



CONSTRUCTION SUMMARY

Shea Village - C14 - 1 - 160 THE STANLEY 2

Registere Plan Number:   Municipal Address:   Closing:

APPLIANCES

Inv.: 2,166 Line: 4  9Mar25 / 20Mar25	<b>1 - KITCHEN</b> - SUPPLY AND INSTALL HOODFAN IN LIEU OF MICROWAVE HOOD FAN COMBO. WHIRLPOOL 30" WIDE RANGE HOOD FAN - STAINLESS STEEL 270 CFM MODEL NO. WVU17UC0JS IN KITCHEN LAYOUT #2  Note: As per Schedule H and Kitchen sketch dated March 17, 2025 See item #1 (optional kitchen layout #2) See item #2 (UPC9 -2A) See item #3 (gas line rough in for stove) See item #5 (relocate microwave opening in lower cabinet)  *** INCLUDED IN ITEM #3 ***
Inv.: 2,210 Line: 18  7May25 / 12May25	<b>1 - KITCHEN</b> - NON STANDARD REFRIGERATOR SIZE  Note: - Purchaser(s) Acknowledges that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - As per Kitchen Sketch dated May 15th, 2025 - Fridge size opening to be approximately 37" wide x 72" high.

BATHROOM ACCESSORIES

Inv.: 2,166 Line: 8  9Mar25 / 20Mar25	<b>1 - ENSUITE BATH</b> - SUPPLY AND INSTALL ZITTA NICHE 12 X 24IN - ANR24120417 MATTE BLACK - VERTICALLY INSTALLED.  Note: Cannot be installed on an exterior shower wall As per Schedule H dated March 17, 2025 See item #6 (optional 5 pce ensuite) To be located in 5 pce ensuite on opposite wall from shower head.
Inv.: 2,210 Line: 17  7May25 / 12May25	<b>1 - -</b> UPGRADE TO ALLUSION MATTE BLACK BATHROOM ACCESSORIES COLLECTION  Note: - In all bathrooms (Powder Room, Main Bathroom and 5 Pce Ensuite)

BROCHURE LAYOUTS

Inv.: 2,166 Line: 9  9Mar25 / 20Mar25	<b>1 - GREAT ROOM</b> - SUPPLY AND INSTALL OAK RAILING IN LIEU OF HALF WALL ON STAIRS ADJACENT TO THE GREATROOM. STANDARD FINISHES.  Note: As per Schedule H dated March 17, 2025 See item #10 (delete half wall in upper hallway) <del>Upgraded as per Line Item #24</del>
Inv.: 2,166 Line: 6  9Mar25 / 20Mar25	<b>1 - ENSUITE BATH</b> - UPGRADE TO OPTIONAL 5 PCE ENSUITE BATHROOM - STD SERIES FINISHES.  Note: As per Schedule H dated March 17, 2025 See item #7 (add a bank of drws between 2 sinks in 5 pce ensuite) See item #8 (add Zitta niche in shower in 5 pce ensuite)
Inv.: 2,166 Line: 1  9Mar25 / 20Mar25	<b>1 - KITCHEN</b> - OPTIONAL KITCHEN LAYOUT #2 C/W FLUSH BREAKFAST BAR - STANDARD SERIES FINISHES.  Note: As per Schedule H dated March 17, 2025 See item #2 (UPC9 -2A) <del>Upgraded as per Line Item #19 &amp; Item 30</del> See item #3 (gas line rough in for stove) See item #4 (whirlpool range hoodfan) See item #5 (relocate microwave opening in lower cabinet)

CABINETRY

Inv.: 2,166 Line: 5  9Mar25 / 20Mar25	<b>1 - KITCHEN</b> - RELOCATE MICROWAVE OPENING IN A LOWER CABINET BETWEEN STOVE OPENING AND AS CLOSE AS POSSIBLE TO DINING ROOM RETURN WALL.  Note: As per Schedule H and kitchen sketch dated March 17, 2025 See item #1 (optional kitchen layout #2) See item #2 (UPC9 -2A) See item #3 (gas line rough in for stove) See item #4 (whirlpool range hoodfan)
Inv.: 2,166 Line: 7  9Mar25 / 20Mar25	<b>1 - ENSUITE BATH</b> - SUPPLY AND INSTALL A BANK OF DRAWERS (3 DRAWERS 6-10-10) APPROX 15" WIDE IN 5 PCE ENSUITE, BETWEEN 2 SINKS.  Note: As per Schedule H dated March 17, 2025 See item #6 (optional 5 pce ensuite) See item #8 (vertical Zitta niche in shower)

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Inv.: 2,210 Line: 19  7May25 / 12May25	<b>1 - KITCHEN - KITCHEN - UPGRADE ITEM #1- OPTIONAL KITCHEN LAYOUT #2 C/W FLUSH BREAKFAST BAR IN LEVEL 2 CABINETRY.</b>  Note: - As per floor plan sketch dated May 15, 2025 - See kitchen sketch dated May 15, 2025 - See initial item #1 (optional kitchen layout #2 c/w flush b-bar) - See item #20 (UPC9-2A in level 2 series cabinetry)
Inv.: 2,210 Line: 21  7May25 / 12May25	<b>1 - KITCHEN - UPGRADE ITEM #2 UPC9-2A IN STANDARD KITCHEN LAYOUT TO LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42 INCH UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO SATNDARD BULKHEAD - APPROX - 26 INCH DEEP X 10 INCH HIGH. INCLUDING THE ADDED 12" PANTRY</b>  Note: - Purchasers Acknowledges and Accepts that the upper kitchen cabinetry upgraded wood doors will have center style. - Above Kitchen cabinetry - As per UPC sketch dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 - See item #19 (optional kitchen layout #2 c/w flush b-bar level 2 cabinetry) - See item #21 (2ft deep fridge upper cabinets) -See Item #20 (Added Pantry)
Inv.: 2,210 Line: 22  7May25 / 12May25	<b>1 - KITCHEN - UPGRADE TO 2FT DEEP FRIDGE UPPER - LEVEL 2 SERIES C/W END GABLE.</b>  Note: - As per kitchen sketch dated May 15, 2025 - See item #20 (UPC9-2A level 2 cabinetry in optional kitchen layout #2)
Inv.: 2,210 Line: 28  7May25 / 12May25	<b>1 - KITCHEN - SUPPLY AND INSTALL LEVEL 5 CABINETRY HARDWARE IN OPTIONAL KITCHEN LAYOUT #2</b>  Note: - To be installed on pots and pans drawers only - See item #25 (upgrade to pots and pans x2 sets)

CABINETRY - UPC9-2A

Inv.: 2,166 Line: 2  9Mar25 / 20Mar25	<b>1 - KITCHEN - CABINETRY - UPC9-2A - OPTIONAL KITCHEN LAYOUT 2 - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH</b>  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated <b>Upgrade as per Line Item #21</b> As per Schedule H and Kitchen sketch dated March 17, 2025 See item #2 (UPC9 -2A) See item #3 (gas line rough in for stove) See item #4 (whirlpool range hoodfan) See item #5 (relocate microwave opening in lower cabinet)
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CABINETRY ACCESSORIES

Inv.: 2,210 Line: 31  7May25 / 12May25	<b>1 - MAIN BATHROOM - SUPPLY AND INSTALL LEVEL 2 CABINETRY HARDWARE IN MAIN BATHROOM CABINET DOORS</b>  Note: - Standard cabinetry
Inv.: 2,210 Line: 32  7May25 / 12May25	<b>1 - ENSUITE BATH - SUPPLY AND INSTALL LEVEL 2 CABINETRY HARDWARE ON CABINET DOORS AND BANK OF DRAWERS.</b>  Note: - See item #6 (upgrade to optional 5 pce ensuite)
Inv.: 2,210 Line: 27  7May25 / 12May25	<b>1 - KITCHEN - SUPPLY AND INSTALL LEVEL 3 CABINETRY HARDWARE IN OPTIONAL KITCHEN LAYOUT #2</b>  Note: - To be installed on all cabinet doors and BOD in optional kitchen layout #2.

CABINETRY KITCHEN

Inv.: 2,210 Line: 26  7May25 / 12May25	<b>2 - KITCHEN - KITCHEN POTS &amp; PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES</b>  Note: - As per Kitchen Sketch dated May 15, 2025 - Level 2 cabinetry. - To be installed on each side of the stove opening. Each set to be approximately 650mm. - See item #27 (upgraded hardware)
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Inv.: 2,210 Line: 20	<b>1 - - PANTRY - UPGRADE 12IN TO 24IN DEEP PER LFT - LEVEL 2 SERIES</b>  Note: Pantry approximately 90in high, located as per Kitchen Sketch dated. Does not included UPC upgrades PANTRY IS APPROX 900MM -See Item #21 (UPC in level 2 series)
7May25 / 12May25	

CARPET

Inv.: 2,210 Line: 44	<b>1 - STD AREAS - CARPET - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1</b>  Note: -As per Floor plan sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 45	<b>1 - STD AREAS - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1</b>  Note: -As per Floor plan sketch dated May 15, 2025
7May25 / 12May25	

CERAMIC TILE

Inv.: 2,210 Line: 33	<b>1 - FOYER / POWDER ROOM - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD</b>  Note: - As per floor plan sketch dated May 15, 2025 - Front to back rectangular installation - As per floor tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 34	<b>1 - LAUNDRY ROOM - TILE - FLOOR - UPGRADE - GOLD - - LAUNDRY ROOM - GOLD</b>  Note: - As per floor plan sketch dated May 15, 2025 - Front to back rectangular installation - As per floor tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 35	<b>1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - GOLD - MAIN BATHROOM - GOLD</b>  Note: - As per floor plan sketch dated May 15, 2025 - Front to back rectangular installation - As per floor tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 36	<b>1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - MAIN BATHROOM - GOLD</b>  Note: -In tub/shower combo in main bathroom. - Horizontal stacked installation - As per wall tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 37	<b>1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATH 5PC - GOLD</b>  Note: -As per floor plan sketch dated May 15, 2025 - Front to back rectangular installation - As per floor tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 38	<b>1 - ENSUITE BATH - TILE - WALL - UPGRADE - GOLD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - GOLD</b>  Note: - As per floor plan sketch dated May 15, 2025 - Horizontal stacked installation - As per wall tile installation sketch dated May 15, 2025
7May25 / 12May25	

Inv.: 2,210 Line: 39	<b>1 - ENSUITE BATH - SUPPLY AND INSTALL CERAMIC FLOOR TILE - GOLD LEVEL - ON TUB DECK AND TUB BACKSPLASH IN 5 PCE ENSUITE.</b>  Note: - As per floor plan sketch dated May 15, 2025 - Horizontal stacked installation - As per wall tile installation sketch dated May 15, 2025
7May25 / 12May25	

COUNTERTOP

Inv.: 2,210 Line: 30	<b>1 - KITCHEN - UPGRADE FROM ITEM #1 - OPTIONAL KITCHEN LAYOUT #2 C/W FLUSH BREAKFAST BAR IN LEVEL 3 QUARTZ COUNTERTOPS.</b>  Note: - As per kitchen sketch dated May 15, 2025 - Eased Edge as per Edge profile sketch dated May 15, 2025
7May25 / 12May25	

DOORS - INTERIOR



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Inv.: 2,210 Line: 14  7May25 / 12May25	<b>10 - - MADISON SMOOTH INTERIOR DOORS THROUGHOUT INCLUDING ALL SWING DOORS AT CLOSETS.</b>  Note: - Foyer swing door (2) - Linen closet swing door (1) - Bedroom 2 & 3 closet swing doors (2 each) - Laundry room (2) - Family Room (3) - See item #15 (upgraded hardware)
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ELECTRICAL

Inv.: 2,199 Line: 11  22Apr25 / 23Apr25	<b>1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE &amp; SKETCH.</b>  Note: As per Orbital Quote OR8682 Rev.01 & Sketch dated Apr 22-25
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Inv.: 2,199 Line: 12  22Apr25 / 23Apr25	<b>1 - - S&amp;S ELECTRIC UPGRADES AS PER ATTACHED QUOTE &amp; SKETCH.</b>  Note: As per S&S Quote SS6846 Rev.01 & Sketch dated Apr 22-25
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Inv.: 2,210 Line: 55  7May25 / 12May25	<b>4 - ENSUITE BATH - MAIN BATHROOM AND POWDER ROOM (ALL BATHROOMS) INSTALL VEGA MINOR 24" VL 18224-BL BLACK VANITY LIGHTING IN LIEU OF STD LIGHTING</b>  Note: -As per Vanity Lighting sketch dated May 15, 2025 -Ensuite (2) -Main bathroom (1) -Powder Room (1) -As per floorplan sketch dated May 15, 2025
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Inv.: 2,210 Line: 56  7May25 / 12May25	<b>1 - DINING ROOM - INSTALL PENDANT - CHAPELLE AGED GOLD PD543022AGWL IN LIEU OF STANDARD LIGHT.</b>  Note: -As per Pendant Lighting sketch dated May 15, 2025 -See Floorplan sketch dated May 15, 2025
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HARDWOOD FLOORING

Inv.: 2,210 Line: 42  7May25 / 12May25	<b>1 - - HARDWOOD - OAK - 6 1/4 STAINED - STD AREAS</b>  Note: -As per Floor plan sketch dated May 15, 2025 -See item # 44 (upgraded hardwood in kitchen)
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Inv.: 2,210 Line: 43  7May25 / 12May25	<b>1 - - HARDWOOD - OAK - 6 1/4 STAINED - KITCHEN</b>  Note: -OPTIONAL KITCHEN LAYOUT #2 -As per Floor plan sketch dated May 15, 2025 -See item # 43 (upgraded hardwood in standard areas)
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HVAC

Inv.: 2,166 Line: 3  9Mar25 / 20Mar25	<b>1 - KITCHEN - PROVIDE GAS LINE FOR FUTURE GAS RANGE C/W 120V 20 AMP DEDICATED OUTLET (STD STOVE OUTLET TO REMAIN). STD MICROWAVE HOODFAN COMBO TO BE DELETED AND REPLACED WITH A BASIC WHITE HOOD FAN 270 CFM.</b>  Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave separately. A make up air system may be required if a larger CFM hoodfan is required. As per Schedule H and Kitchen sketch dated March 17, 2025 See item #1 (optional kitchen layout #2) See item #2 (UPC9 -2A) See item #4 (whirlpool range hoodfan) See item #5 (relocate microwave opening in lower cabinet)
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MISCELLANEOUS

Inv.: 2,210 Line: 15  7May25 / 12May25	<b>1 - - - HALIFAX - SQUARE LEVERS AND HARDWARE IN MATTE BLACK INSTALLED THROUGHOUT. INCLUDING THE INTERIOR FRONT DOOR AND INTERIOR OF GARAGE MAN DOOR</b>  Note: -See item #14 (upgraded interior doors)
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Inv.: 2,210 Line: 16  7May25 / 12May25	<b>1 - FOYER -</b> - INSTALL SAN CLEMENTE FRONT INTERIOR DOOR GRIPSET IN MATTE BLACK.  Note: - As per floor plan sketch dated May 15th, 2025 - Exterior front door - See item # 14 (upgraded interior doors) - See item # 15 (HALIFAX HARDWARE INSTALLED ON INTERIOR OF EXTERIOR DOOR)
Inv.: 2,210 Line: 40  7May25 / 12May25	<b>1 - ENSUITE BATH -</b> UPGRADE GROUT FOR 5 PCE ENSUITE SHOWER WALLS.  Note: - As per interior colour chart dated May 15, 2025
Inv.: 2,210 Line: 41  7May25 / 12May25	<b>1 - KITCHEN -</b> KITCHEN BACKSPLASH - UPGRADE TO LEVEL 3 QUARTZ, THIN SLAB,, IN OPTIONAL KITCHEN LAYOUT #2  Note: -As per Kitchen sketch dated May 15, 2025

PAINT

Inv.: 2,210 Line: 29  7May25 / 12May25	<b>1 -</b> - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE  Note: - Does not include doors and trim - As per interior colour chart dated May 15, 2025
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PLUMBING

Inv.: 2,210 Line: 54  7May25 / 12May25	<b>4 -</b> - BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -CZ- DST CHAMPAGNE BRONZE  Note: Includes matching drain trim - See item #6 (optional 5 Pce Ensuite (2) -Main bathroom (1) -Powder Room (1)
Inv.: 2,210 Line: 46  7May25 / 12May25	<b>1 - KITCHEN -</b> SUPPLY AND INSTALL FRANKE CUBE CUX11030-CA UNDERMOUNT KITCHEN SINK SINGLE BOWL 9" DEEP IN STAINLESS STEEL  Note: - See item #6 (In optional kitchen layout #2)
Inv.: 2,210 Line: 47  7May25 / 12May25	<b>1 - KITCHEN -</b> KITCHEN - FAUCET - DELTA TRINSIC 9159-CZ-DST CHAMPAGNE BRONZE SINGLE HANDLE PULL-DOWN  Note: -In optional kitchen layout #2
Inv.: 2,210 Line: 48  7May25 / 12May25	<b>3 -</b> - BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000  Note: Only available with Solid Surface Countertops -To be installed in Main Bathroom (1) -To be installed in 5 pce ensuite (2)
Inv.: 2,210 Line: 49  7May25 / 12May25	<b>1 - POWDER ROOM -</b> BATH - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641  Note: -As per floor plan sketch dated May 15, 2025
Inv.: 2,210 Line: 50  7May25 / 12May25	<b>1 - MAIN BATHROOM -</b> BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-CZ WITH H2O KINETIC RAINCAN SHOWER HEAD CHAMPAGNE BRONZE - MATCHING OVERFLOW AND DRAIN  Note:
Inv.: 2,210 Line: 51  7May25 / 12May25	<b>1 - ENSUITE BATH -</b> BATH - DELTA TRINSIC SHOWER FAUCET T14259-CZ WITH H2O KINETIC RAINCAN SHOWER HEAD CHAMPAGNE BRONZE  Note: Includes matching drain trim - See item #6 (optional 5 pce Ensuite)
Inv.: 2,210 Line: 52  7May25 / 12May25	<b>1 - ENSUITE BATH -</b> BATH - DELTA TRINSIC ROMAN TUB FAUCET T2759-CZ CHAMPAGNE BRONZE C/W MATCHING OVERFLOW AND DRAIN  Note: - See item #6 (optional 5 pce ensuite)





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RAILING

Inv.: 2,210 Line: 23  7May25 / 12May25	<b>1 - UPPER HALL</b> - UPGRADE FROM ITEM #10 - UPGRADE TO SQUARE METAL SPINDLES (SATIN BLACK), STAINED 3" MODERN BEVELED POSTS (STAIN #503), STAINED COLONIAL HANDRAIL (STAIN #503) C/W SATIN BLACK METAL BRACKETS WHERE REQUIRED.  Note: - As per floor plan sketch dated May 15, 2025
Inv.: 2,210 Line: 24  7May25 / 12May25	<b>1 - GREAT ROOM</b> - UPGRADE FROM ITEM #9 - UPGRADE TO SQUARE METAL SPINDLES (SATIN BLACK), STAINED 3" MODERN BEVELED POSTS (STAIN #503), STAINED COLONIAL HANDRAIL (STAIN #503) C/W SATIN BLACK METAL BRACKETS WHERE REQUIRED.  Note: - As per floor plan sketch dated May 15, 2025
Inv.: 2,210 Line: 25  7May25 / 12May25	<b>1 - STD AREAS</b> - UPGRADE STANDARD AREAS TO SQUARE METAL SPINDLES (SATIN BLACK), STAINED 3" MODERN BEVELED POSTS (STAIN #503), STAINED COLONIAL HANDRAIL (STAIN #503) C/W SATIN BLACK METAL BRACKETS WHERE REQUIRED.  Note: - As per Floor Plan Sketch dated May 15, 2025
Inv.: 2,166 Line: 10  9Mar25 / 20Mar25	<b>1 - UPPER HALL</b> - SUPPLY AND INSTALL OAK RAILING IN LIEU OF HALF WALL IN UPPER HALLWAY - IN STANDARD FINISHES.  Note: As per Schedule H dated March 17, 2025  See item #9 (delete half wall in stairs adjacent to Great Room) <b>Upgraded as per Line Item #23</b>

TRIM

Inv.: 2,210 Line: 13  7May25 / 12May25	<b>1 - - TRIM PACKAGE 1</b> - CASING # L3513-96168C WITH BASEBOARD # 2828-96192C THROUGHOUT  Note: - See item # 1 (optional kitchen layout #2 c/w flush b-bar) - See item # 6 (optional 5 pce ensuite bathroom)
Inv.: 2,210 Line: 53  7May25 / 12May25	<b>1 - ENSUITE BATH</b> - UPGRADE STANDARD 5 PCE ENSUITE SHOWER DOORS TRIM TO MATTE BLACK IN LIEU OF STANDARD.  Note: -As per Floor plan sketch dated May 15, 2025 -See item #6 (optional 5 pce ensuite)