



CONSTRUCTION SUMMARY

Rathwell Landing - 261 - 2 - 1086 THE STEEL ELEV B - WALK OUT BASEMENT

Registere Plan Number: Municipal Address: Closing: 16-Sep-21

APPLIANCES

Inv.: 1,207 Line: 39	1 - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN CONTEMPORARY 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
14Oct20 / 2Dec20	

BONUS

Inv.: 1,079 Line: 1	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Has been applied in full. Bonus of \$10,000.00 has been applied to the purchase price
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 25	1 - BONUS - DECOR CENTER CREDIT OF \$2,000.00 Note: Has been applied in full. Bonus of \$2,000.00 has been applied to the purchase price
22Jun20 / 10Sep20	

BROCHURE LAYOUTS

Inv.: 1,079 Line: 9	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT #1 C/W FLUSH BREAKFAST BAR - LEVEL 1 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: As per Schedule H
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 10	1 - PROVIDE FOR CUSTOM GLASS SHOWER ENCLOSURE C/W GLASS PANEL BETWEEN SHOWER AND SUNKEN TUB TO SIT ON TUB DECK AND CUSTOM GLASS PIVOT DOOR Note: As Per Schedule H
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 13	1 - SUPPY AND INSTALL OPTIONAL STUDY DOOR FROM GREAT ROOM Note: As Per Schedule H
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 14	1 - ENSUITE - 5PC ENSUITE IN BUILDERS STANDARD FINISHES Note: As per Schedule H
22Jun20 / 10Sep20	

CABINETRY

Inv.: 1,079 Line: 8	3 - KITCHEN - LOWER CABINETS - ISLAND LOWER AND COUNTER TOP - PER LINEAR FOOT, LEVEL 1 CABINETRY. As Per Sketch Note: ***ADD APPROX 3FT TO ISLAND***
22Jun20 / 10Sep20	

Inv.: 1,207 Line: 43	1 - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - OPT 1 LAYOUT - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH Note: As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style
14Oct20 / 2Dec20	

Inv.: 1,207 Line: 44	1 - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: Top drawer will be false to accomodate cooktop. As per Kitchen Sketch
14Oct20 / 2Dec20	

Inv.: 1,207 Line: 45	1 - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W GABLE - LEVEL 1 SERIES CABINETRY Note: As per Kitchen Sketch
14Oct20 / 2Dec20	



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Inv.: 1,207 Line: 81 14Oct20 / 2Dec20	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.
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CABINETRY ACCESSORIES

Inv.: 1,207 Line: 46 14Oct20 / 2Dec20	1 - DELETE ITEM 23 (RE: 3-1/4" Stained Hardwood in Kitchen...) Note: See item 30
Inv.: 1,079 Line: 24 22Jun20 / 10Sep20	1 - PROVIDE FOR UNDER CABINET PUCK LIGHTING (7) C/W FALSE BOTTOM & SEPERATE SWITCH Note: As Per Optional Kitchen #1 Layout Sketch
Inv.: 1,207 Line: 40 14Oct20 / 2Dec20	1 - HARDWARE - UPGRADE TO POI-R7040-160-ABN - OPTIONAL KITCHEN LAYOUT #1 C/W APPROX 3FT ADDED TO ISLAND Note: See item 8
Inv.: 1,207 Line: 42 14Oct20 / 2Dec20	1 - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS) Note: MASTER ENSUITE BATHROOM . Approx. CENTERED BETWEEN TWO SINKS as per plan

CARPET

Inv.: 1,207 Line: 72 14Oct20 / 2Dec20	1 - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: As per plan
Inv.: 1,207 Line: 73 14Oct20 / 2Dec20	1 - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 Note: As per plan
Inv.: 1,207 Line: 74 14Oct20 / 2Dec20	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1 Note: As per plan
Inv.: 1,207 Line: 75 14Oct20 / 2Dec20	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 Note: As per plan
Inv.: 1,207 Line: 82 14Oct20 / 2Dec20	1 - CARPET - 2 COLORS OF CARPET Note:

CERAMIC TILE

Inv.: 1,207 Line: 69 14Oct20 / 2Dec20	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - BRONZE - BEDROOM #2 ENSUITE Note: Horizontally Stacked as per Wall Tile Sketch
Inv.: 1,207 Line: 71 14Oct20 / 2Dec20	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - SILVER SERIES - FOR TUB & SHOWER SURROUND - NOTE GLASS PANEL BETWEEN TUB AND SHOWER Note: Horizontally Stacked as per Wall Tile Sketch



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Inv.: 1,207 Line: 49	3 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 14Oct20 / 2Dec20
Inv.: 1,207 Line: 63	1 - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 64	1 - TILE - FLOOR - UPGRADE - BRONZE - - POWDER ROOM (3) - BRONZE Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 65	1 - TILE - FLOOR - UPGRADE - BRONZE - - MUD / LAUNDRY ROOM (6) - BRONZE Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 66	1 - TILE - FLOOR - UPGRADE - BRONZE - - MAIN BATHROOM (18) - BRONZE Note: In Jack and Jill Bathroom, Rectangular Side-to-Side as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 67	1 - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM 3 - BRONZE Note: In BEDROOM #2 ENSUITE BATHROOM, Rectangular Side-to-Side as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 68	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - MAIN BATHROOM (18) - BRONZE Note: In Jack and Jill Bathroom, Horizontally Stacked as per Wall Tile Sketch 14Oct20 / 2Dec20
Inv.: 1,207 Line: 70	1 - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER Note: Rectangular Side-to-Side as per Floor Tile Sketch and plan 14Oct20 / 2Dec20
Inv.: 1,207 Line: 47	1 - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - - KITCHEN - EMERALD Note: INCLUDING AREA BEHIND CHIMNEY HOOD FAN, horizontally stacked as per Wall Tile Sketch 14Oct20 / 2Dec20

COUNTERTOP

Inv.: 1,207 Line: 77	1 - DELETE ITEM # 30 GRANITE LEVEL 1 Note: See item 41 for Quartz Upgrade 14Oct20 / 2Dec20
Inv.: 1,207 Line: 41	1 - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN OPT #1 LAYOUT C/W EXTENDED ISLAND AND OPT FLUSH BREAKFAST BAR Note: Eased Edge Profile as per Profile Sketch. See item 8 14Oct20 / 2Dec20
Inv.: 1,178 Line: 30	1 - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPT #1 LAYOUT C/W OPT FLUSH - BREAKFAST BAR Note: As per Plan including extended island (see item #8) Deleted as per Line Item #77

DOORS - INTERIOR

Inv.: 1,207 Line: 76	1 - DOOR - HARDWARE - ASHFIELD EXTERIOR GRIPSET - IRON BLACK Note: 14Oct20 / 2Dec20
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Inv.: 1,207 Line: 35	24 - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - EXTRA DOOR - PER DOOR - . Note: 14Oct20 / 2Dec20
Inv.: 1,207 Line: 36	26 - INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - EXTRA DOOR - PER DOOR - . Note: COLOUR 514 IRON BLACK including interior side of man doors 14Oct20 / 2Dec20

ELECTRICAL

Inv.: 1,207 Line: 79	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate #: OR4653 Rev.03 dated 11/23/2020 14Oct20 / 2Dec20
Inv.: 1,207 Line: 80	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Estimate No #: SS3768 Rev.05 Dated 11/23/2020 14Oct20 / 2Dec20

FIREPLACES

Inv.: 1,207 Line: 48	1 - DELETE CERAMIC FIREPLACE SURROUND AND PROVIDE FOR DRYWALL FINISH Note: 14Oct20 / 2Dec20
Inv.: 1,207 Line: 37	1 - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED Note: Stained SB214 14Oct20 / 2Dec20
Inv.: 1,079 Line: 18	1 - RELOCATE FIREPLACE FROM REAR WALL TO SIDE WALL AND PROVIDE FOR ADDITIONAL WINDOW IN THE PREVIOUS LOCATION (WINDOW TO MATCH EXISTING WINDOWS) Note: Fireplace To Be Bumped Into Great Room Approx. 12" 22Jun20 / 10Sep20
Inv.: 1,079 Line: 11	1 - FIREPLACE - FIREPLACE FAN KIT C/W WALL SWITCH FOR FAN Note: 22Jun20 / 10Sep20

HARDWOOD FLOORING

Inv.: 1,178 Line: 33	1 - DELETE ITEM #21 (RE: Hardwood 3-1/8" stained in standard areas..) Note: 15Sep20 / 6Oct20
Inv.: 1,178 Line: 34	1 - DELETE ITEM #22 (RE: Hardwood 3-1/8" stained...) Note: 15Sep20 / 6Oct20
Inv.: 1,178 Line: 28	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: As per Plan 15Sep20 / 6Oct20
Inv. 1,079 Line: 21	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8" STAINED - STANDARD AREAS Note: As Per Schedule H Deleted as per Line Item #33



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Inv.1,079 Line: 22	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - STUDY (10B) Note: As Per Schedule H Deleted as per Line Item #34
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Inv.1,079 Line: 23	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3 - 1/8"STAINED - KITCHEN (4) Note: **INCLUDES DINETTE AREA** As Per Schedule H Deleted as per Line Item #46
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Inv.: 1,207 Line: 50	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN / DINETTE (OPT KITCHEN #1 LAYOUT) Note: As per plan
14Oct20 / 2Dec20	

Inv.: 1,178 Line: 29	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - OFFICE Note: As per Plan
15Sep20 / 6Oct20	

HVAC

Inv.: 1,207 Line: 61	1 - AC ROUGH IN LINE SET, DISCONNECT & ELECTRICAL WIRING Note:
14Oct20 / 2Dec20	

Inv.: 1,178 Line: 27	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 to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required
15Sep20 / 6Oct20	

MISCELLANEOUS

Inv.: 1,079 Line: 20	1 - REVISE FRONT ELAVATION AS PER ATTACHED SKETCH TO INCLUDE EXTENDING PORCH THE FULL WIDTH OF THE LIVING ROOM C/W ROOF ABOVE, ADDITIONAL POST TO BE ADDED TO MATCH EXISTING & WINDOW IN ENSUITE TO BE REDUCED IN HEIGHT TO ACCOMODATE THE NEW ROOF. Note:
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 15	1 - FLAT CEILING IN FINISHED BASEMENT RECREATION ROOM Note: Finished Recreation Room Priced Separately
22Jun20 / 10Sep20	

Inv.: 1,079 Line: 16	1 - FLAT CEILING IN WHOLE HOUSE Note: Does not include additional basement areas
22Jun20 / 10Sep20	

PAINT

Inv.: 1,207 Line: 78	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:
14Oct20 / 2Dec20	

PLUMBING

Inv.: 1,207 Line: 56	2 - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE Note:
14Oct20 / 2Dec20	



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Inv.: 1,207 Line: 57 14Oct20 / 2Dec20	1 - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE Note: In Jack and Jill Bathroom
Inv.: 1,207 Line: 58 14Oct20 / 2Dec20	1 - BATHROOMS - DELTA VERO VANITY FAUCET 553LF SINGLE HOLE Note: ***BEDROOM #2 ENSUITE BATHROOM***
Inv.: 1,207 Line: 62 14Oct20 / 2Dec20	1 - BATHROOMS - DELTA VERO SHOWER & TUB FAUCET T17453 R10000 - UNBX Note: ***BEDROOM #2 ENSUITE***
Inv.: 1,207 Line: 54 14Oct20 / 2Dec20	1 - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001 Note: See item 57 for Single hole faucet
Inv.: 1,207 Line: 55 14Oct20 / 2Dec20	1 - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001 Note: In BEDROOM #2 ENSUITE BATH. See item 58 for Single hole faucet
Inv.: 1,207 Line: 51 14Oct20 / 2Dec20	1 - KITCHEN SINK - FRANKE TECHNA TCX110-29 SINGLE BOWL STAINLESS STEEL UNDERMOUNT SINK Note: As per plan. See item 41 for Solid Surface Countertops
Inv.: 1,207 Line: 52 14Oct20 / 2Dec20	1 - KITCHEN FAUCET - DELTA ESSA 9113 - BL - DST MATTE BLACK SINGLE HANDLE PULL-DOWN Note: As per plan
Inv.: 1,207 Line: 53 14Oct20 / 2Dec20	2 - BATHROOM SINK - AMERICAN STANDARD LOFT VESSEL SINK 0552 - 001 Note: See item 56 for single hole faucet
Inv.: 1,207 Line: 60 14Oct20 / 2Dec20	1 - BATHROOMS - DELTA VERO ROMAN TUB FAUCET ONLY T2753 R2707 Note: MASTER ENSUITE BATH.
Inv.: 1,079 Line: 12 22Jun20 / 10Sep20	1 - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: DOES NOT INCLUDE CONNECTION

RAILING

Inv.: 1,207 Line: 38 14Oct20 / 2Dec20	1 - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: includes Routed top Posts and wrinkled black metal brackets where applicable
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STAIRS

Inv.: 1,079 Line: 19 22Jun20 / 10Sep20	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE 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.
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STANDARDS

CONSTRUCTION SUMMARY

Rathwell Landing - 261 - 2 - 1086 THE STEEL ELEV B - WALK OUT BASEMENT

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Inv.: 1,079 Line: 2	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note: 22Jun20 / 10Sep20
Inv.: 1,079 Line: 3	1 - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note: 22Jun20 / 10Sep20
Inv.: 1,079 Line: 4	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note: 22Jun20 / 10Sep20
Inv.: 1,079 Line: 5	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: 22Jun20 / 10Sep20
Inv.: 1,079 Line: 6	1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: Excluding Corner Cabinetry Where Applicable 22Jun20 / 10Sep20
Inv.: 1,079 Line: 7	1 - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins 22Jun20 / 10Sep20
Inv.: 1,079 Line: 26	1 - STANDARD - FIREPLACE HEARTH DELETED Note: 22Jun20 / 10Sep20
Inv.: 1,207 Line: 59	1 - CLARIFICATION TO SCHEDULE H-1: Walkout Deck Size is approx. 9' x 7'-3" as per walkout sketch Note: 14Oct20 / 2Dec20

WINDOWS & DOORS

Inv.: 1,178 Line: 31	1 - DINING ROOM - DELETE THE 3 STD 24"X24" WINDOWS AND INSTALL APPROX 2 - 30"X72" WINDOWS BOTH WITH OPERATORS Note: As per plan 15Sep20 / 6Oct20
Inv.: 1,178 Line: 32	1 - GARAGE DOOR - UPGRADE TO 16 x 8 MID-AMERICA/REGAL INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note: 15Sep20 / 6Oct20
Inv.: 1,079 Line: 17	1 - CHANGE WINDOWS ON REAR WALL OF GREAT ROOM TO 3 DOUBLE CASEMENT WINDOWS APPROX 48"WIDE X 100"HIGH AS PER ATTACHED SKETCH (NOTE FIREPLACE HAS BEEN RELOCATED TO SIDE WALL) Note: 22Jun20 / 10Sep20