



CONSTRUCTION SUMMARY

Rathwell Landing - 301 - 2 - 1020 THE MORGAN ELEV A

Registere Plan Number:    Municipal Address:    Closing: 24-Nov-20

APPLIANCES

Inv.: 923 Line: 48  12Feb20 / 6Mar20	<b>1</b> - HOOD FAN - CHIMNEY - BROAN 400 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 - Builder Recommend Make-up Air System
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BONUS

Inv.: 808 Line: 1  1Dec19 / 21Feb20	<b>1</b> - BONUS - DECOR CENTER CREDIT OF \$10, 000.00  Note: Has been applied in full.
Inv.: 808 Line: 25  1Dec19 / 21Feb20	<b>1</b> - additional bonus of                      for the easement issue  Note:

BROCHURE LAYOUTS

Inv.: 808 Line: 23  1Dec19 / 21Feb20	<b>1</b> - std fireplace will be relocated to the basement with the firebox raised approx 1.75" from floor ,the dining room windows will be deleted , the main bathroom window will be deleted and the bathroom door swing into the hall.  Note: The basement window for the optional basement bedroom will move to the other exterior wall behind the garage in the mechical room as per schedule H. Switch for fireplace to be on side of bump in. Fireplace includes tile, MDF mantle & trim.
Inv.: 808 Line: 24  1Dec19 / 21Feb20	<b>1</b> - upgrade the std 8'X8' deck for the lookout to 14'X14'  Note: as per schedule H
Inv.: 808 Line: 19  1Dec19 / 21Feb20	<b>1</b> - REDESIGN LAYOUT AS PER ATTACHED SKETCH - RELOCATE WASHER AND DRYER TO BASEMENT BESIDE THE LAUNDRY TUB TO ALLOW FOR A 2PC WASHROOM OFF OF BEDROOM #2. NOTE GARAGE MAN DOOR TO BE RELOCATED AS WELL  Note:

CABINETRY

Inv.: 808 Line: 17  1Dec19 / 21Feb20	<b>1</b> - Upgrade to level 1 cabinets -std layout  Note: as per Schedule H
Inv.: 808 Line: 13  1Dec19 / 21Feb20	<b>1</b> - UPPER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DEDICATED OUTLET (STD SERIES CABINETRY)  Note: by the fridge As per schedule H
Inv.: 923 Line: 26  12Feb20 / 6Mar20	<b>1</b> - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP  Note:
Inv.: 923 Line: 28  12Feb20 / 6Mar20	<b>1</b> - 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.
Inv.: 923 Line: 41  12Feb20 / 6Mar20	<b>1</b> - 2 TONE KITCHEN CABINET  Note:



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Inv.: 808 Line: 16	<b>1</b> - CABINETRY - UPC9-2B - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style  1Dec19 / 21Feb20
Inv.: 928 Line: 61	<b>1</b> - NOTE : KITCHEN ISLAND IS LOCATED APPROX 4-0" AWAY FROM STOVE .  Note:  18Feb20 / 2Apr20

CABINETRY ACCESSORIES

Inv.: 923 Line: 43	<b>1</b> - SUPPLY AND INSTALL PUCK LIGHTING - LEVEL 1 CABINET- STANDARD KITCHEN LAYOUT. INCLUDES 3 ELECTRICAL OUTLETS TO BE INSTALLED NEAR TOP OF CABIENTS.  Note: PRICE 1 PUCK LIGHT PER DOOR.  12Feb20 / 6Mar20
Inv.: 808 Line: 22	<b>1</b> - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)  Note: master ensuite - on end of vanity by toilet as per schedule H  1Dec19 / 21Feb20
Inv.: 808 Line: 14	<b>1</b> - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12  Note: as per schedule H  1Dec19 / 21Feb20
Inv.: 808 Line: 15	<b>1</b> - LOWER CABINETS - LC BANK OF DRAWERS (4 DRAWERS)  Note: kitchen - by the fridge under the microwave shelf as per schedule H  1Dec19 / 21Feb20

CARPET

Inv.: 923 Line: 33	<b>1</b> - CARPET - UPGRADE - LEVEL 1 - - STANDARD AREAS - LEVEL 1  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 34	<b>1</b> - UNDERPAD - UPGRADE - LEVEL 1 - - STANDARD AREAS - LEVEL 1  Note:  12Feb20 / 6Mar20

CERAMIC TILE

Inv.: 923 Line: 37	<b>1</b> - TILE - FLOOR - UPGRADE - BRONZE - - KITCHEN (4) - BRONZE  Note: INCLUDES DINETTE  12Feb20 / 6Mar20
Inv.: 923 Line: 38	<b>1</b> - TILE - FLOOR - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN (4) - .  Note: INCLUDES DINETTE  12Feb20 / 6Mar20
Inv.: 923 Line: 39	<b>1</b> - Upgrade to bronze level wall tile, 1/3 staggered installation, behind chimney hoodfan untill bulkhead.  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 30	<b>1</b> - TILE - WALL - BACKSPLASH - INSTALLED STAGGERED - INSTALLATION ONLY - - KITCHEN - .  Note:  12Feb20 / 6Mar20



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Inv.: 923 Line: 31	1 - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE
	Note:
12Feb20 / 6Mar20	

Inv.: 923 Line: 32	1 - CERAMIC TILE - GROUT COLOR PER COLOUR
	Note:
12Feb20 / 6Mar20	

COUNTERTOP

Inv.: 923 Line: 42	1 - UPGRADED LAMINATE - VANITY WAS EXTENDED APPROX 18"
	Note: as per sketch dated Feb 29/20
12Feb20 / 6Mar20	

Inv.: 923 Line: 57	1 - UPGRADE MAIN BATHROOM LAMINATE COUNTERTOP
	Note:
12Feb20 / 6Mar20	

Inv.: 923 Line: 40	1 - COUNTERTOP - QUARTZ - UPGRADE LEVEL 1 - KITCHEN (4)
	Note: INCLUDING FLUSH BREAKFAST BAR
12Feb20 / 6Mar20	

DOORS - INTERIOR

Inv.: 923 Line: 44	1 - UPGRADE TO ASPEN UPGRADED INTERIOR DOOR HANDLES THROUGHOUT.
	Note: 5 PASSAGE DOOR 2 ENTRY DOOR
12Feb20 / 6Mar20	4 PRIVACY DOOR 2 DUMMY DOOR

ELECTRICAL

Inv.: 923 Line: 49	1 - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.
	Note: Estimate No#SS2767 rev 02
12Feb20 / 6Mar20	

Inv.: 923 Line: 50	1 - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.
	Note: Estimate no#OR3290 rev 01
12Feb20 / 6Mar20	

FIREPLACES

Inv.: 928 Line: 66	1 - FIREPLACE FAN KIT
	Note: note fireplace in the basement
18Feb20 / 2Apr20	

HARDWOOD FLOORING

Inv.: 923 Line: 45	1 - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 4-1/8" WIRE BRUSHED - STANDARD AREAS
	Note: as per sketch dated Feb 29/20
12Feb20 / 6Mar20	

HVAC

Inv.: 923 Line: 54	<del>1 - HVAC AC UNIT 13 SEER R-410A GOODMAN GSX13024 2 TON</del>
	<del>Note: Location to be determined by Head Office</del>
Deleted as per Line Item #60	



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Inv.: 928 Line: 60	1 - DELETE #54 ( hvac - ac unit 13 seer)  Note:  18Feb20 / 2Apr20
Inv.: 808 Line: 8	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 should be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required  1Dec19 / 21Feb20

MISCELLANEOUS

Inv.: 808 Line: 7	1 - FLAT CEILING IN WHOLE HOUSE (BUNGALOW)  Note: Does not include additional basement areas  1Dec19 / 21Feb20
Inv.: 928 Line: 63	1 - EXTERIOR BACK DECK AND STAIRS RE-DESIGN - OPTION #2  Note: SEE #24 FOR UPGRADED DECK AS PER ATTACHED DATED MARCH 23, 2020.  18Feb20 / 2Apr20
Inv.: 928 Line: 64	1 - NOTE : EXTERIOR DECK STAIRS TO BACKYARD TO HAVE APPROX 10 RISERS- PRESSURE TREATED FRAMING WITH CEDAR DECK BOARDS  Note:  18Feb20 / 2Apr20
Inv.: 923 Line: 58	1 - DELETED ITEM  Note:  12Feb20 / 6Mar20

PLUMBING

Inv.: 928 Line: 59	1 - Upgrade to blanco quatrus R15 U1 medium #401517 stainless steel  Note: SINGLE BOWL  18Feb20 / 2Apr20
Inv.: 923 Line: 51	1 - SUPPLY AND INSTALL A GRAB BAR (MAXX 32IN LEFT HAND CURVE SKU 10029253-105 BRUSHED NICKEL) ON BACK WALL. WALL TO BE REINFORCED TO ACCOMODATE INSTALLATION OF GRAB BAR  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 52	1 - SUPPLY AND INSTALL A GRAB BAR (MAXX 24IN MODERN STRAIGHT SKU 10028765-105 BRUSHED NICKEL) TO BE INSTALLED VERTICALLY BETWEEN END OF CERAMIC WALL TILE AND TUB/SHOWER CONTROLS. WALL TO BE REINFORCED TO ACCOMODATE INSTALLATION OF GRAB BAR  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 53	1 - NOTE: 2PC BATHROOM TOILET ADJACENT TO BEDROOM #2 TO HAVE THE BUILDER'S STANDARD ELONGATED TOILET.  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 46	1 - SUPPLY AND INSTALL A GRAB BAR (MAXX 32IN RIGHT HAND CURVE SKU 10029254-105 BRUSHED NICKEL) ON BACK WALL. WALL TO BE REINFORCED TO ACCOMODATE INSTALLATION OF GRAB BAR  Note:  12Feb20 / 6Mar20



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Inv.: 923 Line: 47	1 - SUPPLY AND INSTALL A GRAB BAR (MAXX 24IN MODERN STRAIGHT SKU 10028765-105 BRUSHED NICKEL) TO BE INSTALLED VERTICALLY BETWEEN SHOWER DOOR AND CONTROLS. WALL TO BE REINFORCED TO ACCOMODATE INSTALLATION OF GRAB BAR  Note:  12Feb20 / 6Mar20
Inv.: 928 Line: 65	1 - REVISION 1 TO COLOUR CHART ( PLUMBING - KITCHEN)  Note:  18Feb20 / 2Apr20
Inv.: 923 Line: 29	1 - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION  Note: DOES NOT INCLUDE CONNECTION  12Feb20 / 6Mar20
Inv.: 923 Line: 35	1 - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS  Note:  12Feb20 / 6Mar20
Inv.: 808 Line: 20	1 - CERAMIC SHOWER - UPGRADE BUILDERS STANDARD TUB & SHOWER COMBINATION TO A APPROX. 5FT X3FT SHOWER BASE WITH BUILDERS STANDARD CERAMIC WALL TILES  Note: Does not include Shower door  1Dec19 / 21Feb20
Inv.: 808 Line: 21	1 - BATHROOMS - SHOWER DOOR - KAMELEON 55IN - 59IN CHROME/CLEAR WITH STANDARD TOWEL BAR FOR 5 X 3 TILED SHOWERS  Note:  1Dec19 / 21Feb20

RAILING

Inv.: 923 Line: 36	1 - UPGRADE TO GUN METAL BRACKET IN LIEU OF BUILDER'S STANDARD COLONIAL.  Note:  12Feb20 / 6Mar20
Inv.: 923 Line: 27	1 - RAILING - OAK MODERN 3" POSTS, COLONIAL HANDRAILS & GUNN METAL SQUARE SPINDLES  Note:  12Feb20 / 6Mar20

STANDARDS

Inv.: 808 Line: 2	1 - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SEPARATE SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING  Note:  1Dec19 / 21Feb20
Inv.: 808 Line: 3	1 - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)  Note:  1Dec19 / 21Feb20
Inv.: 808 Line: 4	1 - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE  Note:  1Dec19 / 21Feb20
Inv.: 808 Line: 5	1 - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE  Note: Excluding Corner Cabinetry Where Applicable  1Dec19 / 21Feb20
Inv.: 808 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  1Dec19 / 21Feb20

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VANITY

Inv.: 808 Line: 18	1 - INCREASE SIZE OF VANITY BY APPROX 18", MIRROR TO BE INCREASED BY SAME AMOUNT. LIGHTING FIXTURE TO REMAIN AS STD BUT RELOCATED TO BE CENTERED ABOVE NEW VANITY SIZE  Note:   As per schedule H
1Dec19 / 21Feb20	

WINDOWS & DOORS

Inv.: 808 Line: 10	1 - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER  Note:
1Dec19 / 21Feb20	
Inv.: 808 Line: 9	1 - GARAGE DOOR OPENER - CHAIN DRIVE 8165 - EACH  Note:   note includes one remote control
1Dec19 / 21Feb20	
Inv.: 808 Line: 11	1 - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME  Note:
1Dec19 / 21Feb20	
Inv.: 808 Line: 12	1 - GARAGE DOOR - UPGRADE TO 16 x 8 OLYMPUS 500 INSULATED WITH THERMAL INSERTS AND WEATHERSTRIPPING  Note:   Does not include Black or Terratone Colours
1Dec19 / 21Feb20	
Inv.: 928 Line: 62	1 - NOTE : PATIO DOOR TO BE APPROX 6-0" WIDE WITH TRANSOM WINDOW ABOVE  Note:
18Feb20 / 2Apr20	
Inv.: 923 Line: 55	1 - UPGRADE STANDARD BASEMENT WINDOW ON REAR ELEVATION FROM APPROX. 56"X24" TO APPROX. 60"X30"  Note:   SEE SKETCH   dated Feb 29/20
12Feb20 / 6Mar20	
Inv.: 923 Line: 56	1 - CLARIFICATION - MOVE GREAT ROOM OPERATOR WINDOW TO THE TOP OF THE STAIRCASE  Note:
12Feb20 / 6Mar20	