



BELLAIRE PROPERTIES INC. (CARSON'S CREEK)
PURCHASER EXTRAS

BLK 133 P.E #002 – Model MADAWASKA - 3190 - PHASE 1

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

All-Tronic	#1, #2
Internazionale Electric	#2, #5, #8, #9, #10, #13
Tamarack Lumber	#3
Maple Drywall	#3, #11, #12
Medi Group	#3
Allstar Carpentry	#3, #9, #14
Brown Window	#3, #6
Barrie Trim	#3, #14
Oak Stair	#3
Kingswood	#4, #5
Pipecon	#7
Liberty	#8, #9, #10
Miranda Painting	#11, #12
Giancola Aluminum	#13

Date: Mar.-11-2022
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:**BELLAIRE PROPERTIES INC.**

PURCHASER(S): ZAINAB DIWARI
LOT NUMBER: 1-133 PHASE: X 1
MODEL: MADAWASKA -A
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	Cost to provide *conduit-only* from basement to attic	
2	Provision for Wall Mount TV Above fireplace *Includes: dedicated electrical, conduit for future tech cable to floor level receptacle and/or to end besides the fireplace. Specify location is not going above fireplace. *This does not include any brackets or mounting for TV	
3	Provide for 10ft ceiling on the main floor in lieu of standard *Does not include areas where bulkheads are required. *Window sizes will be increased by 6" in height, based on standard white window frames; Front door(s) and patio sliding doors to be increased to 8ft(height), based on standard door style. **All interior doors on the main floor be increased to 8ft, based on standard door style/hardware/trim package. This does not include the door from house to garage (if applicable) *Note: there will be an approximate 1ft gap between the upper cabinets and bulkhead in the kitchen and/or approximate 2ft gap between upper cabinets to ceiling if bulkhead is not required.	
4	Exhaust Vent - Provide 8" exhaust vent in kitchen area in lieu of standard 6". (Does not include kitchen hood fan that accommodates 8" vent)	
5	Gas Line, Stove - Add gas line for Stove in Kitchen and 110V direct line with Arc Fault Protection, includes cost to increase the gas pipe.	
6	Cost to provide Black/Iron Ore window frames throughout the main and 2nd floor, in lieu of white. *includes front door frame and patio doors. *Basement windows must remain as white *Price is based on standard height for front door, patio sliders and windows - Price reflects 10ft ceilings	
7	Pot filler - Cost to provide rough-in *Plumbing only* for future pot-filler in kitchen area. *Note: Price does not include cost for Pot-filler fixture/faucet. Price for pot filler fixtures/faucets varies, to be priced out.	
8	Built in Appliance Provision in Kitchen - Includes cabinet and electrical provisions for future. Built-in wall oven(s) and/or microwave cut out, c/w bottom drawer, upper cabinet, plus cooktop c/w false drawer, plus pot and pan drawers in kitchen; counter depth fridge enclosure with two gables.	
9.	In order to accommodate the Built-In Provision, close opening between the kitchen and dining room. Extend kitchen cabinetry along this wall to accommodate for wall ovens. (Cost reflects cabinetry only, additional granite not required.	
10	Provision for Built-In Microwave in base cabinet, located in the island. Provision to accommodate a microwave with Trim Kit, completed with dedicated electrical and pull out drawer below. Purchaser must provide model specifications that show install and cut out instructions for the microwave and kit as soon as possible	
	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 is not completed. In that event, the price of the extra shall be refunded to the purchaser with any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the cost of the extra shall be refundable.

PAID:

Zainab Dawari

Zainab Dawari (Feb 13, 2022 12:50 GMT+11)

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Per:
VENDOR

(Original verified at Head Office)

**File Copy for
Construction
Office**



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

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

[illegible]

• The Vendor will undertake to install the above extras but will not be liable to the purchaser 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.

PURCHASER

TERMS: CASH OR CHEQUE ADVANCE

BEAUFORT COUNTY, NC

Per: _____
VENDOR _____

Buyer without any interest.
and Seller is not completed for any reason whatsoever, the total cost of this extra is not

File Copy for

TERMS: CASH OR CHECKE ADVANCE

Construction

BEFORE CONTRACT SIGNING

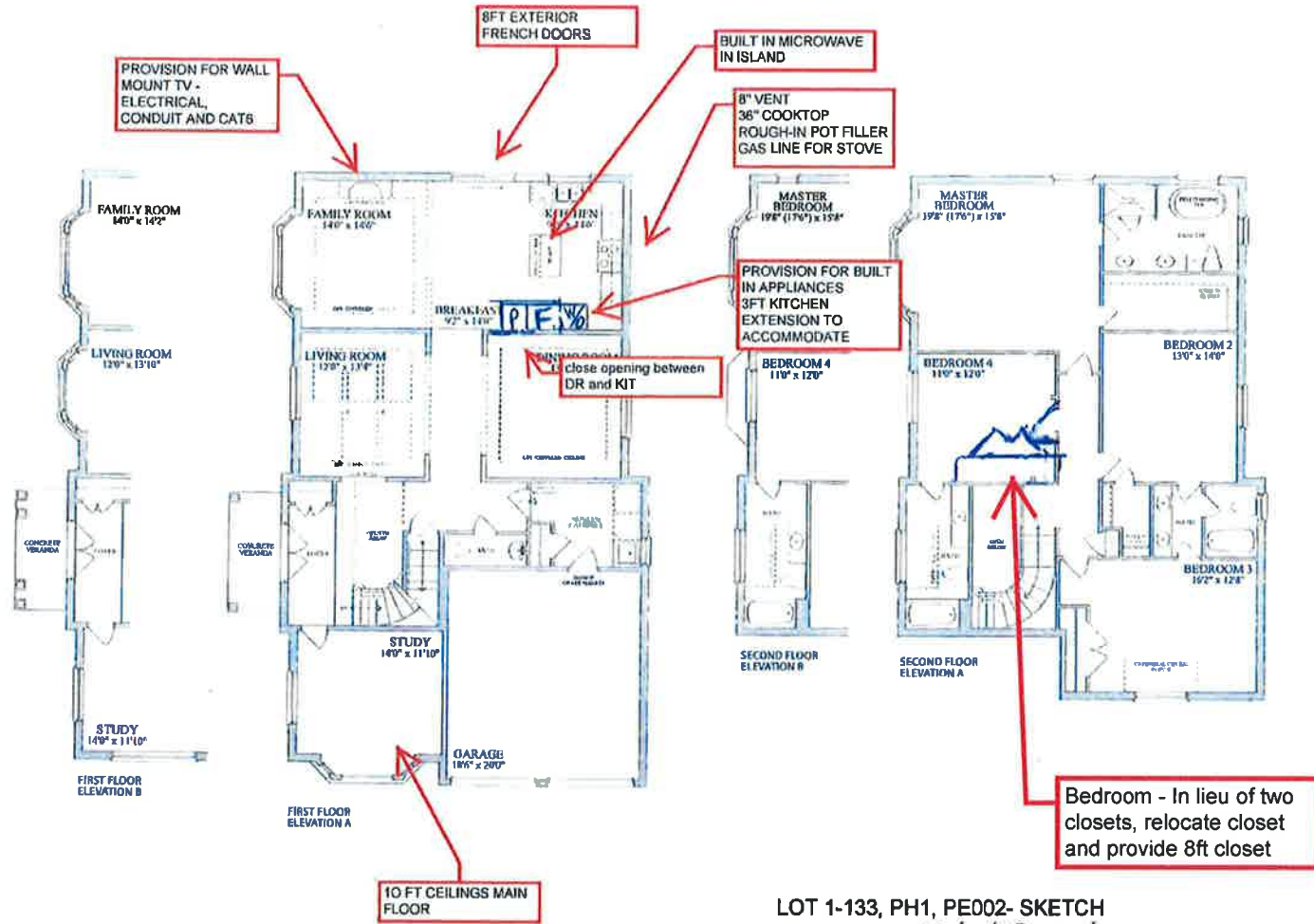
Per: _____
VENDOR _____

Office

(Original verified at Head Office)

47'
DESIGNS

The Madawaska / Elev. A & B
3190 sq.ft.



LOT 1-133, PH1, PE002- SKETCH

PURCHASER: Zainab Dawari
Zainab Dawari (Feb 13, 2022 12:50 GMT+11)

PURCHASER: _____

Bedroom - In lieu of two closets, relocate closet and provide 8ft closet