



SITE COPY

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: AMARJIT SHOKER and VEERPAL,KAUR SHOKER

TEL: RES.: 416-984-0077

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
030	I	WILLOW-4 BEDROOM-ELEVATION A		

Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
Worksheet	Note:

Offer	BONUS PACKAGE - PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
Upgrade	Note:



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Date Added: 20-Sep-22

Invoice Number: 8366

1 - Standard cable Rough In ,Telephone Rough In and conduit (See Sketch for Locations)
Note:

1 - GARAGE DOOR- Install the builders standard garage door handle with lock
Note:

1 - KITCHEN- Install a Gas line rough in for the stove in kitchen (See Sketch)
Note:

1 - KITCHEN & BATHROOM- SEE ATTACHED QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package)
Note:

1 - KITCHEN- Delete the builders standard cabients above the stove and accommodate electrical for a future 48" Chimney style hood fan.
Note: **Purchaser accepts and acknowledges that they will be installing their own chimney style exhaust fan after closing**The Vendor is exempt
Price is subject to change once appliance specifications have been submitted and reviewed

1 - KITCHEN- Accommodate electrical for a built in Oven and Micro Combo in the kitchen. (See QTK sketch for locations)
Note: **Price is subject to change once appliance specifications have been submitted and reviewed**

1 - KITCHEN- Accomodate the counter top for a pro series 48" cook top
Note:

1 - KITCHEN- Accommodate electrical for pro series built in Fridge /Freezer (See QTK sketch for location)
Note: **Price is subject to change once appliance specifications have been submitted and reviewed**

1 - KITCHEN- Install SIX (X6) under cabinet Puck Lights- QTK to provide cut out All SIX (X6) puck lights to be on one single switch (See QTK layout for locations)
Note:

1 - KITCHEN- Install the builders standard counter top -Install MAPLE WHITE, with Standard "A" Edge
Note:

1 - KITCHEN- Install the builders standard undermount sink in the kitchen- Install the BLANCO HORIZON U2 (7") Undermount Sink- Model # 401022 and Moen single hole faucet
Note:

1 - KITCHEN- Purchaser's request to not install a finshed faucet for the Pot Filler.
Pot Filler rough in to be left capped.
Note:

1 - MAIN FLOOR- Install the 2nd upgrade Vintage White Oak 61/2" x3/4" Wire brushed "ATLANIS" throughout the Main Hall/Side Hall, Living/Dining Room, Great Room, Den, and applicable landing
Note:

1 - FOYER/ KITCHEN/BREAKFAST- Install the 2nd upgrade Vintage White Oak 61/2""x3/4" Wire Brushed "ATLANIS" throughout the Foyer/ Kitchen/Breakfast area in lieu of the builders standard floor tile
Note:

1 - STAIRCASE VS FLOORING
WOOD SPECIES DIFFERENCE:
STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase, nosing and flooring chosen do not match.
Note: This difference may result in a stain colour variance.The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.



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Date Added: 20-Sep-22 Invoice Number: 8366

1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase, nosing and flooring chosen do not match. Note: This difference might result in an undesirable colour varianceThe purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
100 - POWDER ROOM/LOWER LANDING- Install an Upgrade #4 floor tile for the Powder Room, and Lower Landing. Install the 24x24 Eterna Calacatta Grey Polished- Note:
1 - POWDER ROOM- Install a 4th Upgrade counter top in the Powder Room. Install the Emmerstone BIANCO NOIR CALACATTA Note: **Install Standard "A" Edge**
1 - POWDER ROOM- Install an upgraded Vessel sink for the Powder Room- Install the Contrac ABBI Model # 4500 ARW White Single Hole (X1 SINK) Note: **Install the builders standard single hole faucet**
105 - MASTER ENSUITE- Install a 5th Upgrade floor tile for teh Master Ensuite- Install the 24X24 ETERNA CALACATTA GREY POLISHED floor tile Note:
110 - MASTER ENSUITE- Install a 4th Upgrade floor tile on the walls of Master Ensuite shower stall- Install the 12x24 ETERNA CALACATTA GREY POLISHED floor tile- Horizontal/ Stacked/Straight Note:
1 - MASTER ENSUITE SHOWER STALL CEILING- Install a 4TH Upgrade floor tile on the ceiling of Master Ensuite shower stall- Install the 12x24 ETERNA CALACATTA GREY POLISHED floor tile- Stacked/Straight Note:
1 - MASTER ENSUITE- Install a 4th Upgrade floor tile for the Master Ensuite shower stall floor- Install the 12x24 ETERNA CALACATTA GREY POLISHED floor tile Pie Cut for the shower floor, in lieu of the 2x2 mosaic Note:
1 - MASTER ENSUITE- Install an Upgrade #2 counter top -Install the Emmerstone BORGHINI CLASSIC Note: **Install Standard "A" Edge**
2 - MASTER ENSUITE- Install an upgraded undermount sink for the Master Ensuite- Install the Contrac CATENA Model # 4210CIY (X2 SINKS) Note: **Install the builders standard single hole faucet**
1 - MASTER ENSUITE- Install the Delta Contemporary Square Shoiwer Kit Model #DF-TKIT2-PBS, in lieu of the builders standard Note:
45 - ENSUITE #2- Install a 4th Upgrade floor tile for the Ensuite #2- Install the 12x24 BREACH floor tile- Stacked/Straight Note:
110 - ENSUITE #2 SHOWER STALL- Install a 5th Upgrade floor tile for the Ensuite #2 shower stall walls- Install the 12x24 BREACH floor tile- Horizontal/ Stacked/Straight Note: **Do Not tile the ceiling**
1 - ENSUITE#2- Install an Upgrade #3 counter top -Install the Emmerstone CALACATTA VAGIL Note: **Install Standard "A" Edge**
50 - ENSUITE #3- Install a 5th Upgrade floor tile for the Ensuite #3- Install the 24x24 ETERNA VOLAKAS WHITE floor tile- Stacked/Straight Note:



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110 - ENSUITE #3 SHOWER STALL WALLS- Install a 4th Upgrade floor tile for the Ensuite #3- Install the 12x24 ETERNA VOLAKAS WHITE floor tile for the shower stall walls- Horizontal/Stacked/Straight Note: **Do not tile the ceiling**
1 - ENSUITE #3- Install an Upgrade #3 counter top -Install the Emmerstone CALACATTA VAGIL Note: **Install Standard "A" Edge**
72 - TWIN BATH- Install a 4th Upgrade floor tile for the Twin Bath floor- Install the 12x24 ROMA STATUARIO (MATTE) floor tile- Stacked/Straight Note:
90 - TWIN BATH SHOWER STALL WALLS- Install a 5th Upgrade floor tile for the Twin Bath shower stall walls- Install the 12x24 ROMA STATUARIO (MATTE) floor tile- Stacked/Straight Note: **Do not tile the ceiling**
1 - TWIN BATH- Install an Upgrade #3 counter top -Install the Emmerstone CALACATTA VAGIL Note: **Install Standard "A" Edge**
60 - LAUNDRY ROOM- Install a 5th Upgrade floor tile for teh Laundry room, in lieu of the builders standard. Install the 24x24 ALABASTRO BIANCO Note:
1 - CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. Note:
1 - CLARIFICATION- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Main Bath and the Master Ensuite Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - STAIRS-Install an Upgrade Package #9 for teh staircase, throughout where applicable. Install the follwoing: HANDRAIL- WINDSOR PICKETS- Steel 5/8" Round with EPC958BN 1:3, No Shoes POST- 4" London with 5" Base Note: **Please note*8 price above includes larger nosing
1 - MAIN/SECOND FLOOR- Install the HALIFAX Square Back Plate Black Matte with Regular Black Hindges, Flat Tip, radius edges, throughout the main floor & second floor, where applicable. Note:
1 - PRIMARY BEDROOM- Install an electrical plug in Primary Bedroom, Installed APPROX. 60" above finsihed floor, for a future wall mounted TV (See Sketch) Note:
1 - PRIMARY BEDROOM- Install a conduite pipe in the Primary Bedroom, Installed APPROX. 60" above finished floor, for a future wall mounted TV (See Sketch) Note:
1 - FAMILY ROOM- Install an electrical plug in the Family Room above the fireplace mantle Installed APPROX. 60" above finsihed floor, for a future wall mounted TV (See Sketch) Note:



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030	1	WILLOW-4 BEDROOM-ELEVATION A	

Date Added: 20-Sep-22 Invoice Number: 8366

1 - FAMILY ROOM- Raise the conduit pipe in the Family Room above the fireplace mantle, to be Installed APPROX. 60" above finished floor, for a future wall mounted TV (See Sketch)
Note:

1 - KITCHEN- Purchaser's request to DELETE the builders standard Telephpne Rough in from the Kitchen
Note:

2 - KITCHEN- In addition to the builders stanadrd ceiling light, Install two (x2) Ceiling lights above the island
Ceiling lights above the island to be n line with the kitchen light (See Sketch)
Note:

1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List
SEE BELOW
Note:

1 - FAMILY ROOM- In addition to teh stanadrd ceiling light, Install SIX(x6) Pot lights in the Family room- All SIX pot lights to be on one switch (See Sketch)
Note:

1 - KITCHEN- In addition to the builders standard ceiling lights above the island and switch, Install FOUR (x4) Pot lights in the Kitchen- All FOUR pot lights to be on one switch (See Sketch)
Note:

1 - LIVING ROOM- Install a ceiling light, centred with in the Living Room (See Sketch)
Note:

1 - LIVING ROOM- Delete the builders standard switch operated plug
Note:

6 - LIVING/ DINING ROOM- Install SIX pot lights with in the Living/ Dining Room. All SIX (X6) pot lights to be on one single switch (See Sketch)
Note:

2 - FRONT EXTERIOR- Install TWO Camera Pre Wire CAT 6 at front of home (See Sketch)
Note:

2 - BACK EXTERIOR- Install TWO Camera Pre Wire CAT 6 at Back of home (See Sketch)
Note:

1 - BASEMENT/ATTIC- Install a conduit pipe from attic to basement- to eb dropped next to teh electrical panel if possible
Note:

1 - GARAGE- Reloacte teh garage ceiling plug to eb cnetred above 1 garage bay and ADD 1 aaditional plug on ceiling of opposite agarge, to be centred (See Sketch)
Note:

1 - FAMILY ROOM- Install the Villa Nova HEARTH 1.25" bevelled for the fireplace in the family room
Note:

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



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030	1	WILLOW-4 BEDROOM-ELEVATION A	

Date Added: 20-Sep-22 Invoice Number: 8366

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:

1 - Purchaser has received an additional discount from Steve C in the amount of \$6,619.78

Note:

Date Added: 24-Jun-22 Invoice Number: 8183

1 - BACK EXTERIOR- Delete the builders standard patio sliders and install French Doors with applicable slide lights (See Sketch)

Note: Approved As Per Fonzie

1 - ENSUITE #2- Delete the tub/shower and Install a shower stall, Too include the 2x2 shower stall floor mosaic, curb with stone top, and shower pot light. Shower stall to be LEFT OPEN for curtain shower (No glass)

Note: **Delete the Void space**PLEASE DELETE VOID SPACE ONLY IF POSSIBLE**

1 - ENSUITE #3- Delete the tub/shower and Install a shower stall, Too include the 2x2 shower stall floor mosaic, curb with stone top, and shower pot light. Shower stall to be LEFT OPEN for curtain shower (No glass)

Note: **Delete the Void space**PLEASE DELETE VOID SPACE ONLY IF POSSIBLE**

1 - MASTER ENSUITE- Install Full Frameless glass next to the Vanity. Shorten the vanity & counter top by approxiamtely 6" (As required) to Accommodate the full frameless glass. (See Sketch)

Note: **Reduce the vanity next to the toilet, to be the same length as vanity next to the shower stall** **Centre sinks to new vanity size**

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: 06-Jun-22 Invoice Number: 7855

5 - BASEMENT- Install FIVE (X5) Larger basement window, 36"x24, in lieu of the builders standard (With Possible window wells)(See Sketch)

Note:

1 - BASEMENT- Install ONE (X1) additional basement window, 36"x24" (With Possible window wells)(See Sketch)

Note:

1 - SECOND FLOOR- Install 10'-0" second floor ceilings, to include 8'-0" tall inetrior doors and Taller windows throughout, where applicable(See Sketch)

Note:

1 - FRONT EXTERIOR- Install Extended Height Double Front doors (See Sketch)

Note:

1 - KITCHEN- Install 8" duct for stove in lieu of standard 6" (See Sketch)

Note:

1 - KITCHEN- Install Rough In Plumbing for Pot filler above the stove. (See Sketch)

Note: **Price above is for Rough In Plumbing Only**

 Purchaser to select Pot Filler Trim at time of colour chart

1 - MINIMUM CHARGE FOR ANY CHANGE TO STRUCTURE/FLOORPLAN

Note:



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030	1	WILLOW-4 BEDROOM-ELEVATION A	

Date Added: 06-Jun-22 Invoice Number: 7855

1 - MUD ROOM- Delete the builders standard service staircase from Mud Room to Basement. Delete the Mud Room closet. Note: **Approved as per Tony
1 - DEN- Create a Den with a builders standard extended height single door entrance from side hall. Den to be the same level as the main floor/side hall. (See Sketch) Note: **Purchaser is aware that they will no longer be able to accommodate for a side door and have declined a side door No Charge for standard single door as Mud Room Closet was deleted
1 - DEN- Delete the standard floor tile from the original Mud Room and Install builders standard 3 1/4" Red oak Stained Hardwood flooring in the new Den Note:
1 - DEN- Install a Standard ceiling light and switch, applicable electrical plugs as required by code and applicable heat returns as required Note:
2 - DEN - Install TWO (X2) new windows in the Den. Windows to be 24"x56" (See Sketch) Note: **Approved as per Tony
1 - GARAGE DOOR- Shift the garage man door towards the interior wall of home (See Sketch) Note: Approved As Per Tony
1 - POWDER ROOM- Shift the powder room towards the new Den. Powder Room to be the same level as main floor. Install an additional extended height single door to the powder room, to have access from the Den. Powder Room to have entrance from side hall and Den Note: No Charge for standard single door as Mud Room Closet was deleted (Mud Room Closet was a double door) (See Sketch) Charge included in Item #9 Plan change **Approved as per Tony
1 - MASTER ENSUITE/ ENSUITE #2/ ENSUITE #3/ TWIN BATH- Purchaser's request to confirm that ALL toe testers will be deleted from all showers Note:
1 - SECOND FLOOR BEDROOMS- Install Smooth Ceilings throughout all Second Floor bedrooms (See Sketch) Note:
1 - GARAGE- Relocate the Central Vac Trunk to the Garage(Location as per Vendors discretion) Note:
1 - FRONT EXTERIOR- In addition to the builders standard Coach Light, Install an additional coach light at front door entrance To be on same switch (See Sketch) Note:
1 - FRONT EXTERIOR PORCH- In addition to the TWO coach lights, Install a ceiling light on ceiling of Porch. To be on its own seperate switch (See Sketch) 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 Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:



* INTERIOR COLOUR SCHEME *

Purchasers

AMARJIT SHOKER & VEERPAL,KAUR SHOKER

Decor Consultant

Laura Di Pede

Model and Elevation

WILLOW-4 BEDROOM-ELEVATION A

Telephone Res. / Bus

(416) 984-0077 /

Project

2185715 Ontario Inc.

Closing Date

Property

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Flooring

Description

Master Ensuite	✓ 24x24 Eterna Calacatta Grey (Upgd)
Ensuite #2	✓ 12x24 Breach (Upgd) (Stacked)
Ensuite #3	✓ 12x24 Eterna Volakas White (Upgd) (Stacked)
Twin Bath	✓ 12x24 Roma Statuario (Upgd) (Stacked)
Powder Room	✓ 24x24 Eterna Calacatta Grey (Upgd)
Kitchen/Dinette	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Laundry (2ND FLR)	✓ 24x24 Alabastro Bianco (Upgd)
Foyer	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Main Hall	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Great Room	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Living Room	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Dining Room	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Den	✓ Vintage White Oak 6 1/2" x 3 1/4" Atlantis WB (Upgd)
Upper Hall	✓ 400Z OPENING NIGHT #21 (STD)
Media Loft	✓ 400Z OPENING NIGHT #21 (STD)
Primary Bedroom	✓ 400Z OPENING NIGHT #21 (STD)
Bedroom 2	✓ 400Z OPENING NIGHT #21 (STD)
Bedroom 3	✓ 400Z OPENING NIGHT #21 (STD)
Bedroom 4	✓ 400Z OPENING NIGHT #21 (STD)

Wall Tile

Main

Accent/Insert

Border / Listello

Pattern

12x24 Eterna Calacatta Grey (Upgd) (Stack)	N/A	N/A	Horizontal
12x24 Breach (Upgd) (Stacked)	N/A	N/A	Horizontal
12x24 Eterna Volakas White (Upgd) (Stack)	N/A	N/A	Horizontal
12x24 Roma Statuario (Upgd) (Stacked)	N/A	N/A	Horizontal
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Plumbing

WHITE
WHITE
WHITE
WHITE
WHITE
STD
STD

Railings and Stairs

Railings	✓ (Std) Vintage "Atlantis" - Windsor (UPgd)	Landing - Upper	✓ Vintage White Oak Atlantis 6 1/2" x 3 1/4"
Pickets	✓ (Upgd) Steel 5/8" Round with EPC958 BN 1:3	Landing - Lower	✓ 24x24 Eterna Calacatta Grey (Upgd)
Posts	✓ (Std) Vintage "Atlantis" 4" London, 5" Base (Upgd)	Ledge - Upper	N/A
Stringers	✓ (STD) VINTAGE "ATLANTIS"	Ledge - Lower	N/A
Treads	✓ (STD) VINTAGE "ATLANTIS"		
Risers	✓ (STD) VINTAGE "ATLANTIS"		
Runner	NO		

Cornice Moulding / Medalion

Foyer	NO
Living Room	NO
Dining Room	NO
Family Room	NO
Main Hall	NO
Kitchen	NO
2nd Floor Hall	NO

Trim

Baseboard & Casing	✓ STANDARD- MODERN STEP BEVEL	Knobs	✓ Halifax Square Matte Black (Upgd)
Front Door Glass	✓ STANDARD	Hinges	✓ Matte Black Radius Edge (Upgd)
Interior Doors	✓ STANDARD	Grip Set	STANDARD

Notes

MASTER ENSUITE- 12X24 ETERNA CALACATTA GREY POLISHED PIE CUT AND WHITE QUARTZ CURB TOP ** ENSUITE #2- 2X2 WHITE MOSAIC AND WHITE QUARTZ CURB TOP ** ENSUITE #3 2X2 WHITE MOSAIC AND WHITE QUARTZ CURB TOP ETWIN BATH- 2X2 WHITE MOSAIC AND WHITE QUARTZ CURB TOP

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Consultant:

Laura Di Pede

Purchaser:

AMARJIT SHOKER

Purchaser:

VEERPAL,KAUR SHOKER

Vendor:

2185715 Ontario Inc.



* INTERIOR COLOUR SCHEME *

Purchasers

AMARJIT SHOKER & VEERPAL,KAUR SHOKER

Decor Consultant

Laura Di Pede

Model and Elevation

WILLOW-4 BEDROOM-ELEVATION A

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Interior Paint

Description

Master Ensuite

(STD) SILVER BIRCH

Ensuite #2

(STD) SILVER BIRCH

Ensuite #3

(STD) SILVER BIRCH

Twin Bath

(STD) SILVER BIRCH

Powder Room

(STD) SILVER BIRCH

Kitchen/Dinette

(STD) SILVER BIRCH

Laundry(2nd Flr)

(STD) SILVER BIRCH

Foyer

(STD) SILVER BIRCH

Main Hall

(STD) SILVER BIRCH

Great Room

(STD) SILVER BIRCH

Living Room

(STD) SILVER BIRCH

Dining Room

(STD) SILVER BIRCH

Den

(STD) SILVER BIRCH

Upper Hall

(STD) SILVER BIRCH

Media Loft

(STD) SILVER BIRCH

Primary Bedroom

(STD) SILVER BIRCH

Bedroom 2

(STD) SILVER BIRCH

Bedroom 3

(STD) SILVER BIRCH

Bedroom 4

(STD) SILVER BIRCH

Cabinet

Style

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

SEE QTK

(STD) SILVER BIRCH

(STD) SILVER BIRCH

(STD) SILVER BIRCH

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Decor Consultant:

Laura Di Pede

Purchaser:

AMARJIT SHOKER

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VEERPAL,KAUR SHOKER

Vendor:

2185715 Ontario Inc.

Lot: 030 Project: 2185715 Ontario Inc. Model: WILLOW-4 BEDROOM-ELEVATION A

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Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:		MODEL TYPE:	41-00 4BED
PHONE #:		LOT #:	30 WRV
PHONE #:		DATE:	Sep 1, 2022 Q9795

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 3801 NONE FINISH: ARCTIC GREY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
TCS1296	*	STRAIGHT PANTRY CABINET - 12"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
DUAS	1	DELETE UPPER ABOVE STOVE	
BMO2696	✓ 1	BUILT-IN MICRO & WALL OVEN w/ WOOD DRAWER(S) BELOW - 26" D x 95-1/2"H	
BGB4	1	3 BIN PULL-OUT RECYCLE UNIT - 24" WIDE CABINET. 2 x 35 L BINS FOR GARBAGE & RECYCLING + 1 x 21 L COMPOST BIN.	
PF-CKT	1	PROF SERIES COOK-TOP w/ FRONT BUTTONS & POT DRWS w/ BLUM ANTARO WHITE	
TCS1296	*	STRAIGHT PANTRY CABINET - 12"D x 95-1/2"H (STANDALONE)	
BSPICE2	2	PULL-OUT SPICE UNIT - 2 BASKETS 6" W, 8" W, 12" W or 15-1/2" W	
CUST-1	✓ 2	BUILT-IN FOR PROFESSIONAL SERIES 30"W & 26" D COL FRIDGE & FREEZER	
CUST-2	1	CONVERT STD. 4 BANK OF DRAWERS INTO 1 SET OF POT DRAWER PD/3 (1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES	
CUST-3	1	1 SET OF POT DRAWER PD/3 (1 SMALL , 2 BIG DRAWERS) w/ PREMIUM MOTION SLIDES	
CUST-4	1	ADD EXTRA POT DRAWERS BELOW COOKTOP -AS PER DRAWING PROVIDED	
CUST-5	✓ 1	VALANCE BOX UPPERS FOR PUCK LIGHTS - QTK TO CUTOUT PLUGS INTO UPPERS	
CUST-10	1	EXTENDED HEIGHT CABINETRY INCL. 54" HIGH UPPERS w/ CM Z42 - 108" MOUNTING HEIGHT - CABINETS DO NOT GO TO CEILING.	
CUST-11	1	CATEGORY 3 DOOR STYLE AND FINISH: QTF 3801 ARCTIC GREY (FIBERBOARD)	
CUST-12	1	TWO TONE ISLAND :CATEGORY 4 DOOR STYLE AND FINISH: QTF 3801 HUNTER GREEN (FIBERBOARD)	
CUST-13	1	CATEGORY 3 HARDWARE: DH07870	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
MASTER ENSUITE VANITY	DOOR STYLE: QT 3801 NONE FINISH: ARCTIC GREY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	2	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-1	2	CONVERT TOP DRAWER INTO FULL SET OF DRAWER PD/3 (1 SMALL , 2 BIG DRAWERS) PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 3 DOOR STYLE AND FINISH:QTF 3801 ARCTIC GREY (SM) -FIBERBOARD	
CUST-4	1	CATEGORY 3 HARDWARE:DH01710	
ROOM SUMMARY:			

RECEIVED
SEP 12-22



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PURCHASE AGREEMENT FORM

Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:		MODEL TYPE:	41-00 4BED
PHONE #:		LOT #:	30 WRV
PHONE #:		DATE:	Sep 1, 2022 Q9795

ROOM	DESCRIPTION	CATEGORY
ENSUITE # 2 VANITY	DOOR STYLE: QT 8007 NONE FINISH: HUNTER GREEN SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)	
CUST-2	1	ADD BOTTOM DRAWER TO SINK CABINET w/ PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 4 DOOR STYLE AND FINISH: QTW 8007 CRISP GREY (SM) FIBERBOARD	
CUST-4	1	CATEGORY 3 HARDWARE : DH12890	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
BATH # 3 VANITY	DOOR STYLE: QT 8007 NONE FINISH: NAVY BLUE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)	
CUST-1	1	ADD BOTTOM DRAWER TO SINK CABINET w/ PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 4 DOOR STYLE AND FINISH: QTW 8007 NAVY BLUE (SM) FIBERBOARD	
CUST-4	1	CATEGORY 3 HARDWARE: DH12890	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
TWIN BATH VANITY	DOOR STYLE: QT 8007 NONE FINISH: HUNTER GREEN SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)	
CUST-1	1	ADD BOTTOM DRAWER TO SINK CABINET w/ PREMIUM MOTION SLIDE	
CUST-3	1	CATEGORY 4 DOOR STYLE AND FINISH : QTW 8007 HUNTER GREEN	
CUST-4	1	CATEGORY 3 HARDWARE: DH12890	
ROOM SUMMARY:			



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PURCHASER:		CONTRACTOR:	2185715 ONTARIO INC.
ADDRESS:		SITE:	WEST RIVER VALLEY PH1, BRAMPTON
EMAIL:		MODEL TYPE:	41-00 4BED
PHONE #:		LOT #:	30 WRV
PHONE #:		DATE:	Sep 1, 2022 Q9795

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 3801 NONE FINISH: HUNTER GREEN SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 4

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY w/ 1 DRAWER & FALSE PANEL ABOVE (10-1/2" FFL) - (VANITY TO BE ATTACHED TO THE SIDE WALL) OPTION PAID FOR BY BUILDER	
CUST-3	1	CATEGORY 4 DOOR STYLE AND FINISH: QTF 3801 HUNTER GREEN (FIBERBOARD)	
CUST-4	1	CATEGORY 3 HARDWARE:DH07870	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 3801 NONE FINISH: ARCTIC GREY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 3 DOOR STYLE AND FINISH : QTF 3801 ARCTIC GREY (FIBERBOARD)	
CUST-4	1	CATEGORY 3 HARDWARE : DH07870	
ROOM SUMMARY:			

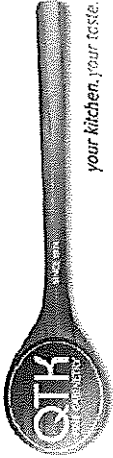
EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST
		GRAND TOTAL:
DEPOSIT 1 DATE:		DEPOSIT 1:
DEPOSIT 2 DATE:		DEPOSIT 2:

BALANCE TO BE PAID IN FULL BY DUE DATE:	CUSTOMER INITIAL(S):
---	----------------------

CUSTOMER SIGNATURE: _____ DATE: _____

CUSTOMER SIGNATURE: _____ DATE: _____

SALES REP NAME: _____ - apD QTK AUTHORIZED SIGNATURE: _____



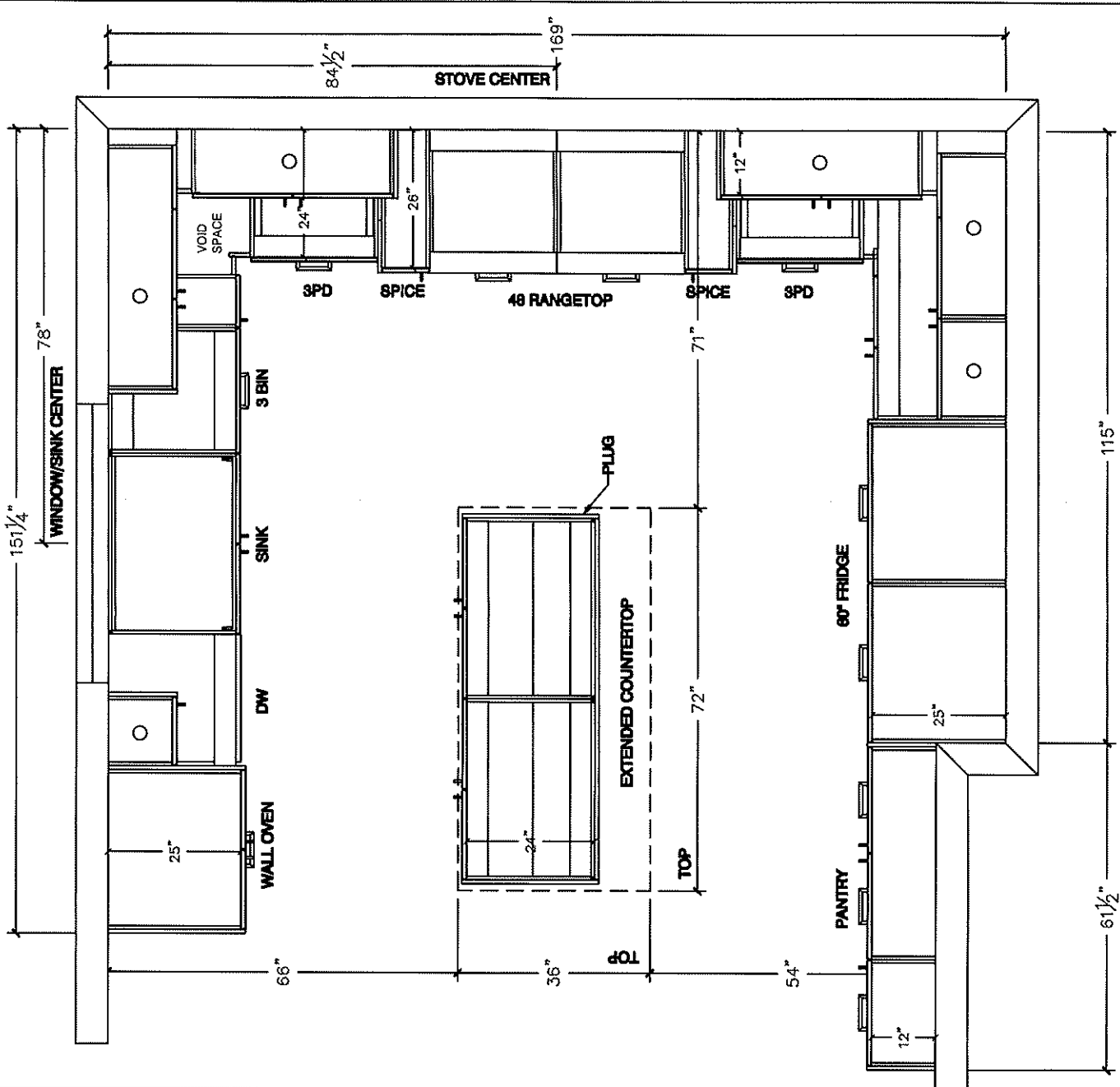
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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KITCHEN PLAN





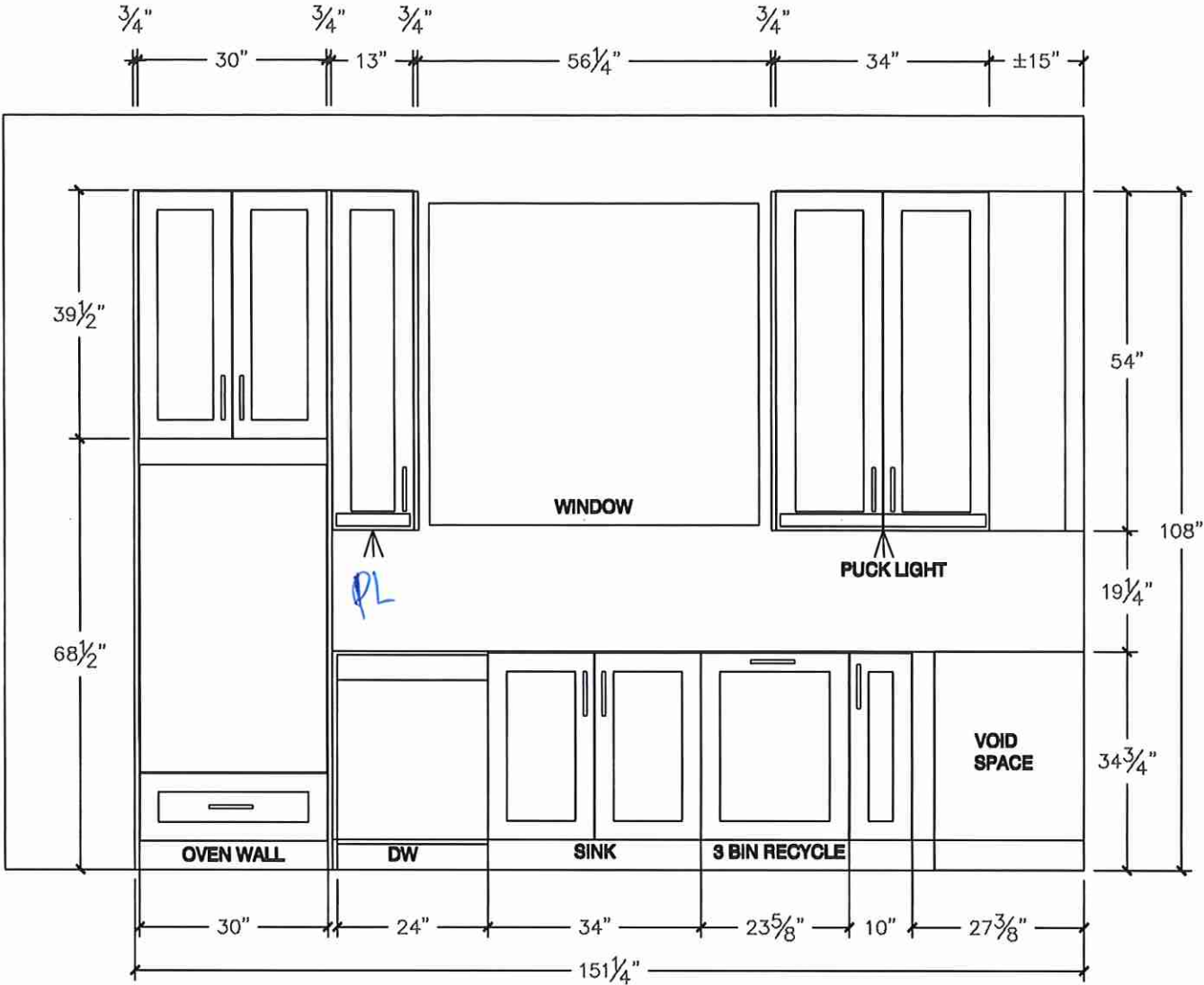
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

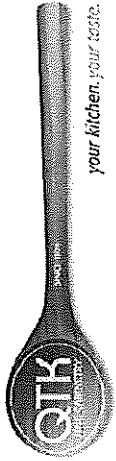
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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SINK WALL ELEVATION





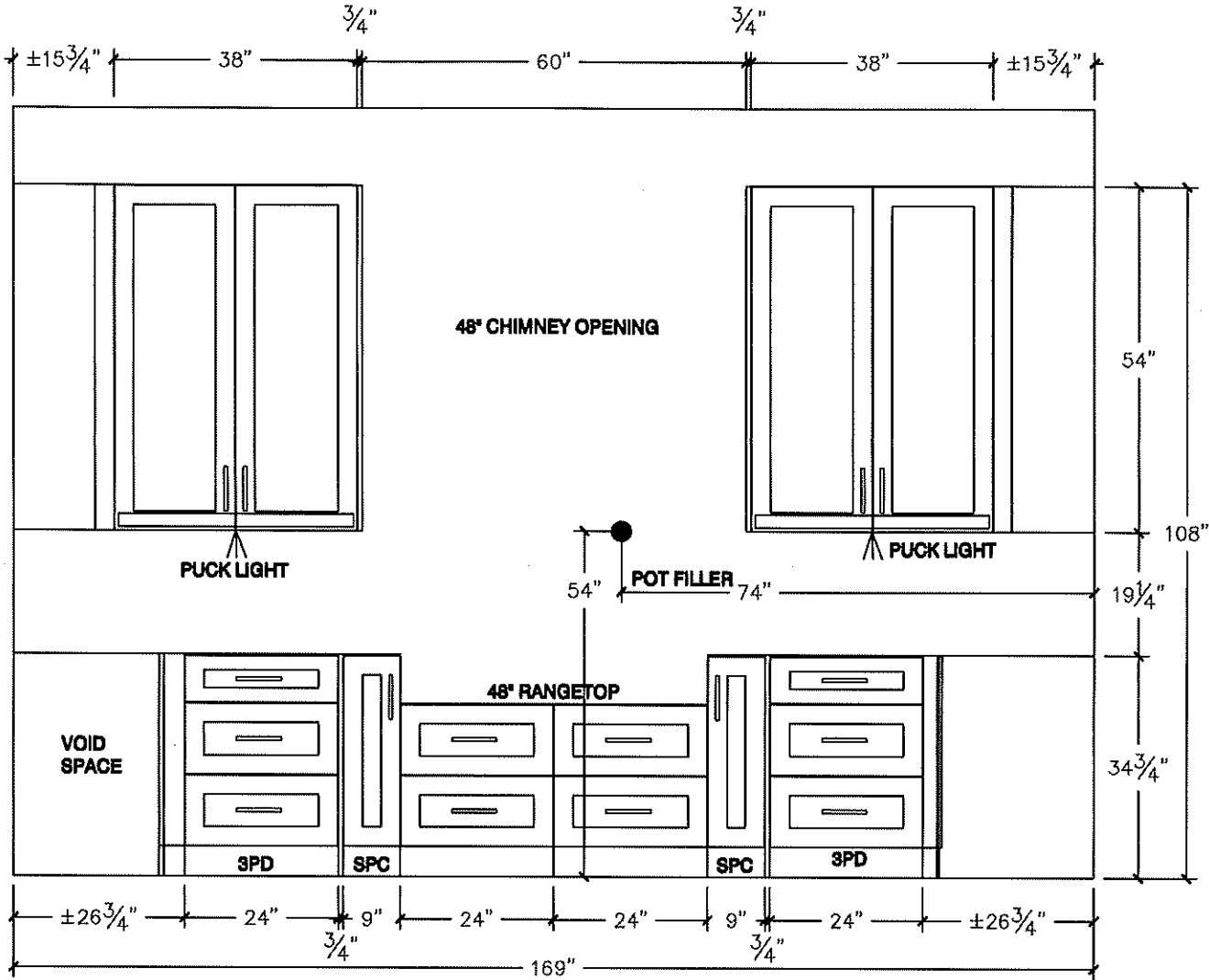
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

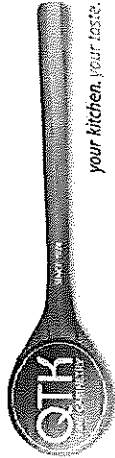
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (4-100)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

COMMENTS:

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STOVE WALL ELEVATION





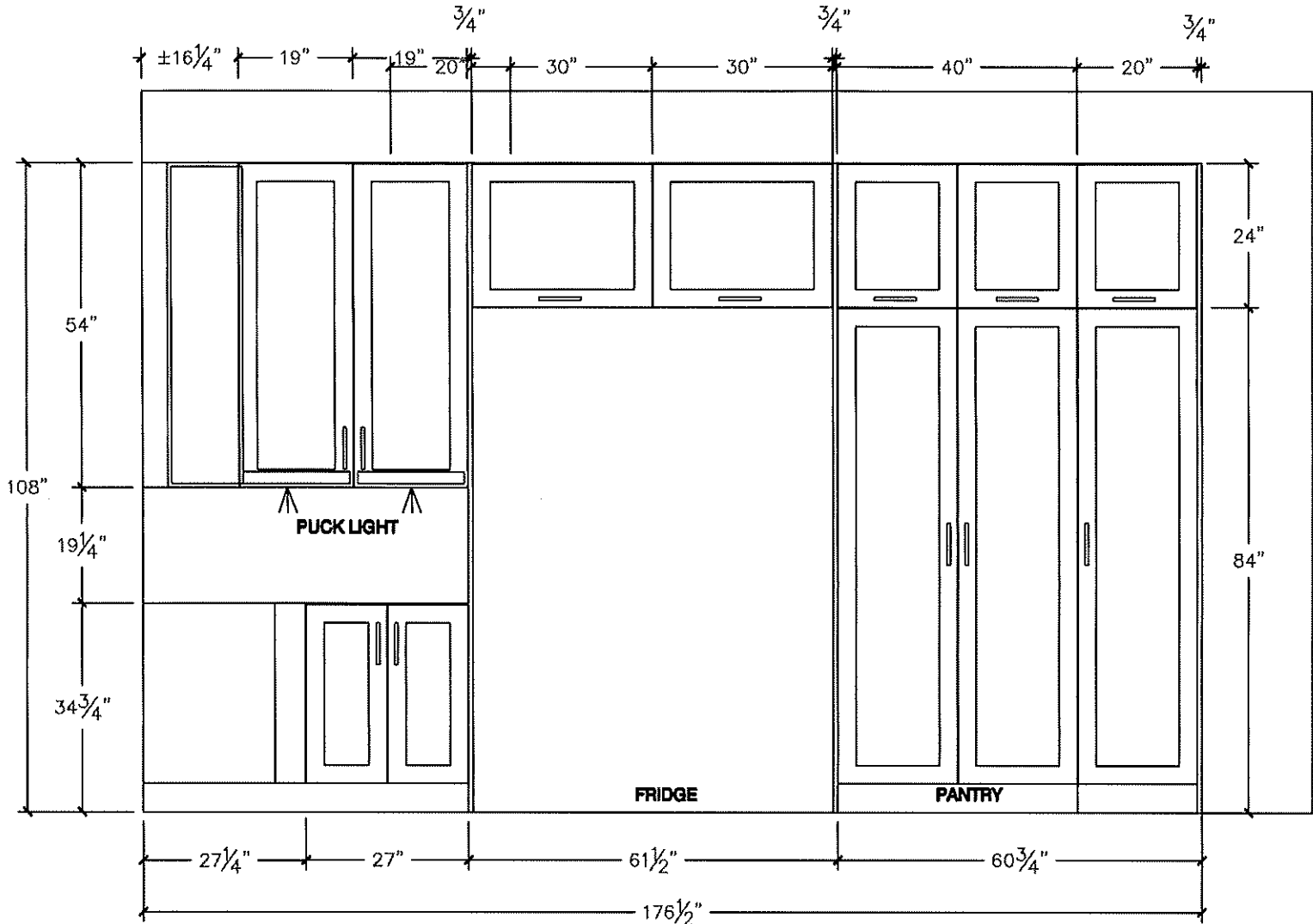
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

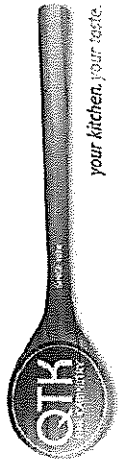
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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FRIDGE WALL ELEVATION





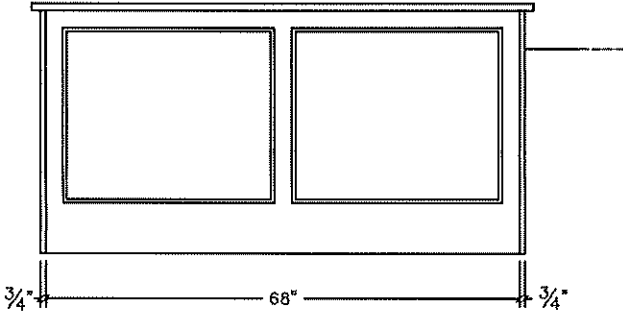
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

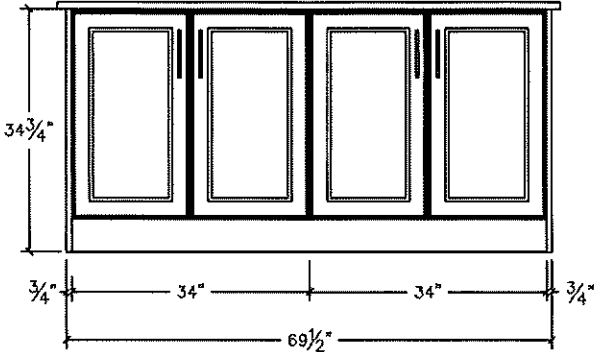
COMMENTS:

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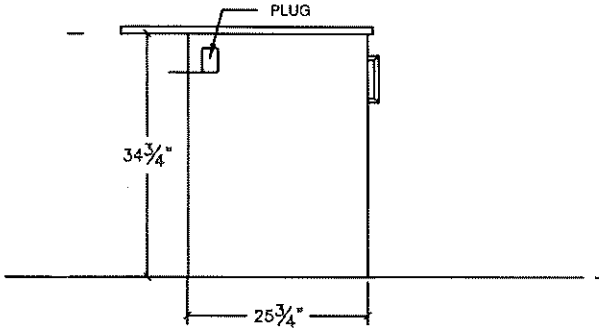
ISLAND REAR ELEVATION

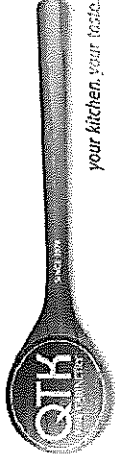


ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION





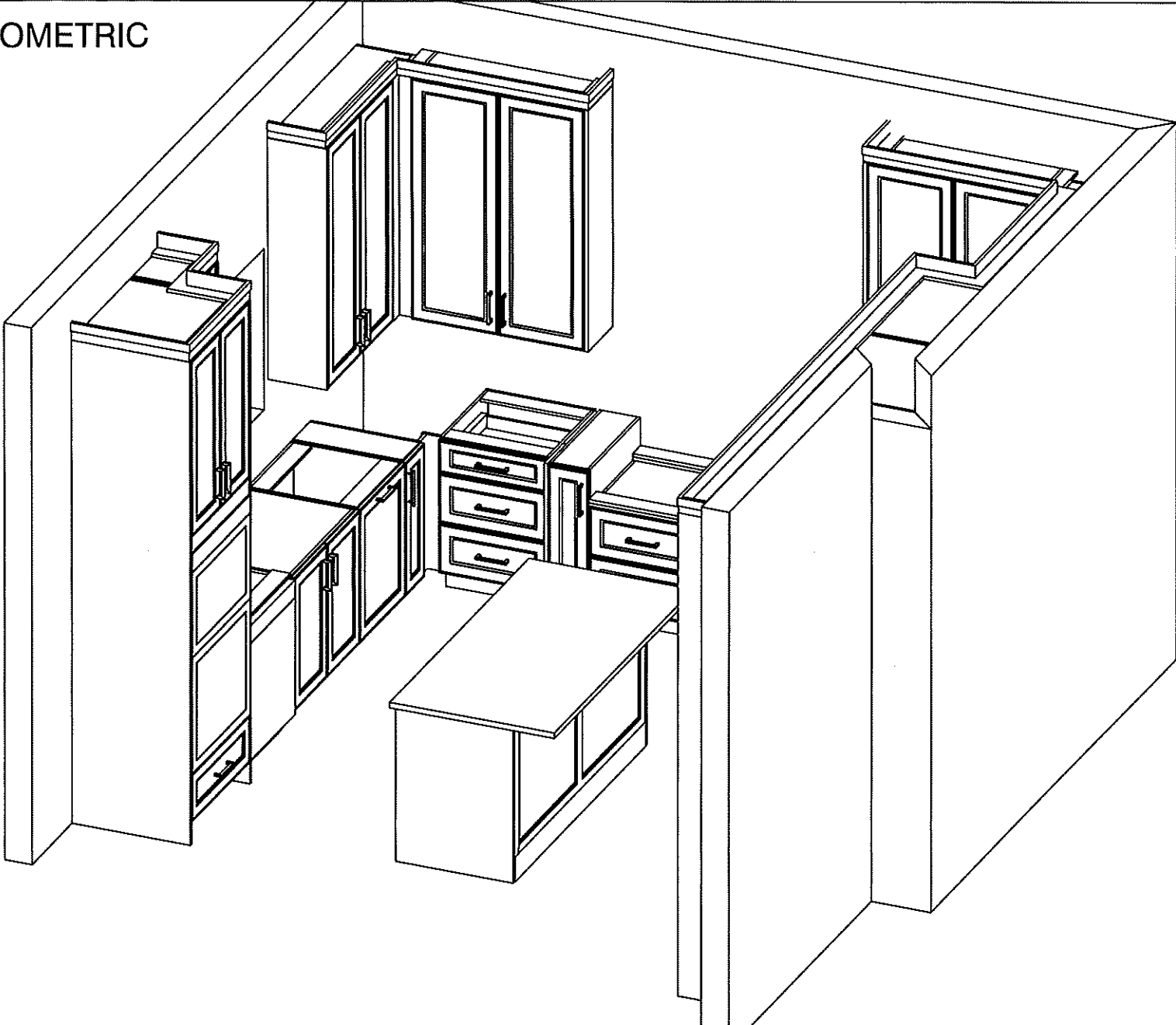
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

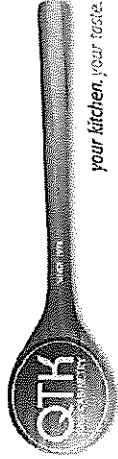
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS:

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ISOMETRIC





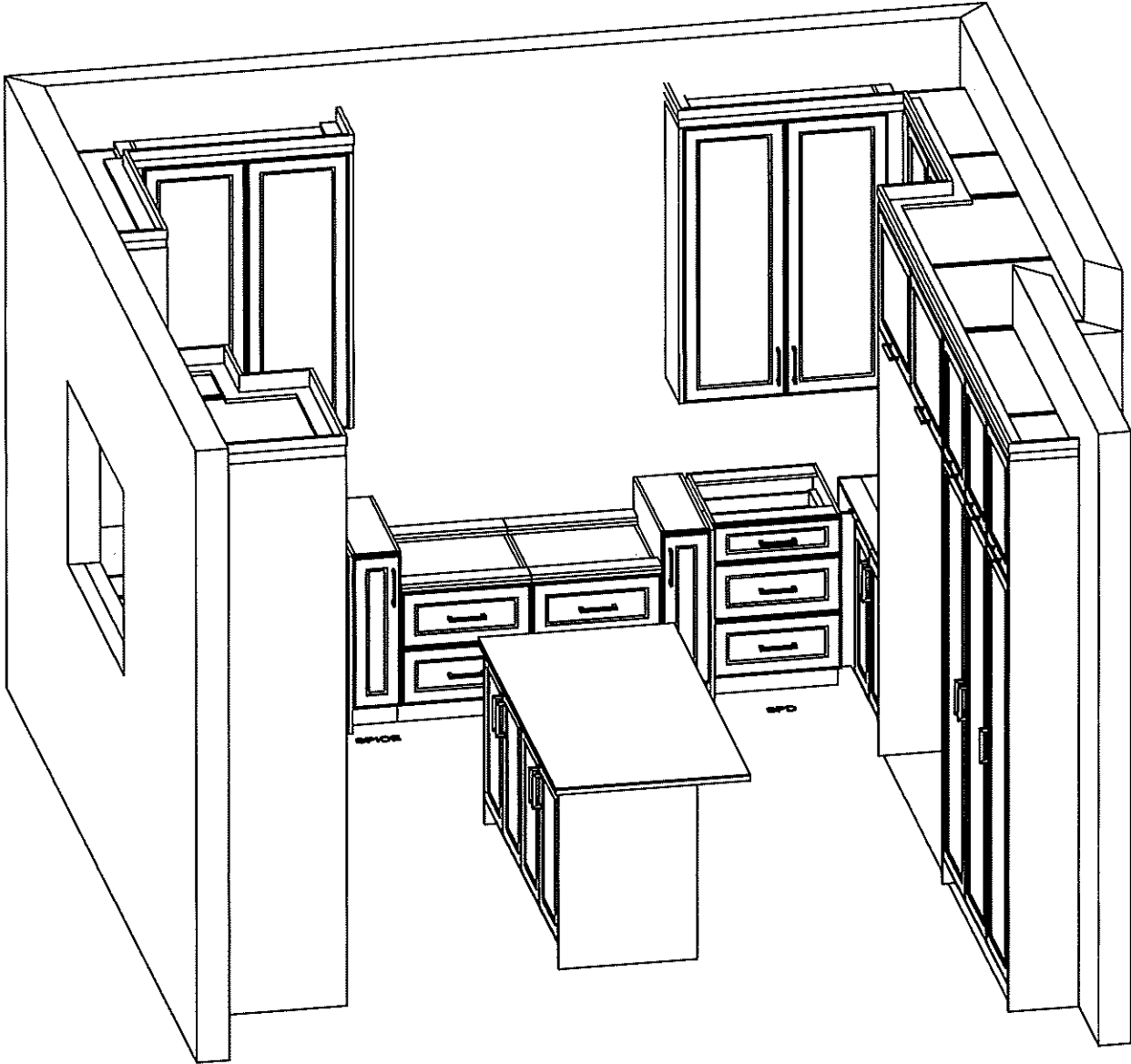
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: KITCHEN	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

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ISOMETRIC 2



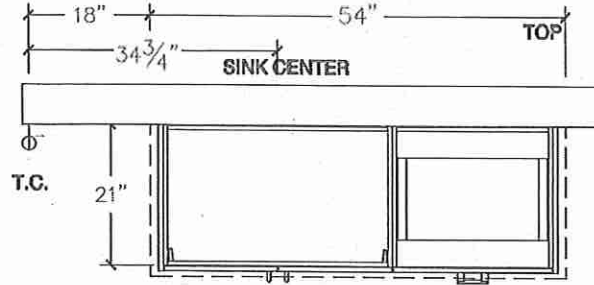
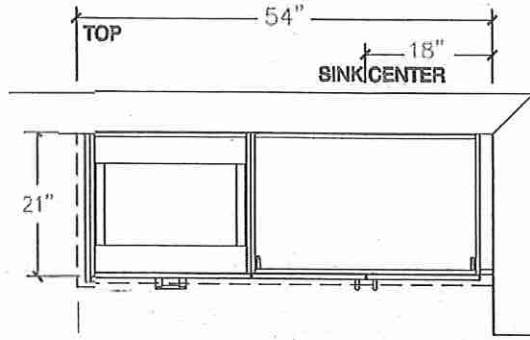


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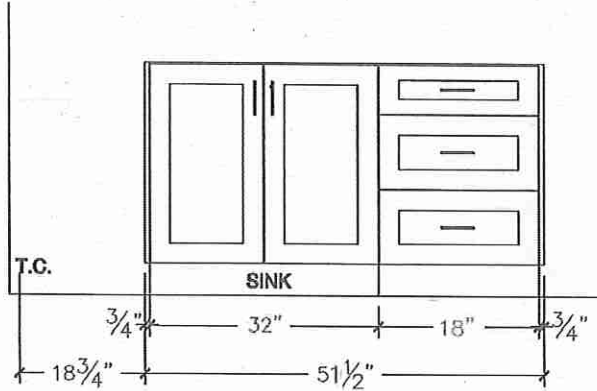
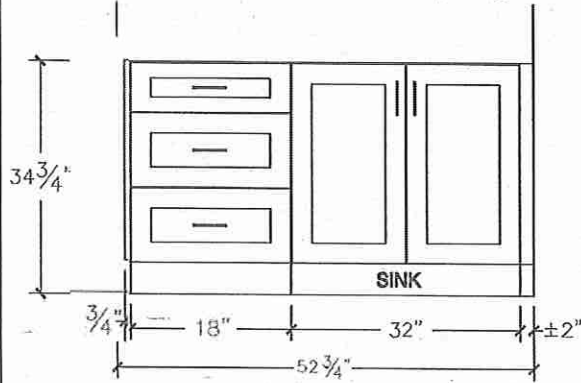
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: VANITY	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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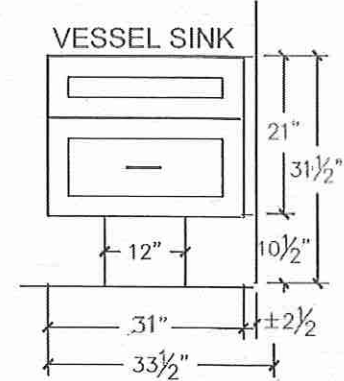
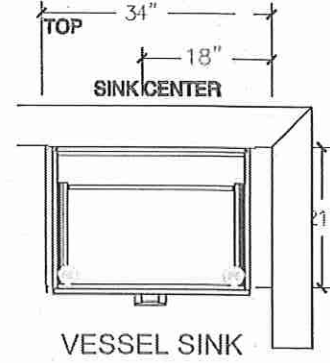
PRIMARY ENSUITE



RAISED HEIGHT



POWDER ROOM



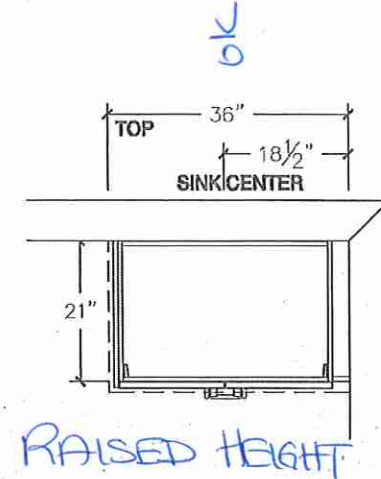
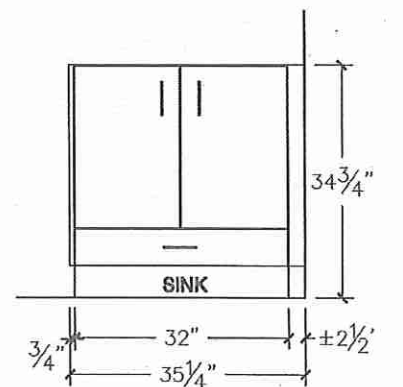
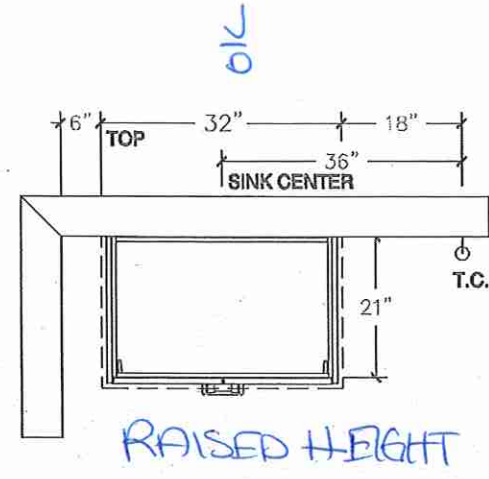
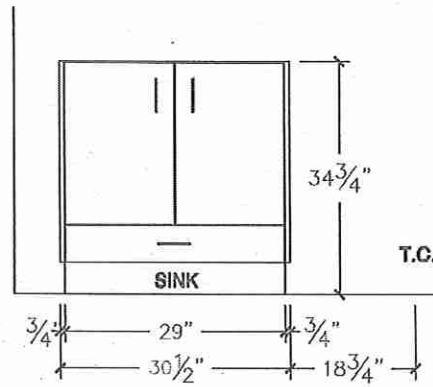
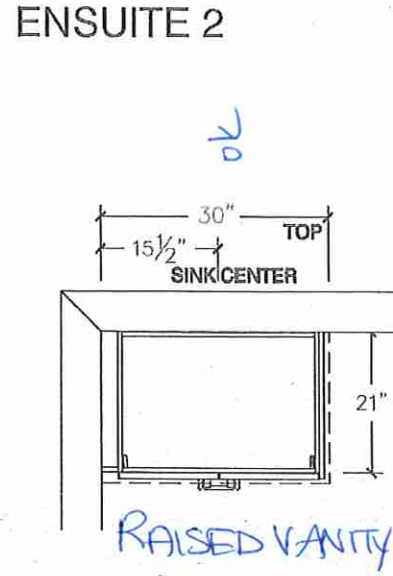
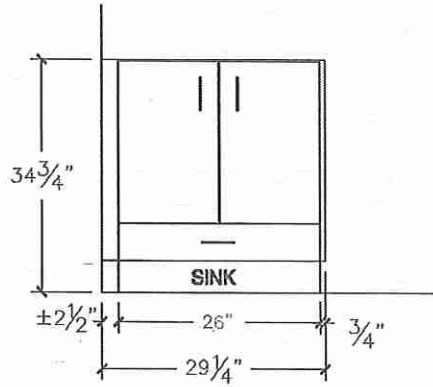
AG



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: VANITY	DRAWN BY: AA
SITE: WEST RIVER VALLEY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: AUG 24 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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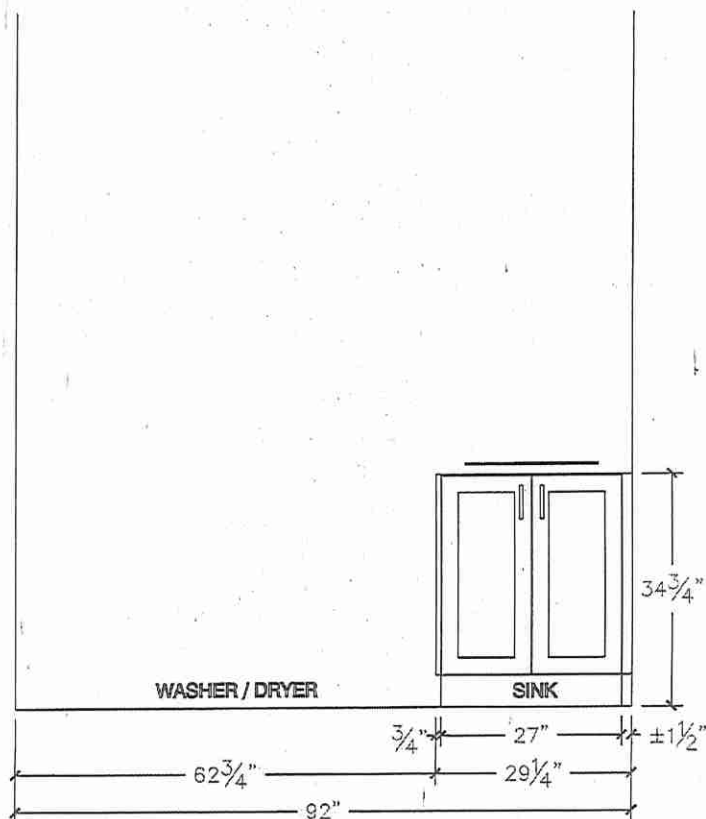
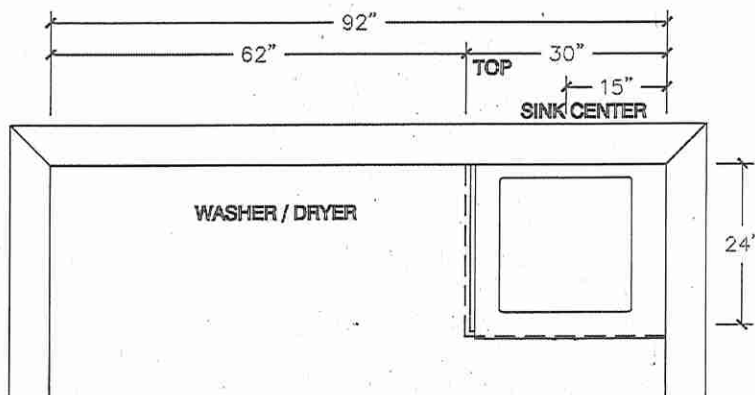
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 30 WRV (41-00)	ROOM: VANITY	DRAWN BY: SL
SITE: WEST RIVER VALLEY	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 3/8" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: AUG 24 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS:

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

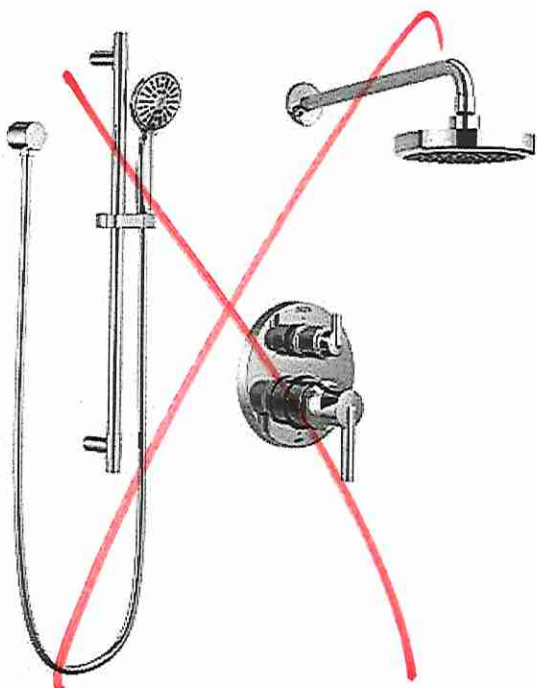
LAUNDRY



A-8

LOT 30
Master Ensuite

SHOWER KITS



~~CONTEMPORARY ROUND SHOWER KIT~~

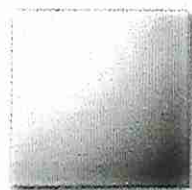
~~DF-TKIT1-PBR~~

AS

VS

CONTEMPORARY SQUARE SHOWER KIT

DF-TKIT2-PBS



CHROME

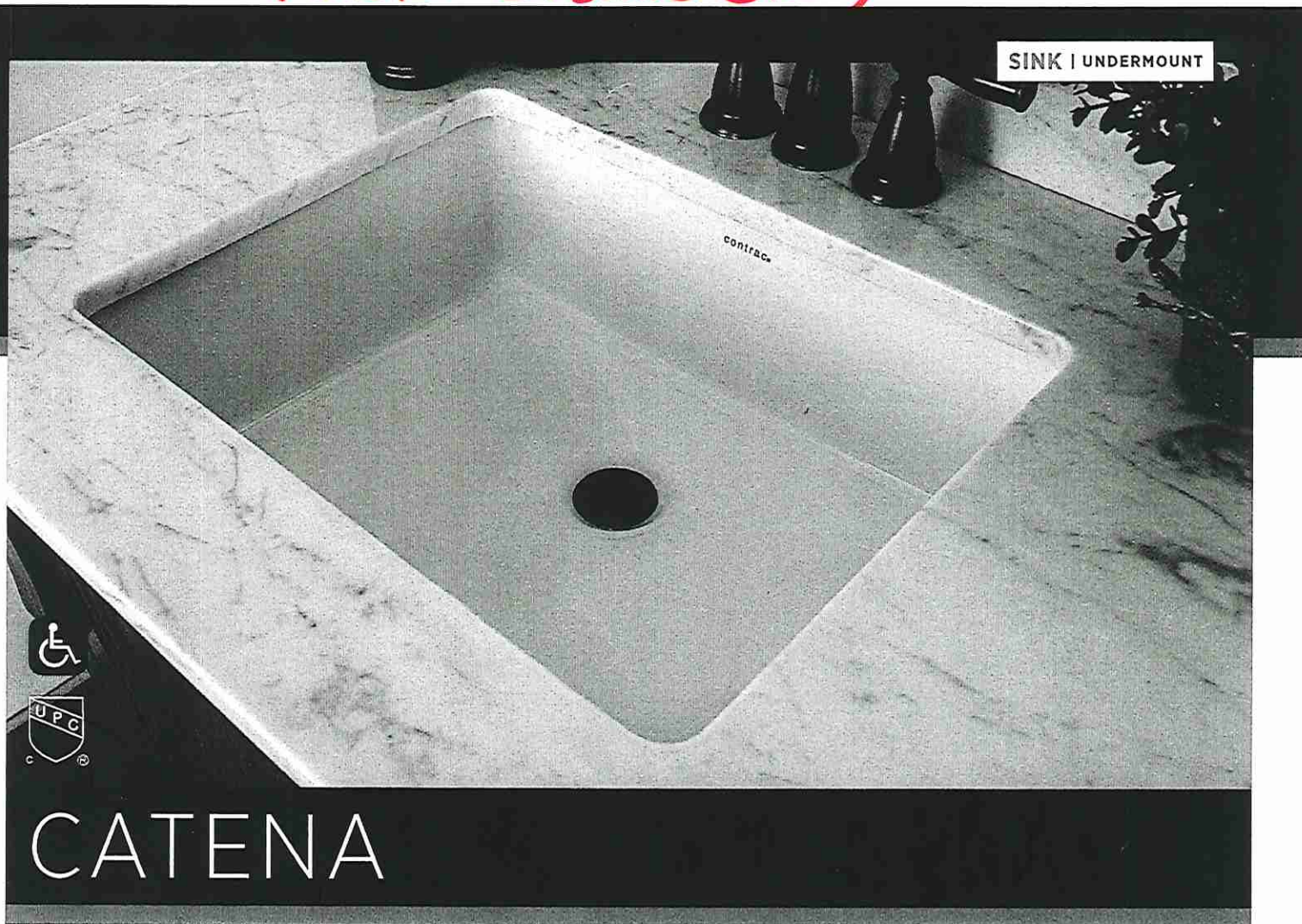
INSTALLED PRICE INCLUDES ADDITIONAL ITEMS & ROUGH IN WHERE APPLICABLE

Shown in Chrome

LOT 30

AS VS

Master Ensuite (x2)



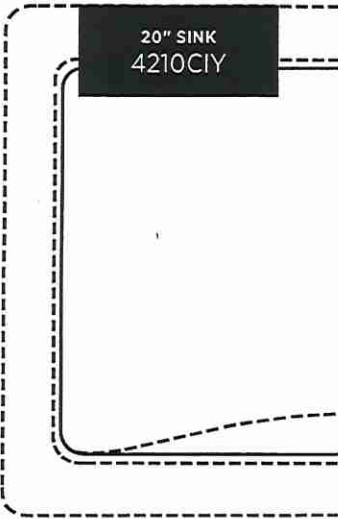
ITEM DETAILS

OUTER DIMENSIONS 20" W x 15³/₈" D x 7¹/₂" H

INNER DIMENSIONS 18" W x 13³/₈" D x 5¹/₂" H

MATERIAL Vitreous china COLOUR Soft white

Rectangular undermount sink | Front overflow hole | Template supplied | Faucet not included



CERTIFICATIONS

- | IAPMO cUPC
- | ASME A112.19.2 / CSA B45.1
- | CSA B651 Standard and OBC section 3.8 barrier free design



NOTE: Products are designed to comply CSA B651 Standard and OBC barrier-free requirements. It shall be the responsibility of the installer to comply with the local disability codes and standards prior to installing the product.

ISSUED MAY 2020

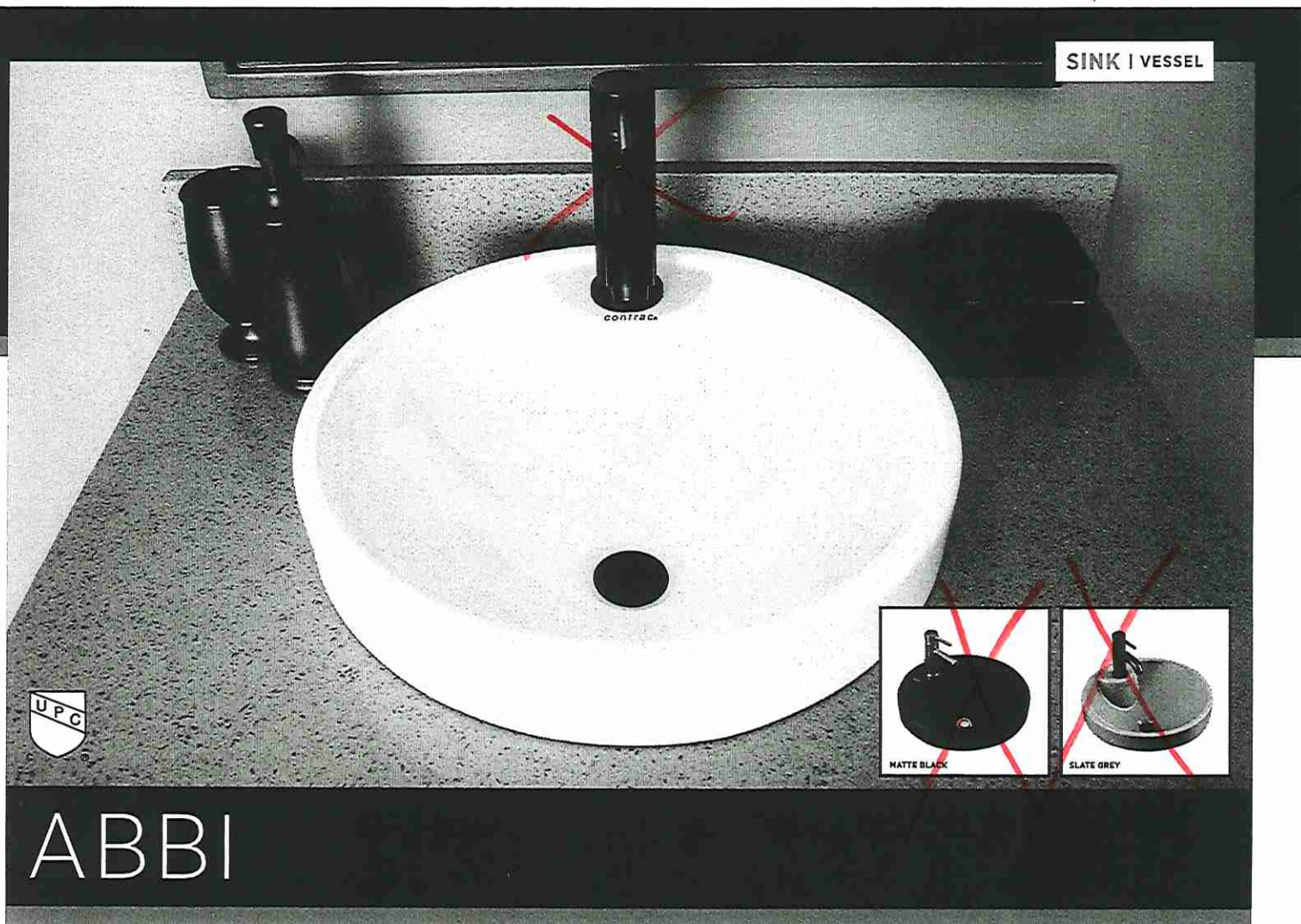
V.S

LOT 30

Powder Rm

AS

VS



SINK | VESSEL



ITEM DETAILS

DIMENSIONS 16 $\frac{1}{8}$ " W x 16 $\frac{1}{8}$ " D x 7 $\frac{1}{8}$ " H

MATERIAL Fine fireclay

COLOUR Soft white, Matte black, and Slate grey

Round vessel sink | Single hole faucet drilling | Back of sink fully concealed and glazed | Front Overflow | Template supplied | Faucet not included

CERTIFICATIONS

| IAPMO cUPC

| ASME A112.19.2 / CSA B45.1



SINGLE HOLE - SOFT WHITE
4500ARW

SINGLE HOLE - MATTE BLACK
4500ARW-077

SINGLE HOLE - SLATE GREY
4500ARW-088

ISSUED MAY 2020

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