



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT - 113 P.E #002 -- Ashbury – 2350 Elev.C

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	
Internazionale Electric		#1, #3, #6, 12
All-Tronic		#1, #10
Allstar Carpentry		#2, #4, #5, #11, #15
Stairfab		#4
Maple Drywall		#4, #16
Tofino		#5, #15
Liberty		#6, #7, #9, #12, #13
Kingswood Heating		#8
Pipecon		#12
National Fireplace		#14
North York Tile		#17
Miranda Painting		#16
QSG		#17
Brown Window		#2, #4
Medi Group		#4

Date: September 9, 2020
From: Lormel Homes
Site Trailer – Jai Fitzgerald
Tel: 905-775-3633

*STAIR RSO
*ENG DRAWING



Site Trailer 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): FADI LUTFI ALSHAMMAS

LOT NUMBER: 113 PHASE: 3

MODEL: Ashbury 2350

P.E.#: 002

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.	Provision for future wall mounted TV above fireplace (includes dedicated electrical, conduit for future Tech cable to floor receptable and to end beside the fireplace. this does not include any brackets or mounting for TV)	
2.	Provide and install 8ft front doors (increased height) in lieu of standard door height. Door style to remain the same <i>RSO</i>	
3	Provide for rough-in conduit in garage for future electric car charger	
4	Provide for 10ft ceilings on the main floor in lieu of standard, windows sizes will be increased by 6" in height (does not include where bulkheads are require, includes standard door heights, standard door style/hardware and standard white window frame) <i>INCREASE REAR PATIO SLIDE HEIGHT</i>	
5	Provide and install 8ft (height) interior doors in lieu of standard (based on standard style/hardware and trim) - 4 doors <i>*ARCHWAY TO BE SAME HEIGHT AS DOORS.</i>	
6.	Provide for rough-in electrical only for valance lighting below upper cabinets in the kitchen area. Note, price does not include light fixtures or kitchen valance moulding	
7	Provide and install counter depth fridge enclosure with 2 gables in lieu of standard fridge opening.	
8.	Provide gas line and 110v for future gas stove in kitchen	
9	Provide for future slide-in range in lieu of standard free standing range in the kitchen. Price is based on Vendor's standard countertop tops. (Note a slide in range fits flush with the countertop and the cooktop portion slightly protrudes which rest on top of the countertop on either side. Ad additional piece of countertop behind the range is required, unless specified by the manufacturer. Purchaser must provide all specifications for future slide in range, failing which the Builder will provide the standard opening.	
10	Provide and install Conduit pipe from basement to attic	
	Continued on Page 2	
<i>9) NOTT WINDOW ON LANDING CLOSET TO SECOND FLOOR</i>		
	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

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per:
VENDOR

PURCHASER



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LORMEL DEVELOPMENTS (BRADFORD) LTD.

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PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER _____ LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER _____
Per: _____
VENDOR

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VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): FADI LUTFI ALSHAMMAS

LOT NUMBER: 113 PHASE: 3

MODEL: Ashbury 2350

P.E.#: 002

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No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Remove wall between the kitchen and the great room and great room and family room. as per sketch. Increase opening as wide as possible. Additional support is required. <i>ENH DRINK</i>	
12.	In lieu of kitchen peninsula, provide and install island 2x6 with flat breakfast bar, island includes the standard sink and dishwasher.	
13.	In order to accommodate revised layout with kitchen island - provide and install 2ft extension of upper and lower cabinetry on the stove wall	
14.	Relocate the standard fireplace from the corner to center wall as per sketch	
15.	Delete the main closet in main floor foyer.	
16.	Provide for smooth ceilings throughout the main floor in lieu of stippled.	
17.	Provide and install standard hardwood in the kitchen/breakfast area in lieu of tile. (Based on vendor's standard samples)	
	Extra's Subtotal:	
	H.S.T.	
	New Total:	
	Less Bonus Package (if Applicable)	
	TOTAL:	
	35% deposit due at signing (\$7,175.70), balance payable (\$13,326.30) as an adjustment on closing.	
	TOTAL	

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LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

PURCHASER	Per:	VENDOR
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The ASHBURY



ELEVATION C ▲ 2,350 SQ. FT.

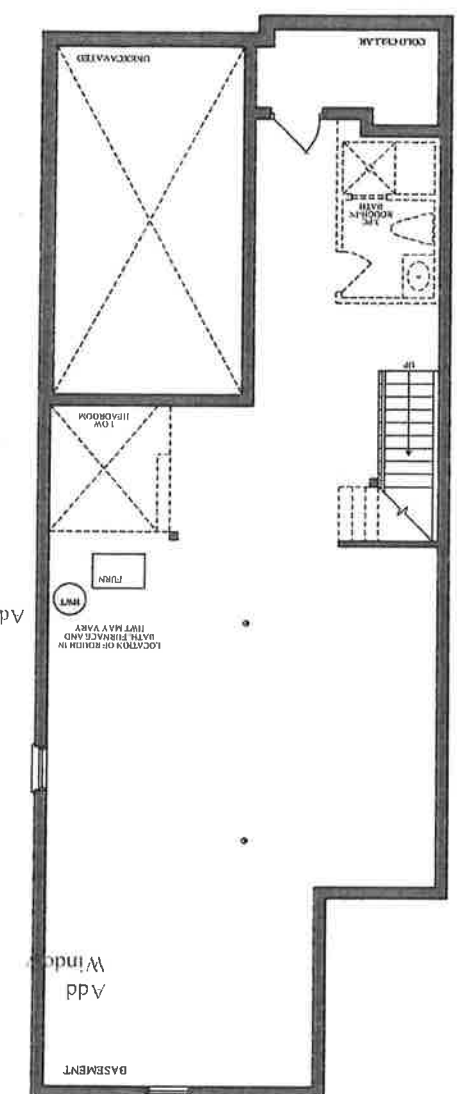
ELEVATION B ▲ 2,350 SQ. FT.

ELEVATION A ▲ 2,350 SQ. FT.

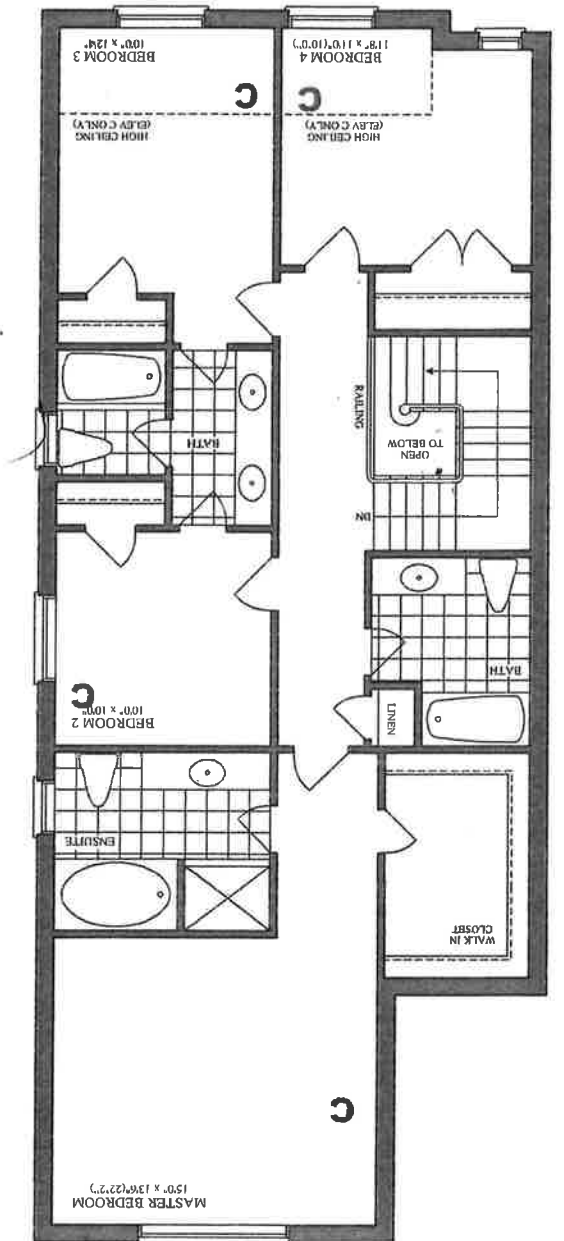
Normal HOMES

Plans and specifications are subject to change without notice. It is the buyer's responsibility to verify all dimensions and specifications with the builder before construction begins.

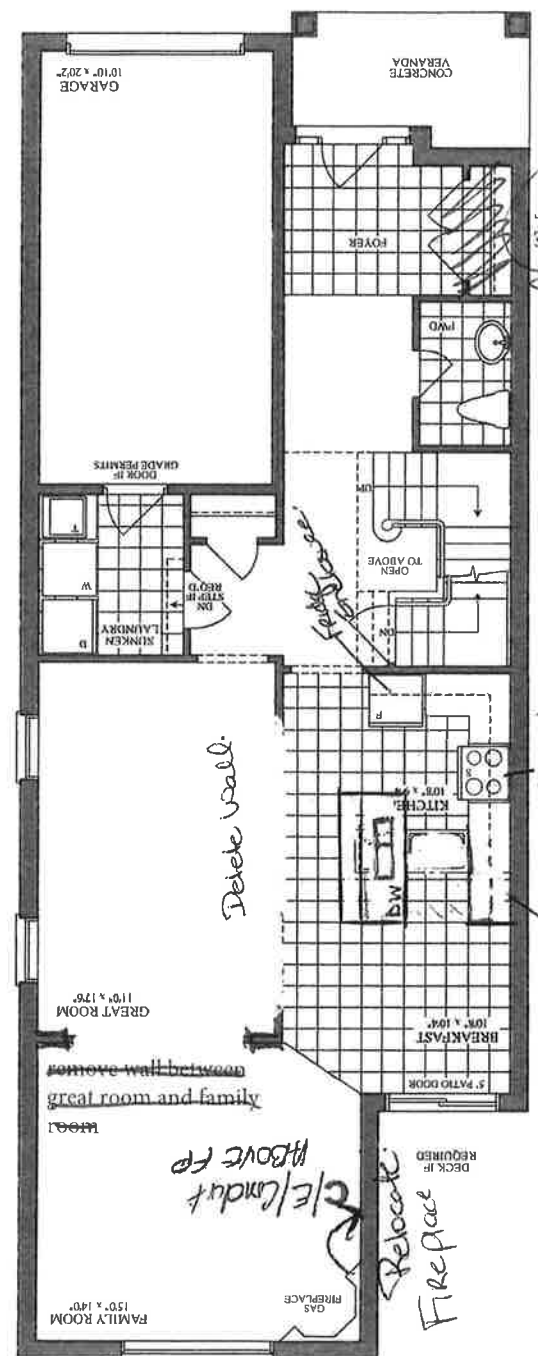
BASMENT ELEVATION A, B, C



SECOND FLOOR ELEVATION A, B, C



FIRST FLOOR ELEVATION A, B, C



DELETE CLOSET

Delete Wall

Re Center Stair

Kit 6'x6'

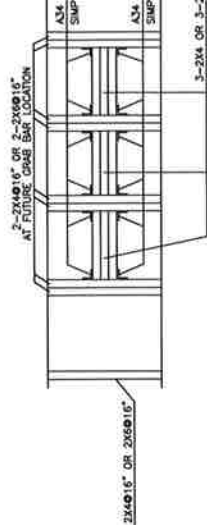
Relocate Fire place
K/E/Landsc
Above FP

DECK IF REQUIRED

remove wall between great room and family room

[illegible]

DETAIL OF STUD WALL CONSTRUCTION
AT FUTURE GRAB BAR LOCATION

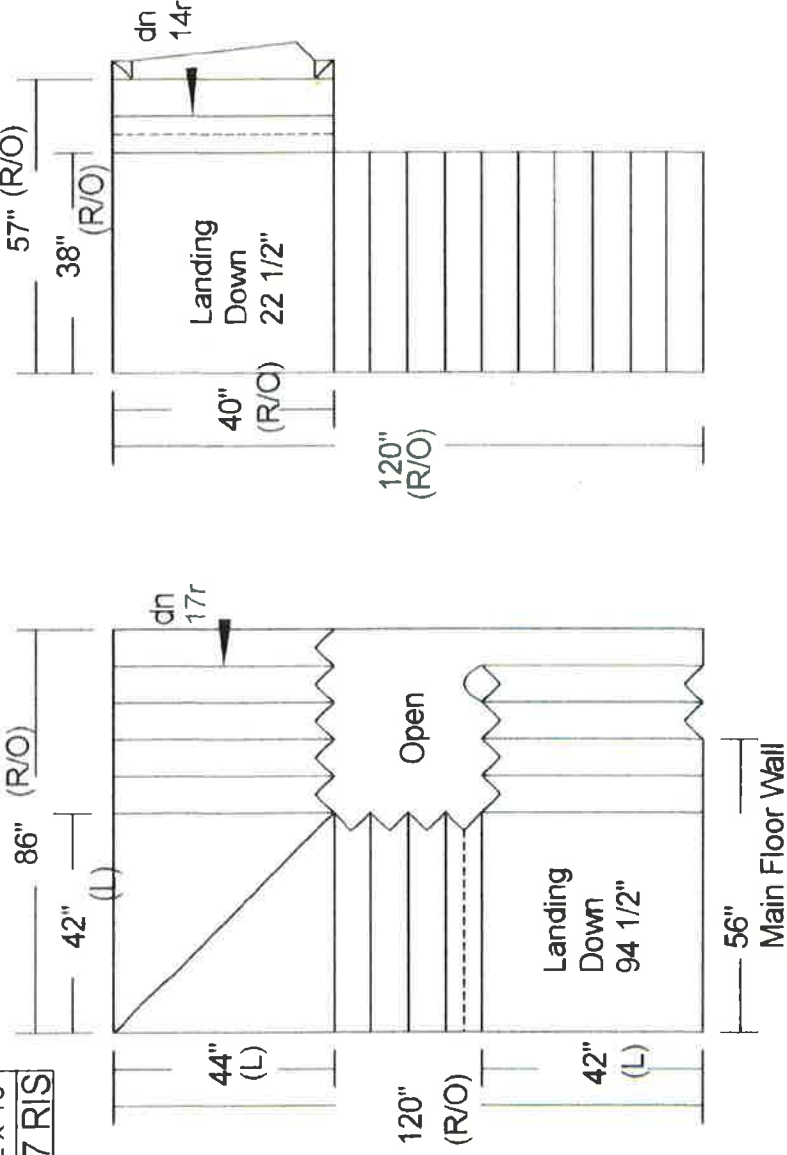




Stairfab

COMPANY: Lornel Homes
SITE: Bradford Ph3
MODEL: 2350-Asbury-GRH
DATE: Sep. 9/20

2 x 10
17 RIS



Uppers

Lowers

10' CEILING

8 1/2"
RUN

All stair dimensions are done to blue prints specs as supplied to stairfab. Measurements shown on layouts are required to install our stairs. Any problems with headroom or strapping allowances. Stairfab will not be responsible. Stair layouts should be checked by Carpenter or Site Super to make sure there is no discrepancies before proceeding with construction.

PREPARED BY: _____