



CONSTRUCTION SUMMARY

Rathwell Landing - 265 - 2 - 1030 THE NASH ELEV A - WALK OUT BASEMENT

Registere Plan Number: Municipal Address: Closing: 23-Jun-21

APPLIANCES

Inv.: 1,116 Line: 68 28Jul20 / 23Nov20	1 - WALL OVEN - KITCHEN AID 30" COMBINATION WALL OVEN WITH EVEN HEAT TRUE CONVECTION (LOWER OVEN) - KOCE500ESS Note: AS PER KITCHEN SKETCH. Includes installation prior to closing. Reference item 63. Does not include modifications to cabinetry or electrical changes
Inv.: 1,116 Line: 71 28Jul20 / 23Nov20	1 - HOOD FAN - CHIMNEY - WHIRLPOOL 300 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. To be checked if Make-up Air system is required by Estimation Department**AS PER KITCHEN SKETCH **
Inv.: 1,116 Line: 67 28Jul20 / 23Nov20	1 - COOKTOP - KITCHEN AID 30" ELECTRIC COOKTOP WITH 4 RADIANT ELEMENTS - KCES550HSS Note: Includes installation prior to closing. Reference item 64. Does not include gas line, modifications to cabinetry, electrical changes or appliance connection

BONUS

Inv.: 971 Line: 1 8Apr20 / 29Jun20	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Has been applied in full to the purchase price
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BROCHURE LAYOUTS

Inv.: 971 Line: 18 8Apr20 / 29Jun20	1 - PROVIDE OPTIONAL KITCHEN LAYOUT #2 Note: see attached sketch dated june 20,2020
Inv.: 971 Line: 13 8Apr20 / 29Jun20	1 - ENSUITE - 5PC ENSUITE Note: See attached schedule H-3
Inv.: 971 Line: 7 8Apr20 / 29Jun20	1 - BASEMENT BATHROOM - FINISH 3-PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: As per Schedule H
Inv.: 971 Line: 17 8Apr20 / 29Jun20	1 - CEILING - CATHEDRAL CEILING IN DINETTE Note: As per Schedule H-2
Inv.: 1,116 Line: 75 28Jul20 / 23Nov20	1 - PROVIDE FOR FINISHED BEDROOM #5 IN BASEMENT AS PER SKETCH A C/W BUILDER'S STD SERIES SPECIFICATIONS Note:
Inv.: 1,116 Line: 76 28Jul20 / 23Nov20	1 - PROVIDE FOR FINISHED BEDROOM #6 IN BASEMENT AS PER SKETCH A C/W BUILDER'S STD SERIES SPECIFICATIONS Note:
Inv.: 1,116 Line: 39 28Jul20 / 23Nov20	1 - KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: C/W EXTENSION ON ISLAND SEE ITEM 24 ON B1-A . AS PER KITCHEN SKETCH

CABINETRY



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Inv.: 1,116 Line: 77 28Jul20 / 23Nov20	1 - PROVIDE WET BAR AREA IN BASEMENT ALONG THE SIDE OF THE STAIRS TO BASEMENT AS PER WET BAR SKETCH (LEVEL 1 SERIES CABINETRY) Note: INCLUDES THE FOLLOWING - APPROX 6FT OF LOWER AND UPPER CABINETS ATTACHED TO BULKHEAD (APPROX 7' TO FINISH WALL) - 36" FRIDGE OPENING C/W 24" DEEP FRIDGE UPPER AND GABLE END - STD SERIES KITCHEN SINK AND FAUCET - STD SERIES CERAMIC BACKSPLASH - DEDICATED COUNTER HEIGHT OUTLET - ADDITIONAL WALL AT END OF CABINETS APPROCX 24" LONG - STD SERIES COUNTERTOP
Inv.: 1,116 Line: 78 28Jul20 / 23Nov20	1 - UPPER MICROWAVE CABINET APPROX 26" WIDE C/W DEDICATED OUTLET (LEVEL 1 SERIES CABINETRY) Note: As per Wet Bar Sketch
Inv.: 1,116 Line: 79 28Jul20 / 23Nov20	1 - BASEMENT - WET BAR ADD BANK OF DRAWERS APPROX 12" IN LEVEL 1 - AS PER WET BAR SKETCH Note:
Inv.: 1,116 Line: 61 28Jul20 / 23Nov20	1 - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: ***TO BE INSTALLED IN ISLAND AS PER KITCHEN SKETCH***
Inv.: 1,116 Line: 62 28Jul20 / 23Nov20	1 - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 2 GABLES - OPT LAYOUT #2 - LEVEL 2 SERIES CABINETRY Note: As per Kitchen Sketch
Inv.: 1,116 Line: 63 28Jul20 / 23Nov20	1 - WALL OVEN / MICROWAVE CABINET C/W DRAWER BELOW IN LIEU OF UPPER AND LOWER CABINETS (LEVEL 2 SERIES CABINETS) Note: As per Kitchen Sketch. Purchasers acknowlege that the number and/or size of doors may be reduced in the surrounding cabinetry to accommodate
Inv.: 1,116 Line: 64 28Jul20 / 23Nov20	1 - COOK TOP CABINET C/W 2 POTS & PANS DRAWERS BELOW FIXED TOP PANEL IN STOVE LOCATION (LEVEL 2 SERIES CABINETS) Note: AS PER KITCHEN SKETCH. Purchasers acknowledge that the number &/or size of doors may be reduced in the surrounding cabinetry to accommodate.
Inv.: 1,116 Line: 70 28Jul20 / 23Nov20	1 - UPC9-3A - LEVEL 2 CABINETRY, OPT 2 KITCHEN LAYOUT. INCLUDES UPGRADE TO 40IN UPpers WITH CROWN MOULIDNG AND FILLER DETAIL ON THE UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26IN DEEP x 10IN HIGH Note: AS PER UPC AND KITCHEN SKETCHES. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style
Inv.: 1,116 Line: 66 28Jul20 / 23Nov20	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.**AS PER KITCHEN SKETCH **
Inv.: 1,116 Line: 69 28Jul20 / 23Nov20	2 - VANITY DESIGN UPGRADE - FALSE TOP WITH 2 DRAWERS UNDERNEATH - LEVEL 1 Note: AS PER SKETCH C

CABINETRY ACCESSORIES

Inv.: 1,116 Line: 65 28Jul20 / 23Nov20	1 - RE-DESIGN ISLAND BY DELETING LOWER MICROWAVE CABINET IN ISLAND AND REPLACING WITH A PULL OUT WASTE/RECYCLE BIN #461460100 ON SIDE CLOSEST TO SINK AND RELOCATE BANK OF DRAWERS TO RIGHT SIDE OF STOVE Note: ***AS PER ATTACHED KITCHEN SKETCH***
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Inv.: 971 Line: 24	1 - LOWER CABINETS - VANITY AND COUNTER TOP - PER LINEAR FOOT, STANDARD CABINETRY Note: Kitchen island increase approx 7" As per schedule H-2
8Apr20 / 29Jun20	

CARPET

Inv.: 1,116 Line: 52	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 1 Note: All upper floor bedrooms, AS PER SKETCH C
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 80	1 - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1 Note: Upper floor only as per Sketch C
28Jul20 / 23Nov20	

CERAMIC TILE

Inv.: 1,116 Line: 40	1 - UPGRADE STD FLOOR TILE TO BRONZE SERIES Note: **AS PER SKETCH B**
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 41	1 - UPGRADE STD FLOOR TILE IN MUD ROOM, POWDER ROOM, WALK IN CLOSET AND REAR HALLWAY TO BRONZE SERIES FLOOR TILES Note: **AS PER SKETCH B**
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 43	1 - UPGRADE STD BACKSPLASH TILE TO BRONZE SERIES FOR OPTIONAL KITCHEN LAYOUT #2 C/W CHIMNEY HOOD FAN Note: **AS PER KITCHEN SKETCH **
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 44	1 - UPGRADE STD FLOOR TILE IN RE-DESIGNED ENSUITE BATHROOM TO BRONZE SERIES Note: **AS PER SKETCH C**
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 45	1 - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE Note: **AS PER SKETCH C**
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 46	3 - CERAMIC TILE - GROUT COLOR PER COLOUR Note:
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 82	1 - basement wet bar - upgrade std ceramic to bronze level - as per Wet Bar Sketch Note:
28Jul20 / 23Nov20	

COUNTERTOP

Inv.: 1,116 Line: 37	1 - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: Eased Edge as per Profile Sketch and SKETCH C
28Jul20 / 23Nov20	

Inv.: 1,116 Line: 38	1 - COUNTERTOP - QUARTZ - LEVEL 2 - POWDER ROOM Note: Eased Edge as per Profile Sketch and SKETCH B
28Jul20 / 23Nov20	



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Inv.: 1,116 Line: 42	2 - MAIN BATHROOM & ENSUITE 2 - Upgrade Countertops to upgraded laminate selections Note: 28Jul20 / 23Nov20
Inv.: 1,116 Line: 36	1 - QUARTZ LEVEL 5 - KITCHEN OPT #2 C/W FLUSH BREAKFAST "L SHAPED" BREAKFAST BAR Note: Eased Edge as per Profile Sketch and KITCHEN SKETCH 28Jul20 / 23Nov20

ELECTRICAL

Inv.: 1,116 Line: 73	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Est. #: OR4154 rev 04 and sketch dated 09/13/2020 28Jul20 / 23Nov20
Inv.: 1,116 Line: 74	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Est. # SS3467 Rev 04-and sketches dated 09/04/2020 28Jul20 / 23Nov20

FIREPLACES

Inv.: 1,116 Line: 34	1 - FIREPLACE WALL TO BE FLOOR TO CEILING DRYWALL WITHOUT MANTLE OR TILES ON EITHER SIDE Note: **AS PER SKETCH B** 28Jul20 / 23Nov20
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HARDWOOD FLOORING

Inv.: 1,116 Line: 47	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: **AS PER SKETCH B-C** 28Jul20 / 23Nov20
Inv.: 1,116 Line: 81	1 - Basement walk out - Provide for torlys flooring in rec room, bedroom 5 and bedroom 6 in the finished basement as per Sketch A Note: 28Jul20 / 23Nov20
Inv.: 1,116 Line: 48	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B) Note: **AS PER SKETCH B** 28Jul20 / 23Nov20
Inv.: 1,116 Line: 49	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4) Note: **AS PER KITCHEN SKETCH** 28Jul20 / 23Nov20
Inv.: 1,116 Line: 50	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - DINETTE (5) Note: **AS PER SKETCH B** 28Jul20 / 23Nov20

HVAC

Inv.: 1,116 Line: 30	1 - HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON Note: Location to be determined by Head Office 28Jul20 / 23Nov20
Inv.: 1,116 Line: 31	1 - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes ** AS PER SKETCH B** 28Jul20 / 23Nov20



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MISCELLANEOUS

Inv.: 1,116 Line: 32	1 - FLAT CEILING IN WHOLE HOUSE Note: ***INCLUDES ADDITIONAL FINISHED BASEMENT AREAS - SEE B1A #21*** 28Jul20 / 23Nov20
Inv.: 971 Line: 21	1 - Rec Room - Enlarge the standard recreation room for the walk out to included the unfinish area under the Dinette and add a wall and door to enclose the mechanical room from the unfinish area. See attached Schedule H-1 Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 22	1 - ADD 3PC BATHROOM C/W VANITY, TOILET AND NEO ANGLE SHOWER (APPROX 38" BASE, STD CERAMIC WALL TILES AND SILHOUETTE CLEAR SHOWER DOOR) AT FRONT OF HOUSE OFF OF BEDROOM #2. DELETE LINEN CLOSET. WIDTH OF BED 3 REDUCED WALK-IN CLOSET RELOCATED Note: SEE ATTACHED Schedule H-3. Clients acknowledge and accept there will no longer be any linen closets on the 2nd floor of the house. 8Apr20 / 29Jun20
Inv.: 971 Line: 23	1 - DELETE SOD UNDER BOTH REAR DECKS AND SUPPLY AND INSTALL CRUSHED STONE Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 9	1 - Enlarge the std walk out deck from 12'X9" to approx 14' X11" Note: see attached schedule H-2 8Apr20 / 29Jun20
Inv.: 971 Line: 11	1 - Extend the fireplace wall to approx 8ft (approx. same length of study rear wall) and center the fireplace Note: See attached schedule H-2 8Apr20 / 29Jun20
Inv.: 971 Line: 12	1 - Redesign the Pantry, Laundry Room and Powder Room: - decrease the pantry by approx 1' - create a walk in closet - move the laundry tub from basement to main floor - move Powder room to be toward the front of the house Note: See attached schedule H-2 8Apr20 / 29Jun20
Inv.: 971 Line: 10	1 - PROVIDE AN ADDITIONAL DECK OFF OF DINETTE C/W LANDING AND STAIRS TO GRADE. EXISTING WINDOW IN DINETTE TO BE REPLACED WITH APPROX 6FT PATIO DOOR Note: See attached schedule H-2 8Apr20 / 29Jun20
Inv.: 971 Line: 14	1 - RE-DESIGN MASTER BEDROOM, WALK IN CLOSET AND ENSUITE AS PER ATTACHED Schedule H-3: Includes relocation of 5pc Ensuite to side wall, adding half wall beside toilet and re-centering window, and splitting Walk-in closet in two. Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 15	1 - Delete the linen closet from the bathroom and install a door from Main Bathroom to Bedroom # 3, door to be max 24" wide. Note: SEE ATTACHED schedule H-3 8Apr20 / 29Jun20

PLUMBING

Inv.: 1,116 Line: 53	1 - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED Note: In Concrete Gray. See item 36 for Solid Surface Countertops 28Jul20 / 23Nov20
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Inv.: 1,116 Line: 55 28Jul20 / 23Nov20	3 - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: In master ensuite and powder room. See items 37 and 38 for Solid Surface Countertops
Inv.: 1,116 Line: 56 28Jul20 / 23Nov20	1 - BATHROOMS - SHOWER DOOR - HALO 5 FOOT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR Note: **AS PER SKETCH C**
Inv.: 1,116 Line: 58 28Jul20 / 23Nov20	1 - BATHROOMS - TUB - MAAX BRIOSO 66X36 - 373778 - (373778) Note: AS PER SKETCH C
Inv.: 1,116 Line: 60 28Jul20 / 23Nov20	2 - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA -BL- DST MATTE BLACK Note: AS PER SKETCH C. Reference item 37
Inv.: 1,116 Line: 59 28Jul20 / 23Nov20	1 - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK INCLUDING MATCHING OVERFLOW AND DRAIN Note: **AS PER SKETCH C**
Inv.: 1,116 Line: 57 28Jul20 / 23Nov20	1 - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-BL-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK Note: **AS PER SKETCH C**
Inv.: 1,116 Line: 72 28Jul20 / 23Nov20	1 - supply and install classic 583 LF-WF single hole lever faucet in the quartz counter top Note: AS PER SKETCH B. Reference item 38
Inv.: 1,116 Line: 54 28Jul20 / 23Nov20	1 - KITCHEN FAUCET - DELTA TRINSIC 9159 - BL - DST MATTE BLACK Note:

RAILING

Inv.: 1,116 Line: 35 28Jul20 / 23Nov20	1 - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES Note: Post with cap. AS PER SKETCH B-C
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STAIRS

Inv.: 971 Line: 19 8Apr20 / 29Jun20	1 - STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS 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. seeschedule H-1
Inv.: 971 Line: 20 8Apr20 / 29Jun20	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: see attached schedule H-3

STANDARDS

Inv.: 971 Line: 2 8Apr20 / 29Jun20	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note:
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Inv.: 971 Line: 3	1 - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 4	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 5	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: 8Apr20 / 29Jun20
Inv.: 971 Line: 6	1 - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H Note: Does Not Include Electrical Rough-Ins 8Apr20 / 29Jun20
Inv.: 1,116 Line: 51	1 - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE. Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace causing Potential Damage ToElectronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install of Fireplace Fan 28Jul20 / 23Nov20

TRIM

Inv.: 1,116 Line: 33	1 - TRIM - TRANSITIONAL TRIM PACKAGE - 5955 BASEBOARD AND 954 CASING Note: *** INCLUDES THE FINISHED BASEMENT AREAS *** ** AS PER SKETCH A-B-C** 28Jul20 / 23Nov20
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WINDOWS & DOORS

Inv.: 1,197 Line: 83	1 - DELETE BASEMENT PATIO DOOR AND PROVIDE FOR A DOUBLE GARDEN DOOR WITH SCREEN NOTE (DOOR SWINGS INTO THE REC. ROOM .) Note: 4Oct20 / 23Nov20
Inv.: 971 Line: 26	1 - PROVIDE OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" as per schedule H-3 Note: NOTE: Subject to limiting distance at side yard s per Current Building Code 8Apr20 / 29Jun20
Inv.: 971 Line: 8	1 - Supply and install approx 48"x60" 2 panel casement window with one operator on the back exterior wall in the unfinish area in basement. Note: See attached schedule H-1 8Apr20 / 29Jun20
Inv.: 971 Line: 16	1 - PROVIDE 2 FIXED SINGLE PANE WINDOWS APPROX 24"X24" IN WALL BETWEEN DEN AND DINING ROOM Note: See attached schedule H-2 8Apr20 / 29Jun20
Inv.: 1,108 Line: 29	1 - GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED BLACK DOOR WITH THERMAL INSERTS AND WEATHERSTRIPPING Note: 22Jul20 / 28Jul20
Inv.: 971 Line: 25	1 - WINDOW -ADD APPROX. 56IN X 30IN BASEMENT WINDOW LOCATION AS PER SCHEDULE H. Note: Subject to limiting distance at side yard as per Current Building Code. See Schedule H-1 8Apr20 / 29Jun20
Inv.: 971 Line: 27	1 - PROVIDE OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" As per schedule H-2 Note: NOTE: Subject to limiting distance at side yard s per Current Building Code 8Apr20 / 29Jun20

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Inv.: 971 Line: 28	1 - PROVIDE OPERATING SINGLE CASEMENT WINDOW APPROX 24"X24" As per schedule H-2
Note: NOTE: Subject to limiting distance at side yard s per Current Building Code	
8Apr20 / 29Jun20	