



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT # 122 P.E #005 — Model - ROSEMOUNT - 2800

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, #3, #4
North York Tile		#2, #3, #13, #14, #15, #16, #20
Miranda Painting		#5
Select		#6, #7, #19
Liberty		#8, #9, #10, #11, #18
Internazionale Electric		#8, #18
National Fireplace		#12
Tofino		#17
Pipecon		#19

Date: Mar.-26-2021
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): Paul Alfredo Palermo & Melissa Muffo Palermo

LOT NUMBER: 122 PHASE: 3

MODEL: Rosemount 2800

P.E.#: 005

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 24 hardwood throughout the main floor (except tiled areas) plus upper hallway on the second floor in lieu of standard hardwood	
2.	Provide and install option 24 hardwood in the foyer in lieu of level 1 floor tiles	
3.	Provide and install option 24 hardwood in the kitchen/breakfast area in lieu of level 1 floor tiles	
4.	Provide and install option 24 hardwood throughout the master bedroom, bedroom 2, bedroom 3, bedroom 4 and study in lieu of level 1 carpet.	
5.	Provide stain to stairs, handrail, and posts etc. (to compliment the colour of hardwood floors) from main to second floor in lieu of standard natural colour. The risers to be painted white. *Note: Price is based on metal/iron pickets.	
6.	Provide and install level 4 stone counter top in the kitchen area in lieu of standard	
7.	Provide and install upgrade undermount sink in the kitchen area (Toren Fonder-3118A - R15)	
8.	Provide and install microwave shelf with one (1) bottom drawer below plus dedicated electrical in the island of kitchen area. *Note: Purchasers to provide specs for microwave at a later date.	
9.	Provide and install different colour cabinetry for island in kitchen area	
10.	Provide and install pullout garbage in the kitchen area, location beside sink.	
	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.
Per. VENDOR
File Copy for Construction Office
(original verified at Head Office)



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Paul Alfredo Palermo & Melissa Muffo Palermo
LOT NUMBER: 122 PHASE: 3
MODEL: Rosemount 2800
P.E.#: 005

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
Net upgrades continued from page 1		
11.	Decrease the size of fridge opening to 37"wide x 71" height, see attached specs	
12.	Provide and install upgrade fireplace mantel in lieu of standard	
13.	Provide and install level 3 floor tiles in the powder room and laundry room in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
14.	Provide and install level 3 floor tiles in the master ensuite bathroom floor in lieu of level 1 floor tiles. *Note: Tiles to be installed stacked	
15.	Provide and install level 2 wall tiles in the master ensuite shower in lieu of level 1 wall tiles. *Note: Tiles to be installed stacked	
16.	Provide and install level 3 shower mosaics in the master ensuite shower floor in lieu of standard 2x2 mosaics	
17.	Provide and install level 4 trim package throughout the main and second floor in lieu of level 2.	
18.	Provide and install bank of drawers (approx 36" wide) between the 2 sinks in the master ensuite bathroom. Provide a light above each sink.	
19.	Provide and install level 1 stone counter top in the master ensuite bathroom, price is based revised layout. Price to include undermount sink.	
20.	Provide and install upgrade grout colour for all tiled areas.	
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		

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



This architectural floor plan depicts the first floor of a building, oriented with the entrance at the top. The plan includes several rooms and structural features:

- Entrance:** Located at the top center, featuring a set of stairs leading down to a lower level.
- Living Room:** A large, open area on the left side of the plan, containing a large sofa and a coffee table.
- Dining Room:** Adjacent to the living room, featuring a dining table and chairs.
- Kitchen:** Located on the right side, equipped with a stove, sink, and refrigerator.
- Bathroom:** Situated near the kitchen, containing a bathtub, toilet, and vanity.
- Bedroom:** A large room on the right side, featuring a bed and a dresser.
- Structural Details:** The plan shows various walls, doors, and windows, with some areas marked with dimensions and notes.

Horizontal
c/c/ -
c/c/ -

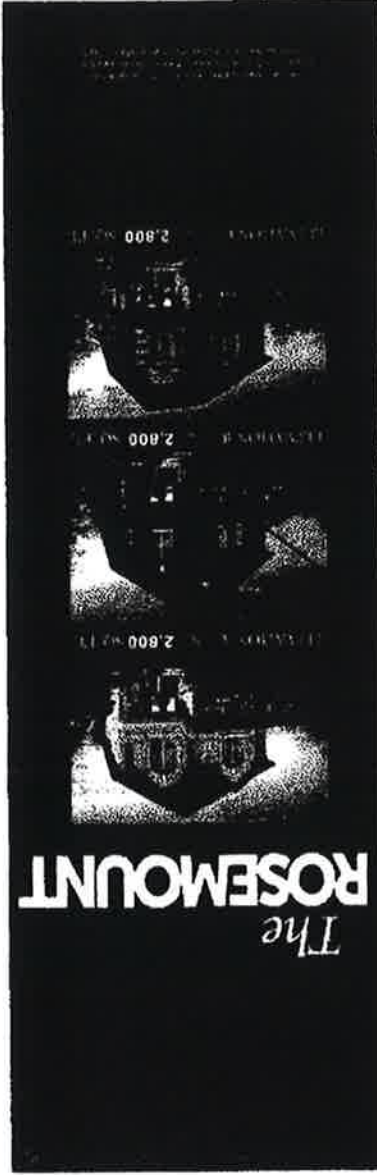
Basement Elevation A, B, C

Wall A: Window with decorative pattern.

Wall B: Large blank wall with a diagonal cross.

Wall C: Window with decorative pattern and a door.

Diagonal line across bottom left corner: Add Light above each door Garage



KitchenAid®
FOR THE WAY IT'S MADE:™

PRODUCT MODEL NUMBERS	
KBFS20EC	KBFS25EC
KBFS22EC	KRFC300E
KRFF302E	KRFF305E

Electrical: A 115-volt, 60-Hz, AC-only, 15- or 20-amp fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

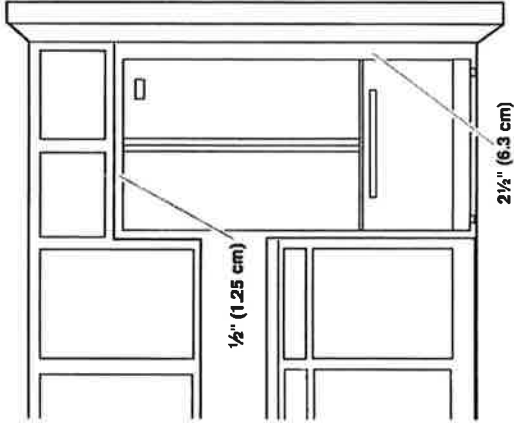
NOTE: Before performing any type of installation, cleaning, or removing a light bulb, turn the control (Thermostat, Refrigerator or Freezer Control depending on the model) to OFF and then disconnect the refrigerator from the electrical source. When you are finished, reconnect the refrigerator to the electrical source and reset the control (Thermostat, Refrigerator or Freezer Control depending on the model) to the desired setting. See "Using the Controls."

Water: A cold water supply with water pressure between 35 and 120 psi (241 and 827 kPa) is required to operate the ice maker and water dispenser. If you have questions about your water pressure, call a licensed, qualified plumber.

IMPORTANT: The pressure of the water coming out of a reverse osmosis system going to the water inlet valve of the refrigerator needs to be between 35 and 120 psi (241 and 827 kPa).

Reverse Osmosis Water Supply: If a reverse osmosis water filtration system is connected to your cold water supply, the water pressure to the reverse osmosis system needs to be a minimum of 40 to 60 psi (276 to 414 kPa).

LOCATION REQUIREMENTS



To ensure proper ventilation for your refrigerator, allow for a 1/2" (1.25 cm) space on each side and at the top. Allow for 1" (2.54 cm) of space behind the refrigerator. If your refrigerator has an ice maker, make sure you leave some extra space at the back for the water line connections. If you are installing your refrigerator next to a fixed wall, leave 2 1/2" (6.3 cm) minimum on the hinge side (some models require more) to allow for the door to swing open.

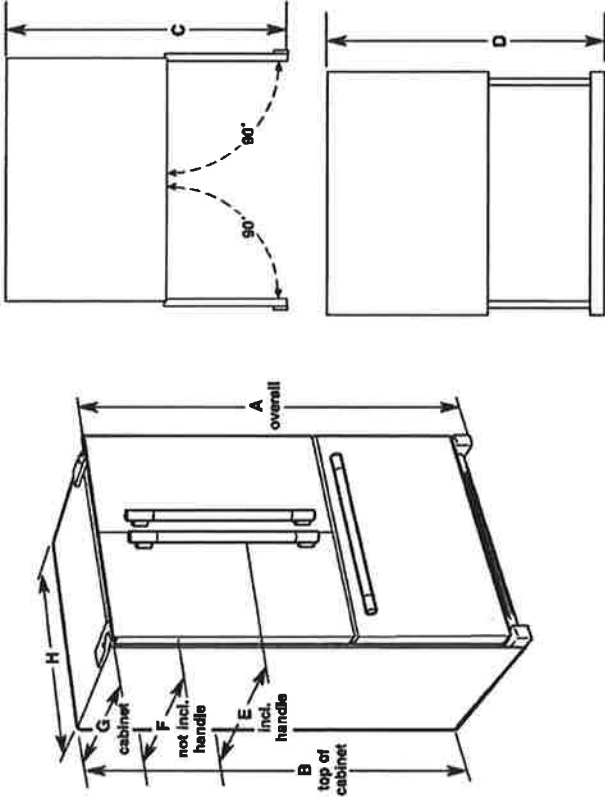
NOTE: This refrigerator is intended for use in a location where the temperature ranges from a minimum of 55°F (13°C) to a maximum of 110°F (43°C). The preferred room temperature range for optimum performance, which reduces electricity usage and provides superior cooling, is between 60°F (15°C) and 90°F (32°C). It is recommended that you do not install the refrigerator near a heat source, such as an oven or radiator.

Lot 122, Bradford.

Bottom Mount Refrigerator

PE-006, LIBERTY KIT

PRODUCT DIMENSIONS



Model Number/Size	Height - Overall "A"	Height - Top of Cabinet "B"	Depth - Doors Open 90° "C"	Depth - Drawer Open "D"	Depth - With Handles "E"	Depth - Without Handles "F"	Depth - Cabinet Only "G"	Width - Cabinet "H"
KBFS20EC 20.0 cu. ft.	70 1/8" (178.1 cm)	68 1/2" (174.0 cm)	43° (109.2 cm)	44 1/2" (113 cm)	29 3/4" (74.6 cm)	28" (71.1 cm)	24 1/4" (61.3 cm)	35 5/8" (90.5 cm)
KBFS22EC (21.7 cu. ft.)	70 1/8" (178.1 cm)	68 3/8" (174.8 cm)	47 1/8° (119.5 cm)	52 1/8" (132.2 cm)	34 7/8" (87.5 cm)	31 1/4" (81.1 cm)	28 1/8" (71.4 cm)	32 5/8" (82.9 cm)
KBFS25EC (24.8 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.8 cm)	48 1/8° (122.1 cm)	53 1/8" (135 cm)	35 7/8" (90 cm)	32 1/8" (83.7 cm)	29 1/8" (74 cm)	35 5/8" (90.5 cm)
KRFC300E (20 cu. ft.)	70 1/8" (178.1 cm)	68 1/8" (174.3 cm)	43 1/8° (109.5 cm)	48 1/8" (122.2 cm)	30 1/2" (77.5 cm)	28" (71.1 cm)	24 1/4" (61.3 cm)	35 3/4" (90.8 cm)
KRFF302E (22.1 cu. ft.)	70 1/8" (178.1 cm)	68 1/8" (174.3 cm)	47 1/8° (122.2 cm)	52 1/8" (134.9 cm)	34 1/2" (90.2 cm)	32" (83.8 cm)	28 1/8" (74 cm)	32 7/8" (83.5 cm)
KRFF305E (25.2 cu. ft.)	70 1/8" (178.1 cm)	68 1/8" (174.9 cm)	48 1/8° (122.2 cm)	53 1/8" (134.9 cm)	35 1/2" (90.2 cm)	33" (83.8 cm)	29 1/8" (74 cm)	35 7/8" (91.1 cm)