



CONSTRUCTION SUMMARY

Rathwell Landing - 255 - 2 - 1016 THE McCABE LOFT ELEV C - WALK OUT BASEMENT

Registere Plan Number:    Municipal Address:    Closing: 25-Feb-20

APPLIANCES

Inv.: 320 Line: 12	<b>1 - HOOD FAN - CHIMNEY - BROAN 370 CFM - 30IN STAINLESS IN LIEU OF OTR, DOES NOT INCLUDE MODIFICATIONS TO CABINETRY OR ELECTRICAL FOR NEW MICROWAVE LOCATION. NOTE: BUILDER RECOMMEND MAKE-UP AIR SYSTEM</b>  Note: Does not include modifications to cabinetry or electrical for new microwave location - Builder Recommend Make-up Air System    As per schedule H. See Item # 23
16Feb19 / 27Mar19	

BONUS

Inv.: 425 Line: 41	<b>1 - Level 1 granite is being used instead of bonus level 1 quartz with 1/2 Bevel Edge as per Sketch</b>  Note:  15Apr19 / 5Jun19
Inv.: 320 Line: 15	<b>1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00</b>  Note: Has been applied in full. Bonus of \$ 20,000. Has been applied in full to the purchase price  16Feb19 / 27Mar19
Inv.: 320 Line: 16	<b>1 - BONUS - 6 LED POTLIGHTS - INTERIOR 4" DIRECTIONAL IN LIEU OF STANDARD KITCHEN CEILING FIXTURE ON EXISTING SWITCH</b>  Note: Locations May Vary Due To Floor Joist Or Roof Truss Layouts. Locations to be determined at S&S appointment.  16Feb19 / 27Mar19
Inv.: 320 Line: 17	<b>1 - BONUS - QUARTZ COUNTERTOPS - LEVEL 1 IN STANDARD MAIN AND 3PC ENSUITE WITH ENTRY LEVEL UNDERMOUNT SINK AND SINGLE HOLE FAUCET FROM BUILDERS SELECTIONS</b>  Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS  16Feb19 / 27Mar19
Inv.: 320 Line: 18	<b>1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING</b>  Note:  16Feb19 / 27Mar19
Inv.: 320 Line: 19	<b>1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)</b>  Note:  16Feb19 / 27Mar19
Inv.: 320 Line: 20	<b>1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE</b>  Note:  16Feb19 / 27Mar19
Inv.: 320 Line: 21	<b>1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE</b>  Note: Excluding Corner Cabinetry Where Applicable  16Feb19 / 27Mar19
Inv.: 320 Line: 22	<b>1 - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H</b>  Note: Does Not Include Electrical Rough-Ins  16Feb19 / 27Mar19

BROCHURE LAYOUTS

Inv.: 320 Line: 14	<b>1 - To increase the width of the house by Approx. 2 ft (main floor Only) and the width of of the garage by Approx. 2 ft</b>  Note: NOTE    Additional space to be added to the great room & laundry. As per schedule H  16Feb19 / 27Mar19
Inv.: 425 Line: 34	<b>1 - Delete item #8 (RE: upgrade all interior handles to ASPEN 15...)</b>  Note:  15Apr19 / 5Jun19



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Inv.: 345 Line: 25	1 - Move 3pc plumbing rough-in to the exterior wall and relocate door to storage area as per sketch dated May 7, 2019  Note:  9Mar19 / 15May19
Inv.: 345 Line: 26	1 - Provide plumbing rough-in in basement unfinished area for future sink c/w capped water lines at ceiling as per Sketch dated May 7, 2019  Note:  9Mar19 / 15May19
Inv.: 345 Line: 29	1 - Kitchen island - turn the island to look into the greatroom. From the stove, island to be approx 4'-9", from patio door approx. 8', and from fridge wall approx. 3'-9" as per Sketch dated May 7, 2019  Note:  9Mar19 / 15May19
Inv.: 425 Line: 43	1 - LOFT BATHROOM - Remove the 4" backsplash on countertop  Note: ***NO CREDIT APPLIED***  15Apr19 / 5Jun19

CABINETRY

Inv.: 425 Line: 37	1 - UPC9-3A - Including Upgrade to 42" Uppers with Crown Moulding and filler detail on upper kitchen cabinetry to upgraded bulkhead (approx. 26" deep x 10" high) in level 1 Cabinetry as per Sketch  Note: Purchaser acknowledges and accepts that 42" kitchen cabinetry upgraded wood doors will have center style  15Apr19 / 5Jun19
Inv.: 751 Line: 56	1 - DELETE # 37 ( Upgrade to 42" uppers with crown ...)  Note:  31Oct19 / 18Nov19
Inv.: 751 Line: 57	1 - UPC-3A INCLUDES UPGRADE TO 40" UPPERS WITH CROWN MOULDING & FILLER DETAIL ON UPPER CABINETRY TO UPGRADED BULKHEAD - APPROX. 26IN DEEP X 10 IN HIGH - LEVEL 1 Note: As per attached UPC sketch dated October 31, 2019. INCLUDES OPTIONAL EXTENDED PANTRY SECTION Purchasers acknowledge and accept that upgraded cabinetry will have center style.  31Oct19 / 18Nov19
Inv.: 777 Line: 58	1 - Supply and install false bottom in uppers of kitchen and extended pantry option #1. Level 1 cabinet  Note: for puck lights  12Nov19 / 18Nov19
Inv.: 425 Line: 35	1 - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP  Note: In level 1 Cabinetry as per Sketch  15Apr19 / 5Jun19
Inv.: 425 Line: 38	1 - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - LEVEL 1  Note: Includes Granite Level 2 Countertops, Bronze level staggered backsplash, and UPC9-3A as per sketch - ***INCLUDES UPGRADED BULKHEAD APPROX 26"DEEP X 10"HIGH*** SEE SKETCH  15Apr19 / 5Jun19
Inv.: 425 Line: 39	1 - PROVIDE FOR UPPER MICROWAVE CABINET C/W DEDICATED OUTLET BETWEEN FRIDGE LOCATION AND WALK IN PANTRY AS PER SKETCH  Note:  15Apr19 / 5Jun19
Inv.: 320 Line: 4	1 - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1  Note: Standard Layout  16Feb19 / 27Mar19

CABINETRY ACCESSORIES



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Inv.: 425 Line: 40	1 - Upgrade upper doors of the optional extended pantry to screen glass doors (4 required) 2 at each end as per Sketch Note: ***SEE ATTACHED SKETCH***  15Apr19 / 5Jun19
Inv.: 425 Line: 36	1 - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12  Note: Pots and pans drawer to be located between stove and dinette SEE SKETCH  15Apr19 / 5Jun19

CARPET

Inv.: 320 Line: 2	1 - UNDERPAD - UPGRADE LEVEL 1 - - STANDARD AREAS - LEVEL 1  Note:  16Feb19 / 27Mar19
Inv.: 320 Line: 3	1 - CARPET - UPGRADE LEVEL 4 - - STANDARD AREAS - LEVEL 4  Note:  16Feb19 / 27Mar19

CERAMIC TILE

Inv.: 320 Line: 5	1 - TILE - FLOOR - UPGRADE - SILVER - - KITCHEN (4) - SILVER  Note: ***DINETTE AREA INCLUDED IN PRICE***  16Feb19 / 27Mar19
Inv.: 320 Line: 6	1 - TILE - FLOOR - UPGRADE - SILVER - - FOYER (1) - SILVER  Note:  16Feb19 / 27Mar19
Inv.: 425 Line: 44	2 - CERAMIC TILE - GROUT COLOR PER COLOUR  Note:  15Apr19 / 5Jun19
Inv.: 425 Line: 46	1 - Bronze backsplash with 1/2 Brick horizontal installation  Note:  15Apr19 / 5Jun19
Inv.: 425 Line: 47	1 - TILE - FLOOR - UPGRADE - SILVER - - MAIN BATHROOM (18) - SILVER  Note: As per Sketch  15Apr19 / 5Jun19
Inv.: 425 Line: 48	1 - DELETE ITEM #48  Note: ***STD TILE SELECTION***  15Apr19 / 5Jun19
Inv.: 425 Line: 49	1 - DELETE ITEM #49  Note:  15Apr19 / 5Jun19
Inv.: 425 Line: 50	1 - DELETE ITEM #50  Note:  15Apr19 / 5Jun19

COUNTERTOP



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Inv.: 425 Line: 45	1 - COUNTERTOP - GRANITE - UPGRADE LEVEL 2 - KITCHEN (4)  Note: Including Island with Flush Breakfast Bar. Pencil top and Bottom Edge as per Sketch  15Apr19 / 5Jun19
Inv.: 425 Line: 42	1 - COUNTERTOP - QUARTZ - UPGRADE LEVEL 3 - ENSUITE BATHROOM - EXTRA (21)  Note: 1/2 Bevel Edge as per Sketch  15Apr19 / 5Jun19

DOORS - INTERIOR

Inv.: 425 Line: 32	1 - DOOR - INTERIOR - SLIDING DOOR - MIRRORED FRAMELESS - 72 INCH TO 83 INCH X 96 INCH - 2 PANELS - PRICE PER CLOSET  Note: IN FOYER  15Apr19 / 5Jun19
Inv.: 320 Line: 8	1 - upgrade all interior door handles to ASPEN 15  Note: ***DOES NOT INCLUDE INTERIOR OF FRONT DOOR OR INTERIOR OF GARAGE DOOR TO HOUSE***  16Feb19 / 27Mar19

ELECTRICAL

Inv.: 751 Line: 55	1 - Add 3 puck light on same switch as other puck light ( 680's #31- SS1610 rev 01 dated April 17, 2019). to be located in optional extended pantry #1 - 1 puck light under each upper door (middle section). Total of 9 puck lights in kitchen/dinette.  Note: 366.50\$ + 5.2% tax (19.06) = 385.56\$  31Oct19 / 18Nov19
Inv.: 345 Line: 30	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: OR1887 REV 01- DATED APRIL 22, 2019  9Mar19 / 15May19
Inv.: 345 Line: 31	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.  Note: SS1610 Rev 1 dated APRIL 17,2019  9Mar19 / 15May19

FIREPLACES

Inv.: 320 Line: 7	1 - TRIM - FIREPLACES - MODERN TYPE 1 - OAK  Note:  16Feb19 / 27Mar19
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HARDWOOD FLOORING

Inv.: 320 Line: 1	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS  Note: ***DOES NOT INCLUDE LOFT / BEDROOM 4 AREA*** as per schedule H  16Feb19 / 27Mar19
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HVAC

Inv.: 320 Line: 11	1 - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL  Note: GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL As per schedule H 16Feb19 / 27Mar19
Inv.: 425 Line: 54	1 - HVAC -AC unit 13Seer R-410A Goodman GSX13030- 2 1/2 Ton  Note:  15Apr19 / 5Jun19

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MISCELLANEOUS

Inv.: 320 Line: 23	<b>1</b> - Purchaser(s) recognize that any hood fan greater than 250 CFM has a larger CFM capability than the Builder`s standard Hoodfan. The Purchaser(s) acknowledge that fresh air will be required in the form of an open window or purchasing a mechanical makeup  Note: makeup air system Which The Builder Highly Recommends.  16Feb19 / 27Mar19
Inv.: 425 Line: 53	<b>1</b> - PROVIDE FOR SOUND ATTENUATION INSULATION IN WALL BETWEEN MASTER BEDROOM AND GREAT ROOM  Note:  15Apr19 / 5Jun19

PLUMBING

Inv.: 345 Line: 27	<b>1</b> - PROVIDE FULL ROUGH-INS FOR FUTURE WASHER AND ELECTRIC DRYER IN UNFINISHED AREA OF BASEMENT AS PER SEE SKETCH dated May 7, 2019  Note:  9Mar19 / 15May19
Inv.: 425 Line: 52	<b>1</b> - KITCHEN SINK - REGINOX ND1831UA/9 UNDERMOUNT SINK  Note: Only available with Solid Surface Countertops  15Apr19 / 5Jun19
Inv.: 425 Line: 51	<b>1</b> - KITCHEN FAUCET - DELTA MARLEY 986LF  Note:  15Apr19 / 5Jun19
Inv.: 320 Line: 10	<b>2</b> - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES  Note: Does not include Shower door for main and ensuite bathrooms As per schedule H  16Feb19 / 27Mar19
Inv.: 320 Line: 9	<b>2</b> - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS  Note: for the main and master ensuite bathrooms As per schedule H  16Feb19 / 27Mar19

WINDOWS & DOORS

Inv.: 345 Line: 24	<b>1</b> - Delete the 3 existing windows in the Dining Room (approx. 24" x 24") and supply and install 2 operating windows approx 24" x 72" as per sketch dated May 7, 2019  Note:  9Mar19 / 15May19
Inv.: 320 Line: 13	<b>1</b> - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H.  Note: Subject to limiting distance at side yard as per Current Building Code  16Feb19 / 27Mar19
Inv.: 425 Line: 33	<b>1</b> - Upgrade Standard Cambridge walk in pantry door to Birch stained including the trim as per Sketch  Note: SEE SKETCH  15Apr19 / 5Jun19
Inv.: 345 Line: 28	<b>1</b> - Walkout basement - add 2 panel casement window (1 Operator) in basement side wall (street side.) Window to be approx 48" x 60", to be installed in the knee wall as per sketch dated May 7, 2019  Note:  9Mar19 / 15May19