



CONSTRUCTION SUMMARY

Merkley Oaks - A01 - 1 - 110 THE THOMAS

Registere Plan Number: Municipal Address: 7 Fisher Avenue Closing:

APPLIANCES

Inv.: 2,217 Line: 4 28May25 / 10Jun25	1 - - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL WVV73UC0LS Note: Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. -See Item # 5 (Microwave location) -STD Kitchen Layout as per sketch dated May 30, 2025
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BATHROOM ACCESSORIES

Inv.: 2,256 Line: 22 29Jul25 / 19Aug25	1 - STD AREAS - UPGRADE - ALLUSION COLLECTION - MATTE BLACK - ALL BATHROOMS Note:
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BROCHURE LAYOUTS

Inv.: 2,217 Line: 6 28May25 / 10Jun25	1 - ENSUITE BATH - OPTIONAL 4PC ENSUITE Note: -As per schedule H dated May 30, 2025 -See Item #7 (Re-design of vanity)
Inv.: 2,217 Line: 10 28May25 / 10Jun25	1 - BASEMENT - MOVE BASEMENT FAMILY ROOM WALL APPROX 24" TOWARD THE MECHANICAL/STORAGE AREA, PUSH BASEMENT BATH ROUGH IN APPROX 24" Note: -As per Schedule H dated May 30, 2025

CABINETRY

Inv.: 2,217 Line: 7 28May25 / 10Jun25	1 - ENSUITE BATH - SEPARATE LENGTH OF CABINETRY INTO 3 CABINETRY SECTION, NOT 4. SINK TO BE CENTERED. TOP DRAWERS ON 2 SECTIONS, MIDDLE SECTION TO HAVE A FALSE PANEL (SINK). Note: - TOTAL 2 DRAWERS, 1 FALSE PANEL AND 3 DOORS -See Item #6 (optional 4pc ensuite)
Inv.: 2,217 Line: 1 28May25 / 10Jun25	1 - KITCHEN - STD KITCHEN, LEVEL 2 CABINETRY WITH FLUSH BREAKFAST BAR Note: -As per Kitchen sketch and Schedule H dated May 30, 2025
Inv.: 2,217 Line: 2 28May25 / 10Jun25	1 - KITCHEN - DELETE STD 12" DEEP PANTRY. SUPPLY AND INSTALL OPTIONAL PANTRY 1 - FROM END OF LOWER/UPPER CABINET TO PATIO DOOR WALL. LEVEL 2 CABINETRY AND STD COUNTERTOP Note: -As per Extended Pantry and kitchen sketch dated May 30, 2025. -See Item #2 (STD Kitchen Layout Level 2 cabinetry)
Inv.: 2,256 Line: 26 29Jul25 / 19Aug25	1 - KITCHEN - UPGRADE - FRIDGE OPENING - 37" WIDE X 72" HIGH - KITCHEN Note: - As per kitchen sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 31 29Jul25 / 19Aug25	1 - MAIN BATHROOM - UPGRADE - LEVEL 1 CABINETRY - MAIN BATHROOM Note: - As per floorplan sketch dated August 2, 2025 - Moderna Rift Cut Oak in Muskoka
Inv.: 2,256 Line: 33 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - ENSUITE CABINETRY - LEVEL 3 Note: - As per floor plan sketch dated August 2, 2025 - MDF Banff in Moody

CABINETRY - UPC9-2A



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Inv.: 2,256 Line: 27 29Jul25 / 19Aug25	1 - KITCHEN - CABINETRY - UPC9-2A - STANDARD LAYOUT C/W EXTENDED PANTRY - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH Note: - As per kitchen sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025 - MDF Banff in Blacktop
Inv.: 2,217 Line: 3 28May25 / 10Jun25	1 - - CABINETRY - UPC9-2A - STANDARD LAYOUT C/W EXTENDED PANTRY - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD - APPROX. 26INDEEP X 10INH Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch dated May 30, 2025 -As per Kitchen sketch dated May 30, 2025 -See Item #2 (extended pantry) -See Item #1 (STD Kitchen Layout - level 2 cabinetry)

CABINETRY ACCESSORIES

Inv.: 2,256 Line: 28 29Jul25 / 19Aug25	38 - KITCHEN - SUPPLY & INSTALL - LEVEL 3 HARDWARE - BP 7348160-CHBRZ - KITCHEN CABINETRY Note: - As per harware sketch dated August 2, 2025 - On all doors and bank of drawers
Inv.: 2,256 Line: 29 29Jul25 / 19Aug25	6 - KITCHEN - SUPPLY & INSTALL - LEVEL 5 HARDWARE - BP 7348256-CHBRZ - KITCHEN CABINETRY Note: - As per hardware sketch dated August 2, 2025 - On pots and pans drawers
Inv.: 2,256 Line: 34 29Jul25 / 19Aug25	1 - ENSUITE BATH - SUPPLY & INSTALL - BP 7348160-CHBRZ - LEVEL 3 HARDWARE Note: - As per floorplan sketch dated August 2, 2025
Inv.: 2,256 Line: 32 29Jul25 / 19Aug25	1 - MAIN BATHROOM - SUPPLY & INSTALL - BP 7348160-900 - LEVEL 3 HARDWARE Note: - As per floorplan sketch dated August 2, 2025

CABINETRY KITCHEN

Inv.: 2,217 Line: 5 28May25 / 10Jun25	1 - - LOWER MICRO CABINET C/W DRAWER AND OUTLET - LEVEL 2 SERIES Note: As per Kitchen Sketch dated May 30, 2025. -See Item #4 (Chimney Hood fan)
Inv.: 2,256 Line: 61 29Jul25 / 19Aug25	1 - KITCHEN - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 2 SERIES Note: - As per Kitchen Sketch dated August 2, 2025 - As per Floorplan Sketch dated August 2, 2025
Inv.: 2,256 Line: 62 29Jul25 / 19Aug25	1 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 10/10/10 - ALL SERIES Note: - As per Kitchen Sketch dated August 2, 2025 - As per Floorplan Sketch dated August 2, 2025

CARPET

Inv.: 2,256 Line: 46 29Jul25 / 19Aug25	1 - STD AREAS - UPGRADE - LEVEL 1 CARPET - BEAULIEU MINOTAUR A45325 OVERCAST 87354 - STD AREAS Note: - As per floorplan sketch dated August 2, 2025 - Includes bedroom #2, bedroom #3, owners suite, owners suite walk-in closet, stairs to basement, finished basement recreation room
Inv.: 2,256 Line: 48 29Jul25 / 19Aug25	1 - STD AREAS - UPGRADE - LEVEL 1 UNDERPAD - STD AREAS Note: - As per floorplan sketch dated August 2, 2025 - Includes bedroom #2, bedroom #3, owners suite, owners walk-in closet, stairs to basement, finished recreation room



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CERAMIC TILE

Inv.: 2,256 Line: 39 29Jul25 / 19Aug25	1 - MAIN BATHROOM - UPGRADE- WALL GROUT - MAPEI 5077 FROST - MAIN BATHROOM Note: - As per floor plan sketch dated August 2, 2025 - Horizontal stacked instillation
Inv.: 2,256 Line: 40 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - FLOOR TILE - CERATEC PECA BIANCO MATT 11.8 X 23.6 - BRONZE FLOOR TILE Note: - As per floor plan sketch dated August 2, 2025 - As per floor tile instillation sketch dated August 2, 2025 - Front to back rectangular instillation
Inv.: 2,256 Line: 41 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - BRONZE FLOOR TILE - TUB DECK - CERATEC PECA BIANCO MATT 11.8 X 23.6 Note: - As per floor plan sketch dated August 2, 2025 - As per floor tile instillation sketch dated August 2, 2025 - Front to back rectangular installation
Inv.: 2,256 Line: 42 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - BRONZE FLOOR TILE - CERATEC PECA BIANCI MATT 11.8 X 23.6 - TUB BACKSPLASH Note: - As per floorplan sketch dated August 2, 2025 - As per floor tile installation sketch dated August 2, 2025 - Horizontal Stacked Installation
Inv.: 2,256 Line: 43 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - BRONZE FLOOR TILE - CERATEC PECA BIANCO MATT 11.8 X 23.6 - WALL IN SHOWER Note: - As per floor plan sketch dated August 2, 2025 - As per wall tile instillation sketch dated August 2, 2025 -Horizontal stacked installation
Inv.: 2,256 Line: 36 29Jul25 / 19Aug25	1 - FOYER / POWDER ROOM - UPGRADE - BRONZE FLOOR TILE - CERATEC PECA BIANCO MATT 11.8 X 23.6 - FOYER / POWDER ROOM Note: - As per floor plan sketch dated August 2, 2025 - As per floor tile instillation sketch dated August 2, 2025 - Front to back rectangular instillation

COUNTERTOP

Inv.: 2,256 Line: 30 29Jul25 / 19Aug25	1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR Note: - As per floor plan sketch dated August 2, 2025 - As per kitchen sketch dated August 2, 2025 - As per edge sketch dated August 2, 2025 - Silestone Charcoal Soapstone Polished, 3cm - Eased Edge
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DOORS - INTERIOR

Inv.: 2,256 Line: 16 29Jul25 / 19Aug25	1 - STD AREAS - SUPPLY & INSTALL - HALIFAX SQUARE LEVERS IN MATTE BLACK 514 - ALL INTERIOR DOORS Note:
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ELECTRICAL

Inv.: 2,245 Line: 12 14Jul25 / 16Jul25	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - As per Orbital Estimate No#: OR8765 dated 06/24/2025
Inv.: 2,245 Line: 13 14Jul25 / 16Jul25	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - As per S&S Electric Estimate No#: SS6915 dated 06/24/2025



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Inv.: 2,256 Line: 18 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE VANITY LIGHTING - VEGA MINOR - 24 INCHES BLACK VL18224-BK Note: - As per vanity lighting sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 19 29Jul25 / 19Aug25	1 - MAIN BATHROOM - UPGRADE VANITY LIGHTING - VEGA MINOR - 24 INCHES BLACK VL18224-BK Note: - As per vanity lighting sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 20 29Jul25 / 19Aug25	1 - POWDER ROOM - UPGRADE VANITY LIGHTING - VEGA MINOR - 24 INCHES BLACK VL18224-BK Note: - As per vanity lighting sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 21 29Jul25 / 19Aug25	1 - DINING ROOM - UPGRADE - PENDANT - CASSIA GOLD - CH549640AGOP Note: - As per pendant sketch dated August 2, 2025 - As per floor plan sketch dated August 2, 2025

HARDWOOD FLOORING

Inv.: 2,256 Line: 37 29Jul25 / 19Aug25	1 - KITCHEN/DINETTE - UPGRADE - HARDWOOD FLOORING - ENGINEERED EUROPEAN WHITE OAK ELMONT 7 12" - KITCHEN DINETTE Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 47 29Jul25 / 19Aug25	1 - UPPER HALL - UPGRADE - HARDWOOD STAINED OAK 7 1/2" - UPPER STAIRCASE Note: - As per floorplan sketch dated August 2, 2025
Inv.: 2,256 Line: 45 29Jul25 / 19Aug25	1 - STD AREAS - UPGRADE - STAINED OAK 7 1/2" - STD AREAS Note: - As per floor plan sketch dated August 2, 2025 - Includes main floor hallway, living/dining room, great room, upper hall way

MISCELLANEOUS

Inv.: 2,256 Line: 38 29Jul25 / 19Aug25	1 - KITCHEN - UPGRADE - BACKPLASH - LEVEL 3 QUARTZ - KITCHEN Note: - As per floor plan sketch dated August 2, 2025 - As per kitchen sketch dated August 2, 2025 - Silestone Charcoal Soapstone Polished, 2cm
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PAINT

Inv.: 2,256 Line: 35 29Jul25 / 19Aug25	1 - STD AREAS - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note: - Eggshell DLX1025-1 Commercial White - Does not include doors and trim
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PLUMBING

Inv.: 2,217 Line: 8 28May25 / 10Jun25	1 - - BATH - ZITTA NICHE 24X12X3.75 ANR24120417 MATTE BLACK Note: - Cannot be installed on an exterior wall. - As per Schedule H dated June 9, 2025 - See item #5 (Optional 4PC Ensuite) - To be located in 4PC Ensuite opposite wall from shower head.
Inv.: 2,256 Line: 49 29Jul25 / 19Aug25	1 - KITCHEN - UPGRADE - KITCHEN SINK- BLANCO SILGRANITE PRECIS 30 UNDERMOUNT SINGLE SINK - 401267 ANTHRACITE Note: - As per floor plan sketch dated August 2, 2025 - As per kitchen sketch dated August 2, 2025



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Registere Plan Number: Municipal Address: 7 Fisher Avenue Closing:

Inv.: 2,256 Line: 50 29Jul25 / 19Aug25	1 - KITCHEN - UPGRADE - KITCHEN FAUCET - DELTA SINGLE HANDLE PULL-DOWN TRINSIC PRO 9659-CZ-DST - CHAMPAGNE BRONZE Note: - As per kitchen sketch dated August 2, 2025
Inv.: 2,256 Line: 51 29Jul25 / 19Aug25	1 - MAIN BATHROOM - BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000 Note: - As per floor plan sketch dated August 2, 2025 Only available with Solid Surface Countertops
Inv.: 2,256 Line: 52 29Jul25 / 19Aug25	1 - MAIN BATHROOM - UPGRADE - VANITY FAUCET - DELTA SINGLE HANDLE HIGH ARC TRINSIC 559-HA-BL-DST C/W MATCHING WASTE - MATTE BLACK Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 53 29Jul25 / 19Aug25	1 - ENSUITE BATH - BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000 Note: Only available with Solid Surface Countertops
Inv.: 2,256 Line: 54 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - VANITY FAUCET - DELTA SINGLE HANDLE HIGH ARC TRINSIC 559-HA-CZ-DST C/W MATCHING WASTE - CHAMPAGNE BRONZE Note: - As per floorplan sketch dated August 2, 2025
Inv.: 2,256 Line: 55 29Jul25 / 19Aug25	1 - MAIN BATHROOM - UPGRADE - TUB/SHOWER FAUCET - DELTA TRINSIC T14459-BL C/W MATCHING WASTE & OVERFLOW - MAIN BATHROOM - MATTE BLACK Note: - As per floorplan sketch dated August 2, 2025
Inv.: 2,256 Line: 56 29Jul25 / 19Aug25	1 - ENSUITE BATH - STD SHOWER - UPGRADE TO MATTE BLACK SHOWER TRIMS - ENSUITE SHOWER Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 57 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - SHOWER FAUCET - DELTA TRINSIC T14259-CZ - CHAMPAGNE BRONZE Note: - As per floorplan sketch dated August 2, 2025
Inv.: 2,256 Line: 58 29Jul25 / 19Aug25	1 - ENSUITE BATH - UPGRADE - BATHTUB FAUCET - DELTA TRINSIC ROMAN TUB T2759-CZ C/W MATCHING WASTE AND OVERFLOW - CHAMPAGNE BRONZE Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 59 29Jul25 / 19Aug25	1 - POWDER ROOM - BATH - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641 Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 60 29Jul25 / 19Aug25	1 - POWDER ROOM - BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -BL- DST MATTE BLACK Note: - As per floor plan sketch dated August 2, 2025 - Includes matching drain trim

RAILING

Inv.: 2,256 Line: 23 29Jul25 / 19Aug25	1 - STD AREAS - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN SATIN BLACK Note: - As per floor plan sketch dated August 2, 2025
Inv.: 2,256 Line: 24 29Jul25 / 19Aug25	1 - STD AREAS - UPGRADE - HANDRAILS - RED OAK STAIN - SQUARE Note: - As per floor plan sketch dated August 2, 2025 - Stain #508



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Inv.: 2,256 Line: 25	1 - STD AREAS - UPGRADE - POSTS - MODERN 3" BEVELLED TOP - RED OAK STAIN
	Note: - As per floor plan sketch dated August 2, 2025
29Jul25 / 19Aug25	- Stain #508

STAIRS

Inv.: 2,217 Line: 11	1 - - STAIRS - UPPER - STAINED 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) and must ensure product stability proper humidity levels are to be maintained.
28May25 / 10Jun25	-As per Schedule H dated May 30, 2025

STANDARDS

Inv.: 2,256 Line: 44	1 - STD AREAS - DELETE ITEM #44
	Note:
29Jul25 / 19Aug25	

TRIM

Inv.: 2,256 Line: 14	1 - - UPGRADE TRIM PACKAGE 2 - THROUGHOUT
	Note:
29Jul25 / 19Aug25	

WINDOWS & DOORS

Inv.: 2,256 Line: 15	1 - STD AREAS - SUPPLY & INSTALL - CRAFTMANS SMOOTH INTERIOR DOORS - ALL INTERIOR DOORS
	Note:
29Jul25 / 19Aug25	
Inv.: 2,217 Line: 9	1 - GREAT ROOM - 2 ADDITIONAL WINDOWS IN GREAT 6-0" X 2-0
	Note: - On opposite end of great room
28May25 / 10Jun25	
Inv.: 2,256 Line: 17	1 - STD AREAS - EXTERIOR DOOR HANDLE - SAN CLEMENTE GRIPSET IN MATTE BLACK - UPGRADE
	Note: - As per floor plan sketch dated August 2, 2025
29Jul25 / 19Aug25	