



CONSTRUCTION SUMMARY

Rathwell Landing - 257 - 2 - 1020 THE MORGAN ELEV C - WALK OUT BASEMENT

Registere Plan Number: Municipal Address: Closing: 29-Oct-20

APPLIANCES

Inv.: 851 Line: 33	1 - OTR - 1.7 C/F MICROWAVE WITH HOOD - STAINLESS
	Note:
17Dec19 / 10Mar20	

BATHROOM ACCESSORIES

Inv.: 851 Line: 58	1 - Delete standard towel hooks from all bathrooms.
	Note:
17Dec19 / 10Mar20	

BONUS

Inv.: 851 Line: 52	1 - LOYALTY BONUS OF HAS BEEN APPLIED IN FULL TO THE PURCHASE PRICE
	Note:
17Dec19 / 10Mar20	

Inv.: 851 Line: 38	1 - remaining decor center credit of has been applied in full to the purchase price.
	Note:
17Dec19 / 10Mar20	

Inv.: 740 Line: 1	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00
	Note: Bonus of was applied to the purchaser price and the remaining will be used at decor appointment
28Oct19 / 26Nov19	

Inv.: 740 Line: 2	1 - BONUS - 6 LED POTLIGHTS - INTERIOR 4" DIRECTIONAL IN LIEU OF STANDARD KITCHEN CEILING FIXTURE ON EXISTING SWITCH
	Note: Locations May Vary Due To Floor Joist Or Roof Truss Layouts. Locations to be selected at time of S&S Orbital appointment.
28Oct19 / 26Nov19	

Inv.: 740 Line: 3	1 - 1-Bonus -QUARTZ COUNTERTOPS-LEVEL 1 IN STANDARD MAIN AND 3PC ENSUITE WITH ENTRY LEVEL UNDERMOUNT SINK AND SINGLE HOLE FAUCET FROM THE BUILDERS SELECTIONS
	Note: NOTE - BASED ON STANDARD LAYOUT . DOES NOT INCLUDE ADDITIONAL SINK OR EXTENSIONS
28Oct19 / 26Nov19	

Inv.: 740 Line: 15	1 - Loyalty Bonus of to be taken at time of colour selections.
	Note:
28Oct19 / 26Nov19	

BROCHURE LAYOUTS

Inv.: 740 Line: 14	1 - Master bedroom /ensuite - master WIC square off the left side and in the ensuite center the toilet between the tub and the vanity as per schedule H
	Note:
28Oct19 / 26Nov19	

Inv.: 740 Line: 9	1 - INCREASE SIZE OF FRONT DOOR FROM 34" TO 36" WIDE THUS REDUCING THE SIDELITE TO APPROX 10" WIDE. NOTE SIDELITE TO BE A KICK PLATE SIDELITE TO ACCOMODATE THE LARGER DOOR, WILL NOT BE A PANEL SIDELITE TO MATCH DOOR As per schedule H
	Note:
Deleted as per Line Item #54	

Inv.: 740 Line: 10	1 - Rework bedroom 3-square off main bathroom,centre toilet ,move the window approx 6"towards toilet . relocate the sink and main door to bath as per Schedule H
	Note:
28Oct19 / 26Nov19	

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Inv.: 740 Line: 11	1 - Laundry relocate hook ups to basement and rework the laundry and bedroom 2 closet and the hall linen closet as per the attached schedule H Note: 28Oct19 / 26Nov19
Inv.: 740 Line: 12	1 - Kitchen - MOVE the kitchen wall into the hallway by approx 12" (adding the extra 12" into the dinette). Note walk in closet for revised Bed #2 to be reduced by the same 12". As per schedule H Note: *** PLEASE NOTE 12" WING WALL REQUIRED AT SIDE OF KITCHEN TO KEEP IN LIGN WITH CATHEDRAL CEILING *** 28Oct19 / 26Nov19
Inv.: 740 Line: 13	1 - Relocate the std fireplace from the Great Room to the finished Rec Room in the basement As per Schedule H Note: 28Oct19 / 26Nov19
Inv.: 851 Line: 59	1 - Open up and finish area below staircase, drywall to follow angle of stair stringer. Note: Stairs to be flush up against exterior wall. Note: 17Dec19 / 10Mar20

CABINETRY

Inv.: 851 Line: 44	1 - NOTE: FRONT OF KITCHEN ISLAND TO BE APPROX. 69 " FROM STOVE WALL, LEAVING AN APPROX 45" PASSAGE IN BETWEEN ISLAND AND STOVE. SIDE OF KITCHEN ISLAND CABINETRY TO BE APPROX. 69" FROM FRIDGE WALL, LEAVING AN APPROX. 45" PASSAGE IN BETWEEN CABINETS. Note: As per attached kitchen sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 45	1 - NOTE: CLIENTS TO SIGN OFF ON KITCHEN LAYOUT APPROVAL BEFORE SENDING INTO PRODUCTION Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 41	1 - Kitchen redesign on stove wall (in order from corner pantry to dinette area): approx 35" wide 2 doors cabinet, stove/stove cabient (approx 30") , Approx 35" wide 2 door cabinet, approx 17.5" wide 1 door cabinet. Note: *** Length of cabinetry to stay the same as the standard kitchen, size of cabinets have changed and stove location *** As per attached kitchen sketch and sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 39	1 - NOTE: Standard bulkhead to be supplied and installed in kitchen as per schedule H signed nov 9, 2019 Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 37	1 - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH Note: size of doors in the surrounding cabinetry to stay standard size unless imposible due to length of wall . Fridge opening to be approx 38.5" Wide X 71.5" high , fridge size is 35.75" x 69.75". As per attached kitchen sketch and sketch dated january 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 34	1 - LOWER CABINET & COUNTERTOP - PER LINEAR FOOT - STANDARD CABINET Note: On island. BOD to increase to approx 18", next to an approx 9" 1 door lower cabinet. As per attached kitchen sketch and sketch dated january 23, 2020 17Dec19 / 10Mar20

CARPET

Inv.: 851 Line: 26	1 - walk out finish rec room - upgrade the carpet to level 1 Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 27	1 - Walk out finish basement - upgrade the underpad to level 1 Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20

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Inv.: 851 Line: 18	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 46	1 - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 805 Line: 60	1 - Revision #1 to Interior Colour chart - carpet reselection Note: Level 2 Carpet at no additional Cost 28Nov19 / 16Oct20

CERAMIC TILE

Inv.: 851 Line: 23	1 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 30	1 - BRONZE - WALL TILE- KITCHEN BACKSPLASH- STANDARD LAYOUT Note: as per attached tile installation sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 31	1 - 1/2 BRICK INSTALLATION ONLY - KITCHEN BACKSPLASH- STANDARD LAYOUT Note: As per attached tile installation sketch dated January 23, 2020 17Dec19 / 10Mar20

COUNTERTOP

Inv.: 851 Line: 35	1 - UPGRADE TO GRANITE LEVEL 1 ON EXTENDED LINEAR FOOT OF CABINETRY/COUNTERTOP (BUILDER'S STANDARD LAMINATE) ON ISLAND. INCLUDES FLUSH BREAKFAST BAR. Note: Eased edge profile. As per attached kitchen sketch, edge profile sketch and sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 36	1 - COUNTERTOP - GRANITE - UPGRADE LEVEL 1 - KITCHEN (4) Note: INCLUDING STANDARD SIZE ISLAND. INCLUDES FLUSH BREAKFAST BAR . eased edge profile . As per attached kitchen sketch, edge profile sketch and attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 25	1 - CLARIFICATION: SUPPLY AND INSTALL LEVEL 1 GRANITE IN LIEU OF LEVEL QUARTZ (BONUS) IN MASTER 3 PC ENSUITE AND MAIN BATHROOM. Note: Eased edge. As per edge profile sketch dated January 23, 2020 17Dec19 / 10Mar20

DOORS - INTERIOR

Inv.: 851 Line: 40	1 - NOTE: Door to Basement unfinished areas to be 32" wide (for futur washer -dryer installation) Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 48	1 - DOOR - INTERIOR - SLIDING DOOR - UPGRADE TO WOOD SLAB SLIDING DOOR WITH PULL HARDWARE AND HD TRACK - 0 TO 72 INCH - 2 PANELS Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20

ELECTRICAL

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Inv.: 851 Line: 47	1 - CLARIFICATION: STANDARD CEILING LIGHT FIXTURE FROM HALLWAY STANDARD FLOORPLAN (NEAR HALLWAY CLOSET) TO BE MOVED IN REDESIGNED MAIN BATH APPROX CENTERED IN BETWEEN TOILET AND TUB/SHOWER . Note: SEE B1A'S #10. As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 16	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: estimate No#SS2504 rev 01 17Dec19 / 10Mar20
Inv.: 851 Line: 17	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate No# OR3000 17Dec19 / 10Mar20

HARDWOOD FLOORING

Inv.: 851 Line: 19	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - BEDROOM 2 (14) Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - MASTER BEDROOM (13) Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 21	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" NATURAL IN EXTRA AREA - STUDY (10B) Note: As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20

MISCELLANEOUS

Inv.: 851 Line: 51	1 - NOTE: REDESIGNED W.I.C TO HAVE 5 SHELVES UNIT ON WALL BACKING ONTO THE HALLWAY CLOSET. SHELVES TO BE FULL WIDTH OF WALL. WALL FACING DOOR TO HAVE 1 SHELF &1 ROD. HALLWAY CLOSET (previous linen) TO NOW HAVE 1 SHELF & 1 ROD IN LIEU OF STANDARD 5 SHELVES. Note: See B1a's #11. As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 53	1 - See siting sketch dated january 23, 2020 Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 54	1 - Delete Item # 9 (front door to 36") Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 57	1 - Delete standard mail box on front porch. Note: 17Dec19 / 10Mar20

PAINT

Inv.: 851 Line: 32	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: 17Dec19 / 10Mar20
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PLUMBING



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Inv.: 851 Line: 24	1 - CLARIFICATION: CENTER THE SINK & LIGHT FIXTURE IN MAIN VANITY BATHROOM. Note: See B1a's # 10. 17Dec19 / 10Mar20
Inv.: 851 Line: 28	1 - KITCHEN SINK - FRANKE TECHNA TCX110-29 STAINLESS STEEL UNDERMOUNT SINK Note: SINGLE BOWL SINK. Only available with Solid Surface Countertops 17Dec19 / 10Mar20
Inv.: 851 Line: 29	1 - Master ensuite -in std 3pc - delete the std tub/shower combo and install a one piece moulded 3X5 Mirolin Melrose 5 shower with clear bypass sliding glass doors. Note: Come without a seat and with left drain configuration when facing shower. As per attached sketch dated January 23, 2020 17Dec19 / 10Mar20
Inv.: 851 Line: 22	1 - KITCHEN FAUCET - DELTA MARLEY 986LF Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 50	1 - DELETE B-1A'S #6 (sleeve for futur waterline) Note: 17Dec19 / 10Mar20

STANDARDS

Inv.: 740 Line: 4	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note: 28Oct19 / 26Nov19
Inv.: 740 Line: 5	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note: 28Oct19 / 26Nov19
Inv.: 740 Line: 6	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: Deleted as per Line Item #50
Inv.: 740 Line: 7	1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable 28Oct19 / 26Nov19
Inv.: 740 Line: 8	1 - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins 28Oct19 / 26Nov19

WINDOWS & DOORS

Inv.: 851 Line: 55	1 - Replace standard front door & side light with an approx. 42" smooth finish front door with an approx. 22" x 64" glass insert (no side light). Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 56	1 - Delete standard operator window in staircase to basement. Note: 17Dec19 / 10Mar20
Inv.: 851 Line: 49	1 - NOTE: STANDARD TRANSOM WINDOW TO BE SUPPLY AND INSTALLED OVER THE PATIO DOOR Note: 17Dec19 / 10Mar20

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Inv.: 851 Line: 42 17Dec19 / 10Mar20	1 - ADD FOR TRANSOM ABOVE FRONT DOOR. Note: Approx 10-12" high & as wide as front door. Front door was enlarge to approx 42" , see # 54 & 55. AS per attached sketch dated January 23, 2020
Inv.: 851 Line: 43 17Dec19 / 10Mar20	1 - GARAGE DOOR - UPGRADE TO 16 x 8 STRATFORD 3000 INSULATED TERRATONE DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note: