



CONSTRUCTION SUMMARY

Place St. Thomas - 7 - 3 - 1035 THE MORROW ELEV C

Registere Plan Number: Municipal Address: Closing: 30-Mar-21

APPLIANCES

Inv.: 1,007 Line: 19	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
26May20 / 10Jun20	

BONUS

Inv.: 1,007 Line: 1	1 - BONUS - DECOR CENTER CREDIT OF \$11,000.00 Note: Bonus of \$11,000.00 has been applied in full to the purchase price.
26May20 / 10Jun20	

BROCHURE LAYOUTS

Inv.: 1,007 Line: 22	1 - ENSUITE - 4PC ENSUITE WITH 2 SINKS. Note: - As Per Schedule H. - Includes Double Vanity & Walk-In Shower with Kameleon Sliding Glass Doors. - Builders Standard Cabinetry, Ceramic Tile & Countertop.
26May20 / 10Jun20	

CABINETRY

Inv.: 1,007 Line: 13	1 - OPTIONAL KITCHEN # 2 - Standard Level Cabinetry Note: Kitchen as per Schedule H.
26May20 / 10Jun20	
Inv.: 1,007 Line: 20	1 - Relocate Microwave Shelf in Island to Upper Cabinetry between Range & Fridge, includes outlet for future microwave. Provide Pots & Pans Drawers (6/12/12) in old microwave location. Note: - Kitchen as per Schedule H - Island microwave shelf replaced with pots & pans drawer (above existing drawer).
26May20 / 10Jun20	
Inv.: 1,007 Line: 21	1 - Supply & Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep x 10" High). Standard Level Cabinetry. Note: - Optional Kitchen #2 - Standard Level Cabinetry - Upgraded 42" wood doors will have center style.
26May20 / 10Jun20	
Inv.: 1,077 Line: 56	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. - Kitchen as per Sketch dated July 7, 2020
17Jun20 / 15Jul20	

CABINETRY ACCESSORIES

Inv.: 1,007 Line: 23	1 - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS) Note: - Centered between 2 sinks. - Ensuite Bathroom as per Schedule H.
26May20 / 10Jun20	
Inv.: 1,007 Line: 24	1 - Upgrade Optional Kitchen #2 Hardware to # 305-96-195. Layout includes relocating microwave cabinet and adding pots & pans drawers. Note:
26May20 / 10Jun20	
Inv.: 1,007 Line: 25	1 - Upgrade Ensuite Bathroom Hardware to # 305-96-195 Note:
26May20 / 10Jun20	

CARPET

Inv.: 1,007 Line: 34	1 - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: Basement staircase as per Schedule H.
26May20 / 10Jun20	



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Inv.: 1,007 Line: 35 26May20 / 10Jun20	1 - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 Note: Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H.
Inv.: 1,007 Line: 36 26May20 / 10Jun20	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: Basement staircase as per Schedule H.
Inv.: 1,007 Line: 37 26May20 / 10Jun20	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 Note: Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H.
Inv.: 1,231 Line: 60 31Oct20 / 5Nov20	1 - REVISION TO INTERIOR COLOUR CHART DATED JULY 7, 2020. Note: - Revision to Interior Colour Chart dated July 7, 2020. - Carpet re-selection in Master Bedroom, Bedroom #2, Bedroom #3 & Basement Staircase. - No charge for Level 2 Carpet re-selection

CERAMIC TILE

Inv.: 1,248 Line: 61 10Nov20 / 12Nov20	1 - REVISION # 2 TO INTERIOR COLOUR CHART DATED JULY 7, 2020 Note: - Ceramic Wall Tile re-selection in Main Bathroom.
Inv.: 1,077 Line: 58 17Jun20 / 15Jul20	1 - DELETE IEM # 32 - SILVER WALL TILE IN WALK-IN SHOWER Note: - Delete Item #32 - Silver Level Wall Tile in Walk-IN Shower
Inv.: 1,077 Line: 59 17Jun20 / 15Jul20	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER Note: Ensuite Bathroom Walk-In Shower as per Sketch dated July 7, 2020
Inv.: 1,077 Line: 46 17Jun20 / 15Jul20	1 - DELETE ITEM # 27 - BRONZE LEVEL CERAMIC FLOOR TILE IN FOYER Note: - Delete Item # 27 - Bronze Level Ceramic Floor Tile in Foyer
Inv.: 1,077 Line: 47 17Jun20 / 15Jul20	1 - DELETE ITEM # 28 - BRONZE LEVEL CERAMIC FLOOR TILE IN POWDER ROOM Note: - Delete Item # 28 - Bronze Level Ceramic Floor Tile in Powder Room
Inv.: 1,077 Line: 48 17Jun20 / 15Jul20	1 - DELETE ITEM # 29 - BRONZE LEVEL CERAMIC FLOOR TILE IN MUD/LAUNDRY ROOM Note: Delete Item #29 - Bronze Level Ceramic Floor Tile in Mud/Laundry Room.
Inv.: 1,077 Line: 50 17Jun20 / 15Jul20	1 - TILE - FLOOR - UPGRADE - GOLD - - FOYER (1) - GOLD Note: Foyer as per Sketch dated July 7, 2020
Inv.: 1,077 Line: 51 17Jun20 / 15Jul20	1 - TILE - FLOOR - UPGRADE - GOLD - - POWDER ROOM (3) - GOLD Note: Powder Room as per Sketch dated July 7, 2020
Inv.: 1,077 Line: 49 17Jun20 / 15Jul20	1 - TILE - FLOOR - UPGRADE - GOLD - - KITCHEN (4) - GOLD Note: Kitchen & Dinette as per Sketch dated July 7, 2020



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Inv.: 1,077 Line: 52	1 - TILE - FLOOR - UPGRADE - GOLD - - MUD / LAUNDRY ROOM (6) - GOLD Note: Mud/Laundry Room as per Sketch dated July 7, 2020 17Jun20 / 15Jul20
Inv.1,007 Line: 27	1 - TILE - FLOOR - UPGRADE - BRONZE - FOYER (1) - BRONZE Note: Foyer as per Schedule H. Deleted as Per Line Item #46
Inv.1,007 Line: 28	1 - TILE - FLOOR - UPGRADE - BRONZE - POWDER ROOM (3) - BRONZE Note: Powder Room as per Schedule H. Deleted as Per Line Item #47
Inv.1,007 Line: 29	1 - TILE - FLOOR - UPGRADE - BRONZE - MUD / LAUNDRY ROOM (6) - BRONZE Note: Mud Room/Laundry as per Schedule H. Deleted as Per Line Item #48
Inv.: 1,007 Line: 30	1 - Upgrade to Bronze Level Kitchen Backsplash including area behind Chimney Hood Fan. 1/3 Staggered Horizontal Installation. Note: - Optional Kitchen # 2 26May20 / 10Jun20
Inv.: 1,007 Line: 31	1 - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM STANDARD - SILVER Note: Ensuite Bathroom as per Schedule H. 26May20 / 10Jun20
Inv.1,007 Line: 32	1 - TILE - WALL - UPGRADE - SILVER - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - SILVER Note: Ensuite Bathroom walk in shower as per Schedule H. Deleted as Per Line Item #58
Inv.: 1,007 Line: 33	2 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 26May20 / 10Jun20

COUNTERTOP

Inv.: 1,007 Line: 26	1 - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 4PC Note: 26May20 / 10Jun20
Inv.: 1,077 Line: 57	1 - Upgrade Kitchen Island (Opt Kitchen Layout #2) to Include Flush Breakfast Bar with Standard Level Laminate Countertop Note: Kitchen as per Sketch dated July 7, 2020 17Jun20 / 15Jul20

DOORS - INTERIOR

Inv.: 1,077 Line: 54	1 - DELETE ITEM # 12 - BIRKDALE STYLE INTERIOR PASSAGE DOORS Note: Delete Item # 12 - Birkdale Style Interior Passage Doors. 17Jun20 / 15Jul20
Inv.: 1,077 Line: 55	15 - UPGRADE ALL PASSAGE DOORS TO CRAFTSMAN III STYLE Note: 17Jun20 / 15Jul20
Inv.: 1,007 Line: 12	1 - UPGRADE ALL PASSAGE DOORS TO BIRKDALE STYLE (3 PANELS) Note: 26May20 / 10Jun20



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ELECTRICAL

Inv.: 1,077 Line: 43 17Jun20 / 15Jul20	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Orbital Estimate # OR3964 Rev. 01 dated 06/29/2020.
Inv.: 1,077 Line: 44 17Jun20 / 15Jul20	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: S&S Electric Estimate # SS3307 Rev. 01 dated 06/29/2020.

FIREPLACES

Inv.: 1,007 Line: 14 26May20 / 10Jun20	1 - TRIM - FIREPLACES - MODERN TYPE 1 - OAK Note: Family Room as per Schedule H
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HARDWOOD FLOORING

Inv.: 1,077 Line: 45 17Jun20 / 15Jul20	1 - DELETE ITEM # 39 - LAUZON HARDWOOD 4 1/8" AUTHENTIK COLLECTION IN KITCHEN & DINETTE Note: - Delete Item #39 - Lauzon Hardwood 4 1/8" Authentik Collection in Kitchen & Dinette
Inv.: 1,007 Line: 38 26May20 / 10Jun20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - STANDARD AREAS Note: Living Room, Dining Room, Family Room, Main Floor Hallway & Upper Hallway as per Schedule H.
Inv.: 1,007 Line: 39 26May20 / 10Jun20	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4 1/8" AUTHENTIK COLLECTION - KITCHEN (4) Note: Kitchen & Dinette as per Schedule H. Deleted as Per Line Item #45

MISCELLANEOUS

Inv.: 1,007 Line: 9 26May20 / 10Jun20	1 - Delete Half Wall between Foyer & Dining. (Note: Existing post is structural and must remain) Note: Foyer/Dining Room as per Schedule H
Inv.: 1,007 Line: 10 26May20 / 10Jun20	1 - Delete Half Wall between Family Room & Main Floor Hallway across from the Powder Room. (Note: Existing post is structural and must remain) Note: Family Room as per Schedule H.
Inv.: 1,007 Line: 42 26May20 / 10Jun20	1 - FLAT CEILING IN WHOLE HOUSE (2 STOREY) Note: - Includes open finished basement staircase. - Does not include unfinished basement areas.

PLUMBING

Inv.: 1,077 Line: 53 17Jun20 / 15Jul20	1 - BATHROOMS - DELTA VERO SHOWER FAUCET T17253 Note: Ensuite bathroom shower faucet as per Sketch dated July 7, 2020
Inv.: 1,007 Line: 18 26May20 / 10Jun20	1 - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note:



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Inv.: 1,007 Line: 40	2 - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: - Only available with Solid Surface Countertops - Ensuite Bathroom X2
26May20 / 10Jun20	
Inv.: 1,007 Line: 41	2 - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST Note: - Ensuite Bathroom X2
26May20 / 10Jun20	

RAILING

Inv.: 1,007 Line: 16	1 - RAILING - OAK MODERN 3" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES Note: - 3" Modern Beveled Posts - Gun Metal Gray Brackets
26May20 / 10Jun20	
Inv.: 1,007 Line: 17	1 - Upgrade Half Wall in Upper Hallway to Stined Oak 3" Modern Posts with Oak Colonial Handrail & Gun Metal Gray Spindles. Note: - 3" Oak Modern Beveled Posts - Gun Metal Gray Brackets
26May20 / 10Jun20	

STAIRS

Inv.: 1,007 Line: 15	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 3-1/8" NATURAL HARDWOOD ON LANDING Note: Upper Stairs as per Schedule H.
26May20 / 10Jun20	

STANDARDS

Inv.: 1,007 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
26May20 / 10Jun20	
Inv.: 1,007 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
26May20 / 10Jun20	
Inv.: 1,007 Line: 4	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:
26May20 / 10Jun20	
Inv.: 1,007 Line: 5	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note:
26May20 / 10Jun20	
Inv.: 1,007 Line: 6	1 - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note:
26May20 / 10Jun20	
Inv.: 1,007 Line: 7	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:
26May20 / 10Jun20	
Inv.: 1,007 Line: 8	1 - CERAMIC TILE - DELETE FIREPLACE HEARTH Note:
26May20 / 10Jun20	

TRIM



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Inv.: 1,007	1 - TRIM - MODERN TRIM PACKAGE - 239 BASEBOARD AND 1113 CASING
Line: 11	
	Note:
26May20 / 10Jun20	