



Purchaser's Extras (PE)
forming part of the Agreement of Purchase and Sale



VENDOR: LORMEL DEVELOPMENTS (TESTON) LTD

PE. # 002

PURCHASER(S): MODEL HOME – MANOR
LOT#/ PHASE: 012, PH-1 - MODEL/ ELEV: MANOR, ELEV C

No.	<i>The following items listed below have been requested by the Purchaser /</i> DESCRIPTION OF ITEM	PRICE
1.	Install upgrade exterior hardware throughout the entire home. To include front door gripset(s), plus deadbolts for all man door(s) and garden door(s), where applicable.	
2	Install upgrade interior hardware to include matching colour hinges and door stops throughout the entire home.	
3.	Install Upgrade interior doors throughout the entire home.	
4.	Install upgraded interior trim package, baseboards and casings throughout the entire home.	
5.	Install upgrade waffle moulding (CTR-B59) in the family room.	
6.	Install upgrade crown moulding in the foyer, main hallway, dining room, living room, study, powder room, upper hall, and primary bedroom.	
7.	Install upgrade interior railing and pickets from main floor to second floor.	
8.	Provide and install 8ft interior doors throughout the 2nd floor	
9.	Install upgrade hardwood floors throughout the entire home except for tiled areas. Price to include upgraded hardwood in the kitchen/dinette areas.	
10.	Install level 7 floor tiles in the foyer.	
11.	Install level 5 floor tiles in the powder room and laundry room.	
12.	Install level 7 floor tiles in the primary ensuite bathroom.	
13.	Install level 5 tiles at shower walls in the primary ensuite bathroom.	
14.	Install level 3 tile mosaics at shower floor in the primary ensuite bathroom.	
15.	Install level 5 floor tiles in the ensuite bathroom in bedroom 2 bathroom.	
16.	Install level 10 tile mosaics at shower/tub walls in the ensuite bathroom in bedroom 2.	
17.	Install level 5 floor tiles in the ensuite bathroom in bedroom 3.	
18.	Install level 5 tiles at shower walls in the ensuite bathroom in bedroom 3.	
19.	Install level 4 tile mosaics in the ensuite bathroom in Bedroom 3 bathroom shower floor.	
20.	<i>Install upgraded shower jamb and ledge for shower niche (Colour: Persian White, custom from Advance) at shower in the ensuite bathroom in bedroom 3. - DELETE THIS ITEM</i> PROVIDE STANDARD	
21.	Install level 5 floor tiles in ensuite bathroom in bedroom 4.	
22.	Install level 5 wall tiles at shower walls in ensuite bathroom in bedroom 4.	
23.	Install level 4 tile mosaics at shower floor in the ensuite bathroom in bedroom 4.	
24.	Install upgrade kitchen faucet, Brizo - Litze, Bridge Faucet with Arc Spout and Industrial Handle, Matte Black/ Brilliance Luxe Gold, 62544LF-BLGL.	
25.	Install upgrade pot filler faucet in kitchen area, POT FILLER: Brizo - Litze, Wall Mount Pot Filler with Industrial Handle Kit, Matte Black/ Brilliance Luxe Gold, 62844LF-BLGL.	
26.	Install upgrade under mount sink in kitchen area, Kindred, Brookmore, Single Bowl, Undermount Kitchen Sink, BSU1831-9.	

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No.	<i>The following items listed below have been requested by the Purchaser /</i> DESCRIPTION OF ITEM	PRICE
27.	Install one upgrade lav faucet in the power room bathroom, Brizo - Rook, Widespread Lavatory Faucet with Widespread Lavatory Cross Handle Kit, Brilliance Luxe Gold, 65360LF-GLLHP/HX5361-GL.	
28.	Install one upgrade undermount lav sink in the powder room bathroom, Contrac - Catena, Rectangular Sink, 20" W x 15 3/8"D x 7 1/2" H, #4210CIY.	
29.	Install one upgrade toilet in the powder room bathroom, Contrac - Carlaw, ADA 4.8L one piece unlined elongated toilet with smooth close seat, 4710BAVU.	
30.	Install one upgrade faucet in the laundry room, Delta -Essa, Single-Handle Pull-Down Spring Faucet, Matte Black, #9613-BL-DST.	
31.	Install upgrade sink in the laundry room, Franke/Kindred - Maris Laundry Sink, Matte Black, MAG61023L-MBK-S, #114.0637.918.	
32.	Install two upgrade lav faucets in the primary ensuite bathroom, Brizo - Litze, Widespread Lavatory Faucet with High Spout, Widespread Lavatory Lever Handle Kit, Brilliance Luxe Gold, 65332LF-GLLHP/HL5332-GL-NM.	
33.	Install upgrade freestanding tub in the primary ensuite bathroom, Mirolin - Skye, Freestanding Tub, White #CF1012.	
34.	Install one upgrade toilet in the primary ensuite bathroom, Contrac - Carlaw, ADA 4.8L one piece unlined elongated toilet with smooth close seat, 4710BAVU.	
35.	Install upgrade floor mount tub fixture for freestanding tub in the primary ensuite bathroom, Brizo - Litze, Single-Handle Freestanding Tub Filler with Single-Handle Floor Mount Tub Filler Lever Handle Kit, Brilliance Luxe Gold, T70135-GLLHP/HL7032-GL/R70100	
36.	Install upgrade shower fixture in the primary ensuite bathroom, Brizo - Litze, Shower Components, T75535-GLLHP/HL7532-GL/R75000-- RP81434GL/ 87435-GL -- 85735-GL. *Note: Wall mounted shower arm and no tub spout.	
37	Install one upgrade lav faucet in ensuite bathroom in bedroom 2, Brizo - Rook, Widespread Lavatory Faucet with Widespread Lavatory Lever Handle Kit, Brilliance Luxe Gold, 65360LF-GLLHP/HL5360-GL.	
38	Install one upgrade lav sink in ensuite bathroom in bedroom 2, Contrac - Calvin, Oval Sink, 4220CFY.	
39.	Install one upgrade toilet in ensuite bathroom in bedroom 2, Contrac - Carlaw, ADA 4.8L one piece unlined elongated toilet with smooth close seat, 4710BAVU.	
40.	Install upgrade tub/shower fixture in ensuite bathroom in bedroom 2, Brizo - Rook, TempAssure Thermostatic Tub/Shower, Brilliance Luxe Gold, T60461-GL/R60000-UNBX.	
41.	Install upgrade shower fixture in ensuite bathroom in bedroom 3, Brizo - Rook, Shower Components, T75561-GL/R75000/RP78580GL/87495-GL/88761-GL. *Note: Wall mounted shower arm and no tub spout.	
42.	Install one upgrade lav faucet in ensuite bathroom in bedroom 3, Brizo - Rook, Widespread Lavatory Faucet with Widespread Lavatory Lever Handle Kit, Brilliance Luxe Gold, 65360LF-GLLHP/HL5360-GL.	
43.	Install one upgrade lav sink in the ensuite bathroom in bedroom 3, Contrac - Catena, Rectangular Sink, 20"W x 15 3/8"D x 7 1/2" H, #4210CIY.	
44.	Install one upgrade toilet in ensuite bathroom in bedroom 3, Contrac - Carlaw, ADA 4.8L one piece unlined elongated toilet with smooth close seat, 4710BAVU.	
45.	Install upgrade shower fixture in ensuite bathroom in bedroom 4, Brizo - Rook, Shower Components, T75561-GL/R75000/RP78580GL/87495-GL/88761-GL. *Note: Wall mounted shower arm and no tub spout.	
46.	Install one upgrade lav facuet in ensuite bathroom in bedroom 4, Brizo - Rook, Widespread Lavatory Faucet with Widespread Lavatory Lever Handle Kit, Brilliance Luxe Gold, 65360LF-GLLHP/HL5360-GL.	

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No.	<i>The following items listed below have been requested by the Purchaser /</i> DESCRIPTION OF ITEM	PRICE
47.	Install one upgrade lav sink in ensuite bathroom in bedroom 4, Contrac - Catena, Rectangular Sink, 20"W x 15 3/8"D x 7 1/2" H, #4210CIY.	
48.	Install one upgrade toilet in ensuite bathroom in bedroom 4, Contrac - Carlaw, ADA 4.8L one piece unlined elongated toilet with smooth close seat, 4710BAVU.	
49.	Revise kitchen layout to accommodate - Built-In Appliances	
50.	Install upgrade cabinets (level 6) for kitchen uppers, lowers and pantry in the kitchen area.	
51.	Install upgrade cabinets (level 5A - upgrade finish) for island in kitchen area.	
52.	Install upgrade 2 cabinet hardware for all cabinets throughout entire kitchen area.	
53.	Install upgrade cabinets (level 5A - upgrade finish) for vanity in the powder room.	
54.	Install upgrade 2 cabinet hardware for vanity in the powder room.	
55.	Install upgrade cabinets (level 5) for laundry room upper and lower cabinets.	
56.	Install upgrade 2 cabinet hardware for all cabinets in the laundry room.	
57.	Install upgrade cabinets (level 5A - upgrade finish) for vanity in the primary ensuite bathroom.	
58.	Install upgrade 2 cabinet hardware for vanity in the primary ensuite bathroom.	
59.	Install upgrade cabinets (level 4) for vanity in ensuite bathroom in bedroom 2.	
60.	Install upgrade 2 cabinet hardware for vanity in ensuite bathroom in bedroom 2.	
61.	Install upgrade cabinets (level 4 - upgrade finish) for vanity in ensuite bathroom in bedroom 3.	
62.	Install upgrade 2 cabinet hardware for vanity in ensuite bathroom in bedroom 3.	
63.	Install upgrade cabinets (level 4 - upgrade finish) for vanity in ensuite bathroom in bedroom 4.	
64.	Install upgrade 2 cabinet hardware for vanity in ensuite bathroom in bedroom 4.	
65.	Install upgrade counter top (level 7) for kitchen perimeter with upgrade 4cm mitered edge.	
66.	Install upgraded counter top (level 7) for kitchen island with two side waterfall legs with upgraded 4cm mitered edge.	
67.	Install slab backsplash (level 7 counter top) in kitchen area at counter height plus up to cabinet for hood fan canopy.	
68.	Install upgrade counter top (level 4) in the powder room.	
69.	Install upgrade counter top (level 3) in the laundry room.	
70.	Install upgrade counter top (level 4) in the primary ensuite bathroom.	
71.	Install upgrade counter top (level 4) in ensuite bathroom in bedroom 2.	
72.	Install upgrade counter top (level 2) in ensuite bathroom in bedroom 3.	

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No.	<i>The following items listed below have been requested by the Purchaser /</i> DESCRIPTION OF ITEM	PRICE
73.	Install upgrade counter top (level 2) in ensuite bathroom in bedroom 4.	
74.	Install upgrade closet organizer in primary bedroom - white colour.	
75.	Install upgrade closet organizer in bedroom 2 - white colour.	
76.	Install upgrade closet organizer in bedroom 3 - white colour.	
77.	Install upgrade closet organizer in bedroom 4 - white colour.	
78.	Install furring panel in kitchen	
79.	Install crown moulding in the kitchen, that complements the kitchen door style	
80.	Base Cabinet for built-in cooktop with pots and pans drawers below, (top drawer is false)	
81.	Tall cabinet for double appliance cut out (oven and microwave), with doors above and single drawer below with standard installation on a panel	
82.	Install pull-out drawers in the pantry, beside the fridge	
83.	Provide 4 false doors on the island (facing dinette)	
84.	Provide and install spice rack	
85.	Magic corner hardware for base blind corner cabinet	
86.	Install waterfall legs on both sides of kitchen island	
87.	Built-in fridge/freezer door panels (up to 2 panels), door handles not included, installation included	
88.	Built-in dishwasher door panel (1 panel), kitchen knob or handle included, installation included	
89.	Add Shower Seat in Primary Ensuite Shower, completed with quartz top, same as the shower jamb	
90.	Provide and install LEVEL 7, Upgraded floor tiles in the Basement Landing.	
91.		
92.		
Extras Subtotal:		\$ 0.00
H.S.T.		\$ 0.00
New Total:		\$ 0.00
Less Bonus Package (if applicable):		\$0.00
TOTAL:		\$ 0.00
PAID BY: CASH ☐ ; CHEQUE ☐ ; E-TRANSFER ☐		

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- 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:
- It is understood and agreed that the Vendor will NOT accept requests for changes, additions or deletions for the extras listed after the date of acceptance of this order.
 - 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.

PURCHASER	DATE	PURCHASER	DATE
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LORMEL DEVELOPMENTS (TESTON) LTD.

Per:  _____
VENDOR

Purchaser’s Initials: _____