



CONSTRUCTION SUMMARY

Place St. Thomas - 25 - 6 - 1086 THE STEEL ELEV A

Registere Plan Number: Municipal Address: Closing: 5-Apr-22

APPLIANCES

Inv.: 1,366 Line: 30 26Jan21 / 28Apr21	1 - KITCHEN - HOOD FAN - CHIMNEY - BROAN 500 CFM - 30IN STAINLESS ESTAR IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS TO CEILING AND MAKEUP AIR SYSTEM Note: - Kitchen as per Kitchen Sketch dated April 27, 2021. - Includes Make Up Air System (See Item 15) - Does not include modifications to cabinetry or electrical for new microwave location (See Item 18 for microwave/wall oven location)
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BONUS

Inv.: 1,366 Line: 1 26Jan21 / 28Apr21	1 - - BONUS - DECOR CENTER CREDIT OF \$10, 000.00 Note: Decor bonus of \$10,000.00 has been applied in full to the purchase price.
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BROCHURE LAYOUTS

Inv.: 1,366 Line: 16 26Jan21 / 28Apr21	1 - BEDROOM 2 - BEDROOM #2 ENSUITE BATHROOM - RELOCATE TUB/SHOWER TO EXTERIOR WALL. RELOCATE TOILET & SINK TO ORIGINAL TUB/SHOWER INTERIOR WALL (NOTE EXISTING WINDOW TO BE RELOCATED TO ACCOMODATE THIS CHANGE) Note: - Swap Tub/Shower with Toilet & Sink - Bedroom #2 Ensuite Bathroom as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 12 26Jan21 / 28Apr21	1 - BASEMENT BATHROOM - BASEMENT BATHROOM - ROTATE PLUMBING ROUGH-IN AS PER SKETCH Note: Basement Bathroom Rough-In as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 18 26Jan21 / 28Apr21	1 - KITCHEN - CUSTOM OPTIONAL KITCHEN LAYOUT 1 - LEVEL 2 CABINETRY - AS PER SKETCH Note: - Please see Schedule H dated April 27, 2021. - Please see Kitchen Sketch dated April 27, 2021. - Kitchen Island Extended Approximately 2 Feet -See Item 19 and 20
Inv.: 1,366 Line: 4 26Jan21 / 28Apr21	1 - - SUPPLY & INSTALL SUNROOM AS PER ATTACHED SKETCH Note: -Window Size on both walls to be Approx. 88 inches x 72 inches Installed with a single french door. -Window on the second floor in the area open to below to be deleted to accomodate for the roof and door below. -Window at rear wall to be located on the side of the house installed approx 1 foot from closet wall in the office - Sunroom as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 5 26Jan21 / 28Apr21	1 - - SUPPLY & INSTALL COVERED CEDAR DECKS OFF OF DINETTE AND BEDROOM 4, NOTE NEW 6FT PATIO DOOR ADDED TO BEDROOM 4 IN LIEU OF WINDOW Note: - Rear Patio Deck & Balcony as per Schedule H dated April 27, 2021. -See Item 6 INCLUDES THE FOLLOWING - 2 CEDAR DECKS & RAILING C/W PT FRAME - EXTENSION OF ROOF ABOVE 2ND STOREY DECK - DELETION OF STD WINDOW IN BED 4 - ADDITION OF 6FT PATIO DOOR IN BED 4 - Matches Dinette below ** Add notes for where the std window is going to go - SPEAK WITH DAN REGARDING ADDITIONAL SPACE AND COST INT HE BASEMENT UNDER THE SUNROOM.
Inv.: 1,366 Line: 7 26Jan21 / 28Apr21	1 - BASEMENT - BASEMENT RECROOM - OPTIONAL FINISHED BASEMENT RECROOM IN BUILDERS STANDARD FINISHES INCLUDING ADDITIONAL CENTRAL VACUUM OUTLET. Note: - Basement recroom as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 10 26Jan21 / 28Apr21	1 - OFFICE - UPGRADE MAIN FLOOR OFFICE TO OPTIONAL BEDROOM. INCLUDES CLOSET WITH SWING DOORS. Note: - Main Floor Optional Bedroom as per Schedule H dated April 27, 2021.

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Inv.: 1,366 Line: 14 26Jan21 / 28Apr21	1 - ENSUITE BATH - CUSTOM 5 PIECE ENSUITE BATHROOM. INCLUDES STAND ALONE TUB (BRIOSO 6636), DOUBLE VANITY & WALK-IN SHOWER WITH HALO DOORS. Note: - Ensuite Bathroom as per Schedule H dated April 27, 2021. - Please see Ensuite Bathroom Sketch dated April 27, 2021.
Inv.: 1,366 Line: 9 26Jan21 / 28Apr21	1 - MUDROOM - MAIN FLOOR MUDROOM, POWDER ROOM AND MAIN BATHROOM ON SECOND FLOOR REDESIGNED. INCLUDES 3 PIECE BATHROOM. LAUNDRY RELOCATED & GARAGE DOOR ADJUSTED. PLEASE SEE SKETCH. Note: Main Floor Powder room and Mudroom as per Schedule H dated April 27, 2021. - Garage Entry Door shifted to allow for more space at laundry machines. - Includes modification to Main Bathroom (delete jack & jill doors, relocate vanity, main door access from hallway)

CABINETRY

Inv.: 1,366 Line: 27 26Jan21 / 28Apr21	1 - LAUNDRY ROOM - LAUNDRY UPPER CABINETS (WIDTH APPROX. 42IN - 60IN) BUILDERS STANDARD SERIES. Note: - Laundry Room as per Schedule H dated April 27, 2021. -See Item 9 & 16.
Inv.: 1,366 Line: 19 26Jan21 / 28Apr21	1 - KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY - OPT. 1 AS PER PLAN - LEVEL 2 Note: - Dinette as per Schedule H dated April 27, 2021. - Please see Optional Pantry Sketch dated April 27, 2021. - Does Not Include Backsplash, Bulkhead Extension or Potlights. -See Item 18 and 20.
Inv.: 1,366 Line: 20 26Jan21 / 28Apr21	1 - KITCHEN/DINETTE - UPC9-1C - LEVEL 2 CABINETRY - OPTIONAL KITCHEN LAYOUT #1 - INCLUDES 40IN UPPERS, FILLER DETAIL TO UPGRADED BULKHEAD AND LIGHT VALANCE Note: - Includes Extended Optional Pantry in Dinette - See Item 18, 19 and 21. - Please see UPC sketch dated April 27, 2021.
Inv.: 1,366 Line: 21 26Jan21 / 28Apr21	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 2 SERIES CABINETRY Note: - Kitchen as per Kitchen Sketch dated April 27, 2021. -See Item 20
Inv.: 1,366 Line: 22 26Jan21 / 28Apr21	1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE. Note: - Kitchen as per Kitchen Sketch dated April 27, 2021. - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. -See Item 21

ELECTRICAL

Inv.: 1,366 Line: 35 26Jan21 / 28Apr21	1 - GARAGE - SUPPLY & INSTALL - EV CAR - ROUGH IN IN TO GARAGE INCLUDING 50 AMP PLUG WITH CONDUIT TO ELECTRICAL PANEL Note: - Location to be confirmed at electrical appointment.
Inv.: 1,366 Line: 31 26Jan21 / 28Apr21	1 - - UPGRADE TO 200 AMP SPLIT SERVICE C/W 84 CIRCUIT PANEL Note:

FIREPLACES

Inv.: 1,366 Line: 11 26Jan21 / 28Apr21	1 - GREAT ROOM - FIREPLACE - SUPPLY & INSTALL QUOTE LEVEL TILE ON FIREPLACE SURROUND - FLOOR TO CEILING (2 STOREY) - DELETE GREAT ROOM CENTER WINDOW ABOVE FIREPLACE - HORIZONTAL STAGGERED INSTALLATION Note: NOTE: DELETE CENTER WINDOW ABOVE FIREPLACE -See Item 11 for upgraded fireplace. - Great Room as per Schedule H dated April 27, 2021. - Ceratec sichenia pave wall dolmen 1124 bianco 4.3"x17.7". Includes cement board. - To be installed Horizontal Staggered (Wall Tile installation sketch to follow with Colour Selections)
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Inv.: 1,366 Line: 36 26Jan21 / 28Apr21	1 - GREAT ROOM - UPGRADE STANDARD FIREPLACE TO LINEAR FIREPLACE - BL36NTRE-1 C/W TOPAZ CRYSTALINE EMBER BED & 4 SIDED BLACK TIM . RAISED APPROX. 12" FROM FLOOR Note: - Great Room as per Schedule H dated April 27, 2021. -See Item 11.
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HARDWOOD FLOORING

Inv.: 1,366 Line: 37 26Jan21 / 28Apr21	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 3-1/8" WIRE BRUSHED - STANDARD AREAS Note: - Standard Areas include Great Room, Living Room, Dining Room, Main Floor Hallway & Upper Hallway as per Schedule H dated April 27, 2021. - 3 1/8" Stained Oak (Wire Brushed)
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HVAC

Inv.: 1,366 Line: 28 26Jan21 / 28Apr21	1 - - UPGRADE ALL BATHROOM FANS TO ES-AK 90CFM 1.5 SONS Note: All bathroom fans upgraded to low-noise model. -See Item 9.
Inv.: 1,366 Line: 29 26Jan21 / 28Apr21	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: - Rear deck located close to patio door as per Schedule H dated April 27, 2021.(See Item 5 and 6) - Locations Are Approximate & Must Be Compliant With All Applicable Codes
Inv.: 1,366 Line: 15 26Jan21 / 28Apr21	1 - KITCHEN/DINETTE - UPGRADE TO 10" DUCTS FOR KITCHEN HOOD FAN. Note: -See Item 30

MISCELLANEOUS

Inv.: 1,366 Line: 17 26Jan21 / 28Apr21	1 - ENSUITE BATH - SUPPLY & INSTALL SOUNDPROOFING INSULATION IN ALL BATHROOM WALLS THROUGHOUT THE HOUSE. Note: 5 BATHROOMS TOTAL: Basement (x1) Main Floor (x1) 2nd Level (x3) as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 24 26Jan21 / 28Apr21	1 - FOYER - FULL WALL AT FOYER IN LIEU OF HALF WALL Note: Foyer as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 25 26Jan21 / 28Apr21	1 - BEDROOM 3 - SUPPLY & INSTALL ADDITIONAL CLOSET IN BEDROOM #3 Note: - Bedroom #3 as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 13 26Jan21 / 28Apr21	1 - - CUSTOM ELEVATION "A" - UPGRADE SIDING TO STONE. DELETE LOUVRE IN PEAK. SIDING IN ROOF PEAKS TO BE INSTALLED IN VERTICAL DIRECTION. DELETE SHUTTERS & INSTALL ADDITIONAL BRICK. Note: - Custom Exterior Elevation as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 6 26Jan21 / 28Apr21	1 - - UPGRADE CEDAR DECK & BALCONY AT REAR OF HOUSE TO HAVE PVC POSTS C/W ALUMINUM RAILING AND POSTS Note: -See Item 5. - Rear Patio Deck & Balcony as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 34 26Jan21 / 28Apr21	1 - GREAT ROOM - DELETE DECORATIVE POSTS AT LIVING ROOM & DINING ROOM. Note: - Great Room as per Schedule H Dated April 27, 2021.

PLUMBING

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Inv.: 1,366 Line: 38 26Jan21 / 28Apr21	1 - ENSUITE BATH - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL Note: - Ensuite Bathroom Walk-In Shower as per Schedule H dated April 27, 2021. - Located on longest wall (behind Bedroom 3) approx. centered. Bottom of niche installed approx. 45" from floor.
Inv.: 1,366 Line: 32 26Jan21 / 28Apr21	1 - BEDROOM 2 - BEDROOM #2 ENSUITE BATHROOM - UPGRADE STANDARD TUB & SHOWER COMBINATION TO APPROX. 5FT X 30IN SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES. Note: - Bedroom #2 Ensuite Shower as per Schedule H dated April 8, 2021. - Does not include shower door (See Item 16 for revised layout and 33 for Halo Sliding Doors)
Inv.: 1,366 Line: 33 26Jan21 / 28Apr21	1 - BEDROOM 2 - BATHROOMS - SHOWER DOOR - HALO 5FT SLIDING DOOR CHROME/CLEAR FOR 5 X 3 TILED SHOWERS Note: -See Item 16 and 32. - Bedroom #2 Ensuite Bathroom as per Schedule H dated April 27, 2021.
Inv.: 1,366 Line: 39 26Jan21 / 28Apr21	1 - MAIN BATHROOM - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL Note: - Main Bathroom as per Schedule H. - Located on longest wall (behind Bedroom 3) approx. centered. Bottom of niche installed approx. 45" from floor.
Inv.: 1,366 Line: 40 26Jan21 / 28Apr21	1 - BEDROOM 2 - BATHROOMS - ZITTA NICHE 24X12 STAINLESS STEEL Note: - Bedroom #2 Ensuite Bathroom as per Schedule H dated April 27, 2021. - Located on wall opposite Shower head (approx. centered). Bottom of niche installed approx. 45" from floor.
Inv.: 1,366 Line: 26 26Jan21 / 28Apr21	1 - BASEMENT - EXTRA LAUNDRY BASEMENT - TAPS AND DRAIN @ EXISTING TUB Note: - Basement Mechanical Area as per Schedule H dated April 8, 2021. - 2nd set of laundry machines may be added to basement. Clients want to make sure the connections are in place. - Includes plumbing & electrical.

STAIRS

Inv.: 1,366 Line: 8 26Jan21 / 28Apr21	1 - - STAIRS - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS, PER STAIRCASE Note: - Upper Staircase as per Schedule H dated April 27, 2021.(Main Floor to 2nd Level) - 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

Inv.: 1,366 Line: 3 26Jan21 / 28Apr21	1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE Note:
Inv.: 1,366 Line: 2 26Jan21 / 28Apr21	1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE Note: - Excluding Corner Cabinetry Where Applicable

WINDOWS & DOORS

Inv.: 1,366 Line: 23 26Jan21 / 28Apr21	1 - - DINING ROOM - Delete 3 x AP 2424 Picture Windows in Dining Room and Supply & Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 206). Note: Dining Room as per Schedule H dated April 27, 2021.
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