

CONSTRUCTION SUMMARY

Lot: 4

Model: The Spencer (40-6) Elev A

Project/Phase: Queensbury Gates / 1

PURCHASERS:

MOHAMMED MUNEERUDDIN and ZEENATH BANU

CABINETRY

Invoice	Qty.	Description
1999 27421 13Oct20 **	1	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above the recyle/waste bin
1999 27449 13Oct20 **	1	Kitchen Base Extra - Base corner folding door - Upgrade 2
1999 27450 13Oct20 **	1	Kitchen Base Extra - Change island colour
1999 27451 13Oct20 **	1	Kitchen Uppers - Upper corner folding door - Upgrade 2
1999 27455 13Oct20 NoCat	1	Kitchen - Upgrade 2 with upgrade finish
1999 27459 13Oct20 **	1	Vanity Extras - Top drawer Main Bathroom (4) on Right side. See sketch
1999 27460 13Oct20 NoCat	1	Cabinetry - Master Ensuite Upgrade 1 vanity smaller (floor plan changed)
1999 27461 13Oct20 NoCat	1	Cabinetry - Ensuite 2/3 - Upgrade 1
1999 27462 13Oct20 NoCat	1	Cabinety - Main Bathroom (4) - Upgrade 1 vanity smaller (floor plan changed)
1999 27483 13Oct20 **	8	Hardware - Soft close doors for vanity (price per vanity) Master Ensuite, Ensuite 2/3 and Main Bathroom
1999 27484 13Oct20 **	3	Hardware - Soft close for pullout drawers (price based per drawer) Master Ensuite bank of drawers
1999 27573 13Oct20 NoCat	1	Cabinetry Main Floor Bathroom - Upgrade 1
1999 27574 13Oct20 **	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite, in center of cabinetry



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CABINETRY

Invoice	Qty.	Description
2014 27762 27Oct20 NoCat	1	Kitchen- 42inch Extended uppers - as per contract
2014 27781 27Oct20 NoCat	1	Kitchen, Master Ensuite, Ensuite 2/3, Main Bathroom & Main floor Bathroom - Credit std. Countertop- granite by other
2016 27812 04Nov20 **	3	Hardware - Soft close for pullout drawers (price based per drawer) Includes drawer in tall oven, Pots and pans under cooktop.
2016 27815 04Nov20 NoCat	1	Delete

CABINETRY EXTRAS		
Invoice	Qty.	Description
1999 27419 13Oct20	1	Kitchen Uppers - Delete cabinet above the stove/cooktop for future hoodfan - installed by builder (opening to be approx 31" and hoodfan to be approx 30")
1999 27420 13Oct20	1	Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required Island. See sketch
1999 27421 13Oct20	1	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above the recyle/waste bin
1999 27422 13Oct20	1	Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)
1999 27447 13Oct20	1	Crown Mouldings with riser panel - TTC - Includes upgrade finish
1999 27448 13Oct20	1	Light Valance - TLV Includes upgrade Finish (Does not include electrical)
1999 27449 13Oct20	1	Kitchen Base Extra - Base corner folding door - Upgrade 2
1999 27450 13Oct20	1	Kitchen Base Extra - Change island colour
1999 27451 13Oct20	1	Kitchen Uppers - Upper corner folding door - Upgrade 2
1999 27452 13Oct20	1	Delete
1999 27453 13Oct20	1	Pantry Cabinets - Pantry 24" deep x approx 3 feet width -TALLER HEIGHT - Upgrade 2 - includes upgrade finish install at end of counter top. See sketch
1999 27454 13Oct20 NoCat	1	Cabinetry - Base Slide Out Shelves (spice drawer) Chrome, door mounted shelves adjustable shelf position 15" Right side of stove.
1999 27459 13Oct20	1	Vanity Extras - Top drawer Main Bathroom (4) on Right side. See sketch

CABINETRY EXTRAS

Invoice	Qty.	Description
1999 27482 13Oct20	1	Hardware - Soft close doors & drawers (price per standard kitchen layout) includes additional hardware
1999 27483 13Oct20	8	Hardware - Soft close doors for vanity (price per vanity) Master Ensuite, Ensuite 2/3 and Main Bathroom
1999 27484 13Oct20	3	Hardware - Soft close for pullout drawers (price based per drawer) Master Ensuite bank of drawers
1999 27574 13Oct20	1	Vanity Extras - Bank of drawers (4) - Upgrade 1 Master Ensuite, in center of cabinetry
1999 27575 13Oct20	3	Vanity Extras - Taller height vanity (36") Master Ensuite (vanity smaller - Changes on floorplan)
1999 27576 13Oct20	1	Vanity Extras - Taller height vanity (36") Main Floor Bathroom (Vanity smaller - Changes to floorplan)
2016 27810 04Nov20	1	Kitchen Base Extra - Pots and pans cabinet (single fixed top drawer) - Upgrade 2 Under cook-top
2016 27812 04Nov20	3	Hardware - Soft close for pullout drawers (price based per drawer) Includes drawer in tall oven, Pots and pans under cooktop.
2016 27814 04Nov20	1	Kitchen Base Extra - Tall oven Built In cabinet (in standard layout) includes bottom drawer with finish- Upgrade 2 Beside Fridge




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CARPET

Invoice	Qty.	Description
1999 27408 13Oct20 **	1	Stain finish and varnish Oak stairs complete (per flight)
2014 27752 27Oct20 **	1	Oak Stairs (natural finish) per floor
2014 27775 27Oct20 NoCat	1	Master Ensuite- Relocate the toilet as per plan, Master closet will be enlarged
2014 27787 27Oct20 NoCat	1	Great Room, Library, Dining Room, Lower Landing & Main Hallway - Credit std. Carpet & Underpad



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CONSTRUCTION		
Invoice	Qty.	Description
1999 27397 13Oct20 NoCat	1	Relocate the laundry room the 2nd floor, relocate the linen closet outside of Main Bath See sketch
1999 27398 13Oct20 NoCat	1	Convert the existing powder room to a storage area at lower landing. Relocate the standard window to the landing of the stairs to basement . Add 2nd storage area on upper landing (main floor)
1999 27399 13Oct20 NoCat	1	Convert the laundry room into 3 pc full bath with a standing shower, includes a shower rod. Note the inside width of shower will be approx 33 inches. Delete window
1999 27400 13Oct20 NoCat	1	Master Ensuite - Relocate the toilet as per plan, Master closet will be enlarged See sketch
1999 27401 13Oct20 NoCat	1	Basement - Walk-up to exterior with double french doors
1999 27402 13Oct20 NoCat	1	Bedroom 3 - Enlarge closet (inside measurement approx 5 feet) center to the room with double doors
1999 27415 13Oct20	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes In lieu of 30" x 20"
1999 27431 13Oct20 NoCat	2	Basement windows - Relocate the two back windows to the sides of the home. See sketch
1999 27491 13Oct20 NoCat	1	Breakfast area: Relocate the window in the breakfast area towards back wall by approx 12-16" (center with the pantry and back wall)
1999 27492 13Oct20	1	Bulkhead to be 16” deep above the 12” upper cabinets and 28” deep above the deep fridge upper
2014 27753 27Oct20	1	Doors - Optional Garage to house door (where grade permits)
2014 27754 27Oct20 NoCat	1	Basement - Approximately 9ft ceilings
2014 27755 27Oct20 NoCat	1	2nd Floor - Approximately 9ft ceilings



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CONSTRUCTION

Invoice	Qty.	Description
2014 27758 27Oct20 NoCat	1	Master Ensuite- Accommodate Freestanding Tub - as per contact
2014 27760 27Oct20 NoCat	1	Master Ensutie - Frameless glass shower - as per contact
2014 27763 27Oct20 **	1	Basement - Optional 3 pc rough-in (as per plan)
2014 27764 27Oct20 NoCat	1	Kitchen- Bulkhead to accommodate extended upper cabinets, Crown Moulding, pantry & deep fridge upper
2014 27784 27Oct20 NoCat	1	Library -- Enlarge door opening to accommodate 96"H doors

CORNICE MOULDING

Invoice	Qty.	Description
1999 27414 13Oct20	1	Waffle Ceiling -6 boxes Great Room, install standard globe fixture light adhered to the waffle beam centered within the room.

COUNTER TOP

Invoice	Qty.	Description
1999 27456 13Oct20 NoCat	1	Counter top - Kitchen - Quartz - Upgrade 4 with standard edge In lieu of standard granite
1999 27463 13Oct20 NoCat	1	Counter Top - Master Ensuite - Quartz - Upgrade 3 with standard edge
1999 27464 13Oct20 NoCat	1	Counter Top - Ensuite 2/3 - Quartz - Upgrade 3 with standard edge
1999 27465 13Oct20 NoCat	1	Counter Top - Main Bathroom (4) - Quartz - Upgarde 3 -with standard edge
1999 27572 13Oct20 NoCat	1	Counter top - Main Floor Bathroom - Quartz Upgrade 3 with standard edge Undermount sink



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COUNTER TOP - EDGE


Invoice	Qty.	Description
1999 27481 13Oct20 NoCat	1	Counter Top - Kitchen upgrade edge 4cm Double Ogee

COUNTERTOP

Invoice	Qty.	Description
2016 27809 04Nov20	1	Granite or Quartz - Cooktop

DRYWALL

Invoice	Qty.	Description
2014 27749 27Oct20 NoCat	1	Smooth Ceiling on Main floor- as per contact Smooth Ceiling on 2nd Floor - Level 5 finish
2014 27779 27Oct20 NoCat	1	Great Room- Waffle Ceilings- 6 boxes -smooth ceilings- Prefab foam moulding



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ELECTRICAL

Invoice	Qty.	Description
1999 27409 13Oct20 **	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)
1999 27411 13Oct20 NoCat	1	Relocate the standard overhead light in the upper hallway by stairs to the open to below See sketch
1999 27412 13Oct20	1	Miscellaneous - Additional standard 3-way switch Main bathroom (4)
1999 27413 13Oct20	1	Interior Lighting - Additonal ceiling box on separate switch Kitchen above the island. See sketch
1999 27416 13Oct20	1	Kitchen - Microwave plug on a dedicated line Beside fridge. See sketch
1999 27418 13Oct20	1	Miscellaneous - Additonal plug on a dedicated line for future canopy hood fan (supply and install of hood fan not included)
1999 27430 13Oct20 NoCat	1	200 AMP service
2014 27765 27Oct20 NoCat	1	Master Ensuite & Main Floor Bathroom- Taller height vanity
2014 27768 27Oct20 NoCat	1	Relocate the laundry room the 2nd floor, relocate the linen closet outside of main bath
2014 27782 27Oct20 NoCat	1	Kitchen- install 120v plug for gas stove
2014 27783 27Oct20 NoCat	1	Ensuite 2/3 - Double sink add GFCI plug
2016 27808 04Nov20	1	Kitchen - Additional stove plug for built in oven



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GLASS & MIRROR

Invoice	Qty.	Description
2014 27759 27Oct20 NoCat	1	Master Ensutie - Frameless glass shower - as per contact

HAVC

Invoice	Qty.	Description
1999 27409 13Oct20 **	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)

HVAC

Invoice	Qty.	Description
1999 27409 13Oct20	1	Upgrade to gas line rough-in for dryer on 2nd floor (electrical plug included)
1999 27410 13Oct20	1	Rough-In Gas line (interior) for stove including 120v & 240v electrical plug
2014 27751 27Oct20 NoCat	1	Includes central air conditioner, from builders std

MISCELLANEOUS

Invoice	Qty.	Description
1999 27395 13Oct20	1	Bonus Dollars from Sales Agreement
1999 27471 13Oct20 NoCat	1	Price adjustment for upgrade 5 floor tiles 12x24 on main floor as per head office

PAINT AND STAIN		
Invoice	Qty.	Description
1999 27408 13Oct20	1	Stain finish and varnish Oak stairs complete (per flight)
2014 27750 27Oct20 NoCat	1	Smooth Ceiling on Main floor- as per contact Smooth Ceiling on 2nd Floor - Level 5 finish
2014 27752 27Oct20 **	1	Oak Stairs (natural finish) per floor
2014 27753 27Oct20 **	1	Doors - Optional Garage to house door (where grade permits)
2014 27778 27Oct20 NoCat	1	Basement - Walk-up -Paint - (double french doors)
2014 27780 27Oct20 NoCat	1	Great Room- Waffle Ceilings- 9 boxes -smooth ceilings- Prefab foam moulding
2014 27786 27Oct20 NoCat	1	Great Room, Library, Dining Room, Lower Landing & Main Hallway - Paint 1/4 round

PLUMBING

Invoice	Qty.	Description
1999 27405 13Oct20	1	Bathroom - Extra sink in existing vanity with standard faucet (requires min 5 foot vanity) includes additional electrical plug Ensuite 2/3
1999 27406 13Oct20	1	Kitchen - Rough-in water line to fridge
1999 27407 13Oct20	5	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2" x 14" Rectangular) Undermount - White Master Ensuite, Ensuite 2/3, Main bathroom (4) and Main Floor Bathroom
1999 27459 13Oct20 **	1	Vanity Extras - Top drawer Main Bathroom (4) on Right side. See sketch
1999 27485 13Oct20	1	BLANCO Quatrus R15 U 1-3/4 #401520 (33"w x18"d x 9" deep bowl)Undermount -Stainless Steel See spec Sheet
1999 27489 13Oct20 NoCat	1	Kitchen - Soap Dispenser Riobel Contemporary SD2C chrome Install on the right top corner
1999 27577 13Oct20 NoCat	1	Plumbing - Master Ensuite - install sink to the right side of vanity See sketch
2014 27756 27Oct20 NoCat	1	Master Ensuite- Freestanding Tub - as per contact
2014 27763 27Oct20	1	Basement - Optional 3 pc rough-in (as per plan)
2014 27766 27Oct20 NoCat	1	Master Ensuite & Main Floor Bathroom- Taller height vanity
2014 27767 27Oct20 NoCat	1	Relocate the laundry room the 2nd floor, relocate the linen closet outside of main bath
2014 27770 27Oct20 NoCat	1	Convert the existing powder room to a storage area at lower landing. Relocate the standard window to the landing of the stairs to basement. Add 2nd storage area on upper landing (main floor)
2014 27771 27Oct20 NoCat	1	Convert the laundry room into 3 pc full bath with a standing shower, includes a shower rod. Note the inside width of shoer will be approx 33 inches.



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Invoice	Qty.	Description
2014 27776 27Oct20 NoCat	1	Master Ensuite- Relocate the toilet as per plan, Master closet will be enlarged

RAILING

Invoice	Qty.	Description
1999 27436 13Oct20 NoCat	1	Railing - Upgrade F - 1/2" Double Collar Spoon/Plain Black Pickets, 3 1/2" Oak Square Post and 3" Provincial Oak Handrail

RANGE HOODS

Invoice	Qty.	Description
1999 27417 13Oct20	1	Range Hood - SCB-50030 Stainless Steel Alito Collection See Spec Sheet

STAIRS

Invoice	Qty.	Description
2014 27752 27Oct20	1	Oak Stairs (natural finish) per floor

TILE		
Invoice	Qty.	Description
1999 27466 13Oct20	1	Miscellaneous - Delete standard ceramic accessories
1999 27467 13Oct20	1	Floor Tile - Foyer - Floor tile -Upgrade Level #5 Install stacked and vertically from the front door. See sketch
1999 27469 13Oct20	1	Floor Tile - Landing to Garage Only -Floor tile -Upgrade Level #5 Install stacked and vertically from the garage door. See sketch
1999 27470 13Oct20	1	Floor Tile - Kitchen/Breakfast - Floor tile -Upgrade Level #5 Install stacked and Horizontally from the doorway from the main hallway. See sketch
1999 27473 13Oct20	1	Floor Tile - Floor Tile Ensuite 2/3 -Upgrade Level #2
1999 27474 13Oct20	1	Floor Tile - Floor Tile Main Bathroom (4) -Upgrade Level #2
1999 27475 13Oct20	1	Floor Tile - Floor Tile - Main Floor Bathroom -Upgrade Level #3 Install stacked and Vertically from the doorway. See sketch
1999 27476 13Oct20	1	Wall Tile - Shower Wall Tile Ensuite 2/3 -Upgrade Level #1A
1999 27477 13Oct20	1	Wall Tile - Main Bathroom (4) - Tub/Bath Wall Tile Includes the ceiling-Upgrade Level #1A
1999 27478 13Oct20	1	Wall Tile - Shower Wall Tile - Main Bathroom on Main Floor-Upgrade Level #1A
1999 27479 13Oct20	1	Floor Tile - Shower Floor Tile Ensuite 2/3 -Upgrade Level #2
1999 27480 13Oct20	1	Floor Tile - Shower Floor Tile Main Floor Bathroom -Upgrade Level 2
1999 27486 13Oct20	1	Floor Tile -Master Ensuite Floor Tile -Upgrade Level #2




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TILE

Invoice	Qty.	Description
1999 27487 13Oct20	1	Floor Tile - Master Ensuite Shower Floor Tile -Upgrade Level #2
1999 27488 13Oct20	1	Wall Tile - Master Ensuite Shower Wall Tile -Upgrade Level #2 Install Stacked and horizontally
2014 27757 27Oct20 NoCat	1	Master Ensuite- Accommodate Freestanding Tub - as per contact
2014 27761 27Oct20 NoCat	1	Master Ensutie - Accommodate Frameless glass shower - as per contact
2014 27769 27Oct20 NoCat	1	Relocate the laundry room the 2nd floor, relocate the linen closet outside of main bath
2014 27772 27Oct20 NoCat	1	Convert the laundry room into 3 pc full bath with a standing shower, includes a shower rod. Note the inside width of shoer will be approx 33 inches.
2014 27774 27Oct20 NoCat	1	Master Ensuite- Relocate the toilet as per plan, Master closet will be enlarged See Sketch



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TRIM

Invoice	Qty.	Description
1999 27403 13Oct20	1	Interior Columns - Square MDF Columns (additional column) - single recessed- 8” dia half wall Dining room. See sketch
1999 27439 13Oct20	2	Door - Interior - 96” 3 panel french (white acid etched glass) (in lieu of standard door) Library Doors
1999 27441 13Oct20	25	Door - Interior - 80” 5 panel smooth (Riverside) Hollow Core (in lieu of standard door)
1999 27571 13Oct20 NoCat	1	Trim - Upgrade 3 1/2" Step Bevel casing 5 1/2" Step Bevel baseboard
2014 27752 27Oct20 **	1	Oak Stairs (natural finish) per floor
2014 27753 27Oct20 **	1	Doors - Optional Garage to house door (where grade permits)
2014 27777 27Oct20 NoCat	1	Basement - Walk-up - Install Door Hardware
2014 27785 27Oct20 NoCat	1	Great Room, Library, Dining Room, Lower Landing & Main Hallway - install 1/4 round

WINDOWS

Invoice	Qty.	Description
1999 27415 13Oct20 **	4	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes In lieu of 30" x 20"
2014 27773 27Oct20 NoCat	1	Convert the laundry room into 3 pc full bath with a standing shower, includes a shower rod. Note the inside width of shoer will be approx 33 inches. Delete Window See sketches



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WOOD/LAMINATE FLOORING

Invoice	Qty.	Description
1999 27433 13Oct20	1	Hardwood - Great Room - Vintage 5” x 3/4” NSS Etched Maple Estate UV Urethane Oil In lieu of 2 1/4" Natural Oak
1999 27434 13Oct20	1	Hardwood - Library - Vintage 5” x 3/4” NSS Etched Maple Estate UV Urethane Oil In lieu of 2 1/4" Natural Oak
1999 27435 13Oct20	1	Hardwood - Dining Room - Vintage 5” x 3/4” NSS Etched Maple Estate UV Urethane Oil In lieu of 2 1/4" Natural Oak
1999 27438 13Oct20	1	Hardwood - Lower Landing - Vintage 5” x 3/4” NSS Etched Maple Estate UV Urethane Oil In lieu of 2 1/4" Natural Oak
1999 27493 13Oct20	1	Hardwood - Main Hallway - Vintage 5” x 3/4” NSS Etched Maple Estate UV Urethane Oil