



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

PART # 008 P.E #006 — Model - LEXINGTON - 3240

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

*****Also, it is very important to speak to Roberto Ruiz before starting on site ****

TRADE:		ITEMS TO BE COMPLETED	
Qsg		#1, #2, #5	
North York Tile		#2, #6, #11, #12	
Liberty		#3, #7, #13, #15, #16, #17, #18	
Select		#4, #9, #18	
Tofino		#5, #10	
Miranda Painting		#5, #14	
Internazionale Electric		#7	
National Fireplace		#8	

Date: Mar.-04-2021
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser’s Extras

forming part of the Agreement of Purchase and Sale

VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Justin Vilavinal Wilson & Susan Justin Wilson

LOT NUMBER: PART 008 PHASE: 3

MODEL: Lexington 3240

P.E.#: 006

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order.

No.	DESCRIPTION	PRICE
1.	Provide and install option 126 vinyl flooring throughout the main hallway, dining room, living room, family room, and upper hallway in lieu of standard hardwood	
2.	Provide and install option 126 vinyl flooring in the foyer, powder room, and kitchen/breakfast area in lieu of level 1 floor tiles	
3.	Provide and install level 3 kitchen cabinets in lieu of level 1. *NOTE: PRICE IS BASED ON STANDARD LAYOUT	
4.	Provide and install option 4 stone counter top in the kitchen area in lieu of level 1 counter top. *NOTE: PRICE IS BASED ON STANDARD KITCHEN LAYOUT	
5.	Provide and install option 126 vinyl flooring in the master bedroom, bedroom 2, bedroom 3, bedroom 4 and computer area (2nd floor) in lieu of level 1 carpet.	
6.	Provide and install level 4 backsplash (counter height plus full height at cooktop area) and upgrade grout colour.	
7.	Provide and install 1 set of pot and pan drawers at the island in the kitchen area. *Note: Electrical outlet to be installed next to cabinet door, see attached sketch.	
8.	Provide and install upgrade fireplace mantel.	
9.	Provide and install upgrade under mount sink in the kitchen area in lieu of standard.	
10.	Provide and install level 1 trim package in lieu of level 2.	
	Net upgrades continued on page 2	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 2		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER: _____
PURCHASER: _____

LORMEL DEVELOPMENTS (BRADFORD) LTD.

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Per:
Construction
Office
(original verified at
Head Office)



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LOT NUMBER: PART 008 PHASE: 3

MODEL: Lexington 3240

P.E.#: 006

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No.	DESCRIPTION	PRICE
Net upgrades continued from page 1		
11.	Provide and install upgrade grout for all floor tiled areas (powder room, master ensuite bath floor, master bath tub deck/skirt/surround, shared bath floor, and 2 nd ensuite bath floor) and wall tiled areas (master shower enclosure, 2 nd ensuite shower enclosure and shared bath shower enclosure).	
12.	Provide and install level 5 shower mosaics and upgrade grout colour in the master ensuite shower floor, 2 nd ensuite shower floor and shared bath shower floor in lieu of standard 2x2 shower mosaics	
13.	DELETE ITEM #6, AS PER SCHEDULE B-3 PURCHASER'S EXTRAS P.E. #002 (POWDER ROOM - Provide and install single wall mounted vanity (floating) in lieu of standard. Includes vendor's standard cabinetry/hardware, standard countertop, standard sink and lav. faucet. (Vanity w/2 doors only)	
14.	Provide stain to stairs, handrail and posts etc. (to compliment vinyl flooring) from main to second floor in lieu of natural. *Price is based on iron pickets.	
15.	Provide and install upgrade cabinet hardware for all cabinet doors and drawers. Finger Pole - Black	
16.	Delete item PE4 Item #1 - 2 x 4.6 island	
17	Provide and install 2x7 island with extended flat bar top. Price includes Level 3 cabinetry and Level 4 stone countertop (DELETE AL IN ISLANDS SEE SKETCH FOR LORMEL)	
18	Provide and install waterfall on both sides of the island, in level 4 stone.	
	Extra's Subtotal: H.S.T. New Total: Less Bonus Package (if Applicable) TOTAL: Amount to be added to the purchase price as an adjustment on closing	
	TOTAL	

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- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

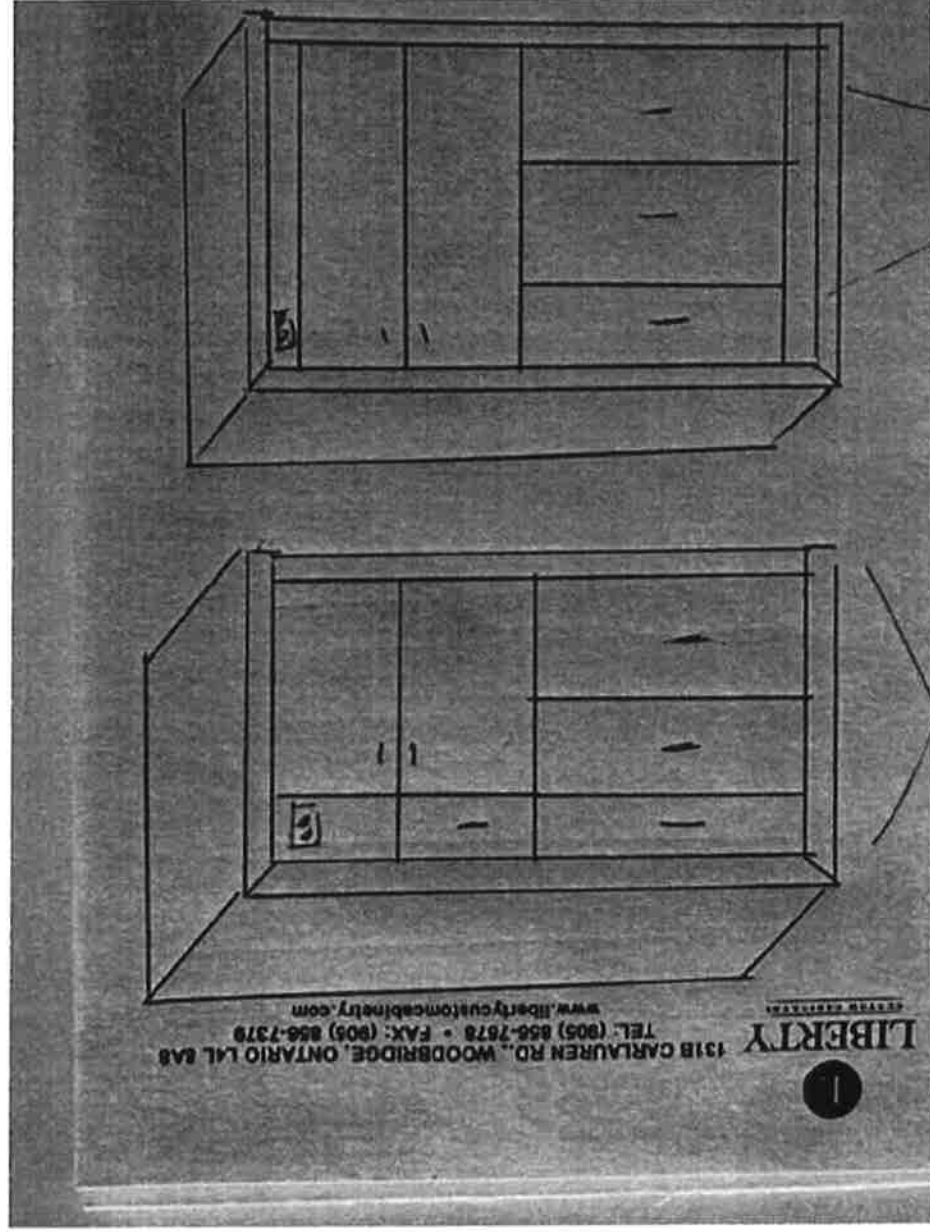
PURCHASER _____
PURCHASER _____

LORMEL DEVELOPMENTS (BRADFORD) LTD.

Per: _____
VENDOR

Luana Casale

From: Luana Casale
Sent: Thursday, February 25, 2021 3:18 PM
To: Luana Casale
Subject: 63597535704_C52C8029-4CFD-43DE-B0CB-77585137B1AC.jpeg



Sorry for any typos, sent from my iPhone

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(original verified at
Head Office)

