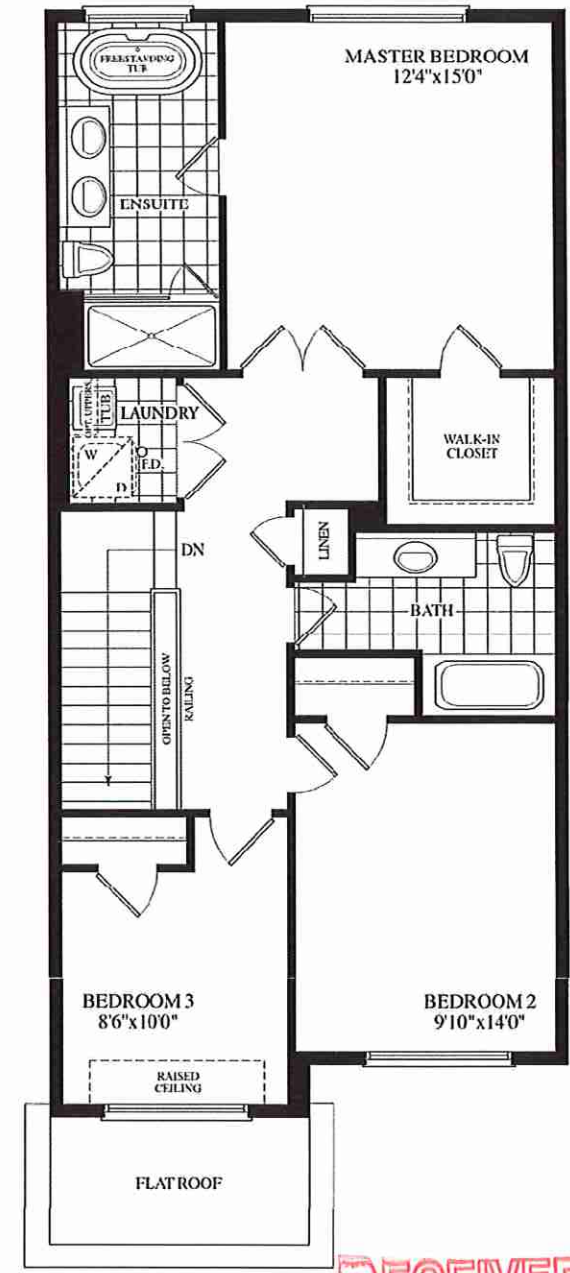


4R DN (AS REQUIRED)

2R DN (AS REQUIRED)

Double Doors Entry
main level with
transoms window above

* Fixed Door



RECEIVED
Aug 16/2021

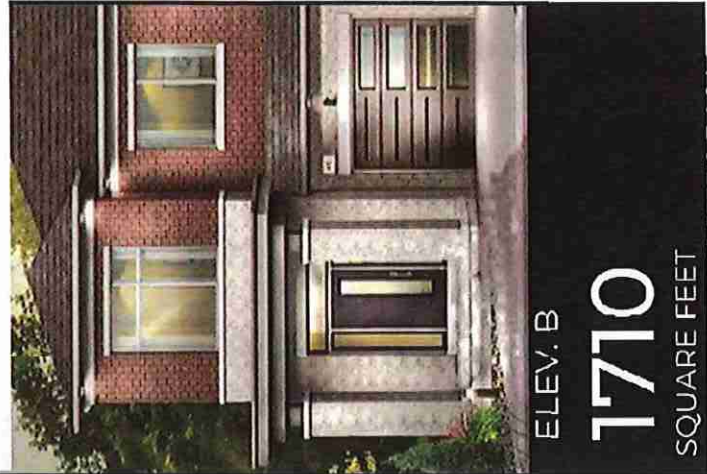
End Unit
BLK 56 Lot 12 20-09 "B"



SCHEDULE "B"

Purchaser	HING WAI OUYANG
Purchaser	JIE, WON OU YANG
And	
Vendor	Grovetrail Developments Inc.
Lot Number	12 Block 56 Schmeltzer Crescent, Phase 1b, Plan 65M-4696 in the City of Richmond Hill
Date of Offer	July 12, 2021
Dated Required:	September 13, 2022
Model:	MACKENZIE END (20-09B) ELEV B ()

Description - Vendor to Supply and Install the Following as Per Purchase Price	
■	BONUS PACKAGE FOR TOWNHOUSE: PURCHASER TO RECEIVE \$7,500.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
■	BONUS PACKAGE FOR TOWNHOUSE: 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER AND DRYER AS PER VENDORS SAMPLES. DELIVERED ONLY - NOT INSTALLED.



ELEV. B
1710
SQUARE FEET

Unit 1003 'B' 90-02 51+01 0215
B1K 2P 12+15