



STRUCTURAL

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: PO LEE LAM and QINGBIAO LIN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
144	2	DUNCAN-STD Main/4 Bedroom Elev C	21-Feb-25

Date Added: 04-Mar-24

Invoice Number: 8620

<p>1 - REFER TO APAS; CLARIFICATION-DEN - Purchaser has decided to proceed with the DELETION of the standard french door at the den. Purchaser has requested that the opening width be approx. 3'-0", & the opening height to be approx. 9'-0" If Possible. Note: **PLEASE NOTE** PURCHASER'S REQUEST FOR DEN OPENING TO START 12" FROM EXTERIOR WALL (SEE SKETCH)</p> <p>Purchaser accepts & acknowledges that there will be a 12" drop from the ceiling</p> <p>Purchaser Requests opening width of den be the same as the mud room. Purchaser has requested the standard casing at the opening to the den be Deleted. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing. (See Sketch)</p>
<p>1 - MAIN FLOOR- Purchaser's request for all the Flat Arch Openings to have a 12" drop from the ceiling on main floor openings , where applicable (See Sketch) Note:</p>
<p>6 - SECOND FLOOR- Install SIX (X6) extended height Carrara smooth interior doors, Approx. 8'-0" tall interior doors in lieu of the builders standard height. Note: Extended Height Carrara Smooth Interior Door To be installed for the Master Bedroom Double Door Entry (x2),Laundry Room(x1), Bedroom #2 (x1), Bedroom#3 (x1), and Bedroom #4 (x1)</p>
<p>1 - KITCHEN - Relocate Applicable Plumbing for Sink from exterior wall to kitchen island (See Sketch) Note:</p>
<p>1 - KITCHEN - Relocate Applicable Plumbing & Electrical for Dishwasher from exterior wall to kitchen island (See Sketch) Note:</p>
<p>1 - KITCHEN - Relocate applicable electrical for Stove and Fridge from interior wall of kitchen, to exterior wall of kitchen (See Sketch & QTK Layout) Note:</p>
<p>1 - KITCHEN - Delete Standard Window above original location of sink on exterior side elevation of kitchen (See Sketch) Note:</p>
<p>1 - KITCHEN - CABINETRY - Relocate Sink & Dishwasher from exterior wall to kitchen island. Relocate Stove & Fridge from interior wall of kitchen to exterior wall of kitchen. (See Revised Layout & QTK Layout) Note: As per QTK</p>
<p>1 - KITCHEN - CABINETRY - Relocate applicable standard cabinetry from interior wall of kitchen to exterior wall of kitchen. (See Sketch and QTK Layout) Note: **Purchaser Declined QTK Design with Additional Standard Cabinerty at time of structural appointment**</p>
<p>1 - KITCHEN - Create on opening between the dining room and kitchen (See Sketch) **Purchaser Requests Opening to be Approx. 3'-0" wide** and height to be approx 9'-0" If Possible** Note: **Purchaser accepts & acknowledges that there will be a 12" drop from the ceiling**</p> <p>Purchaser has requested the standard casing at the opening between dining room and kitchen to be Deleted. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing. (See Sketch)</p>
<p>1 - MASTER ENSUITE - Purchaser has requested to DELETE Standard door at water closet area of master ensuite (See Sketch) Note: Purchaser has requested the standard casing at the opening to the Water Closet be Deleted. Opening to be drywalled, no drop from the ceiling, opening to be open from floor to ceiling. Purchaser accepts & acknowledges NO credit will be provided for the standard door and applicable casing.</p> <p>Full wall next to the Vanity to be Approximately 30" long (See Sketch)</p>
<p>1 - MASTER ENSUITE - Enlarge shower stall towards rear exterior wall beside free standing tub. Install ADDITIONAL FRAMELESS GLASS between shower and free standing tub (See Sketch) Note: Priced as per JeRose</p>
<p>1 - MASTER ENSUITE SHOWER STALL- Install additional builders standard shower stall 2x2 floor tile, and additional builders standard 8x10 wall tile to accommodate larger shower stall. Note:</p>



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1 - MASTER ENSUITE SHOWER STALL- Purchasers request to have the shower head/shower faucet for the master ensuite shower stall, Installed on the exterior wall (See Sketch) Note: **Purchaser is aware that a dummy wall may have to be built in order to accommodate the shower plumbing on the extreior wall
1 - MASTER ENSUITE - Enlarge window at master ensuite between toilet and shower stall , To be approx. 24" x 56".Enlarged window to match window height of existing window above tub. (See Sketch) Note: Approved by Fonzie Priced as per Mesud
1 - TWIN BATH - Reconfigure Standard Twin Bath between bedroom #3 and bedroom #4. Creating TWO Seperate Ensuites, ONE (x1) Ensuite for Bedroom #3 and ONE Ensuite (x1) for Bedroom #4 (See Sketch) Note: Each ensuite to include All Standard Features and Finishes as per the features and finishes schedule. Standard Tub/Shower Enclosure for both new ensuites. Priced as per Steve C.
1 - BEDROOM #4- Decrease Bedroom #4 to accommodate New Ensuites. Bedroom #4 to now be Approximately 12'-0"x12'-6" Bedroom #4 windows to be centered withing the new Bedrooms specs(See Sketch) Note:
1 - BEDROOM #3- Shift the Bedroom #3 entrance door towards the upper hall to accommodate the additional Bedroom #3 Ensuite (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Incudes 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 DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on FEBRUARY 28,2024 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:

LOT 144 ELEVATION C 3225 SQUARE FEET

SCHEDULE "B subsequent"

Additional Purchaser's Extras

Sold By:

Vendor: Grovetrail Developments Inc.	Purchasers: PO LEE LAM and QINGBIAO LIN
	Telephone Number: =

Unit	Model	Street	Date Ordered
144	DUNCAN-STD Main/4 Bedroom Elev C (45-04C(S/4))	FURON STREET	15-Sep-2023

DESCRIPTION	AMOUNT
PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$ PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECURAL GUIDELINES AND CONTROLS.	
HST	
Total	

Conditions

