



Additional

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 2 Grovetrail

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
157	2	DUNCAN-OPT Main/4 Bedroom Elev C

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1 224605	REFER TO PE #8551, ITEM #24 - ADDITION KITCHEN - In addition to builders standard ceiling light above island, Install ADDITIONAL THREE (x3) POT LIGHTS at kitchen area. (See Sketch) <i>Additional Pot Lights to be controlled by same switch as existing pot lights and dinette ceiling light.</i> <i>Kitchen Area to have Total of FIVE (x5) Pot Lights</i> <i>**As per Jan**</i>	3		
2 224606	PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000	1		



Sub Total
HST
Total

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of Grovetrail Developments Inc..
6. The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
10. For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

<u>Paid By</u>	<u>Amount</u>
Amendment	
Total Payment:	

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.

Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

<u>Invoice Number</u>	<u>Date</u>	<u>Amount</u>
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8419	30-Nov-22	
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Total Bonus Used:

Remaining Balance:

DS
HT
Initials: _____

TAX#:1

PREPARED BY: Melissa Di Marino
PRINTED: 28-Nov-23 at 12:55 pm

Revised: 01/07/2023

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

8" DUCT
POT FILLER
GAS LINE R/I
WATER LINE

Ⓣ - Telephone
Ⓢ - Cable / CAT 6 (x3)
(x10) Pot lights
ⓔ - Electrical (x3)
Conduit *
M/BLDRM
BEDRM #3
GREAT ROOM

* APPROX. DECK SIZE 16' x 6'

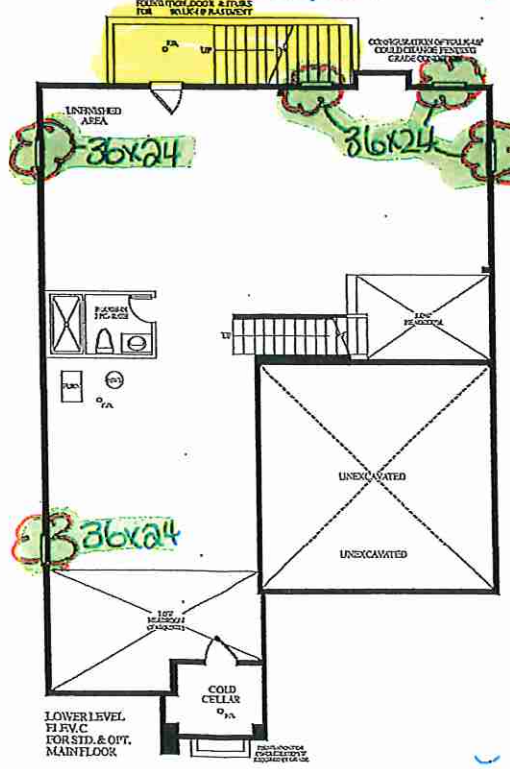
R/O
106' x 98'

WOOD DECK WITH
STAIRS & RAILING
FOR WALK-UP BASEMENT
FRENCH DOOR
+ SIDE LIGHTS

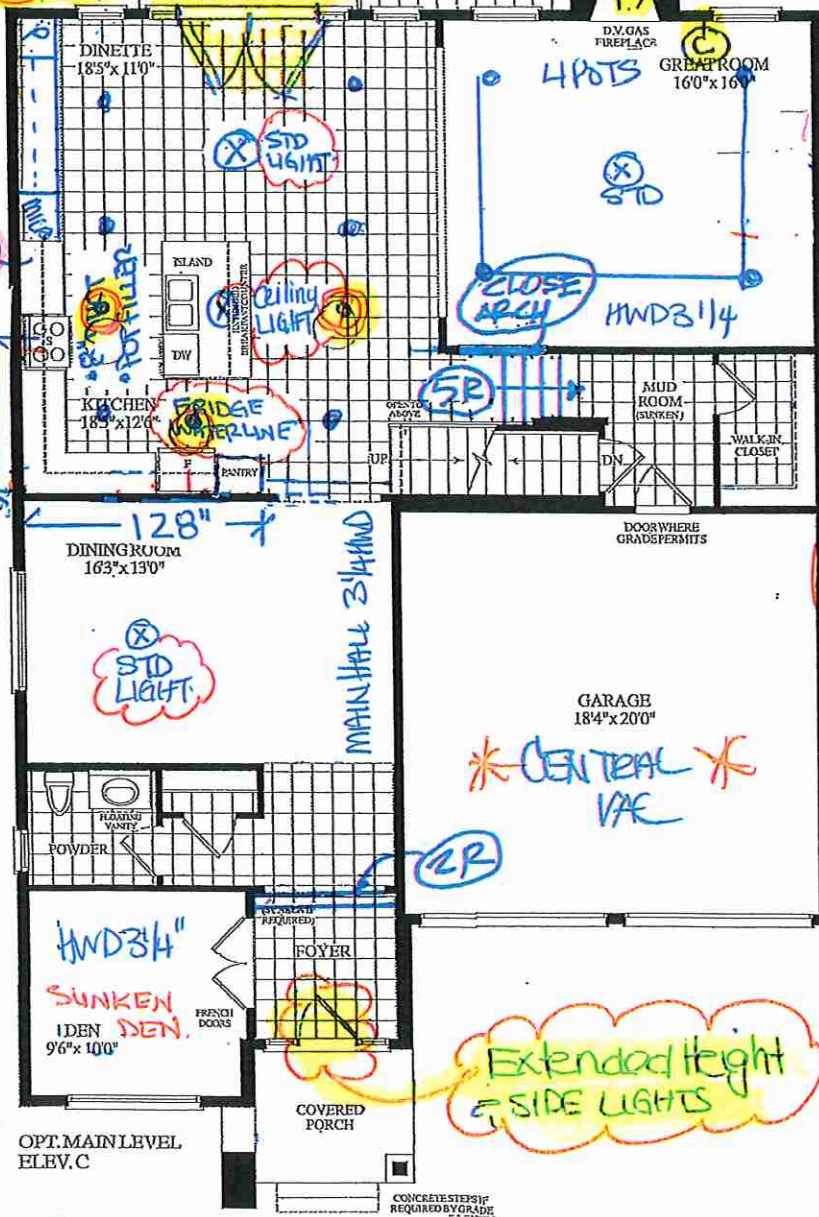
5'-6" AFF
ⓔ conduit

FRAMELESS SHOWER - 78" x 42" INSIDE X INSIDE
DELETE VOID SPACE + 6" H x 4" W CURB ONLY

* SHOWER 35" x 60" W/ POT
INSIDE X INSIDE (FRONT LFT OPEN)

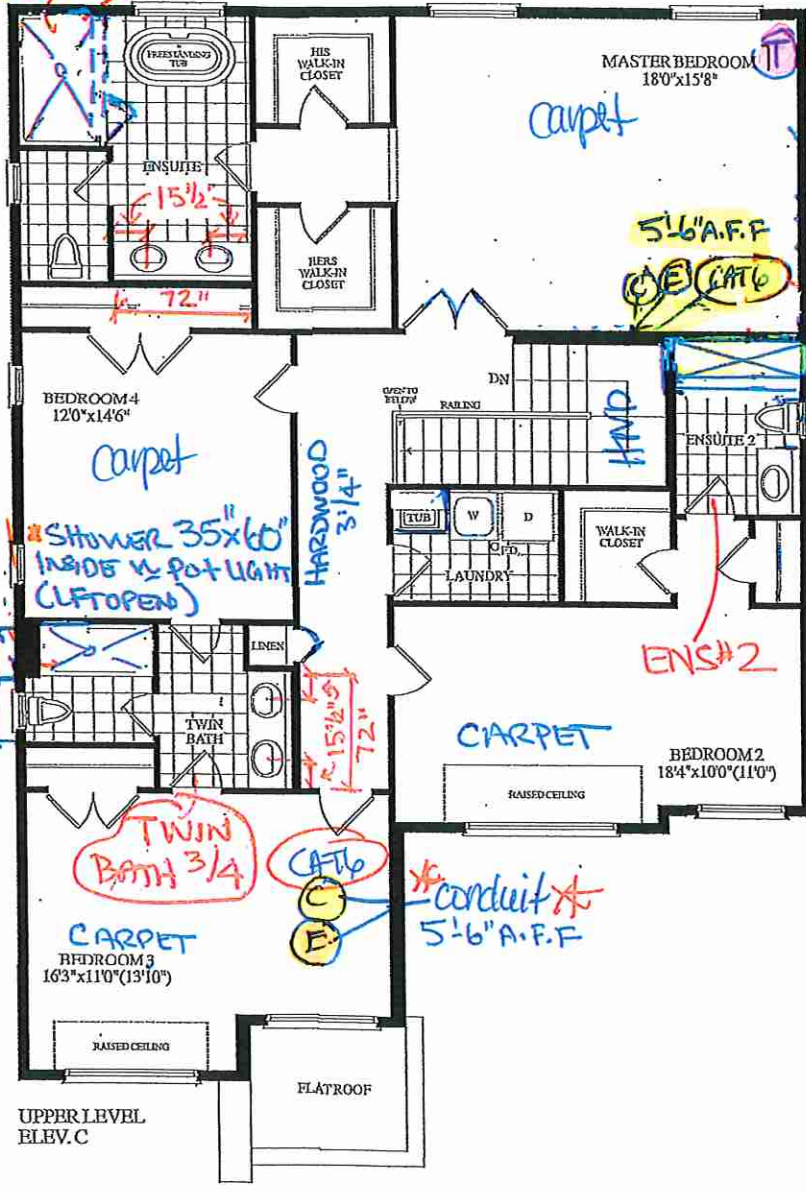


* BLACK WINDOWS ADDED *
BRICK PACKAGE



Extended Height
SIDE LIGHTS

34" / 40" x 8" FALSE WALL



* SECOND FLOOR BASEMENT *
SMOOTH CEILING'S

LOT 157 . 45-04 - DUNCAN . OPTIONAL LAYOUT.

Walk up Basement . EL C . 3225 Sq. Ft.



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24	

Offer	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART
Worksheet	Note:

Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
Worksheet	Note:

Offer	PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECUR
Upgrade	Note:



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24	

Date Added: 05-Oct-23 Invoice Number: 8551

<p>1 - Install standard Cable / Cat 6, Telephone (See Sketch)</p> <p>Note:</p>
<p>1 - GARAGE DOOR- Install the builders standard garage door handle with lock</p> <p>Note:</p>
<p>1 - KITCHEN & BATHROOM- SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS UPGRADES/LAYOUTS (See attached Upgrade Package)</p> <p>Note:</p>
<p>1 - KITCHEN- Delete the Cabinets above the stove to accommodate for a future wall mount canopy- To be installed by the purchaser after closing. (See QTK)</p> <p>Note:</p>
<p>1 - KITCHEN- Install builders standard Emmerstone Counter top in the kitchen "MAPLE WHITE" with standard "A" Edge</p> <p>Note:</p>
<p>1 - KITCHEN- Install additional builders standard Emmerstone Counter top in the kitchen "MAPLE WHITE" with standard "A" Edge to accommodate the resvied kitchen layout as per QTK Layout/Upgrade</p> <p>Note: **Priced as per Connolly</p>
<p>1 - COUNTER TOPS</p> <p>Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.</p> <p>Note:</p>
<p>1 - KITCHEN- Install builders standard undermount sink and single hole faucet</p> <p>Note:</p>
<p>1 - KITCHEN- Accommodate the electrical for the built in microwave 4 Wire with Breaker / 20Amp (See QTK layout for location)</p> <p>Note:</p>
<p>1 - KITCHEN- Accommodate the counter top in the kitchen for a 36" stove</p> <p>Note: **See SPECS attached**</p>
<p>1 - KITCHEN- Purchasers request to install their own Pot Filler faucet after closing. Install ONLY the rough in for pot filler above the stove stove</p> <p>**See QTK drawing for location**</p> <p>Note:</p>
<p>1 - POWDER ROOM- Install builders standard Emmerstone Counter top in the Powder Room "GREY GALAXY" with standard "A" Edge</p> <p>Note:</p>
<p>1 - MASTER ENSUITE- Install builders standard Emmerstone Counter top in the Master Ensuite "MAPLE WHITE" with standard "A" Edge</p> <p>Note:</p>
<p>1 - ENSUITE #2- Install builders standard Emmerstone Counter top in the Ensuite #2 "GREY GALAXY" with standard "A" Edge</p> <p>Note:</p>
<p>1 - TWIN BATH 3/4- Install builders standard Emmerstone Counter top in the kitchen "MAPLE WHITE" with standard "A" Edge</p> <p>Note:</p>



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24

Date Added: 05-Oct-23

Invoice Number: 8551

<p>1 - BATHROOM COUNTER TOPS</p> <p>Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.</p> <p>Note:</p>
<p>1 - COUNTER TOP CLARIFICATION-</p> <p>Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable.</p> <p>Note:</p>
<p>1 - PLUMBING CLARIFICATION- Install the builders standard Plumbing Fixtures throughout all bathrooms</p> <p>Note:</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>WOOD SPECIES DIFFERENCE:</p> <p>STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>STAINING DIFFERENCE:</p> <p>STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List</p> <p>**SEE BELOW**</p> <p>Note:</p>
<p>1 - GREAT ROOM- In addition to the builders standard ceiling light in the Great Room, Install FOUR (X4) pot lights. All FOUR (X4) pot lights to be on one seperate switch (See Sketch)</p> <p>Note: **Seperate switch included with the original 10 potlights</p>
<p>1 - KITCHEN- Reloacte the builders standard ceiling light from the kitchen area to above the island, centred (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN/ DINETTE- In addition to the builders standard ceiling light in the Dinette, & teh ceiling lights aboev teh isalnd, Install SIX (X6) pot lights, thoughout the kitchen & Dinette area.</p> <p>Note: All SIX (x6) pot lights to be on one switch & to be on the same switch, and the same switch as the Dinette ceiling light (See Sketch)</p>
<p>1 - MASTER BEDROOM- Install an additional Elctrical Plug in the Master Bedroom. To be installed 5'-6" AFF for future Wall mounted TV (See Sketch)</p> <p>Note:</p>
<p>1 - MASTER BEDROOM- Install a Conduit Pipe in the Master Bedroom. To be installed 5'-6" AFF for future Wall mounted TV (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #3- Install an additional Electrical Plug in the Bedroom #3 To be installed 5'-6" AFF for future Wall mounted TV (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #3- Install a Cable/Cat 6 in the Bedroom #3 To accommodate a future TV (See Sketch)</p> <p>Note:</p>
<p>1 - BEDROOM #3- Install a Conduit Pipe in the Bedroom #3 To be installed 5'-6" AFF for future Wall mounted TV (See Sketch)</p> <p>Note:</p>



CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24	

Date Added: 05-Oct-23

Invoice Number: 8551

1 - GREAT ROOM- Install an additional Electrical Plug in the Great Room To be installed 5'-6" AFF for future Wall mounted TV above the fireplace mantle (See Sketch) Note:
1 - GREAT ROOM- Raise the Conduit Pipe in the Great Room To be installed 5'-6" AFF for future Wall mounted TV above the fireplace mantle (See Sketch) Note:
1 - PURCHASER HAS ATTENDED A COLOUR CHART APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 Note:

Date Added: 30-Nov-22

Invoice Number: 8419

5 - BASEMENT- Install FIVE (X5) 36"X24" larger windows in the basement, in lieu of the builders standard (with possible window wells) (See Sketch). Note: **
1 - DINETTE- Delete the builders standard patio sliders and install extended height french doors with side lights (See Sketch) Note:
1 - FRONT EXTERIOR- Install an extended height front door with side lights, in lieu of the builders standard front door. Delete the transom above the door to accommodate the extended height (See Sketch) Note:
1 - KITCHEN- Install an 8" duct for exhaust fan above the stove, in lieu of the builders standard (See Sketch) Note:
1 - MASTER ENSUITE SHOWER STALL- Delete teh void space in teh master ensuite shower stall, and create a larger shower. Install additional builders standard wall tile, 2x2 shower floor mosaic, curb with stone top, and additional frameless glass (See Sketch) Note:
1 - ENSUITE #2- Deelte teh builders standard tub/shower and install a shower stall. To include additional wall tile, 2x2 shower floor mosaic, 6" curb with quartz top, and shower pot light **To be Left Open (See Sketch) Note:
1 - TWIN BATH 3/4- Delete the builders standard tub/shower and install a shower stall. To include additional wall tile, 2x2 shower floor mosaic, 6" curb with quartz top, and shower pot light **To be Left Open (See Sketch) Note:
1 - SECOND FLOOR BEDROOMS- Install Smooth ceilings throughout all applicable bedrooms on the second floor Note:
1 - GARAGE- Relocate the central vac trunk to the garage (See Sketch) Note:
1 - KITCHEN- Install a Gas Line Rough in to for the future stove in the kitchen (See Sketch) Note:
1 - KITCHEN- Install a water line rough in for the future fridge (See Sketch) Note:



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157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24	

Date Added: 30-Nov-22 **Invoice Number:** 8419

<p>1 - KITCHEN- Install a Pot Filler Rough In above the stove</p> <p>Note: **Purcaser is aware that this is ONLY a rough in and the faucet finishing will be chosen at time of colour chart</p>
<p>1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE</p> <p>Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.</p> <p>Note:</p>

This Document is Extremely Time Sensitive - Printed 10 Oct 23 at 16:15



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HAMID TAMIMI	Laura Di Pede	DUNCAN-OPT Main/4 Bedroom Elev C	/	Grovetrail Developments Inc.	24/04/2024	157

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	Flooring	Wall Tile	Plumbing
	Description	Main Accent/Insert Border / Listello Pattern	
Master Ensuite	✓ 13X13 KEATON ICE (STD)	✓ 8X10 KEATON ICE (STD) NO	WHITE
Ensuite #2	✓ 13X13 KEATON ICE (STD)	✓ 8X10 KEATON ICE (STD) NO	WHITE
Twin bath 3/4	✓ 13X13 KEATON ICE (STD)	✓ 8X10 KEATON ICE (STD) NO	WHITE
Powder Room	✓ 18X18 TAJ MAHAL WHITE (STD)	NO NO	WHITE
Kitchen/Dinette	✓ 18X18 TAJ MAHAL WHITE (STD)	✓ 3X6 Tender Grey Bright (STD) <i>Stacked</i> NO	STD
Laundry 2nd Flr	✓ 13X13 KEATON ICE (STD)	NO NO	STD
Mud Room	✓ 18X18 TAJ MAHAL WHITE (STD)		
Foyer	✓ 18X18 TAJ MAHAL WHITE (STD)		
Main Hall	✓ Vintage Red Oak "Pewter" 31/4"x3/4" Pearl (STD)	Railings and Stairs	Cornice Moulding / Medalion
Great Room	✓ Vintage Red Oak "Pewter" 31/4"x3/4" Pearl (STD)	Railings ✓ STD- Vinatge Red Oak PEWTER Landing - Upper Vintage Red Oak Pewter 31/4" Pearl	Foyer NO
		Pickets ✓ STD- Single Plain Flat Black Steel Landing - Lower N/A	Living Room NO
		Posts ✓ STD- Vinatge Red Oak PEWTER Ledge - Upper NO	Dining Room NO
		Stringers ✓ STD- Vinatge Red Oak PEWTER Ledge - Lower NO	Family Room NO
Dining Room	✓ Vintage Red Oak "Pewter" 31/4"x3/4" Pearl (STD)	Treads ✓ STD- Vinatge Red Oak PEWTER	Main Hall NO
Den	✓ Vintage Red Oak "Pewter" 31/4"x3/4" Pearl (STD)	Risers ✓ STD- Vinatge Red Oak PEWTER	Kitchen NO
		Runner NO	2nd Floor Hall NO
Upper Hall	✓ Vintage Red Oak "Pewter" 31/4"x3/4" Pearl (STD)	Trim	
		Baseboard & Casing ✓ STD- MODERN <i>Step Base</i> Knobs STD- LEVER	
		Front Door Glass ✓ STANDARD Hinges STANDARD	
		Interior Doors ✓ STD- Carrara Smooth Grip Set STANDARD	
Master Bedroom	✓ 40 OZ OPENING NIGHT #21 (STD)		
Bedroom 2	✓ 40 OZ OPENING NIGHT #21 (STD)		
Bedroom 3	✓ 40 OZ OPENING NIGHT #21 (STD)		
Bedroom 4	✓ 40 OZ OPENING NIGHT #21 (STD)		

Notes
MASTER ENSUITE- 2X2 WHITE MOSAIC SHOWER FLOOR / WHITE QUARTZ CURB TOP ** ENSUITE #2- 2X2 WHITE MOSAIC SHOWER FLOOR / WHITE QUARTZ CURB TOP **
TWIN BATH 3/4- 2X2 WHITE MOSAIC SHOWER FLOOR / WHITE QUARTZ CURB TOP **

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

HAMID TAMIMI

Vendor:

Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HAMID TAMIMI	Laura Di Pede	DUNCAN-OPT Main/4 Bedroom Elev C	/	Grovetrail Developments Inc.	24/04/2024	157

Page 2 of 3

Master Ensuite	<div>Interior Paint</div> <div>Description</div> <div>STD- SILVER BIRCH</div>	<div>Cabinet</div> <div>Style</div> <div>SEE QTK</div> <div>Countertop</div> <div>STD- Emmerstone Maple White</div> <div>Counter Edge</div> <div>"A" EDGE STD</div> <div>Handle / Knob</div> <div>SEE QTK</div>				
Ensuite #2	<div>STD- SILVER BIRCH</div>	<div>SEE QTK</div> <div>STD- Emmerstone Grey Galaxy</div> <div>"A" EDGE STD</div> <div>SEE QTK</div>				
Twin Bath 3/4	<div>STD- SILVER BIRCH</div>	<div>SEE QTK</div> <div>STD- Emmerstone Maple White</div> <div>"A" EDGE STD</div> <div>SEE QTK</div>				
Powder Room	<div>STD- SILVER BIRCH</div>	<div>SEE QTK</div> <div>STD- Emmerstone Grey Galaxy</div> <div>"A" EDGE STD</div> <div>SEE QTK</div>				
Kitchen/Dinette	<div>STD- SILVER BIRCH</div>	<div>SEE QTK</div> <div>STD- Emmerstone Maple White</div> <div>"A" EDGE STD</div> <div>SEE QTK</div>				
Laundry 2nd Flr	<div>STD- SILVER BIRCH</div>	<div>SEE QTK</div> <div>STD- WHITE LAMINATE</div> <div>"A" EDGE STD</div> <div>SEE QTK</div>				
Mud Room	<div>STD- SILVER BIRCH</div>					
Foyer	<div>STD- SILVER BIRCH</div>					
Main Hall	<div>STD- SILVER BIRCH</div>					
Great Room	<div>STD- SILVER BIRCH</div>	<div>Appliance Opening/Dimension</div> <div>Fridge Size</div> <div>SEE SPECS</div> <div>Range</div> <div>SEE SPECS</div> <div>Built-Ins</div> <div>MICRO</div> <div>Microwave</div> <div>BUILT IN</div> <div>Hood Fan</div> <div>STANDARD</div> <div>Exhaust Opening</div> <div><input type="radio"/> 6" <input checked="" type="radio"/> 8"</div> <div>Dishwasher Cabinet</div> <div>Std 24in Opening</div>	<div>Notes</div> <div>**SEE APPLIANCE SPECS ATTACHED**</div>			
Dining Room	<div>STD- SILVER BIRCH</div>					
Den	<div>STD- SILVER BIRCH</div>					
Upper Hall	<div>STD- SILVER BIRCH</div>					
Master Bedroom	<div>STD- SILVER BIRCH</div>	<div>Fireplace</div> <div><input checked="" type="checkbox"/> GREAT ROOM</div> <div>Location Flooring</div> <div><input checked="" type="checkbox"/> HWD 31/4"X3/4"</div> <div>Style</div> <div><input checked="" type="checkbox"/> VILLA NOVA</div> <div>Finish</div> <div><input checked="" type="checkbox"/> STONE</div> <div>Marble</div> <div>N/A</div> <div>Hearth</div> <div>NO</div>	<div>Fireplace</div> <div>N/A</div> <div>Location Flooring</div> <div>N/A</div> <div>Style</div> <div>N/A</div> <div>Finish</div> <div>N/A</div> <div>Marble</div> <div>N/A</div> <div>Hearth</div> <div>N/A</div>			
Bedroom 2	<div>STD- SILVER BIRCH</div>					
Bedroom 3	<div>STD- SILVER BIRCH</div>					
Bedroom 4	<div>STD- SILVER BIRCH</div>					



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	HAMID TAMIMI	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	DRHAMIDTAMIMI@GMAIL.COM	MODEL TYPE:	45-04
PHONE #:	647-719-0028	LOT #:	157 QTF
PHONE #:		DATE:	Sep 15, 2023 Q13194

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

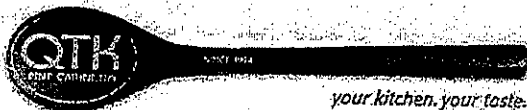
ROOM	DESCRIPTION	CATEGORY
KITCHEN & ISLAND	DOOR STYLE: QT 1022 FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
STO-B-36	1	MAKE STOVE OPENING 36" WIDE (AT BASE CABINETS)	
BGB2-17	1	DOUBLE BIN PULL-OUT RECYCLE 17" WIDE CAB	
TCS2496	-	STRAIGHT PANTRY CABINET - 24"D x 95-1/2"H (STANDALONE) - (OPTION PAID FOR BY BUILDER)	
3M-CPG	3	CLEAR GLASS, CLEAN CUT (PER DOOR)	
CUST-1	1	A LINE CABINETRY 5/8" CABINET CONSTRUCTION & ADJ. SHELVES 113 WHITE LP LAMINATE INTERIORS PREMIUM MOTION HINGES & SLIDES	
CUST-3	1	DELETE UPPER CABINET ABOVE STOVE TO ACCOMODATE WALL MOUNT CANOPY HOOD (SPECS REQ)	
CUST-4	1	48" W BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H W/ FLUSH INSET FRIDGE APPLICATION	
CUST-5	1	STD BANK OF 4 DRAWERS W/ PREMIUM MOTION SLIDES (OPTION PAID BY BUILDER)	
CUST-8	1	CATEGORY 1 HARDWARE: DH00010	
CUST-11	1	5'-6" OF EXTENDED CABINETRY W/ BASE AND UPERS ON STOVE WALL AS PER DRAWINGS PROVIDED	
CUST-12	1	ADD 5'X 26" PANTRY TO EXTENSION INCL 30" BUILT IN MICROWAVE w/BOTTOM DOOR TO LINE UP w/BASE	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	CONVERT TOP DRAWER INTO 1-SET OF VANITY DRAWER (2 SMALL, 1 BIG) W/ PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
SHARED BATH & 4 BATH VANITY	DOOR STYLE: QT 1022 FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	HAMID TAMIMI	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	DRHAMIDTAMIMI@GMAIL.COM	MODEL TYPE:	45-04
PHONE #:	847-718-0028	LOT #:	457 QTP
PHONE #:		DATE:	Sep 15, 2023 Q13194

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-1	1	CONVERT TOP DRAWER INTO 1 SET OF VANITY DRAWER (2 SMALL, 1 BIG) W/ PREMIUM MOTION SLIDES	
CUST-2	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
BATH #2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BCAB-P	1	BASE CABINETS AS PER DRAWINGS PROVIDED - (OPTION PAID FOR BY BUILDER)	
CUST-2	1	CATEGORY 1 HARDWARE: DH01010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	FLOATING VANITY W/ 1 DRAWER & FALSE PANEL ABOVE- 8-1/2" AFF- OPTION PAID FOR BY BUILDER	
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: CANVAS SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK 1866-07	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-1	1	BASE CABINETS AS PER DRAWINGS PROVIDED	
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
CUST-3	1	BUILT IN WASHER & DRYER ENCLOSURE- 30"D X 40" HIGH INCL LAMINATE TOP BY QTK	
CUST-4	1	ADD LAUNDRY UPPER CABINET 30" TO 36" W X 12" D X 39-1/2" H - (7-6" WALL TO WALL)	
ROOM SUMMARY:			

H.T.

H.T.



Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	HAMID TAMIMI	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD PH2
EMAIL:	DRHAMIDTAMIMI@GMAIL.COM	MODEL TYPE:	45-04
PHONE #:	647-719-0028	LOT #:	157 CTF
PHONE #:		DATE:	Sep 15, 2023 Q13194

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	
Customer's please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST	
		GRAND TOTAL:	
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: [Signature]

DATE: _____

CUSTOMER SIGNATURE: _____

DATE: _____

SALES REP NAME: Riya Patel QTK AUTHORIZED SIGNATURE: _____

Page 3 of 3



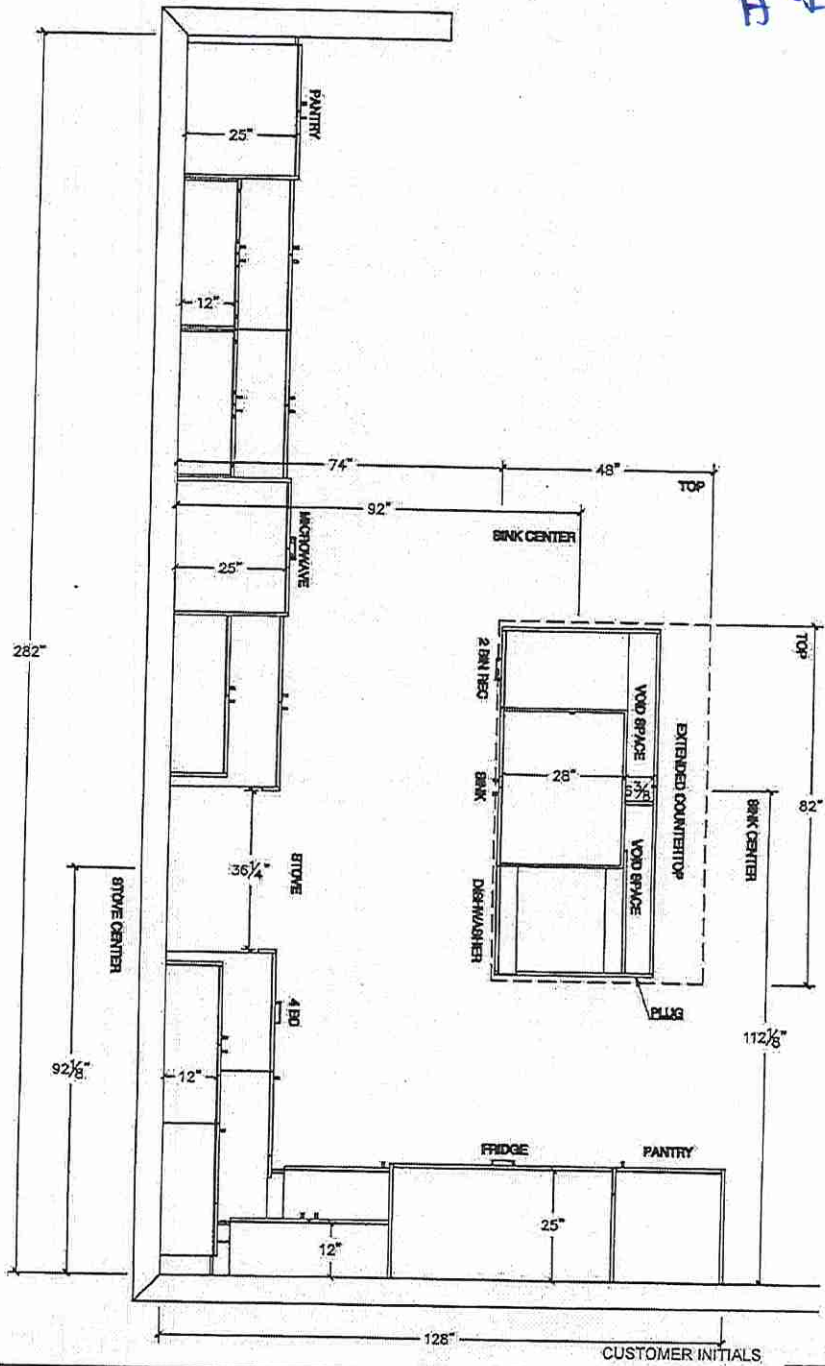


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 157 CFT (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRIV HANDLE: —	DATE: SEPTEMBER 14 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN



17
B

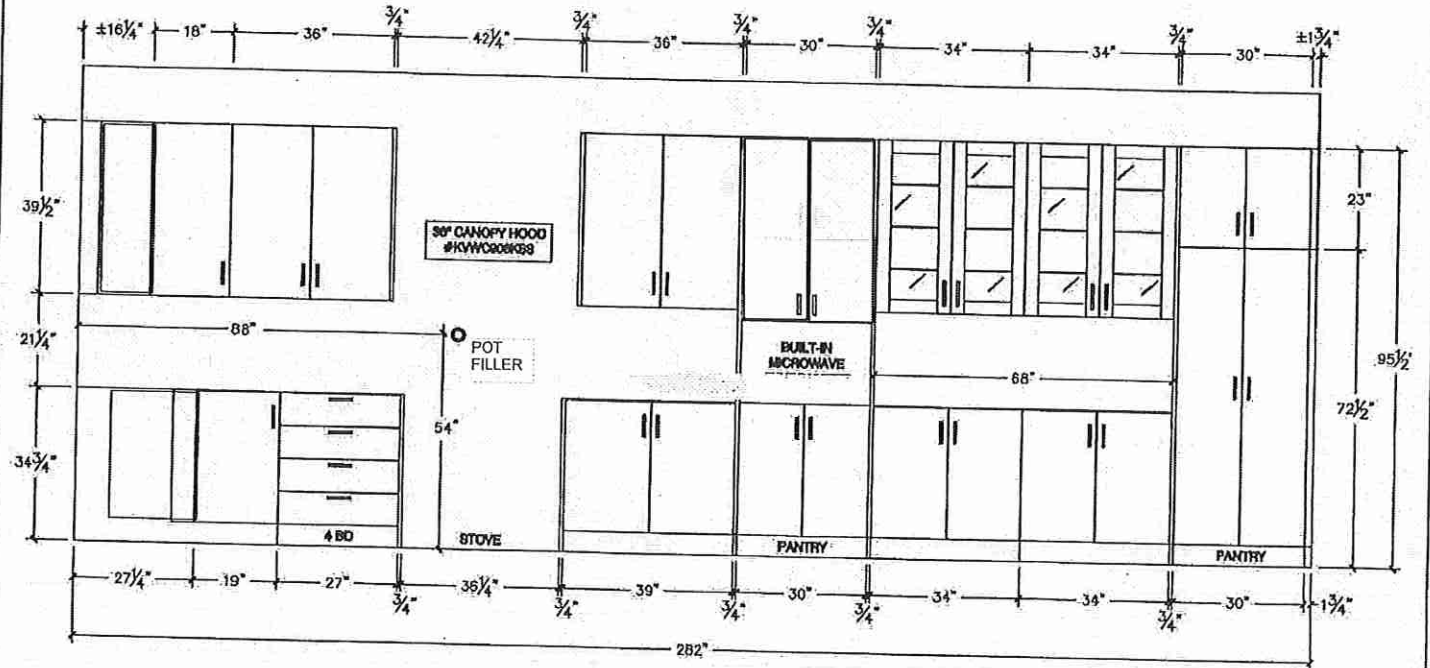


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 197 QFT (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: SEPTEMBER 14 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does its best to manufacture exactly what is shown here outside factor may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

STOVE WALL ELEVATION



CUSTOMER INITIALS _____



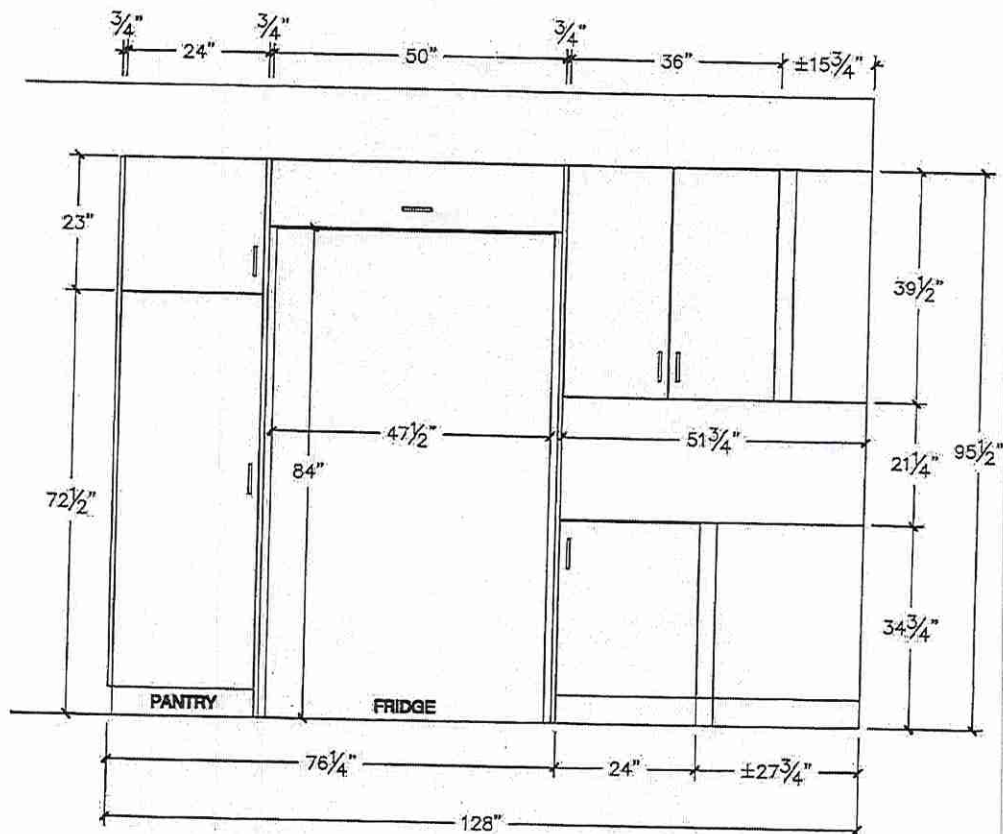
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 157 QFT (45-04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: SEPTEMBER 14 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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FRIDGE WALL ELEVATION

HJ



CUSTOMER INITIALS _____

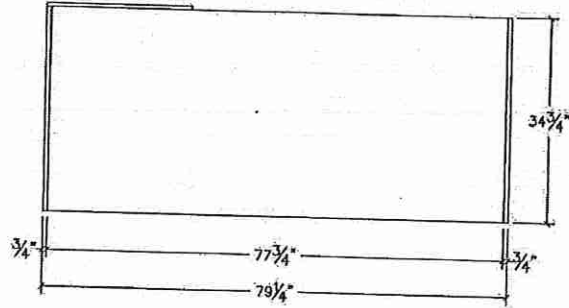


80 Sainte Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

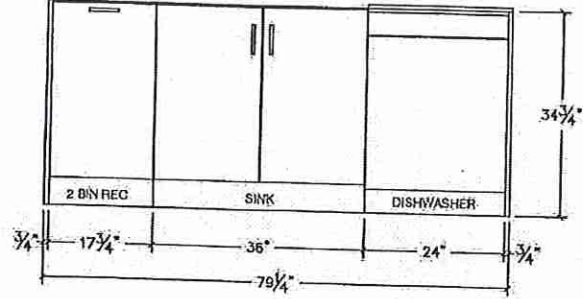
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SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: SEPTEMBER 14, 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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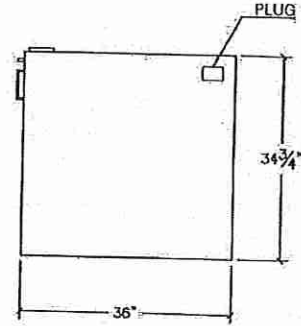
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



CUSTOMER INITIALS _____

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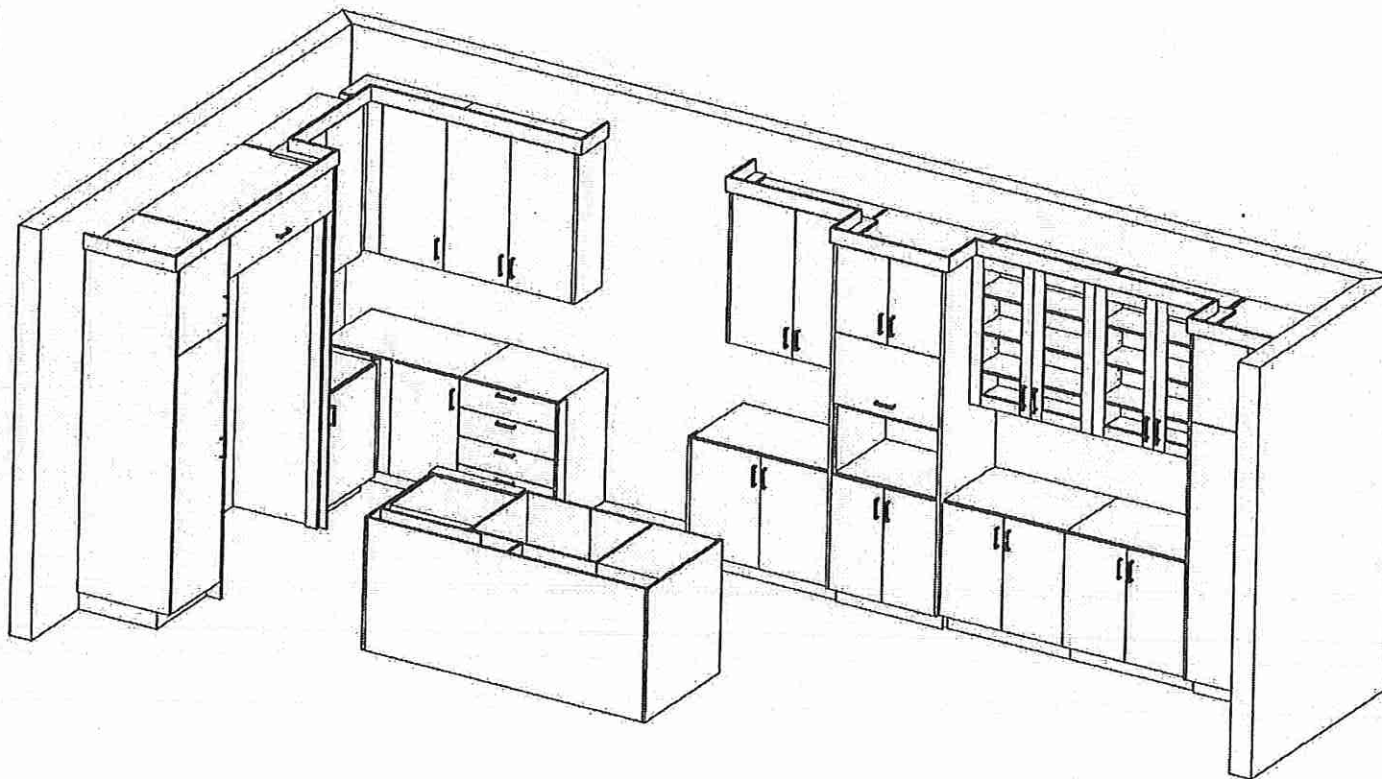


80 Sainte Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 157 CRT (45/04)	ROOM: KITCHEN	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: SEPTEMBER 14 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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KITCHEN 3D



CUSTOMER INITIALS _____

Handwritten initials: JH



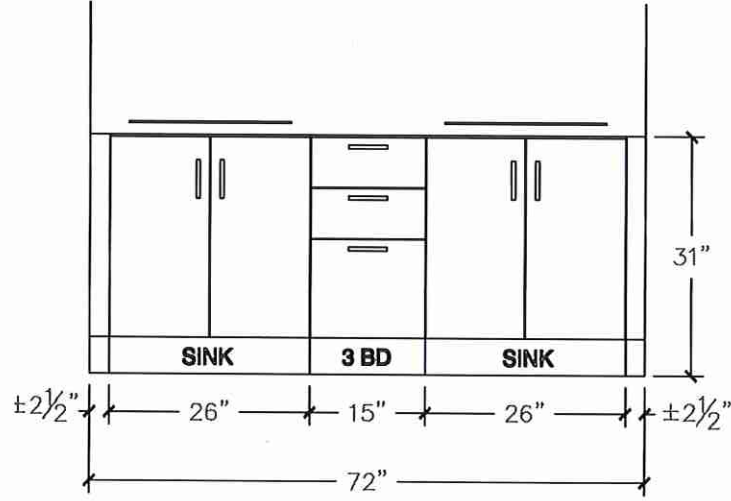
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 157 CFT (45-04)	ROOM: VANITY	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: oct 3 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE:

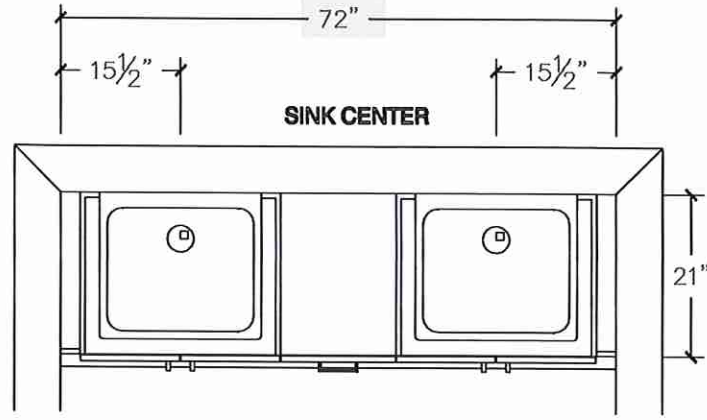
COMMENTS:

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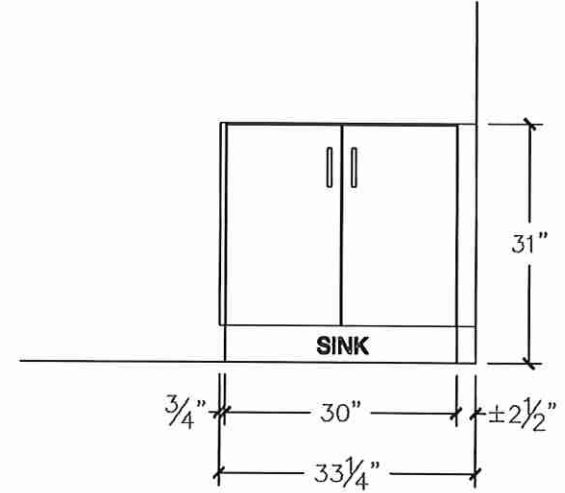
MASTER ENSUITE - ELEVATION



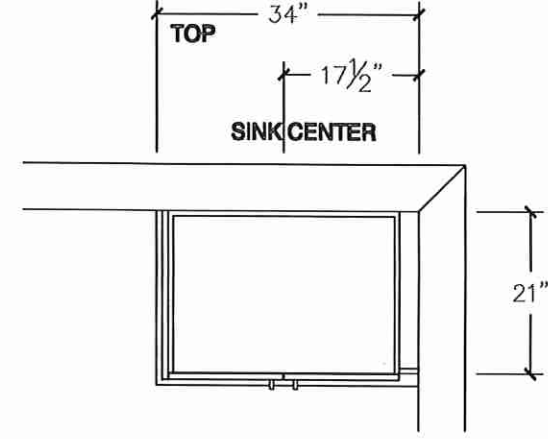
MASTER ENSUITE - PLAN



BATH 2 - ELEVATION



BATH 2 - PLAN



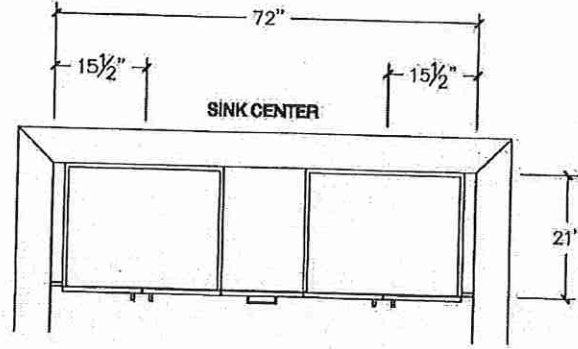


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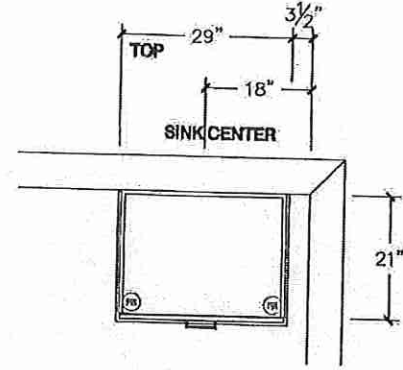
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 157 CFT (45-04)	ROOM: VANITY	DRAWN BY: MD
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: SEPTEMBER 14, 2023
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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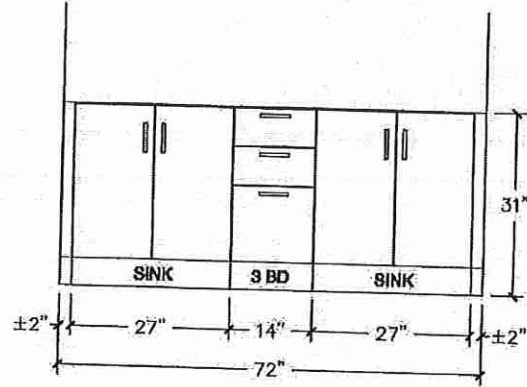
SHARED BATH - PLAN



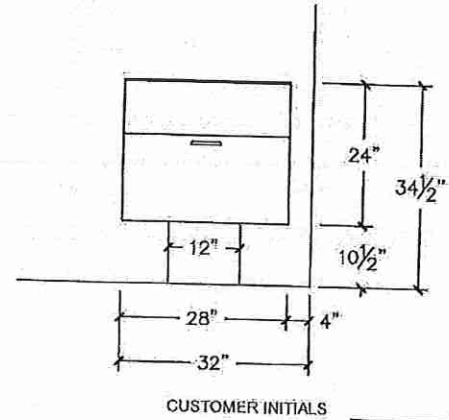
POWDER - PLAN



SHARED BATH - ELEVATION

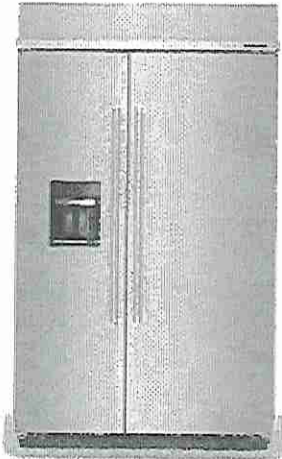


POWDER - ELEVATION



5-11

LOT 157
Grove trail



Kitchenaid® 29.4 Cu. Ft. 48 Built-In
Side-by-Side Refrigerator with Ice and
Water Dispenser

KBSD708MSS

Available Finishes/Colours

KBSD708MPS
Stainless Steel with
PrintShield™ Finish

KBSD708MBS
Black Stainless Steel with
PrintShield™ Finish

KBSD708MSS
Stainless Steel

Dimensions		Specifications	
Depth	27.69	Fingerprint Resistant	No
Width	47.25	Electrical	
Height	83.38	Amps	15
Controls		Exterior	
Control Location	Exterior	Handle Color	Stainless Steel
Control Type	Electronic	Handle Material	Metal
Control Lockout	N/A	Handle Type	Reach Through Handle
Door Ajar Open Alarm	Yes	Base Grille Color	Black
Max Cool Fast Cool	Yes	Cabinet Color	Grey
Sabbath Mode	Yes	Cabinet Finish	Smooth
Water Filter Indicator Reset	Yes	Door Finish	Smooth
Specifications		Door Style	Flat
Country Of Origin	USA	Hidden Hinge	Yes
Optional Accessories	W10311524	Number Of Doors	2
Required Accessories	W10311524	Reversible Door	N/A

This premium 48" built-in refrigerator with exterior ice and water dispenser features a sleek stainless steel outside, and has innovative storage inside. Like the Under-Shelf Prep Zone with included bakeware, and the moisture- and stain-resistant Wood-Look Pull Out Tray that keeps ingredients beautifully organized. Plus, optimal temperatures for your ingredients are maintained with the ExtendFresh™ Plus Temperature Management System.

Top Features

Under-Shelf Prep Zone

Sliding Storage Tray

ExtendFresh™ Plus Temperature Management System

Manuals & Literature:

[Dimension Guide](#) [Energy Guide](#)

[Owner Manual](#) [Warranty Information](#)

W 5







LOT 157
Grovetrail



Kitchenaid® KitchenAid® 36" Smart
Commercial-Style Gas Range with 6
Burners

KFGC506JAV

Available Finishes/Colours

 KFGC506JIB Ink Blue	 KFGC506JMH Matte Milkshake
 KFGC506JMB Misty Blue	 KFGC506JYP Yellow Pepper
 KFGC506JBK Imperial Black	 KFGC506JPA Passion Red

4 Additional finishes/colours available.

Expand your skills with a 36-inch KitchenAid® Commercial Style Range with 6 burners. This gas range features two versatile 20,000 BTU Ultra Power™ Dual-Flame Burners with the power and precision needed to successfully sear, simmer, stir-fry and sauté. Even-Heat™ True Convection helps you achieve more consistent baking and roasting.





Top Features

Even-Heat™ True Convection

Smart Appliance

Two 20,000 BTU Ultra Power™ Dual-Flame Burners

Manuals & Literature:

-  [Dimension Guide](#)  [Installation Guide](#)
-  [Owner Manual](#)  [Warranty Information](#)

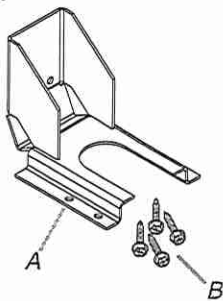
Dimensions		Electrical	
Height	36.0	Amps	15
Width	35.88	Power Cord Included	Yes
Depth	30.25	Volts	120
		Hz	60
Compatibility			
Connectivity	WiFi; App; Remote Access; Voice Controlled	Exterior	
		Handle Color	Stainless Steel
Works With	Amazon Alexa; Android; Google Assistant; iOS	Handle Material	Metal
		Handle Type	Towel Bar
		Door Removable	Yes
Specifications		Features	
Country Of Origin	USA	Automatic Convection Conversion Temperature Adjust	Yes
Optional Accessories	W10285448	Griddle	N/A
Dishwasher Safe	Yes	Heating Element On Indicator Light	No
Matte Finish Vs Satin Finish	Matte Finish	Hot Surface Indicator Light	No
Cast Iron Vs Porecelain	Porcelain Coated Grates		

H 5

Parts Supplied

Check that all parts are included.

- Anti-tip bracket kit



A. Anti-tip bracket

B. #8-18 x 1" (2.5 cm) Phillips head screws (4)

NOTE: Anti-tip bracket must be securely mounted to subfloor. Thickness of flooring may require longer screws to anchor bracket to subfloor. Longer screws are available from your local hardware store. See the "Install Anti-Tip Bracket" section.

- Burner grates
- Burner caps
- Griddle drip tray (on griddle models)

Parts Needed

- All models must be installed with a backguard if installing at zero clearance to a combustible back wall surface such as drywall. See "Cabinet Dimensions" in the "Location Requirements" section for installation requirements.

Check local codes and consult gas supplier. Check existing gas supply and electrical supply. See the "Electrical Requirements" and "Gas Supply Requirements" sections.

It is recommended that all electrical connections be made by a licensed, qualified electrical installer.

Location Requirements

IMPORTANT: Observe all governing codes and ordinances. Do not obstruct flow of combustion and ventilation air.

- It is the installer's responsibility to comply with installation clearances specified on the model/serial/rating plate. The model/serial/rating plate is located under the console on the right-hand side.
- It is recommended that a 585 CFM (993.9 m³/hr) or larger range hood be installed above the range.
- Follow the range hood or microwave hood combination installation instructions for dimensional clearances above the cooktop surface.
- Recessed installations must provide complete enclosure of the sides and rear of the range.
- All openings in the wall or floor where range is to be installed must be sealed.
- Do not seal the range to the side cabinets.
- Cabinet opening dimensions that are shown must be used. Given dimensions are minimum clearances.
- The anti-tip bracket must be installed. To install the anti-tip bracket shipped with the range, see the "Install Anti-Tip Bracket" section.
- Grounded electrical supply is required. See the "Electrical Requirements" section.
- Proper gas supply connection must be available. See the "Gas Supply Requirements" section.
- Contact a qualified floor covering installer to check that the floor covering can withstand at least 200°F (93°C). Use an insulated pad or 1/4" (6.4 mm) plywood over carpet and under range if installing range over carpeting.

IMPORTANT: To avoid damage to your cabinets, check with your builder or cabinet supplier to make sure that the materials used will not discolor, delaminate, or sustain other damage. This oven has been designed in accordance with the requirements of UL and CSA International and complies with the maximum allowable wood cabinet temperatures of 194°F (90°C).

Mobile Home - Additional Installation Requirements

The installation of this range must conform to the Manufactured Home Construction and Safety Standard, Title 24 CFR, Part 3280 (formerly the Federal Standard for Mobile Home Construction and Safety, Title 24, HUD Part 280). When such standard is not applicable, use the Standard for Manufactured Home Installations, ANSI A225.1/NFPA 501A or local codes.

In Canada, the installation of this range must conform with the current standards CAN/CSA-A240-latest edition or with local codes.

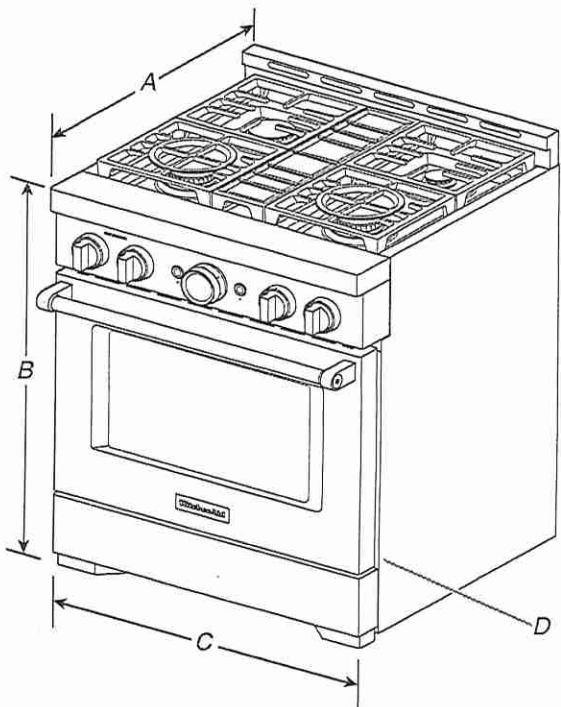
Mobile Home Installations Require:

- When this range is installed in a mobile home, it must be secured to the floor during transit. Any method of securing the range is adequate as long as it conforms to the standards listed above.
- The installation of appliances designed for recreational park trailers must conform with state or other codes or, in the absence of such codes, with the Standard for Recreational Park Trailers, ANSI A119.5.

Product Dimensions

NOTE: Cooktop features may differ.

30" (76.2 cm) models

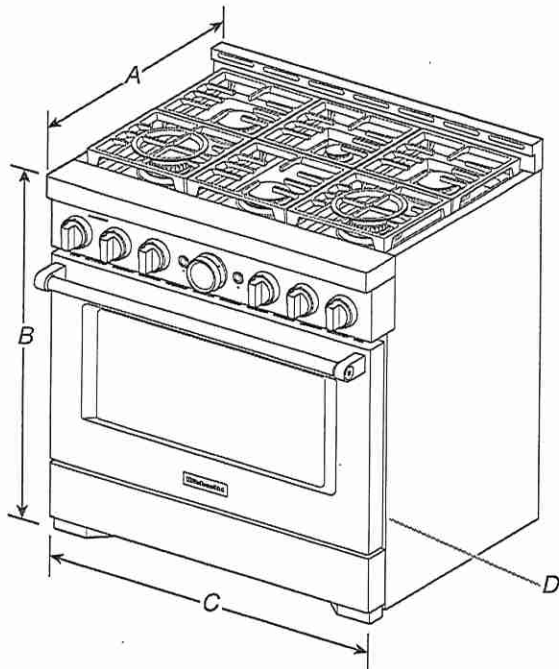


- A. 27³/₄" (70.5 cm) depth with control panel (See NOTE.)
- B. 36" (91.4 cm) range height when sitting on the wheels
- C. 29⁷/₈" (75.7 cm) width
- D. Model/serial/rating plate location/SAID label (located on front side panel)

HT

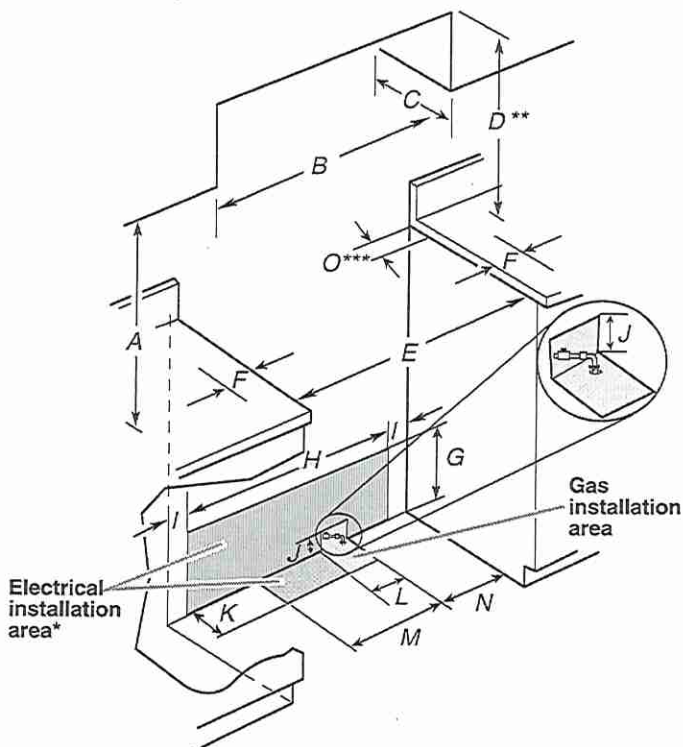
LOT 157
Grovetrail

36" (91.4 cm) models

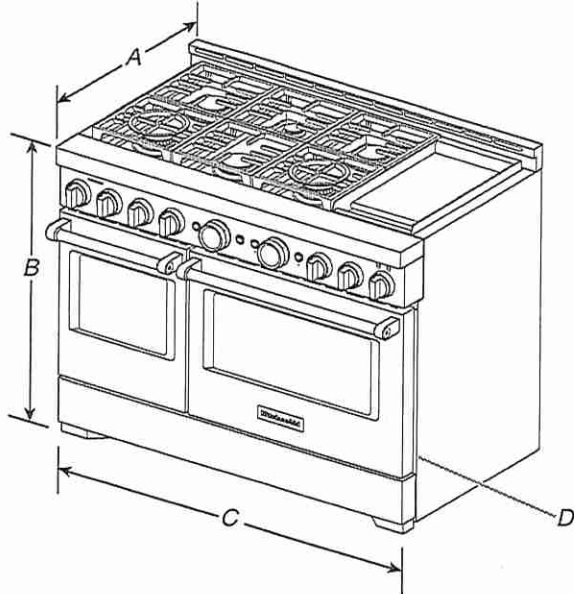


- A. 27³/₄" (70.5 cm) depth with control panel (See NOTE)
- B. 36" (91.4 cm) range height when sitting on the wheels
- C. 35⁷/₈" (91.1 cm) width
- D. Model/serial/rating plate location/SAID label (located on front side panel)

IMPORTANT: If installing a range hood, hood liner, or microwave hood combination above the cooking surface, follow the range hood or microwave hood combination installation instructions for dimensional clearances above the cooking surface.



48" (121.9 cm) models



- A. 27³/₄" (70.5 cm) depth with control panel (See NOTE)
- B. 36" (91.4 cm) range height when sitting on the wheels
- C. 47⁷/₈" (121.6 cm) width
- D. Model/serial/rating plate location/SAID label (located on front side panel)

- A. 18" (45.7 cm) upper cabinet to countertop
- B. 30" (76.2 cm) model: 30" (76.2 cm) minimum upper cabinet width
36" (91.4 cm) model: 36" (91.4 cm) minimum upper cabinet width
48" (121.9 cm) model: 48" (121.9 cm) minimum upper cabinet width
- C. 13" (33 cm) maximum upper cabinet depth
- D. For minimum clearance to top of range.**
- E. 30" (76.2 cm) on 30" (76.2 cm) models
36" (91.4 cm) on 36" (91.4 cm) models
48" (121.9 cm) on 48" (121.9 cm) models
- F. 12" (30.4 cm) minimum clearance from both sides of range to side wall or other combustible material
- G. 15" (38.1 cm)
- H. 22" (55.9 cm) on 30" (76.2 cm) models
28" (71.1 cm) on 36" (91.4 cm) models
40" (101.6 cm) on 48" (121.9 cm) models
- I. 4" (10.1 cm)
- J. 3" (7.6 cm)
- K. 5" (12.7 cm)
- L. 3" (7.6 cm) on 30" (76.2 cm) models
11" (27.9 cm) on 36" (91.4 cm) models
21" (53.3 cm) on 48" (121.9 cm) models
- M. 7¹/₂" (19.0 cm)
- N. 9" (22.9 cm)
- O. 6" (15.2 cm)***

NOTE: When installed in a 24" (61.0 cm) base cabinet with 25" (63.5 cm) countertop; front of oven door protrudes 3" (7.6 cm) beyond 24" (61.0 cm) base cabinet.

Cabinet Requirements

Cabinet opening dimensions shown are for 25" (64.0 cm) countertop depth, 24" (61.0 cm) base cabinet depth, and 36" (91.4 cm) countertop height. Dimensions must be met in order to ensure a flush fit to back wall.

** If not using ventilation, Minimum Clearances

30" (76.2 cm) models: 42" (106.7 cm) minimum clearance between the top of the cooking platform and the bottom of a combustible surface.

36" (91.4 cm) models: 42" (106.7 cm) minimum clearance between the top of the cooking platform and the bottom of a combustible surface.

48" (121.9 cm) models: 48" (121.9 cm) minimum clearance between the top of the cooking platform and the bottom of a combustible surface.

***If the surface of the back wall is constructed of a combustible material and a backguard is not installed, a 6" (15.2 cm) minimum clearance is required for all models.

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Kitchenaid® 30 Built In Microwave
Oven with Convection Cooking

KMBP100ESS

Available Finishes/Colours

KMBP100ESS
Stainless Steel

KMBP100ESS
Black Stainless Steel with
PrintShield™ Finish

Dimensions		Controls	
Depth	25.13	Control Type	Touch Screen
Height	18.5	Display Color	White
Width	29.75		

Microwave Details		Specifications	
Cooking Power Watts	900	Country Of Origin	USA
Cavity Finish	Stainless	Optional Accessories	W10752697
Convection	Yes	Control Lock	Yes
Convection Power Watts	1,200	Soften Melt	Yes
Grill	Yes	Convect	Yes
Grill Power Watts	1,600	Popcorn	Yes
Interior Light	Halogen	Defrost	Yes
Turntable Diameter Size In	14.13	Steam Cook	Yes

Controls	
Control Location	Top

Electrical	
Amps	20
Volts	240/208

Exterior	
Handle Color	Stainless Steel

This convection microwave oven can quickly and thoroughly defrost, melt or cook your favorite foods. The EasyConvect™ Conversion System takes the guesswork out of convection cooking, ensuring exceptional results. And its chrome inlaid frame, satin cross-hatched handles, stainless steel oven cooking cavity and touch controls are the perfect balance of elegance and functionality.

- Top Features
- Convection Cooking
- EasyConvect™ Conversion System
- Professionally-Inspired Design including handle, badge, graphics, chrome chamfer

- Manuals & Literature:
- [Dimension Guide](#) [Installation Guide](#)
- [Owner Manual](#) [Warranty Information](#)

157-5

INSTALLATION INSTRUCTIONS

REQUIREMENTS

Tools and Parts

Tools Needed

- Phillips screwdriver
- Measuring tape
- Hand or electric drill (for wall cabinet installations)
- 1" (2.5 cm) drill bit (for wall cabinet installations)
- 1/8" (3 mm) drill bit (for wall cabinet installations)
- Level
- Flat-blade screwdriver

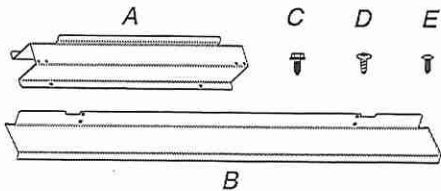
Parts Needed

- UL-listed or CSA-approved conduit connector
- UL-listed wire connectors

Parts Needed – Flush Installation

To order, see the "Online Ordering Information" section of the Quick Start Guide.

Parts Supplied



- A. Spacer bars (2)
- B. Bottom vent (1)
- C. 3/8" (9.5 mm) hex-head washer screws (4)
- D. 3/4" (1.9 cm) pan-head screws (4)
- E. 3/4" (1.9 cm) truss-head screws (2)

Check local codes. Check existing electrical supply. See "Electrical Requirements."

It is recommended that all electrical connections be made by a licensed, qualified electrical installer.

NOTE: Be sure to purchase only whirlpool factory-certified parts and accessories for your appliance. Your installation may require additional parts. To order, refer to the contact information referenced in your Quick Start Guide.

Location Requirements

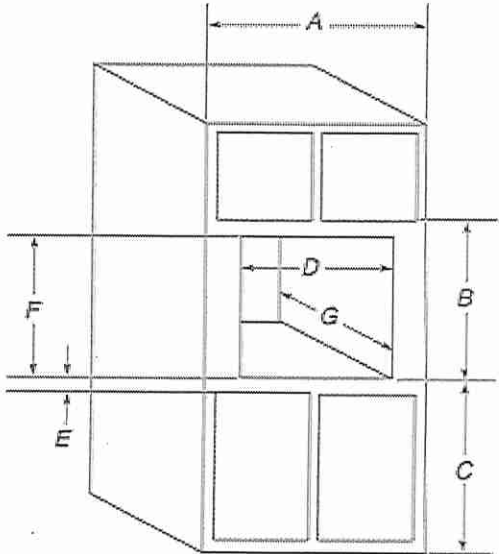
IMPORTANT: Observe all governing codes and ordinances.

- Cabinet opening dimensions that are shown must be used. Given dimensions provide minimum clearance with oven.
- Recessed installation area must provide complete enclosure around the recessed portion of the oven.
- Grounded electrical supply is required. See "Electrical Requirements" section.
- Electrical supply junction box should be located 3" (7.6 cm) maximum below the support surface when the microwave oven is installed in a wall cabinet. A 1" (2.5 cm) minimum diameter hole should have been drilled in the left rear corner of the support surface to pass the appliance cable through to the junction box.
- For installation above a single built-in oven, the junction box must be located inside upper cabinet.

- If you are installing the junction box on rear wall behind the microwave oven, the junction box must be recessed and located in the upper or lower right or left corner of the cabinet; otherwise, the microwave oven will not fit into the cabinet opening.
- Microwave oven support surface must be solid, level and flush with bottom of cabinet cutout. Floor must be able to support a weight of 90 lbs (41.0 kg).

IMPORTANT: To avoid damage to your cabinets, check with your builder or cabinet supplier to make sure that the materials used will not discolor, delaminate or sustain other damage. This oven has been designed in accordance with the requirements of UL and CSA International and complies with the maximum allowable wood cabinet temperatures of 194°F (90°C).

Cabinet Dimensions



27" (68.6 cm) models

- A. 27" (68.6 cm) minimum cabinet width
- B. 18 5/8" (47.3 cm) from bottom of cutout to bottom of upper cabinet door
- C. 40" (101.6 cm) bottom of cutout to floor (recommended)
- D. 25 1/2" (64.8 cm) cutout width
- E. 1 1/2" (3.8 cm) minimum bottom of cutout to top of cabinet door
- F. 17 5/8" (44.7 cm) recommended cutout height (will fit cutout height from 17 3/8" [44.1 cm] to 17 3/4" [45.1 cm])
- G. 21 7/8" (55.5 cm) min. cutout depth

30" (76.2 cm) models

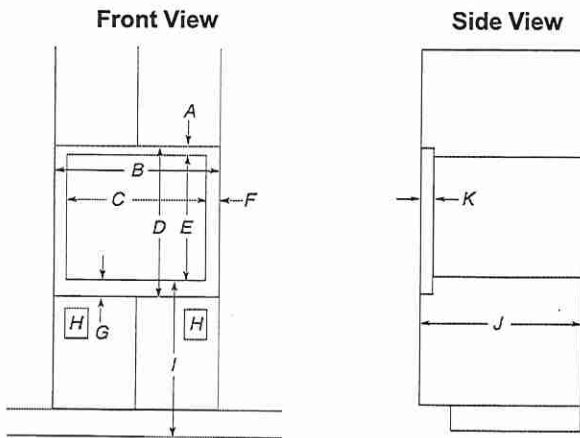
- A. 30" (76.2 cm) minimum cabinet width
- B. 18 5/8" (47.3 cm) from bottom of cutout to bottom of upper cabinet door
- C. 40" (101.6 cm) bottom of cutout to floor (recommended)
- D. 28 1/2" (72.4 cm) cutout width
- E. 1 1/2" (3.8 cm) minimum bottom of cutout to top of cabinet door
- F. 17 5/8" (44.7 cm) recommended cutout height (will fit cutout height from 17 3/8" [44.1 cm] to 17 3/4" [45.1 cm])
- G. 21 7/8" (55.5 cm) min. cutout depth

Cabinet Dimensions - Flush Installation

A 23 1/4" (59.0 cm) minimum cutout depth is required. These dimensions will result in a 1/4" (6 mm) reveal on the top, a 1/4" (6 mm) reveal on the sides, and a 1/8" (3 mm) reveal on the bottom of the microwave oven. The front face of the cleats and platform will be visible and should be treated as a finished surface.

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27" (68.6 cm) Models

- A. 5/8" (16 mm) top cleat*
- B. 27 1/4" (69.2 cm) minimum width of flush inset cutout
- C. 25 1/2" (64.8 cm) minimum width of opening
- D. 19" (48.3 cm) minimum height of flush inset cutout
- E. 17 5/8" (44.7 cm) recommended cutout height
- F. 11/16" (1.7 cm) side cleat*
- G. 3/4" (1.9 cm) bottom cleat*
- H. Recommended junction box location
- I. 40" (101.6 cm) bottom of cutout to floor (recommended)
- J. 23 1/4" (59.0 cm) minimum depth of cutout
- K. 1 3/8" (3.5 cm) recess from front of cabinet

30" (76.2 cm) Models

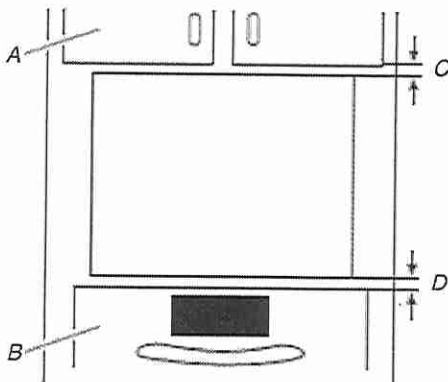
- A. 5/8" (16 mm) top cleat*
- B. 30 1/4" (76.8 cm) minimum width of flush inset cutout
- C. 28 1/2" (72.4 cm) minimum width of opening
- D. 19" (48.3 cm) minimum height of flush inset cutout
- E. 17 5/8" (44.7 cm) recommended cutout height
- F. 11/16" (1.7 cm) side cleat*
- G. 3/4" (1.9 cm) bottom cleat*
- H. Recommended junction box location
- I. 40" (101.6 cm) bottom of cutout to floor (recommended)
- J. 23 1/4" (59.0 cm) minimum depth of cutout
- K. 1 3/8" (3.5 cm) recess from front of cabinet

*Cleats must be recessed 1 3/8" (3.5 cm) from the front of the cabinet.

Minimum Installation Clearances

For proper installation, the following minimum clearances must exist above and below the cabinet opening.

Installation Above Single Built-In Oven



- A. Upper cabinet
- B. Lower single oven
- C. 1" (2.5 cm)
- D. 1" (2.5 cm) from top of oven

Approved models: KMBP100E and KMBP107E

Electrical Requirements

GROUNDING INSTRUCTIONS

For a grounded, cord-connected appliance:

This appliance must be grounded. In the event of a malfunction or breakdown, grounding will reduce the risk of electric shock by providing a path of least resistance for electric current. This appliance is equipped with a cord having an equipment-grounding conductor and a grounding plug. The plug must be plugged into an appropriate outlet that is properly installed and grounded in accordance with all local codes and ordinances.

WARNING: Improper connection of the equipment-grounding conductor can result in a risk of electric shock. Check with a qualified electrician or serviceman if you are in doubt as to whether the appliance is properly grounded. Do not modify the plug provided with the appliance: if it will not fit the outlet, have a proper outlet installed by a qualified electrician.

SAVE THESE INSTRUCTIONS

If codes permit and a separate ground wire is used, it is recommended that a qualified electrical installer determine that the ground path and the wire gauge are in accordance with local codes.

Check with a qualified electrical installer if you are not sure the oven is properly grounded.

This oven must be connected to a grounded metal, permanent wiring system.

Be sure that the electrical connection and wire size are adequate and in conformance with the National Electrical Code, ANSI/NFPA 70-latest edition or CSA Standards C22.1-94, Canadian Electrical Code, Part 1 and C22.2 No. O-M91-latest edition, and all local codes and ordinances.

A copy of the above code standards can be obtained from:

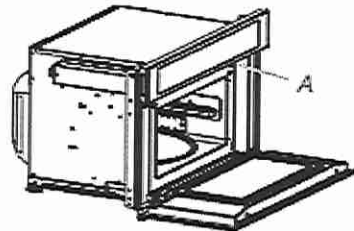
National Fire Protection Association
1 Batterymarch Park
Quincy, MA 02169-7471

CSA International
8501 East Pleasant Valley Road
Cleveland, OH 44131-5575

Electrical Connection

To properly install your microwave oven, you must determine the type of electrical connection you will be using and follow the instructions provided for it here.

- Microwave oven must be connected to the proper electrical voltage and frequency as specified on the model/serial/rating plate. The model/serial/rating plate is located underneath the control panel along the oven vent.



A. Model/serial/rating plate

- The microwave oven rated 120/240 V, 20 A, has 4 wires (L1, L2, N, and G) in the flex conduit, and should be connected to a 20 A maximum-rated circuit, overcurrent protected on both the L1 and L2 circuits.

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Grovetrail

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- A time-delay fuse or circuit breaker is recommended.
- Flexible cable from the microwave oven should be connected directly to the junction box.
- Do not cut the conduit. The length of conduit provided is for serviceability of the microwave oven.
- A UL listed or CSA approved conduit connector must be provided.
- If the house has aluminum wiring, follow the procedure below:

Connect the aluminum wiring using special connectors and/or tools designed and UL listed for joining copper to aluminum.

Follow the electrical connector manufacturer's recommended procedure. Aluminum/copper connection must conform with local codes and industry accepted wiring practices.

For power requirements, refer to the following table:

Voltage	Microwave With Convection Oven
240 VAC	19.9 A/3250 W
208 VAC	19.9 A/3250 W

INSTALLATIONS

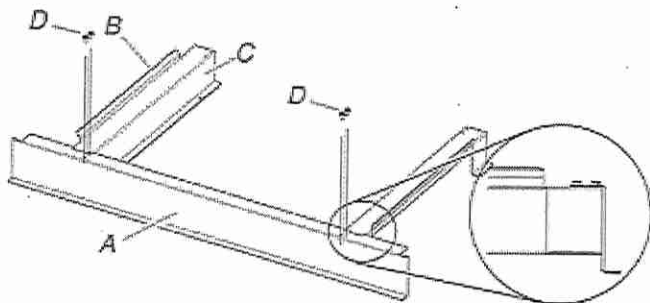
Spacer Kit Installation (For Microwave Ovens)

NOTE: The microwave oven spacer kit allows the microwave oven to be installed in an 17³/₈" - 17³/₄" (44.1 cm to 45.1 cm) maximum cutout height.

Assemble Spacer Kit

1. Attach the bottom vent to spacer bars using four 3/8" (9.5 mm) hex-head washer screws.

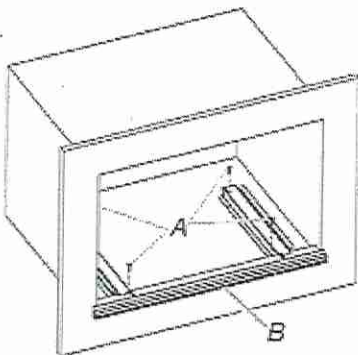
NOTE: Spacer bar flanges should be facing out.



- A. Bottom vent
- B. Spacer bar flange
- C. Spacer bars
- D. 3/8" (9.5 mm) hex-head washer screws

Install Spacer Kit

1. Center assembled microwave oven spacer kit against lower front edge of the cabinet cutout.
2. Using an 1/8" (3.2 mm) drill bit, drill through the mounting holes in the spacer bars to create pilot holes.
3. Attach the assembled spacer kit to the cabinet using four 3/4" (1.9 cm) (pan-head screws). Do not overtighten screws.



- A. 3/4" (1.9 cm) flat-head screws
- B. Spacer kit assembly

Prepare Built-In Oven

1. Decide on the final location for the oven. Locate existing wiring to avoid drilling into or severing wiring during installation.

WARNING

Excessive Weight Hazard

Use two or more people to move and install or uninstall appliance.
Failure to do so can result in back or other injury.

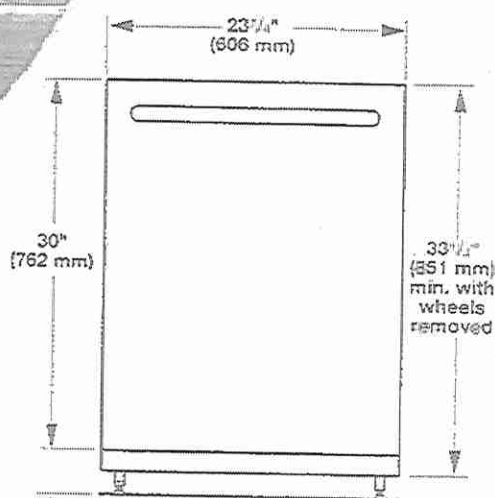
2. To avoid floor damage, set the Microwave Oven or Oven onto cardboard prior to installation. Do not use handle or any portion of the front frame for lifting.
3. Remember to remove bottom vent from the foam packing on top of the Oven.
4. Remove the shipping materials and tape from the Microwave Oven or Oven.
5. Remove the hardware package from inside the bag containing literature.
6. Remove and set aside racks and other parts from inside the Microwave Oven or Oven.
7. Move Microwave Oven or Oven and cardboard close to the oven's final location.

Lot 157
Grovetrail

H.C.

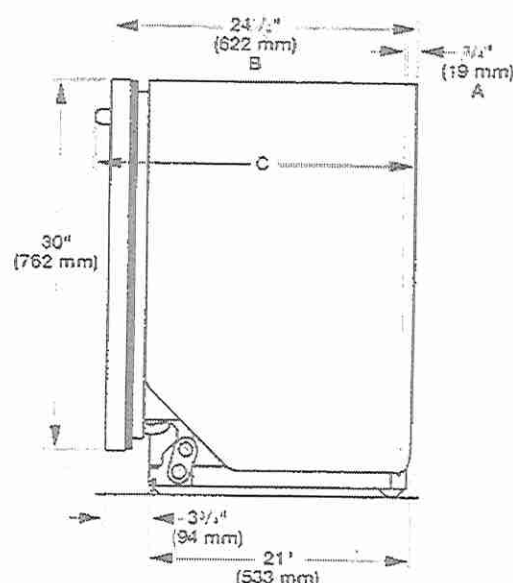
LOT 157
Grovetrail

and Cabinet Opening Dimensions



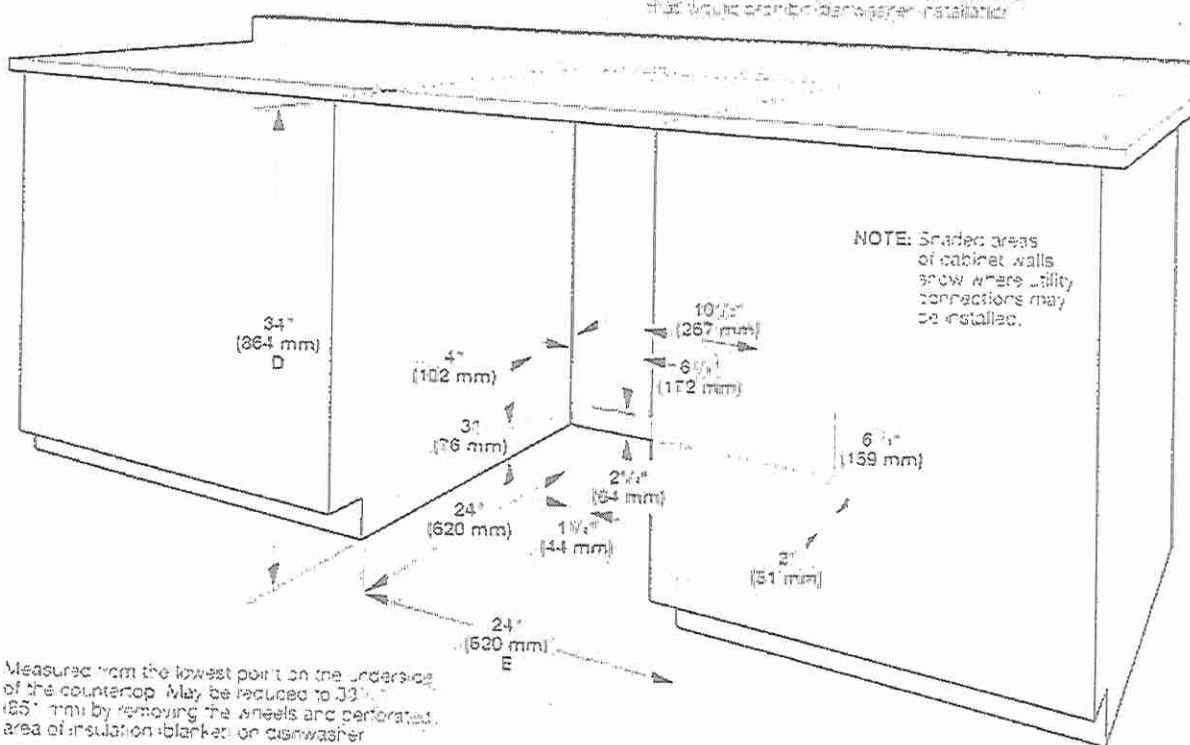
3 1/2" - 4 1/2"
(88 mm - 106 mm)

For 1" (100 mm) toe kick, height of cabinet opening is 31" (787 mm).



- A. Insulation may be compressed; not used on all models.
- B. For panel-ready models, dishwasher depth is 24" (610 mm), not including the 1" (19 mm) custom door panel.
- C. Door handles may protrude forward of the face of the dishwasher; varies by model.

Check that all cabinets have no protrusions that would prevent dishwasher installation.



NOTE: Shaded areas of cabinet walls show where utility connections may be installed.

- D. Measured from the lowest point on the underside of the countertop. May be reduced to 33" (838 mm) by removing the wheels and perforated area of insulation blanket on dishwasher.
- E. Minimum, measured from narrowest point of opening.

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CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24

Offer Worksheet	BONUS PACKAGE FOR DETACHED: PURCHASER TO RECEIVE \$20,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART Note:
--------------------	--

Offer Worksheet	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS. Note:
--------------------	---

Offer Upgrade	PURCHASER HAS SELECTED BLACK WINDOWS FOR THE BRICK PACKAGE FOR \$2,000.00 + HST (\$2,260.00) PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECUR Note:
------------------	--



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: HAMID TAMIMI

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24	

Date Added: 30-Nov-22

Invoice Number: 8419

5 - BASEMENT- Install FIVE (X5) 36"X24" larger windows in the basement, in lieu of the builders standard (with possible window wells) (See Sketch). Note: **
1 - DINETTE- Delete the builders standard patio sliders and install extended height french doors with side lights (See Sketch) Note:
1 - FRONT EXTERIOR- Install an extended height front door with side lights, in lieu of the builders standard front door. Delete the transom above the door to accommodate the extended height (See Sketch) Note:
1 - KITCHEN- Install an 8" duct for exhaust fan above the stove, in lieu of the builders standard (See Sketch) Note:
1 - MASTER ENSUITE SHOWER STALL- Delete teh void space in teh master ensuite shower stall, and create a larger shower. Install additional builders standard wall tile, 2x2 shower floor mosaic, curb with stone top, and additional frameless glass (See Sketch) Note:
1 - ENSUITE #2- Deelte teh builders standard tub/shower and install a shower stall. To include additional wall tile, 2x2 shower floor mosaic, 6" curb with quartz top, and shower pot light **To be Left Open (See Sketch) Note:
1 - TWIN BATH 3/4- Delete the builders standard tub/shower and install a shower stall. To include additional wall tile, 2x2 shower floor mosaic, 6" curb with quartz top, and shower pot light **To be Left Open (See Sketch) Note:
1 - SECOND FLOOR BEDROOMS- Install Smooth ceilings throughout all applicable bedrooms on the second floor Note:
1 - GARAGE- Relocate the central vac trunk to the garage (See Sketch) Note:
1 - KITCHEN- Install a Gas Line Rough in to for the future stove in the kitchen (See Sketch) Note:
1 - KITCHEN- Install a water line rough in for the future fridge (See Sketch) Note:
1 - KITCHEN- Install a Pot Filler Rough In above the stove Note: **Purcaser is aware that this is ONLY a rough in and the faucet finishing will be chosen at time of colour chart
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:

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LOT 157 . 45-04 - DUNCAN . OPTIONAL LAYOUT.
Walk up Basement . EL C . 3225 Sq. Ft.



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Grovetrail Developments Inc.

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157	2	DUNCAN-OPT Main/4 Bedroom Elev C	24-Apr-24

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Date Added: 30-Nov-22

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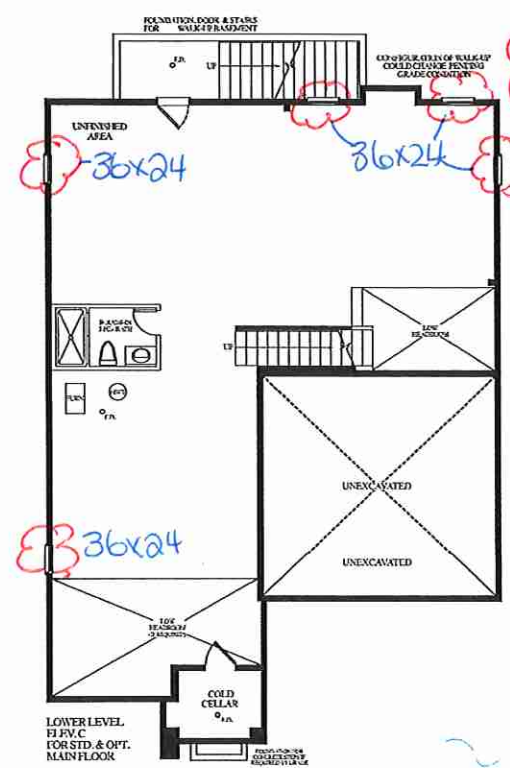
+ 8" DUCT
 + POT FILLER
 GAS LINE RT
 WATER LINE

* APPROX. DECK SIZE 10' x 6'

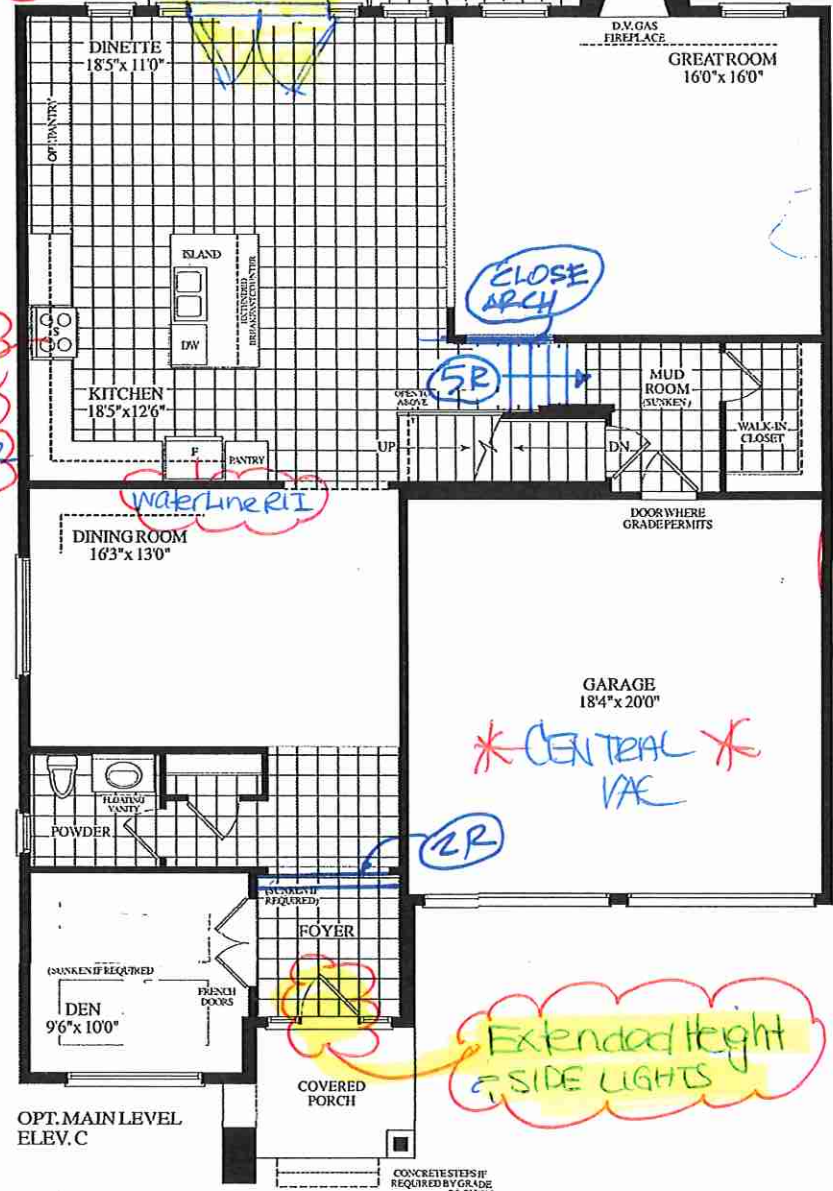
R/O
 106' x 98'

WOOD DECK WITH
 STAIRS & RAILING
 FOR WALK-UP BASEMENT
 FRENCH DOOR
 + SIDE LIGHTS

FRAMELESS SHOWER - 78" x 42" INSIDE x INSIDE
 DELETE VOIDSPACE + 6" H x 4" W CURB ONLY



* BLACK WINDOWS ADDED *
 BRICK PACKAGE



34" / 40" x 8" FALSE WALL

* CENTRAL VAC *

Extended Height
 + SIDE LIGHTS



* SECOND FLOOR BASEMENT *
 SMOOTH CEILINGS

34" REVISION
 VANITY
 FALSE WALL 39" x 6"

LOT 157 . 45-04 - DUNCAN . OPTIONAL LAYOUT.
 Walk up Basement . EL C . 3225 Sq. Ft.