



CONSTRUCTION SUMMARY

Rathwell Landing - 278 - 2 - 810 THE KEMP 3 BED ELEV C

Registere Plan Number: Municipal Address: Closing: 11-Jun-20

APPLIANCES

Inv.: 649 Line: 39	1 - KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: *** BROAN RM503004 ***
20Aug19 / 24Oct19	Does not include modifications to cabinetry or electrical for new microwave location. As per attached kitchen sketch dated October 16-19

BONUS

Inv.: 559 Line: 1	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: .Total of \$10,000- \$7372.00 has been applied and the remainder of \$2628.00 will be taken at deor appointment
27Jun19 / 30Jul19	
Inv.: 559 Line: 2	1 - - BONUS - 6 LED POTLIGHTS - INTERIOR 4" DIRECTIONAL IN LIEU OF STANDARD KITCHEN CEILING FIXTURE ON EXISTING SWITCH Note: Locations to be selected at S&S Orbital appointment. Locations May Vary Due To Floor Joist Or Roof Truss Layouts.
27Jun19 / 30Jul19	
Inv.: 559 Line: 3	1 - - BONUS - QUARTZ COUNTERTOPS - LEVEL 1 IN STANDARD MAIN AND 3PC ENSUITE WITH ENTRY LEVEL UNDERMOUNT SINK AND SINGLE HOLE FAUCET FROM BUILDERS SELECTIONS Note: BASED ON STANDARD LAYOUT. DOES NOT INCLUDE ADDITIONAL SINKS OR EXTENSIONS
27Jun19 / 30Jul19	
Inv.: 649 Line: 41	1 - - REMAINING DECOR CENTER CREDIT HAS BEEN APPLIED IN FULL TO THE PURCHASE PRICE. Note:
20Aug19 / 24Oct19	

BROCHURE LAYOUTS

Inv.: 559 Line: 13	1 - ENSUITE BATH - Redesign the master ensuite - delete the linen closet , enlarge the walk in closet, relocate the door to the ensuite , relocate the tub , toilet and ,and vanity Note:
27Jun19 / 30Jul19	
Inv.: 559 Line: 14	1 - - BATHROOM - ADD ADDITIONAL SINK IN VANITY. INCLUDES ADDITIONAL MIRRORS, ADDITIONAL VANITY LIGHTS APPROX. CENTERED ABOVE SINKS. Note: *** PRICE INCLUDES APPROX 3FT EXTENSION TO VANITY C/W STD LAMINATE COUNTERTOP ***
27Jun19 / 30Jul19	

CABINETRY

Inv.: 649 Line: 40	1 - KITCHEN - LOWER CABINET- MICROWAVE CABINET- C/W BOTTOM DRAWER AND DEDICATED PLUG - STANDARD CABINETRY Note: TO BE LOCATED NEXT TO REFRIGERATOR. As per attached sketch & kitchen sketch dated October 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 38	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT #1 . STANDARD CABINETRY Note: As per attached sketch and kitchen sketch dated October 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 48	1 - KITCHEN - UPGRADE TO 42" UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD. Note: As per Sketch. Purchaser acknowledges and accepts that 42" kitchen cabinetry upgraded wood doors will have center style.
20Aug19 / 24Oct19	
Inv.: 649 Line: 19	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP WITH 1 GABLE END - STANDARD CABINETRY. Note: As per attached sketch & kitchen sketch dated October 16-19
20Aug19 / 24Oct19	



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Inv.: 939 Line: 52	1 - - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.
1Mar20 / 12Mar20	

CABINETRY ACCESSORIES

Inv.: 649 Line: 47	12 - - KITCHEN & MASTER ENSUITE BATHROOM - CABINETRY HARDWARE- VOI-V53-192-ZM2 INSTALLED ON DRAWERS ONLY . TOTAL OF 12 Note:
20Aug19 / 24Oct19	
Inv.: 649 Line: 20	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: to be located in between range and dinette section (entire width). as per attached sketch & kitchen sketch dated October 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 21	1 - ENSUITE BATH - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: To be located in between the 2 sinks (see item #14.) As per attached sketch dated October 16-19
20Aug19 / 24Oct19	

CARPET

Inv.: 649 Line: 23	1 - - UNDERPAD - STAINMASTER - UPGRADE LEVEL 2 - - STANDARD AREAS - LEVEL 2 Note:
20Aug19 / 24Oct19	

CERAMIC TILE

Inv.: 649 Line: 24	2 - - CERAMIC TILE - GROUT COLOR PER COLOUR Note:
20Aug19 / 24Oct19	
Inv.: 649 Line: 29	1 - FOYER - TILE - FLOOR - UPGRADE - SILVER - - FOYER (1) - SILVER Note: As per Sketch
20Aug19 / 24Oct19	
Inv.: 649 Line: 30	1 - POWDER ROOM - TILE - FLOOR - UPGRADE - SILVER - - MUD / LAUNDRY ROOM (6) - SILVER Note: *** INCLUDES POWDER ROOM *** As per Sketch
20Aug19 / 24Oct19	
Inv.: 649 Line: 31	1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER - - MAIN BATHROOM (18) - SILVER Note: Rectangular Side-to-Side as per attached tile installation sketch dated Oct 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 32	1 - ENSUITE BATH - FLOOR TILE- UPGRADE SILVER- REDESIGNED MASTER ENSUITE 4PC ENSUITE Note: Rectangular Front-to-Back as per attached tile installation sketch dated Oct 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 33	1 - FOYER - TILE - INSTALLED STAGGERED - INSTALLATION ONLY - - FOYER (1) - . Note: 1/3 Side-to-Side Install as per attached tile installation sketch dated Oct 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 34	1 - POWDER ROOM - TILE - INSTALLED STAGGERED - INSTALLATION ONLY - - MUD / LAUNDRY ROOM (6) - . Note: *** POWDER ROOM INCLUDED *** 1/3 Side-to-Side Install as per attached tile installation sketch dated Oct 16-19
20Aug19 / 24Oct19	



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Inv.: 649 Line: 35	1 - KITCHEN - WALL TILE- UPGRADE TO BRONZE TILE - GO UP TO BULKHEAD BEHIND CHIMNEY HOODFAN- INCLUDES 1/3 STAGGERED INSTALL - KITCHEN Note: As per attached tile installation sketch dated October 16-19. See item #39.
20Aug19 / 24Oct19	
Inv.: 649 Line: 36	1 - MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE Note: Vertical Stacked Install as per attached tile installation sketch dated Oct 16-19
20Aug19 / 24Oct19	
Inv.: 649 Line: 37	1 - ENSUITE BATH - TILE - FLOOR TILE IN LIEU OF WALL - UPGRADE - SILVER - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - SILVER Note: Vertical Stacked Installation as per Sketch. See item #11
20Aug19 / 24Oct19	
Inv.: 731 Line: 51	1 - - REVISION 1 TO COLOUR CHART (Foyer, Powder Room, Mudroom & Laundry Room Floor Tile) Note:
25Oct19 / 29Oct19	

COUNTERTOP

Inv.: 559 Line: 15	1 - ENSUITE BATH - QUARTZ LEVEL 1 COUNTERTOP TO THE APPROX 3FT EXTENSION TO ENSUITE VANITY Note:
27Jun19 / 30Jul19	

ELECTRICAL

Inv.: 649 Line: 42	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: estimate No#SS2070 rev 06
20Aug19 / 24Oct19	
Inv.: 649 Line: 43	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate no# OR2464 rev 02
20Aug19 / 24Oct19	

FIREPLACES

Inv.: 559 Line: 17	1 - GREAT ROOM - Great room bump the fireplace into the great room including framing &drywall to the ceiling 6 -8" into the room Note:
27Jun19 / 30Jul19	

HARDWOOD FLOORING

Inv.: 649 Line: 44	1 - KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - KITCHEN (4) Note: *** INCLUDES DINETTE *** As per Sketch
20Aug19 / 24Oct19	
Inv.: 649 Line: 45	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - STANDARD AREAS Note: *** INCLUDES UPPER HALL *** As per Sketch
20Aug19 / 24Oct19	

HVAC

Inv.: 559 Line: 18	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
27Jun19 / 30Jul19	



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MISCELLANEOUS

Inv.: 649 Line: 22	1 - - FLAT CEILING IN WHOLE HOUSE Note: Does not include additional basement areas 20Aug19 / 24Oct19
Inv.: 649 Line: 50	1 - ENSUITE BATH - UPGRADE THE 2 SMALL MIRRORS OVER THE DOUBLE SINKS TO 1 LARGE MIRROR TO BE APPROX. SAME LENGTH AS VANITY. 2 LIGHT FIXTURES TO REMAIN. Note: 20Aug19 / 24Oct19
Inv.: 939 Line: 53	1 - KITCHEN - COLOUR CHART REVISION #2 Dated March 2 , 2020 OPENING FOR FRIDGE Note: 1Mar20 / 12Mar20
Inv.: 989 Line: 54	1 - - Colour chart Revision # 3 dated April 29, 2020 . Hardwood changed to Lauzon AmBiance collection Authentik Series engineered expert Red oak Absolut Character grade ultra matte 5 3/16" Note: 29Apr20 / 4May20

PAINT

Inv.: 649 Line: 25	1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: 20Aug19 / 24Oct19
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PLUMBING

Inv.: 649 Line: 27	1 - ENSUITE BATH - CONTRAC CONNOR 17" OVAL UNDERMOUNT SINK 4210CFY (ENTRY LEVEL UNDERMOUNT SINK) Note: 20Aug19 / 24Oct19
Inv.: 649 Line: 28	1 - ENSUITE BATH - DELTA CLASSIC SINGLE HANDLE VANITY FAUCET 583LF-WF (SINGLE HOLE FAUCET) Note: 20Aug19 / 24Oct19
Inv.: 559 Line: 10	1 - - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS Note: 27Jun19 / 30Jul19
Inv.: 559 Line: 11	1 - - 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 27Jun19 / 30Jul19
Inv.: 649 Line: 49	1 - POWDER ROOM - SINK - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641 Note: 20Aug19 / 24Oct19

RAILING

Inv.: 559 Line: 12	1 - - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: In Standard areas only 27Jun19 / 30Jul19
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STANDARDS

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Inv.: 559 Line: 4 27Jun19 / 30Jul19	<div>1 - - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING</div> <div>Note:</div>
Inv.: 559 Line: 5 27Jun19 / 30Jul19	<div>1 - - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY</div> <div>Note:</div>
Inv.: 559 Line: 6 27Jun19 / 30Jul19	<div>1 - - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)</div> <div>Note:</div>
Inv.: 559 Line: 7 27Jun19 / 30Jul19	<div>1 - - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE</div> <div>Note:</div>
Inv.: 559 Line: 8 27Jun19 / 30Jul19	<div>1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE</div> <div>Note: Excluding Corner Cabinetry Where Applicable</div>
Inv.: 559 Line: 9 27Jun19 / 30Jul19	<div>1 - - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H</div> <div>Note: Does Not Include Electrical Rough-Ins</div>
Inv.: 649 Line: 26 20Aug19 / 24Oct19	<div>1 - GREAT ROOM - CERAMIC TILE - DELETE FIREPLACE HEARTH & SURROUND</div> <div>Note:</div>
Inv.: 649 Line: 46 20Aug19 / 24Oct19	<div>1 - - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE.</div> <div>Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install</div>

WINDOWS & DOORS

Inv.: 559 Line: 16 27Jun19 / 30Jul19	<div>1 - - WINDOW - ADD C2436-1 CASEMENT WINDOW (OPERATING) LOCATION AS PER SCHEDULE H.</div> <div>Note: Subject to limiting distance at side yard as per Current Building Code</div>
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