



CONSTRUCTION SUMMARY

Place St. Thomas - 1 - 3 - 1016 THE McCABE LOFT ELEV A

Registere Plan Number: Municipal Address: Closing: 14-Jan-21

APPLIANCES

Inv.:761 Line: 28	1 - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS Note: Does not include modifications to cabinetry or electrical for new microwave location Deleted as per Line Item #53
Inv.: 960 Line: 54	1 - BROAN RANGE HOOD - Stainless Steel #EW4830SS (400 CFM) ***NOTE NO MAKE UP AIR IS REQUIRED*** Note: - Chimney Style Hood Fan
24Mar20 / 23Apr20	
Inv.: 960 Line: 53	1 - DELETE ITEM #28 - HOOD FAN CHIMNEY BROAN 290 CFM 30IN STAINLESS Note: DELETE ITEM #28 - CHIMNEY HOOD FAN
24Mar20 / 23Apr20	

BONUS

Inv.: 761 Line: 1	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Bonus of \$10,000.00 has been applied in full to the purchase price.
6Nov19 / 19Mar20	
Inv.: 992 Line: 77	1 - Additional Decor Bonus of \$800.00 applied in full to the purchase price. Note:
4May20 / 13May20	
Inv.: 1,121 Line: 86	1 - ADDITIONAL DECOR BONUS APPLIED IN FULL TO THE PURCHASE PRICE. Note: - Additional Decor Bonus of \$9,673.00 applied in full to the purchase price.
2Aug20 / 7Aug20	

CABINETRY

Inv.: 1,006 Line: 78	1 - CLARIFICATION TO #15 - Utensil drawer relocated from kitchen island to lower cabinetry next to the stove. Relocate pull-out waste basket to end of the kitchen island (closets to Dinette). Kitchen island relocated approximately 16" closer to fridge. Note: - KITCHEN AS PER SKETCH DATED MAY 31, 2020
26May20 / 3Jun20	- Utensil drawer relocated next to stove (side of corner pantry) - Pull out waste basket relocated to end of island (end of island closets to DInette) - Kitchen island relocated approximately 16" closer to fridge
Inv.: 992 Line: 59	1 - DELETE ITEM #41 - CLEAR GLASS UPPER CABINET Note: Delete Item #41
4May20 / 13May20	
Inv.: 992 Line: 65	1 - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP Note: As Per Sketch Dated May 10, 2020
4May20 / 13May20	
Inv.: 960 Line: 52	1 - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.
24Mar20 / 23Apr20	
Inv.: 761 Line: 15	1 - Rotate Kitchen Island (facing Great Room) & Extend approximately 12 inches. Relocate utensil drawer into kitchen island 12" extension (closest to patio door). Previous utensil drawer location becomes standard cabinet. Note: - Standard Level Cabinetry - Standard Level Laminate Countertop - Kitchen as per Schedule H.
6Nov19 / 19Mar20	
Inv.: 761 Line: 39	1 - Supply & Install Pantry (1 x 2 Door Pantry) in Dinette. (Approx. 36"wide x 18" Deep). Std level cabinetry Note: Dinette as per Schedule H
6Nov19 / 19Mar20	



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Inv.: 761 Line: 40	1 - UPC9-2B. Includes Upgrade To 40IN Uppers With Filler Detail On Upper Kitchen Cabinetry To Upgraded Bulkhead - Approx. 26IN Deep X 10IN High. Includes Extra Pantry in Dinette. Standard Level Cabinetry. Note: - Bulkhead Extended Through Dinette 6Nov19 / 19Mar20
Inv.: 761 Line: 42	1 - Supply & Install Microwave Shelf in Upper Cabinetry next to Fridge. Std level cabinetry Note: - Electrical Outlet to be added at S&S/Orbital appointment. - Kitchen as per Schedule H 6Nov19 / 19Mar20

CABINETRY ACCESSORIES

Inv. 761 Line: 41	2 - UPPER CABINETS - CLEAR GLASS UPPER CABINET SINGLE DOOR (1 LITE) Note: Installed in Top Section of Pantry Cabinets. Deleted as per Line Item #59
Inv.: 761 Line: 44	1 - LOWER CABINETS - LOWER AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY Note: Mirror extended & light fixture to be approx. centered on sink. 6Nov19 / 19Mar20
Inv.: 761 Line: 45	1 - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: 6Nov19 / 19Mar20
Inv.: 992 Line: 66	1 - LOWER CABINETS - WASTE BASKET (15 LITRES) Note: - Garbage Only Pull-Out #361412100 - Installed Between Kitchen Sink & Dishwasher As Per Sketch Dated May 10, 2020 4May20 / 13May20

CARPET

Inv.: 1,062 Line: 79	1 - REVISION TO INTERIOR COLOUR CHART DATED MAY 10, 2020. Note: - Revision to Interior Colour Chart dated June 8, 2020 - Carpet re-selection in Basement Staircase. 8Jun20 / 17Jun20
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CERAMIC TILE

Inv.: 1,121 Line: 85	1 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 2Aug20 / 7Aug20
Inv.: 1,121 Line: 87	1 - Delete #69 - (Delete Fireplace Wall Tile Surroud) Note: 2Aug20 / 7Aug20
Inv.: 992 Line: 67	2 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 4May20 / 13May20
Inv.: 992 Line: 68	1 - Supply & Install Platinum Level Ceramic Backsplash Tile in Kitchen including area behind Chimney Hood Fan. Note: - Centura Marble Series 2" x 4" Calacatta Royal BB MEKT1001 (Standard Horizontal Mosaic Install) 4May20 / 13May20
Inv.: 761 Line: 38	1 - Loft Bathroom- Tile-Floor- Upgrade- Bronze- Loft bathroom floor Note: 6Nov19 / 19Mar20



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Inv.: 761 Line: 37	1 - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM STANDARD - BRONZE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 49	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 33	1 - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 34	1 - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 36	1 - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 35	1 - TILE - FLOOR - UPGRADE - BRONZE - KITCHEN & DINETTE Note: 6Nov19 / 19Mar20

COUNTERTOP

Inv.: 761 Line: 25	1 - Supply & Install Quartz Level 1 Countertop in Kitchen including Island with 12" Extension + Flush Breakfast Bar. Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 26	1 - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - MAIN BATHROOM (18) Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 46	1 - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - ENSUITE BATHROOM - STANDARD (19) Note: - Includes 1 foot extension 6Nov19 / 19Mar20
Inv.: 761 Line: 27	1 - Quartz - Upgrade Level 1 Loft Bathroom. Note: Loft Bathroom 6Nov19 / 19Mar20

DOORS - INTERIOR

Inv.: 992 Line: 58	1 - DELETE ITEM #32 - CAMBRIDGE SLIDING CLOSET DOORS Note: - Delete Item #32 - Please see item #55 - Bedroom 4 closet redesign 4May20 / 13May20
Inv.: 761 Line: 30	1 - Upgrade Standard Foyer Closet Doors To Cambridge Style Swing Doors Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 31	1 - Upgrade Standard Closet Doors To Cambridge Style Sliding Doors (will be 3 panel door) Note: 6Nov19 / 19Mar20



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Inv.: 761 Line: 32	1 - Upgrade Bedroom #4 Closet Doors To Cambridge Style Sliding Doors (triple door). Note: Deleted as per Line Item #58
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ELECTRICAL

Inv.: 992 Line: 60	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Orbital Estimate # OR3658 Rev.02 dated 04/30/2020. Total \$375.00 + \$19.50 HST = \$394.50 4May20 / 13May20
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Inv.: 992 Line: 61	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: S&S Electric Estimate # SS3071 Rev.03 dated 04/30/2020. Total \$5,081.00 + \$264.21 HST = \$5,345.21 4May20 / 13May20
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FIREPLACES

Inv.: 761 Line: 43	1 - TRIM - FIREPLACES - MODERN TYPE 1 - MAPLE Note: 6Nov19 / 19Mar20
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Inv.: 761 Line: 9	1 - Raise fireplace approx. 5" from floor. Standard baseboard installed directly below fireplace. Note: Great Room as per Schedule H Deleted as Per Line Item #81
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Inv.: 1,121 Line: 84	1 - REVISION TO INTERIOR COLOUR CHART DATED MAY 10, 2020 Note: - Revision to Interior Colour Chart Dated May 10, 2020 (Fireplace Surround) 2Aug20 / 7Aug20
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Inv.: 1,121 Line: 82	1 - Upgrade Standard Fireplace Ceramic Tile Surround to Realstone approximately 5' wide to the approximately 9' ceiling, (Valecraft Samples). Includes plywood behind the realstone. Fireplace raised approx. 5" from floor. Note: - Realstone "Latte Ledgestone" - Include additional support behind fireplace for future television mount. - Fireplace raised approx. 5" from floor. - Upgraded Modern Maple Mantle Included (Item #43) - Delete Ceramic Tile Hearth (Item #50) 2Aug20 / 7Aug20
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HARDWOOD FLOORING

Inv.: 761 Line: 17	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STANDARD AREAS Note: - 3 1/8" Stained Maple - Dining Room, Great Room & Main Floor Hallway 6Nov19 / 19Mar20
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Inv.: 761 Line: 18	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - MASTER BEDROOM (13) Note: - 3 1/8" Stained Maple 6Nov19 / 19Mar20
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Inv.: 761 Line: 19	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 2 (14) Note: - 3 1/8" Stained Maple 6Nov19 / 19Mar20
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Inv.: 761 Line: 20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 3 (15) Note: - 3 1/8" Stained Maple 6Nov19 / 19Mar20
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Inv.: 761 Line: 21	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - BEDROOM 4 (16) Note: - 3 1/8" Stained Maple 6Nov19 / 19Mar20
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Inv.: 761 Line: 22	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - UPPER HALL (17) Note: - 3 1/8" Stained Maple
6Nov19 / 19Mar20	

HVAC

Inv.: 761 Line: 29	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: Does not include venting changes or connection. New dedicated outlet should be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required
6Nov19 / 19Mar20	
Inv.: 1,121 Line: 83	1 - HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13024 2 TON (INCLUDES GAS ROUGH-IN) Note: Location to be determined by Head Office
2Aug20 / 7Aug20	

MISCELLANEOUS

Inv.: 1,121 Line: 80	1 - Purchasers acknowledge and accept revised upper loft structural framing design and location as seen during inspection on July 30th, 2020. Note:
2Aug20 / 7Aug20	
Inv.: 761 Line: 8	1 - Sink Foyer & Bedroom #2. by 1 riser between Foyer & Lower Hallway. Note: -Riser to be stained maple veneer. - Foyer & Bedroom #2 as per Schedule H. - McCabe model 1016 with Loft Option - Low head space in basement storage area
6Nov19 / 19Mar20	
Inv.: 761 Line: 7	1 - Custom Exterior Elevation - Upgrade siding in triangle peak of front Loft elevation to Faux Cedar Shake. Delete decorative window. Note: Exterior elevation as per Schedule H.
6Nov19 / 19Mar20	
Inv.: 960 Line: 55	1 - REDESIGN & ENLARGE BEDROOM #4 CLOSET AS PER LOFT SKETCH DATED APRIL 8, 2020. RELOCATE ATTIC HATCH FROM BEDROOM #3 (RE: B1A #16) TO REDESIGNED CLOSET IN BEDROOM #4. Note: - Please see Loft Sketch Dated April 8, 2020 - Redesigned closet in Bedroom #4 included double swing door. - Attic hatch relocated from Bedroom #3 to Bedroom #4 (RE: B1A #16) - Main bedroom door relocated to wall opposite staircase.
24Mar20 / 23Apr20	
Inv.: 761 Line: 12	1 - FLAT CEILING IN WHOLE HOUSE Note: - Does not include additional basement areas. - Includes 2nd Floor - Loft Option.
6Nov19 / 19Mar20	
Inv.: 761 Line: 13	1 - Main Bathroom Redesign - Delete Tub/Shower and reduce Main Bathroom by Approximately 2 1/2 Feet. Note: - Main Bathroom as per Schedule H. - Toilet & Vanity relocated as per Schedule H. - 3 1/8" Stained Maple Flooring installed in enlarged hall area.
6Nov19 / 19Mar20	
Inv.: 761 Line: 14	1 - DELETE LINEN CLOSET Note: - Mudroom as per Schedule H.
6Nov19 / 19Mar20	
Inv.: 761 Line: 16	1 - REDESIGN CLOSET AS PER SCHEDULE H- ENLARGE BEDROOM CLOSET BY DELETING LINEN, RELOCATE LINEN DOOR TO MAIN BATH LINEN AND RELOCATE ATTIC HATCH (IF POSSIBLE) FROM BEDROOM CEILING INTO NEW CLOSET SPACE. Note: - Upper Hallway/Bedroom #3 Walk-In Closet as per Schedule H. Bedroom # 3 may be reduced to accomodate.
6Nov19 / 19Mar20	

PLUMBING



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Inv.: 992 Line: 71	1 - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN Note: 4May20 / 13May20
Inv.: 992 Line: 75	1 - BATHROOMS - DELTA DRYDEN SHOWER FAUCET T17251-WE Note: 4May20 / 13May20
Inv.: 992 Line: 76	1 - BATHROOMS - DELTA DRYDEN VANITY FAUCET 3551 - MPU - DST 8IN WIDESPREAD Note: 4May20 / 13May20
Inv.: 992 Line: 70	1 - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED Note: Only available with Solid Surface Countertops. 4May20 / 13May20
Inv.: 992 Line: 72	3 - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: Only available with Solid Surface Countertops 4May20 / 13May20 1 X Main Bathroom 1 X Ensuite Bathroom 1 X Loft Bathroom
Inv.: 992 Line: 73	1 - BATHROOMS - DELTA TRINSIC TUB/SHOWER FAUCET T17459-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME Note: - Loft Bathroom 4May20 / 13May20
Inv.: 992 Line: 74	1 - Delta Trinsic Two Handle Widespread Bathroom Faucet #3559-MPU-DST Note: - 1 X Loft Bathroom 4May20 / 13May20
Inv.: 761 Line: 47	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 6Nov19 / 19Mar20
Inv.: 761 Line: 48	1 - Supply & Install Halo Sliding Glass Shower Door with Chrome Trim to Ceramic Shower Note: 6Nov19 / 19Mar20
Inv.: 992 Line: 64	1 - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: 4May20 / 13May20

RAILING

Inv.: 992 Line: 63	1 - RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES Note: - Includes Upper & Basement Staircase - 3 1/2" Modern Posts with Cap - Includes Oak Modern Brackets As Per Sketch Dated May 10, 2020 4May20 / 13May20
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STAIRS

Inv. 761 Line: 23	1 - STAIRS - BASEMENT - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3 1/8" NATURAL HARDWOOD ON LANDING Note: The Purchaser(s) acknowledge and accept that 3 1/8in Engineered hardwood flooring will be installed on the landing (Where applicable). To ensure product stability proper humidity levels are to be maintained. Deleted as per Line Item #56 - 3 1/8" Stained Maple Hardwood on Landing
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Inv. 761 Line: 24	1 - STAIRS - UPPER - MAPLE STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: Deleted as per Line Item #57
Inv.: 992 Line: 62	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: As Per Sketch Dated May 10, 2020 4May20 / 13May20
Inv.: 992 Line: 56	1 - DELETE ITEM #23 - MAPLE STAIRCASE (BASEMENT) Note: Delete Item #23 4May20 / 13May20
Inv.: 992 Line: 57	1 - DELETE ITEM #24 - MAPLE STAIRCASE (UPPER) Note: Delete Item #24 See Item #62 4May20 / 13May20

STANDARDS

Inv.: 761 Line: 2	1 - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins 6Nov19 / 19Mar20
Inv.: 761 Line: 3	1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable 6Nov19 / 19Mar20
Inv.: 761 Line: 4	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 6	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 5	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note: 6Nov19 / 19Mar20
Inv.: 761 Line: 50	1 - CERAMIC TILE - DELETE FIREPLACE HEARTH Note: 6Nov19 / 19Mar20
Inv. 992 Line: 69	1 - DELETE FIREPLACE WALL TILE SURROUND Note: Deleted as Per Line Item #87

TRIM

Inv.: 1,121 Line: 81	1 - DELETE ITEM # 9 - RAISE FIREPLACE APPROX. 5" & INSTALL STANDARD BASEBOARD BELOW Note: Delete item # 9 - Raise fireplace approx. 5" from floor. Standard baseboard installed directly below fireplace. 2Aug20 / 7Aug20
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WINDOWS & DOORS

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Inv.: 960 Line: 51 24Mar20 / 23Apr20	1 - WINDOW - ADD C2448-1 CASEMENT WINDOW (OPERATING) LOCATION AS PER SCHEDULE H. Note: - Subject to limiting distance at side yard as per Current Building Code - Powder Room as per Sketch dated April 8, 2020
Inv.: 761 Line: 10 6Nov19 / 19Mar20	1 - DELETE 3 FIXED PICTURE WINDOWS IN DINING ROOM AND SUPPLY AND INSTALL 2-C2472-1 CASEMENT OPERATING WINDOWS (SUBJECT TO LIMITING DISTANCE AT SIDE YARD AS OER OBC 2006). Note: - Dining Room as per Schedule H.
Inv.: 761 Line: 11 6Nov19 / 19Mar20	1 - Supply and Install C 2472-1 Casement Operator Window approximately centered between Kitchen/Dinette Cabinetry & Patio Door Wall. Note: (Subject To Limiting Distance At Side Yard As Per Obc 2006) - Kitchen Cabinetry includes 36" Pantry extension in Dinette. Window centered between dinette pantry and patio door wall. - Dinette as per Schedule H.