



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

BLK 095 P.E #003 – Model - FRASER - 2250 - PHASE 5

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

Date: Jul.-20-2022
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): Olabode Seriki & Sobrina Akosua Adjei
LOT NUMBER: 95 PHASE: 5
MODEL: FRASER 2250 ELEVATION 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.

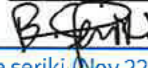
No.	DESCRIPTION
1.	Cost to provide *conduit-only* - from basement to attic.
2.	Cost to provide *conduit-only* in garage for future electric car charger
3.	Valance Lighting - Cost to provide *rough-in only* for valance lighting with switch below upper cabinets in the kitchen area: *Note: Price does not include light fixtures or kitchen valance moulding.
4.	Interior Ceiling Light (Capped) - add two rough-in light with capped enclosure (on separate switch), above the kitchen island for future pendant lighting - Recommend to have two above the island
5.	Provide for 10ft ceilings 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 Doors (s) and patio sliding doors to be increased in height, based on standard door style. Note, there will be an approximate 1ft gap between the upper and cabinets and bulkhead in the kitchen. All interior doors on the main floor to be increased to 8ft. This does not include the door from house to garage (if applicable)
6.	Exhaust Vent- Provide 8" Exhaust Vent in kitchen area in lieu of standard 6" (Does not include kitchen hood fan that accommodates 8" vent)
7.	Gas Line, BBQ - Add gas line for BBQ at rear, includes the cost to increase the gas pipe
8.	Provision for Wall Mount TV above Fireplace *includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. * This does not include any brackets or mounting for TV
9.	Add two additional basement windows, standard size 30x20, standard white window frame
10.	Fridge Enclosure - add counter depth fridge cabinet, 65cm with two gables, in lieu of standard opening
	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 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


 bode seriki (Nov 22, 2021 09:46 EST)
 PURCHASER

 sobrina akosua adjei (Nov 29, 2021 12:10 EST)
 PURCHASER

BELLAIRE PROPERTIES INC.

Per:
 VENDOR



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

VENDOR: BELLAIRE PROPERTIES INC.

PURCHASER(S): Olabode Seriki & Sobrina Akosua Adjei
LOT NUMBER: 95 PHASE: 5
MODEL: FRASER 2250 ELEVATION 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
	Net upgrades continued from page 1	
11.	Chimney Hood fan - provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in the kitchen area. (Hood fan not included) Builder will to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney style hood fan/exhaust fan. Purchaser is responsible for any additional electrical requirements that are different from standard hard wire.	
12.	PANTRY: 2 DOOR UNIT - Provide pantry next to the fridge, (24" deep by 36" wide) - 2 door unit	
13.	SHOWER SEAT, provide shower seat in Primary Ensuite Shower enclosure, , price based on standard wall tile and standard shower jamb. Seat to be installed on side closest to the toilet.	
14.	UPGRADED SHOWER AND TUB FIXTURES - Provide and install upgraded shower kit including shower wands and/or rain cans in PRIMARY ENSUITE. Brochure of options provided by Delta included with this package. MODEL DF-KIT23-PBSCZ-WS	
15.	SHOWER NICHE - Cost to provide 1 shower niche in shower enclosure (if applicable) per bathroom. Price is based on standard wall tile and standard marble jamb. Size of niche is approximately 12" x 20" x 3 1/2" deep, see sketch for location	
16.	SMOOTH CEILINGS - provide smooth ceilings throughout the main and second floor	
17.	Add waffle ceiling in Great Room, approximately 6 to 8 boxes in the ceiling	
18.	EXTERIOR BLACK RAILING - provide black exterior railing at front elevation of home in lieu of standard. Based on standard elevation. Note: Due to lot grading some elevations may not require any railing at stairs of porch, in the event that railing is not required purchase will be credited back	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Total amount due		
	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 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:
bode seriki (Nov 22, 2021 09:46 EST)
PURCHASER

sobrina akosua adjei (Nov 29, 2021 12:10 EST)
PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE

BELLAIRE PROPERTIES INC.

Per: _____

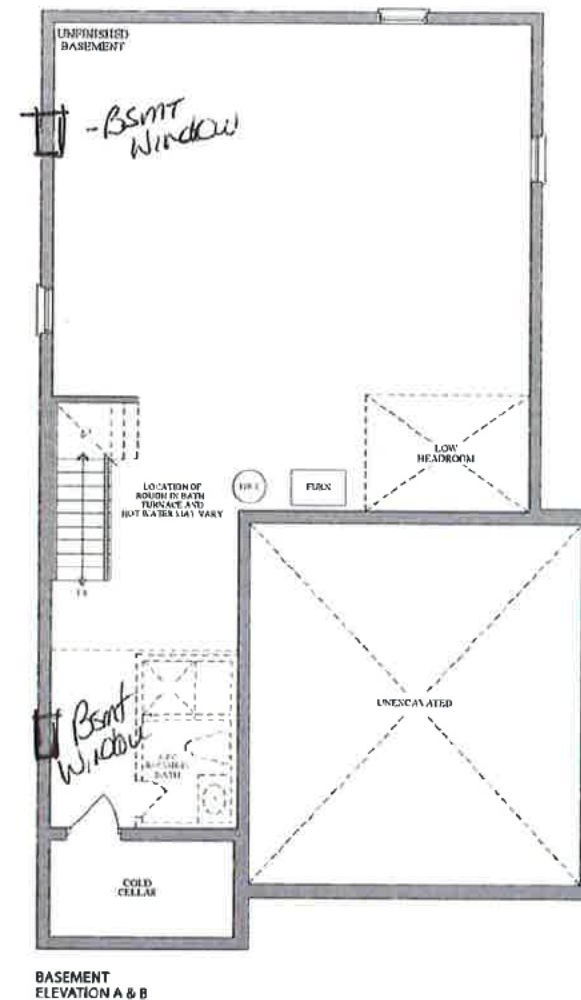
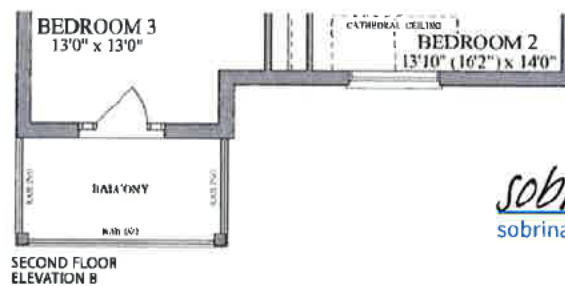
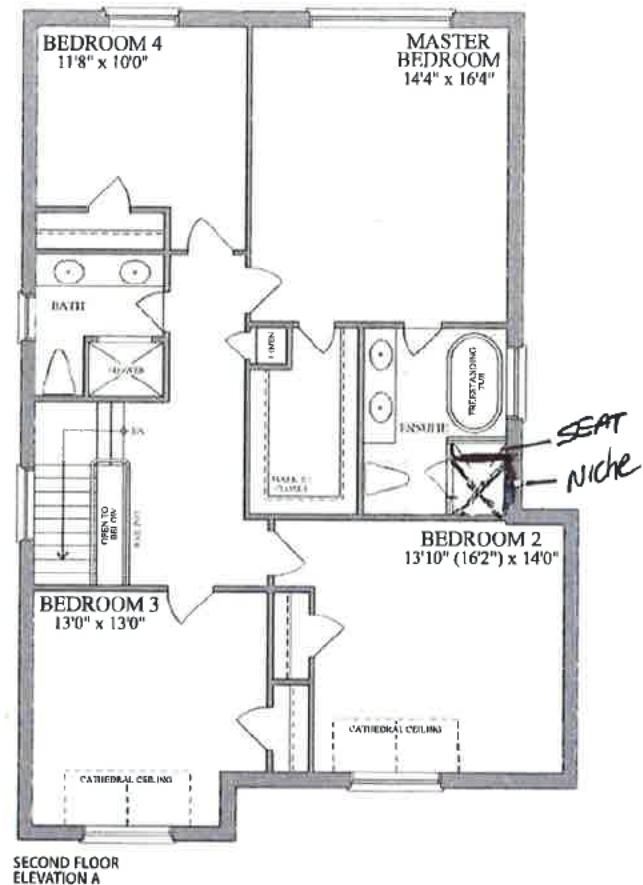
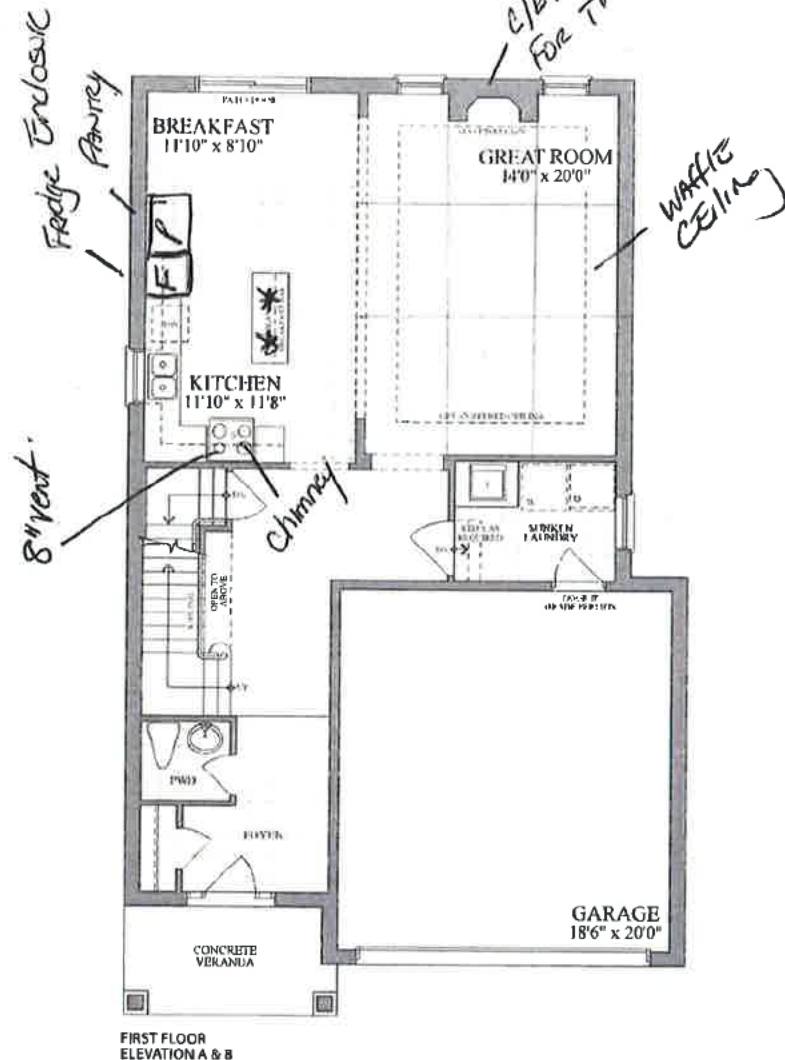
VENDOR

File Copy for Construction Office

(Original verified at Head Office)

38'
DESIGNS

The Fraser / Elev. A & B
2250 sq.ft.



Plans and specifications are subject to change without notice. E. & O. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.

sobrina akosua adjei

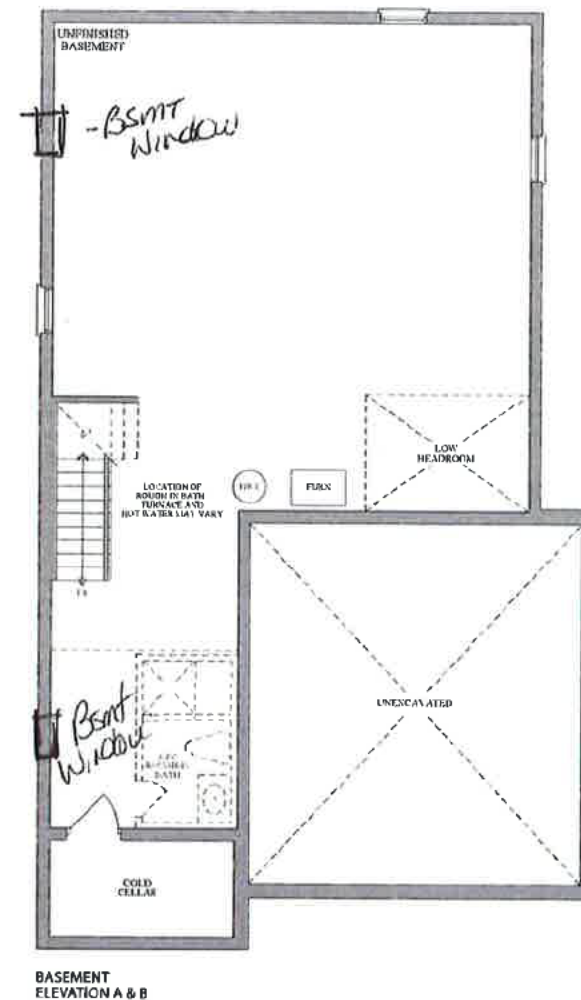
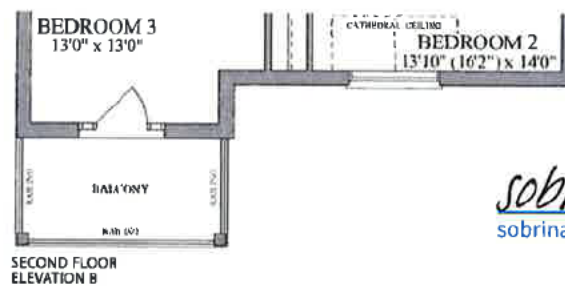
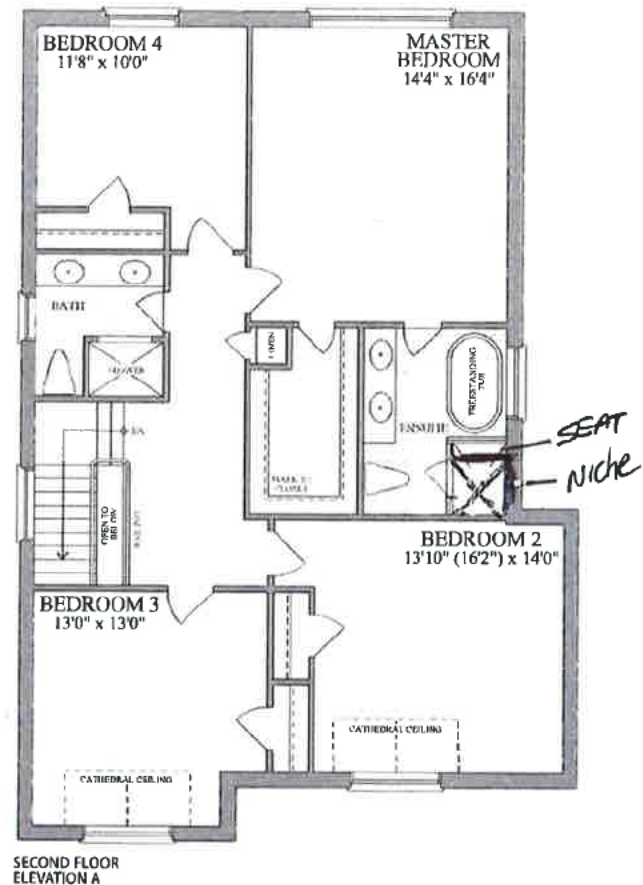
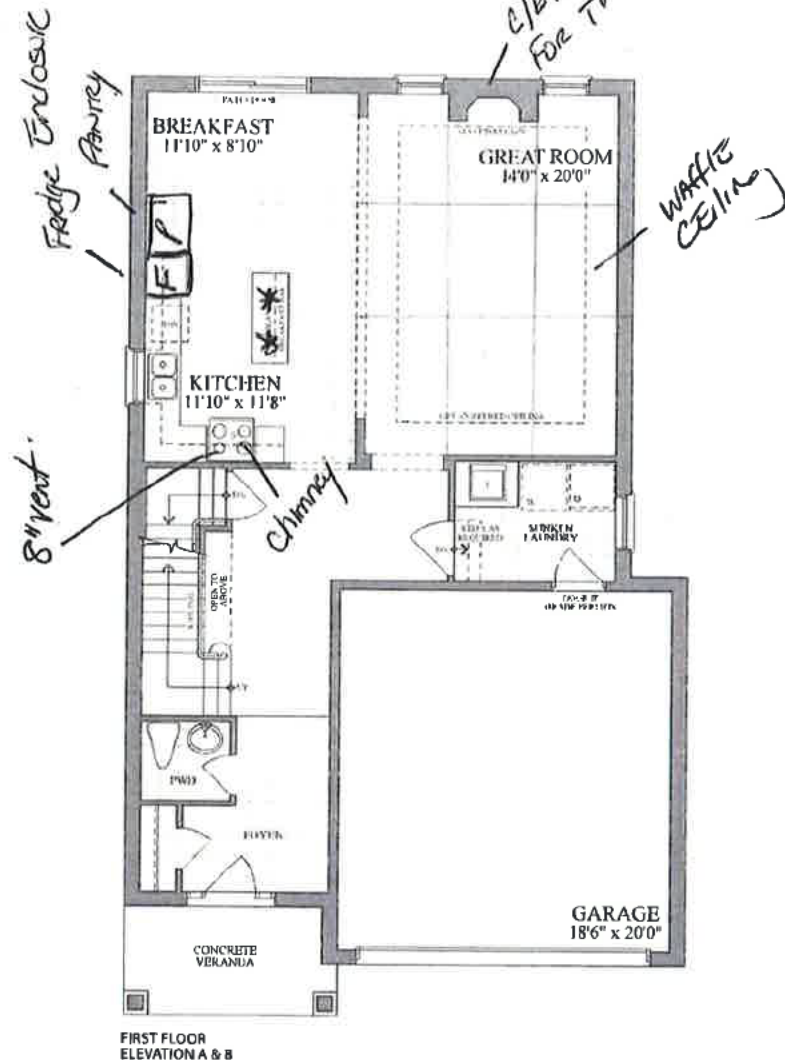
sobrina akosua adjei (Nov 29, 2021 12:10 EST)

B. Seriki

bode seriki (Nov 22, 2021 09:46 EST)

38'
DESIGNS

The Fraser / Elev. A & B
2250 sq.ft.



Plans and specifications are subject to change without notice. E. & O. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.

sobrina akosua adjei

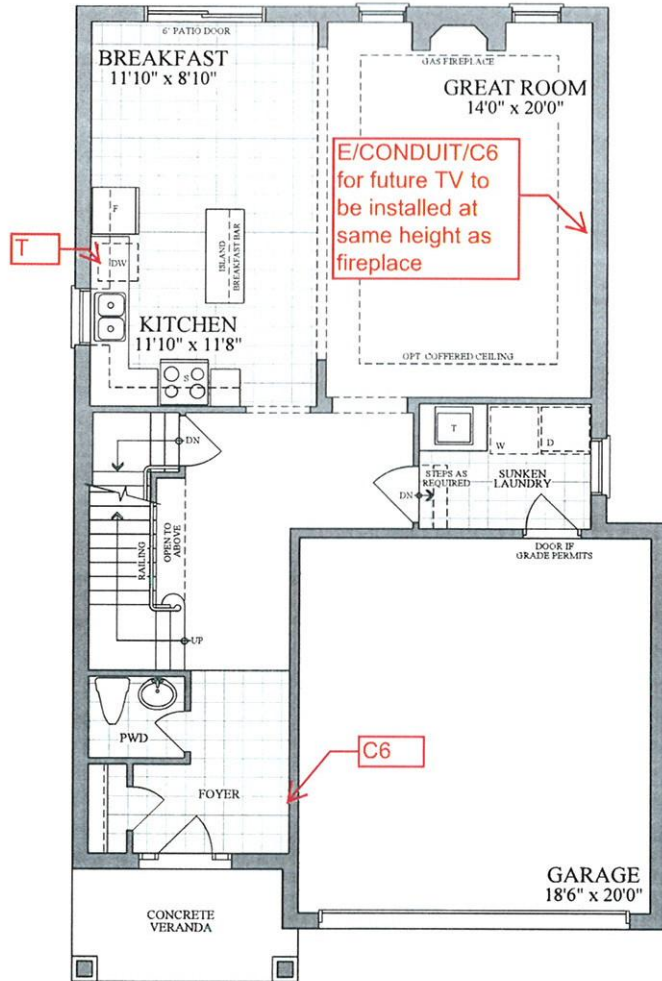
sobrina akosua adjei (Nov 29, 2021 12:10 EST)

B. Seriki

bode seriki (Nov 22, 2021 09:46 EST)

38'
DESIGNS

The Fraser / Elev. A & B
2250 sq.ft.

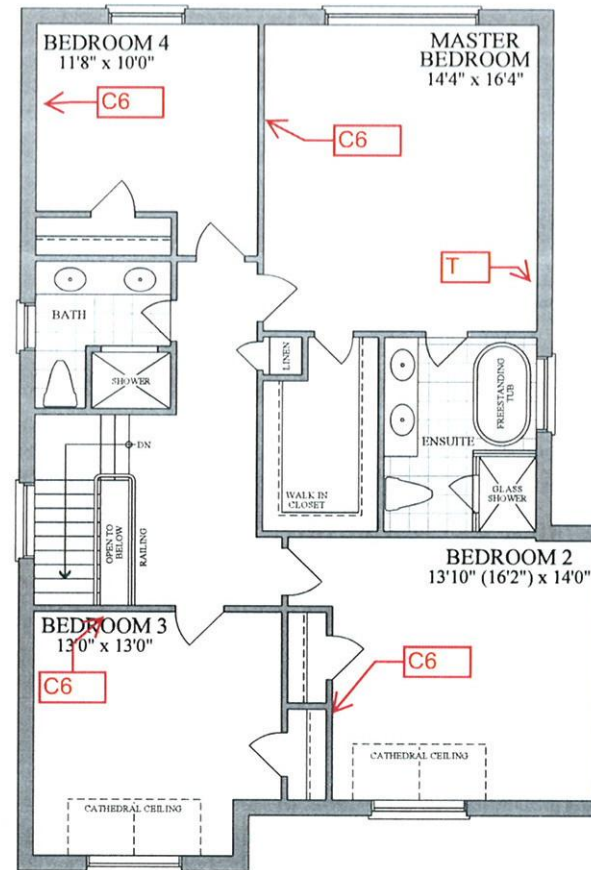


FIRST FLOOR
ELEVATION A & B

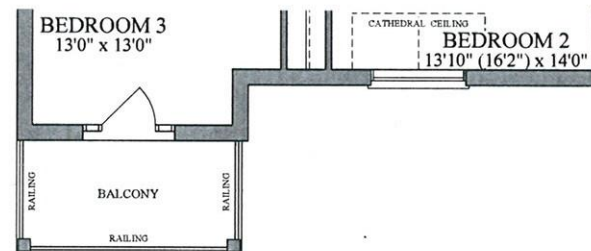
LOT 5-95, PH5, INNISFIL - CABLE LOCATIONS

PURCHASER: _____

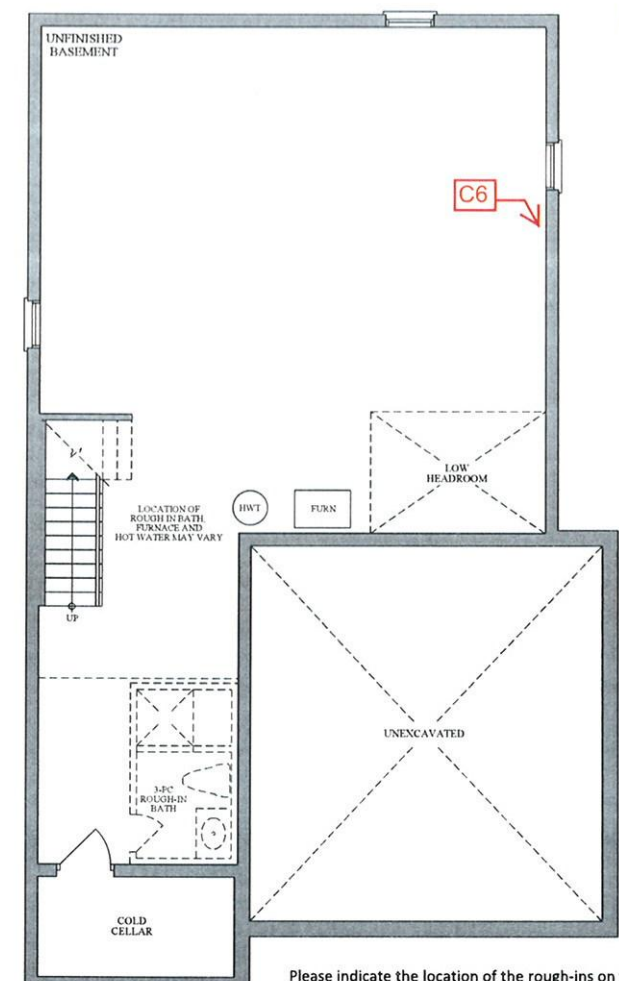
PURCHASER: _____



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B

Please indicate the location of the rough-ins on your plan

Description	Symbol on Sketch	Standard Locations
Cable (Rough-in)	C	Family room Or Great Room, all bedrooms, Study/Den/Computer, (as per model)
Cat5	C5	A Cat5 wire can replace the rough-in cable at no additional cost.
Cat6	C6	Upgrade - \$50 per location
Telephone (Rough-in)	T	Kitchen and Primary Ensuite
Smart-Wire (Cat5)	S	Can be installed a Purchaser's desired location



Plans and specifications are subject to change without notice, E. & O. E. Actual usable floor space may vary from the stated floor area. All renderings are artist's concept.