



SITE COPY

Additional Structural

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: XIAOFAN LI and RUI CAO MU

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22

Date Added: 11-Feb-22 Invoice Number: 7761

1 - BASEMENT- Purchaser accepts and acknowledges that a wall and standard interior door will be installed, creating unfinished storage area under the staircase in teh basement (See Sketch)

Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

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:

Date Added: 08-Feb-22 Invoice Number: 7745

1 - BASEMENT - Install FINISHED BASEMENT - AS PER PLAN - AS PER SCHEDULE A-1 (See Attached Sketch & Info Sheet)

Note: Detached Model

1 - ADMINISTRATION FEE - PURCHASERS EXTRA - ADDITIONAL STRUCTURAL UPGRADE (See Above Item)

Note:

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Note:

Date Added: 22-Sep-21 Invoice Number: 7488

1 - MAIN FLOOR - Install EXTENDED HEIGHT 10'-0" CEILINGS throughout Main Floor. To Include; Approx. 8'-0" Interior Doors ONLY (Door Height Approx. 96") (Standard Door Only) and Taller Windows, where applicable (See Sketch)

Note:

1 - SECOND FLOOR - Install EXTENDED HEIGHT 10'-0" CEILINGS throughout Second Floor. To Include; Approx. 8'-0" Interior Doors ONLY (Door Height Approx. 96") (Standard Door Only) and Taller Windows, where applicable (See Sketch)

Note: Approved by Fonzie & Tony

1 - GARAGE - Re-locate Central Vac-Trunk Rough-In to Garage in lieu of Basement

Vendor To Determine Location

Note:

1 - FRONT EXTERIOR - FRONT DOOR - Delete builders standard height single door entry and side lites. Install Double Door Entry EXTENDED HEIGHT (No Transom Window Above) (See Sketch)

Note: Priced as per Jeldwen & Steve

1 - FRONT EXTERIOR - In addition to builders standard coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front doors (See Sketch)

Note: **Front Doors to have TWO (2) Exterior Coach Lights**

1 - KITCHEN - Install GAS LINE ROUGH-IN (with Applicable Electrical) at stove area of kitchen (See Sketch)

Note:

1 - SECOND FLOOR - CEILINGS - Install UPGRADE SMOOTH CEILINGS Throughout 2nd Floor BEDROOMS ONLY, where applicable. To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroom #4 (See Sketch)

Note: DETACHED MODEL

1 - BASEMENT - Install Upgrade NATURAL RED OAK STAIRCASE **(Includes Staining)** in lieu of builders standard pine staircase leading to basement (See Sketch)

Note: **Colour of Staircase Staing to be Determined During Decor Appointment**



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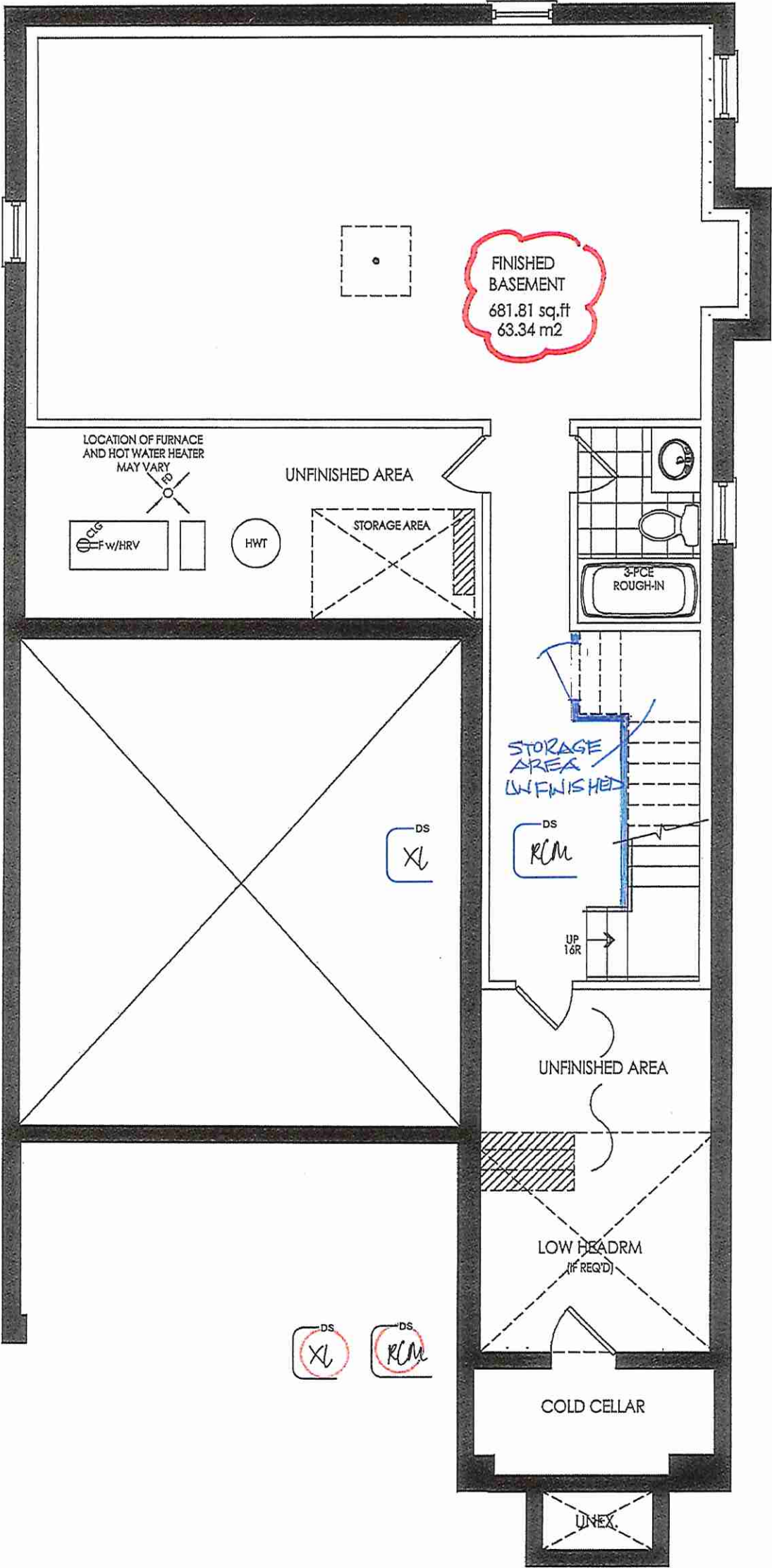
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
27	1	COVENTRY-STD Main-Laundry on 2nd w/3 Baths Elev B	28-Oct-22	

Date Added: 22-Sep-21

Invoice Number: 7488

<p>1 - MASTER ENSUITE - Delete Full Wall Between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include: 2x2 Mosaics, 6" Curb +Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**</p> <p>Priced as per JeRose & Steve</p>
<p>1 - ENSUITE #2 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #2. (To Include;2x2 Mosaic Floor, 6" Curb w/Stone, Shower Pot Light & Glass Shower Stall Panels {U-Channel CORDOBA}) (See Sketch) Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**</p>
<p>1 - MASTER ENSUITE - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at master ensuite shower stall, exterior wall with 4" dummy wall to accommodate (See Sketch) Note:</p>
<p>1 - ENSUITE #2 - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at ensuite #2 shower stall, back wall (See Sketch) Note:</p>
<p>1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE & HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on SEPTEMBER 15,2021 Note:</p>
<p>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:</p>

This Document is Extremely Time Sensitive - Printed 11 Feb 22 at 15:28



38-14
BASEMENT FLOOR PLAN - ELEV 'B' - LOT 27

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, as per plan
- 12 DETACHED: Choice of Colour for 7 1/2" LAMINATE ENGINEERED FLOORING, as per Vendors samples, as per plan

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: 5 1/2" BASEBOARD and 3" 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 (ie: 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: _____

Xiaofan Li

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DocuSigned by: February 4, 2022

PURCHASER'S SIGNATURE: _____

Rui Cao Mu

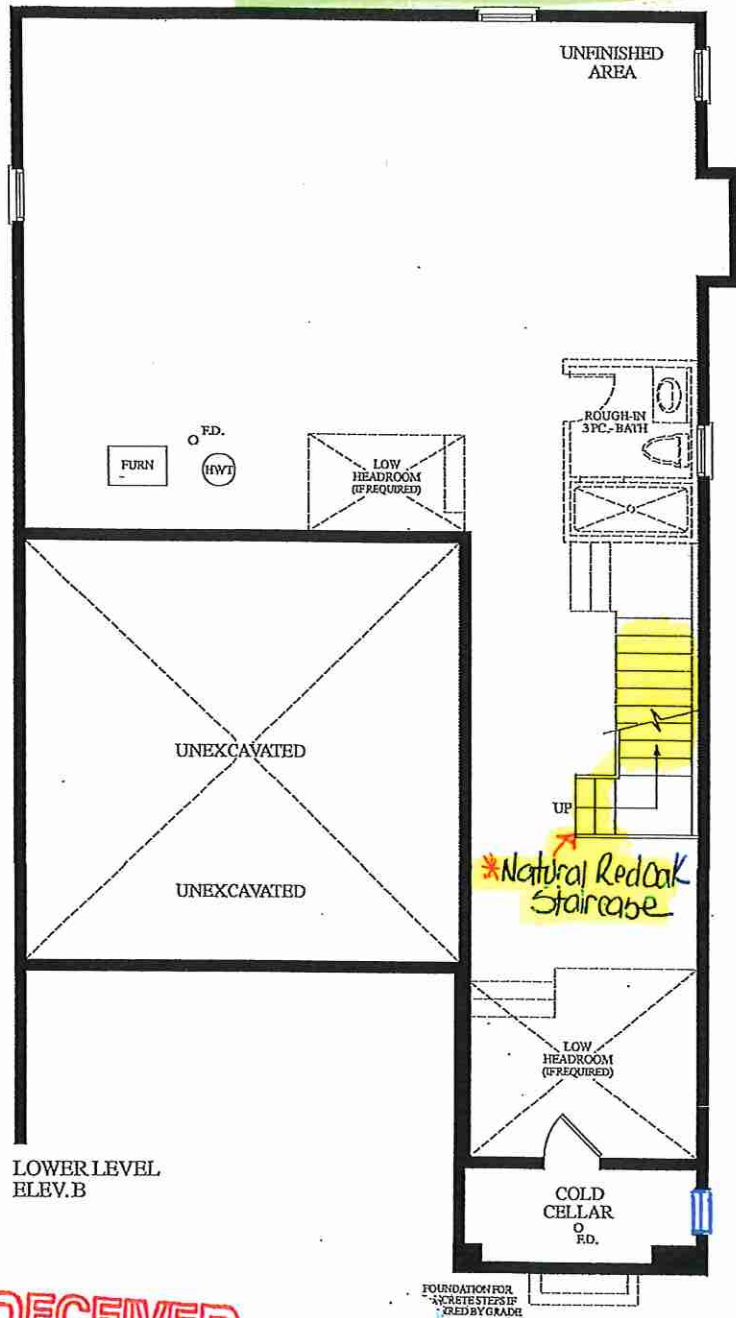
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February 4, 2022

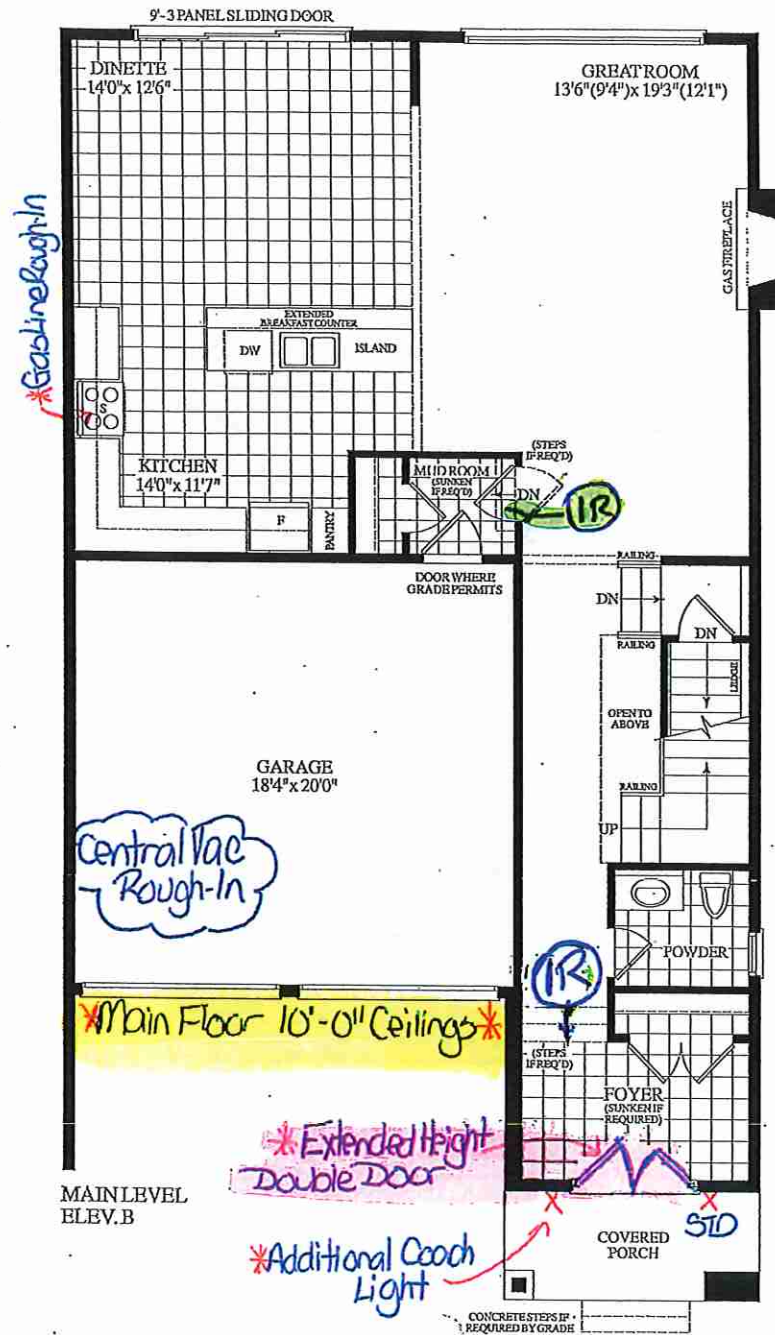
September 16, 2021

Sept. 15, 2021

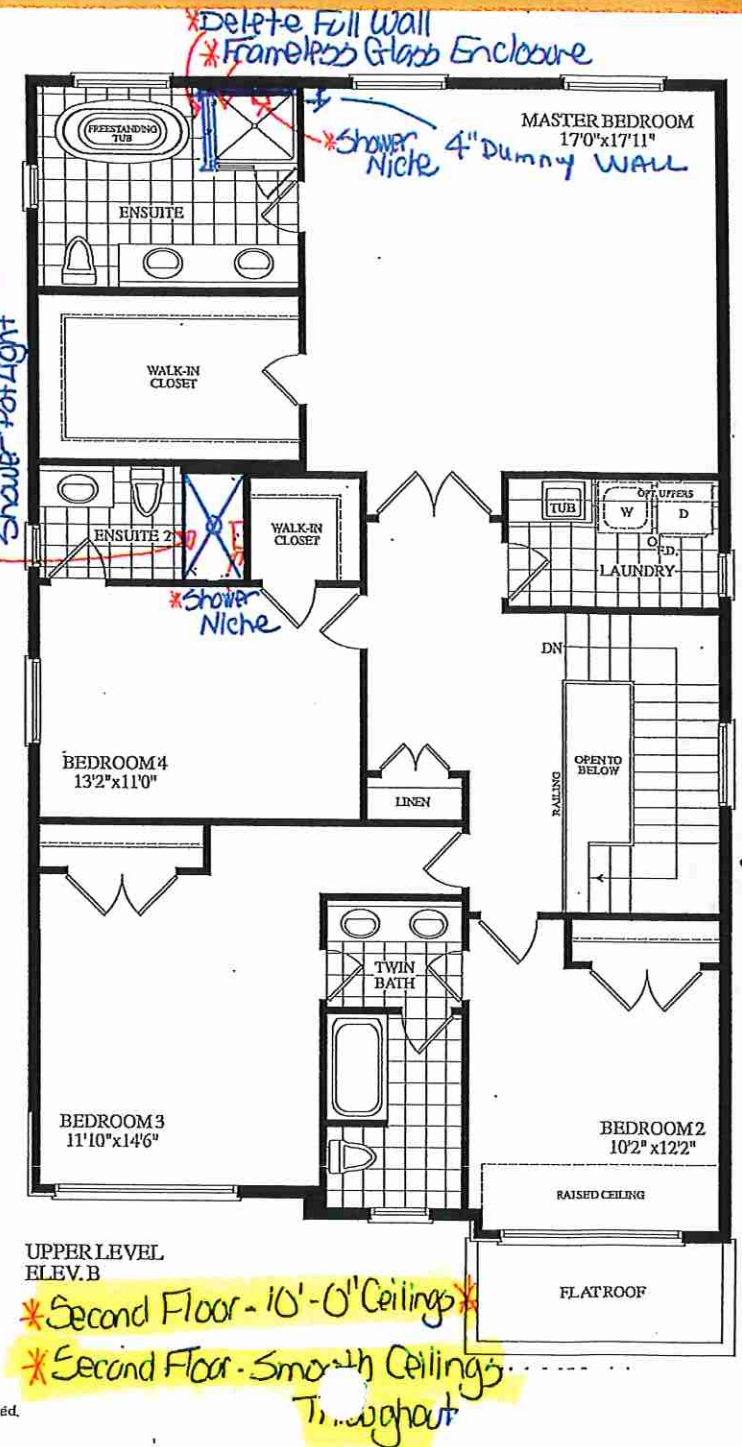
Finished Basement



RECEIVED
Sept. 21/21



*Shower Stall w/ U Channel Ceramic Glass
2x2 Mosaic w/ 6" Grid to Stone
Shower Pot Light



Lot 27 38-14 Elev. B