



CONSTRUCTION SUMMARY

Rathwell Landing - 262 - 2 - 1030 THE NASH ELEV C - WALK OUT BASEMENT

Registere Plan Number: Municipal Address: Closing: 20-Jul-21

APPLIANCES

Inv.: 1,136 Line: 37	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. As per Kitchen Sketch
14Aug20 / 18Nov20	

BONUS

Inv.: 1,089 Line: 1	1 - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Has been applied in full to the purchase price
30Jun20 / 28Jul20	

BROCHURE LAYOUTS

Inv.1,089 Line: 8	1 - BASEMENT BATHROOM - FINISH 3 PC BASEMENT BATHROOM WITH TUB/SHOWER COMBO, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: *** SEE ATTACHED SKETCH "A" *** Deleted as per Line Item #29
Inv.: 1,136 Line: 20	1 - Clarification to item 11: location of fireplace to be in corner by the back window of the great room on the exterior side wall bumped into the room approx 24" and move the window over approx 12" to center in room. Fireplace surround has been deleted Note: As per plan
14Aug20 / 18Nov20	
Inv.: 1,089 Line: 10	1 - RE-DESIGN STD WALK OUT BASEMENT RECROOM AS PER ATTACHED SKETCH "A" (RE-LOCTING PATIO DOOR, RELOCATING 3 PANEL SIDE WINDOW UNDER DINETTE TO SIDE OF REC ROOM, ADDING 34" SOLID MAN DOOR TO UNFINISHED AREA, RELOCATING 3PC ROUGH IN AND LAUNDRY TUB) Note:
30Jun20 / 28Jul20	
Inv.: 1,089 Line: 11	1 - DELETE STD 2 SIDED FIREPLACE AND REPLACE WITH A STD FLUSH FIREPLACE CENTERED ON SIDE WALL OF GREAT ROOM AS PER ATTACHED SKETCH "B" Note:
30Jun20 / 28Jul20	
Inv.1,089 Line: 12	1 - PROVIDE FOR OPTIONAL LAUNDRY TUB AS PER ATTACHED SKETCH "B" Note: Deleted as per Line Item #58
Inv.: 1,089 Line: 13	1 - PROVIDE OPTIONAL CATHEDRAL CEILING IN KITCHEN DINETTE AS PER ATTACHED SKETCH "B" Note:
30Jun20 / 28Jul20	
Inv.: 1,089 Line: 14	1 - PROVIDE A 3PC BATHROOM C/W VANITY, TOILET AND APPROX 38" NEO ANGLE SHOWER C/W STD CERAMIC TILE WALLS AND SILHOUETTE CLEAR SHOWER DOOR (NOTE STD LINEN CLOSET TO BE DELETED AND BED 3 SIZE TO BE CHANGED) SEE ATTACHED SKETCH "C" Note: *** NOTE WINDOW IN BEDROOM #3 HAS BEEN MOVED TO BE CENTERED IN THE NEW SPACE ***
30Jun20 / 28Jul20	
Inv.: 1,089 Line: 15	1 - RE-DESIGN ENSUITE TO HAVE APPROX 60"X36"SHOWER C/W ACRYLIC BASE, STD CERAMIC WALLS AND SLIDING SHOWER DOOR, APPROX 6FT VANITY C/W 2 SINKS, MIRRORS AND LIGHT FIXTURES, HALF WALL BESIDE TOILET AND LARGER WINDOW. PER ATTACHED SKETCH "C" Note: *** NOTE MASTER BEDROOM AND BEDROOM 4 WALK IN CLOSETS HAVE BEEN RE-DESIGNED AS WELL ***
30Jun20 / 28Jul20	
Inv.: 1,089 Line: 16	1 - RE-DESIGN THE MAIN MATHROOM AS PER ATTACHED SKETCH "C" Note:
30Jun20 / 28Jul20	



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Inv.: 1,136 Line: 22	1 - Switch location of the powder room and closet and provide walk in closet. Door to garage to be moved over to accomodate this change, as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 24	1 - RE item #15: In Ensuite bath, move the vanity in re-design ensuite down leaving open space between the vanity and the rear wall. Delete half wall by toilet. In bedroom, re-center the window in the new space. As per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 25	1 - Relocate closet in bedroom #4 to wall backing onto Bedroom #2 and center window on the exterior wall. Closet to be approx .6' long Note: As per plan 14Aug20 / 18Nov20
Inv.: 1,136 Line: 26	1 - Relocate entry door into Master Bedroom to be approx. 3'-3" from the walk in closet. Left door is the door to lock. As per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 27	1 - RE Item 14: Relocate entry door to bedroom #2 to be in line with stairs, as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 29	1 - Delete item # 8 basement bathroom - tub/shower combo Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 30	1 - BASEMENT BATHROOM - FINISH 3-PC BATHROOM WITH APPROX. 5FT X 3FT CERAMIC WALLED SHOWER, VANITY AND CERAMICS FROM BUILDERS STANDARD SELECTIONS. FLOORING ON DITRA. Note: See attached plan and tile sketches. Shower has Kameleon door with clear glass and chrome trim 14Aug20 / 18Nov20
Inv.: 1,136 Line: 31	1 - Clarification to item 16: main bathroom to be approx. 6' wide and the entry door to be moved closer to bedroom #3 leaving more space in front of the vanity as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 58	1 - DELETE ITEM 12 -OPTIONAL LAUNDRY TUB Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 63	1 - ENSURE DRYWALL OPENING INTO THE KITCHEN FROM THE HALLWAY TO BE FLUSH WITH THE UNDERSIDE OF THE BULKHEAD APPROX 10" DOWN FROM CEILING as per Kitchen Sketch Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 68	1 - CLARIFICATION TO ITEM #15: MASTER ENSUITE WINDOW HAS a single OPERATOR Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 69	1 - CLARIFICATION TO ITEM 10: DOOR LOCATION TO Unfinished areas ARE AS PER plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 70	1 - WALK OUT - DECK CLARIFICATION FOR THE SIZE OF STANDARD DECK WITH WALK OUT IS approx. 12' x 9' AS PER plan Note: 14Aug20 / 18Nov20

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Inv.: 1,136 Line: 71	1 - THE SPACE BY THE HALL CLOSET to OPEN INTO THE STUDY AS PER plan
	Note:
14Aug20 / 18Nov20	

CABINETRY

Inv.: 1,285 Line: 80	1 - See colour chart revision 2 for revised kitchen island cabinetry colour, revised lower cabinetry hardware and revision on lower cabinetry hardware installation orientation (to be installed horizontally).
	Note:
12Dec20 / 16Dec20	
Inv.: 1,136 Line: 40	1 - UPGRADE VANITY TO LEVEL 1 SERIES
	Note: SEE ITEM 15,16, 31 as per plan
14Aug20 / 18Nov20	
Inv.: 1,136 Line: 33	1 - RE-DESIGN KITCHEN AS PER ATTACHED SKETCH (LEVEL1 CABINETRY AND STD COUNTERTOP) the purchaser and vendor to sign off layout and kitchen design drawings
	Note:
14Aug20 / 18Nov20	
Inv.: 1,136 Line: 34	1 - PROVIDE 2 COLOURS OF CABINETRY IN REDESINGED KITCHEN as per Kitchen Sketch
	Note:
14Aug20 / 18Nov20	

CABINETRY ACCESSORIES

Inv.: 1,136 Line: 35	1 - PROVIDE FOR PUSH 2 OPEN HARDWARE FOR THE UPPER CABINETS AND FOR POI-V53-192-160 FOR LOWER CABINETS as per Kitchen Sketch
	Note:
14Aug20 / 18Nov20	

CARPET

Inv.: 1,136 Line: 53	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1
	Note: As per plan
14Aug20 / 18Nov20	
Inv.: 1,136 Line: 52	1 - UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 1
	Note: As per plan
14Aug20 / 18Nov20	
Inv.: 1,136 Line: 57	1 - UNDERPAD - UPGRADE - LEVEL 1 - FINISHED BASEMENT RECREATION ROOM - LEVEL 1
	Note: As per plan
	Deleted as per Line Item #72
Inv.: 1,271 Line: 72	1 - DELETE ITEM 57 - UPGRADE UNDERPAD- LEVEL 1 .FINISH BASEMENT RECREATION ROOM . INSTALL STANDARD
	Note:
25Nov20 / 3Dec20	
Inv.: 1,271 Line: 74	1 - REVISION COLOUR SELECTION SHEET # 1 - STANDARD UNDERPAD IN FINISH REC ROOM
	Note:
25Nov20 / 3Dec20	

CERAMIC TILE

Inv.: 1,136 Line: 60	1 - WALK IN PANTRY - FLOOR TILE - UPGRADE BRONZE SERIES - Installed Rectangular Side-to-Side as per Floor Tile Sketch and plan
	Note: FOR WALK IN PANTRY ONLY, KITCHEN & DINETTE UPGRADED TO HARDWOOD FLOORING in item 44
14Aug20 / 18Nov20	



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Inv.: 1,136 Line: 65	1 - UPGRADE STD FLOOR TILE TO BRONZE SERIES IN ENSUITE BATHROOM OF BEDROOM #2 - Installed Rectangular Side-to-Side as per Floor Tile Sketch and plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 66	1 - UPGRADE STD FLOOR TILE TO BRONZE SERIES IN RE-DESIGN MAIN BATHROOM - Installed Rectangular Front-to-Back as per Floor Tile Sketch and plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 64	1 - UPGRADE STD FLOOR TILE TO BRONZE SERIES IN RE-DESIGNED ENSUITE BATHROOM - Installed Rectangular Side-to-Side as per Floor Tile Sketch and plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 45	1 - TILE - FLOOR - UPGRADE - BRONZE - - FOYER (1) - BRONZE Note: As per plan 14Aug20 / 18Nov20
Inv.: 1,136 Line: 46	1 - UPGRADE STD FLOOR TILE IN REAR ENTRY AREA (POWDER ROOM, WALK IN CLOSET LAUNDRY) TO BRONZE LEVEL AS PER plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 47	1 - UPGRADE STD CERAMIC BACKSPLASH tiles IN REDESIGNED KITCHEN TO BRONZE LEVEL AND INSTALLED WITH 1/3 STAGGERED PATTERN (NOTE TO INCLUDED AREA BEHIND UPGRADED Chimney Hoodfan in items 37 & 38) as per wall tile sketch Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 48	1 - UPGRADE STD WALL TILES IN TUB/SHOWER TO BRONZE SERIES TILE IN MAIN BATHROOM to be installed Horizontally Stacked as per Wall Tile Sketch Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 49	1 - BEDROOM 2 ENSUITE - UPGRADE STD WALL TILES IN NEO ANGLE SHOWER TO BRONZE SERIES IN ENSUITE OF BEDROOM #2 to be installed Vertically Stacked as per Wall Tile Sketch and plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 50	1 - UPGRADE STD WALL TILE IN 5X3 SHOWER TO BRONZE SERIES TILE IN ENSUITE BATHROOM to be installed Vertically Stacked as per Wall Tile Sketch and plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 51	2 - CERAMIC TILE - GROUT COLOR PER COLOUR Note: 14Aug20 / 18Nov20

COUNTERTOP

Inv.: 1,136 Line: 41	1 - UPGRADE COUNTERTOP IN REDESIGNED ENSUITE BATHROOM TO LEVEL 3 QUARTZ with Eased Edge as per Profile Sketch and Plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 42	1 - UPGRADE COUNTERTOP IN BEDROOM 2 ENSUITE BATHROOM TO LEVEL 1 QUARTZ with Eased Edge as per Profile Sketch and plan Note: 14Aug20 / 18Nov20

DOORS - INTERIOR



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Inv.: 1,136 Line: 62	1 - DELETE STD SWING DOORS AND INSTALL FRAMELESS MIRROR SLIDERS APPROX 60" WIDE AS PER plan Note: 14Aug20 / 18Nov20
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ELECTRICAL

Inv.: 1,242 Line: 79	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: ESTIMATE NO# SS3511 REV .13 DATED December 8, 2020 7Nov20 / 11Dec20
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Inv.: 1,271 Line: 76	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Orbital Quote OR4211 Rev.06 Dated November 26, 2020 25Nov20 / 3Dec20
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Inv.: 1,271 Line: 77	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: S&S Electric Quote SS3511 Rev.12 Dated December 1, 2020 Deleted as per Line Item #78
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Inv.: 1,242 Line: 78	1 - DELETE ITEM 77 (RE: S&S Electrical Quote Rev.12 Dated December 1, 2020) Note: 7Nov20 / 11Dec20
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HARDWOOD FLOORING

Inv.: 1,136 Line: 43	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS Note: AS PER plan 14Aug20 / 18Nov20
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Inv.: 1,136 Line: 44	1 - HARDWOOD -LAUZON ENGINEERED HARDWOOD -6-1/4"ESTATE STAINED KITCHEN & DINETTE as per plan (NO PANTRY, see item 60) Note: 14Aug20 / 18Nov20
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HVAC

Inv.: 1,271 Line: 73	1 - DELETE # 61 AC ROUGH IN LINE SET,DISCONNECT&ELECTRICAL WIRING Note: 25Nov20 / 3Dec20
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Inv.: 1,136 Line: 61	1 - AC ROUGH IN LINE SET, DISCONNECT & ELECTRICAL WIRING Note: Deleted as per Line Item #73
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MISCELLANEOUS

Inv.: 1,136 Line: 38	1 - FLAT CEILING IN WHOLE HOUSE Note: Does not include additional basement areas 14Aug20 / 18Nov20
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Inv.: 1,136 Line: 28	1 - Elevation - Redesign the exterior with larger windows, as per Sketches Note: 14Aug20 / 18Nov20
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PAINT



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Inv.: 1,136 Line: 39	1 - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: 14Aug20 / 18Nov20
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PLUMBING

Inv.: 1,136 Line: 18	1 - Walk in pantry - install laundry tub approx 24 "X24" from basement to the the rough in plumbing added in the pantry. leave rough in basement for future laundry sink, as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,271 Line: 75	1 - Hose bibs locations -- as per attached sketch dated November 25, 2020 Note: 25Nov20 / 3Dec20
Inv.: 1,136 Line: 59	1 - SUPPLY AND INSTALL ROUGH IN FOR FUTURE LAUNDRY TUB as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 54	3 - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: See items 41 & 42 for Solid Surface Countertops. To be installed in MASTER ENSUITE BATHROOM and 2ND BEDROOM ENSUITE BATHROOM as per plan 14Aug20 / 18Nov20
Inv.: 1,136 Line: 55	1 - SUPPLY AND INSTALL A HOT WATER LINE TO TOILET between the toilet and back wall beside the cold water line. As per plan Note: 14Aug20 / 18Nov20
Inv.: 1,136 Line: 56	3 - INSTALL DELTA 583 SINGLE HOLE TAP CHROME - 2 in MASTER ENSUITE & 1 in 2ND BEDROOM ENSUITE BATHROOM as per plan Note: 14Aug20 / 18Nov20

RAILING

Inv.: 1,136 Line: 36	1 - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & GUNN METAL SQUARE SPINDLES Note: Posts to be routed. As per plan 14Aug20 / 18Nov20
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STAIRS

Inv.: 1,136 Line: 23	1 - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS Note: As per plan 14Aug20 / 18Nov20
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STANDARDS

Inv.: 1,136 Line: 32	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 14Aug20 / 18Nov20
Inv.: 1,089 Line: 17	1 - STANDARD - FIREPLACE HEARTH DELETED Note: 30Jun20 / 28Jul20
Inv.: 1,089 Line: 2	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING Note: 30Jun20 / 28Jul20



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Inv.: 1,089 Line: 3	1 - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY Note: 30Jun20 / 28Jul20
Inv.: 1,089 Line: 4	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR) Note: 30Jun20 / 28Jul20
Inv.: 1,089 Line: 5	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note: 30Jun20 / 28Jul20
Inv.: 1,089 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 30Jun20 / 28Jul20
Inv.: 1,089 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 30Jun20 / 28Jul20

WINDOWS & DOORS

Inv.: 1,136 Line: 21	1 - Dining room - Delete the 3 x 24"X24 Windows and install 2 x 24" X 72" windows 1 operating and the other fixed, as per plan Note: 14Aug20 / 18Nov20
Inv.: 1,089 Line: 9	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 30Jun20 / 28Jul20 *** SEE ATTACHED SKETCH "A" ***
Inv.: 1,136 Line: 19	1 - 1-ADD OPERATING CASEMENT WINDOW APPROX _48" _W X _48 _H" IN WALK IN PANTRY OFF KITCHEN Note: As per plan 14Aug20 / 18Nov20
Inv.: 1,136 Line: 67	1 - BEDROOM #2 ENSUITE - WINDOW HAS a single Operator as per Sketches Note: 14Aug20 / 18Nov20