



CONSTRUCTION SUMMARY

Merkley Oaks - 8 - 1 - 1016 THE McCABE ELEV A - WALK OUT BASEMENT

Registere Plan Number: Municipal Address: 21 Billings Avenue West Closing: 16-Apr-26

APPLIANCES

Inv.: 2,192 Line: 13	1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS MODEL WVV73UC0LS Note: - As per Kitchen Sketch dated May 15, 2025 13Apr25 / 15May25
	- Does not include modifications to cabinetry or electrical for new microwave location but includes extra std series backsplash tiles to ceiling. To be checked if Make-up Air system is required by Estimation Department
Inv.: 2,238 Line: 28	1 - - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25
	- See item #29 (extra remote) Not available through retail outlets/professionally installed to MNF Specs
Inv.: 2,238 Line: 29	1 - GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25
	- See item #28 (garage door opener)

BATHROOM ACCESSORIES

Inv.2,192 Line: 17	1 - - DELETE BATHROOM MIRRORS - MAIN BATHROOM & ENSUITE BATHROOM Note: Deleted as per LIne Item #37
Inv.: 2,238 Line: 44	1 - ENSUITE BATH - UPGRADE TO ASTRAL CHROME BATHROOM ACCESSORIES Note: 18Jun25 / 6Aug25
Inv.: 2,238 Line: 45	1 - MAIN BATHROOM - UPGRADE TO ASTRAL CHROME BATHROOM ACCESSORIES Note: 18Jun25 / 6Aug25

BONUS

Inv.: 2,192 Line: 25	1 - - DECOR CENTER CREDIT OF \$32,387.00 APPLIED IN FULL TO THE PURCHASE PRICE Note: - Grand Opening Decor bonus of \$10,000.00 applied in full to the purchase price - Ross video Decor bonus of \$10,000.00 applied in full to the purchase price 13Apr25 / 15May25
	- Additional decor bonus of \$12, 387.00 applied in full to the purchase price

BROCHURE LAYOUTS

Inv.: 2,192 Line: 4	1 - KITCHEN - STANDARD KITCHEN LAYOUT INCLUDING FLUSH BREAKFAST BAR - LEVEL 1 CABINETRY Note: - As per Schedule H dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 13Apr25 / 15May25
	- See item #5 (perimeter extension) - See item #6 (pull out cabinet) - See item #7 (island extension) - See item # 8 (microwave shelf) - See item #9 (quartz level 2) - See item #10 (2 tone)

CABINETRY

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Inv.: 2,192 Line: 5 13Apr25 / 15May25	1 - KITCHEN/DINETTE - 2FT EXTENSION OF LOWER & UPPER KITCHEN CABINETRY ON PERIMETER INTO DINETTE - INCLUDES LEVEL 1 CABINETRY, CERAMIC BACKSPLASH AND QUARTZ COUNTERTOP Note: - As per Schedule H dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 - See item #4 (level 1 cabinetry w/ bbar) - See item #6 (pull out cabinet) - See item #9 (quartz level 2) - See item #10 (2 tone)
Inv.:2,192 Line: 6	1 - KITCHEN/DINETTE - PULL OUT CABINET - AS PER SKETCH Note: - As per Kitchen Sketch dated May 15, 2025 Deleted as per Line Item #34 - Installed in lower cabinetry 2ft extension in dinette - See item #4 (level 1 cabinetry w/ bbar) - See item #5 (perimeter extension)
Inv.: 2,192 Line: 15 13Apr25 / 15May25	1 - ENSUITE BATH - EXTEND VANITY BY APPROXIMATELY 18 INCHES - AS PER SKECTH Note: - As per Schedule H dated May 15, 2025 - See item #16 (bank of drawers)
Inv.: 2,238 Line: 34 18Jun25 / 6Aug25	1 - KITCHEN - DELETE ITEM #6 - (PULL OUT CABINET) Note:
Inv.: 2,238 Line: 30 18Jun25 / 6Aug25	1 - KITCHEN - UPC9-2A IN KITCHEN - INCLUDES 42IN UPPER CABINET WITH FILLER TO STANDARD BULKHEAD. LEVEL 1 CABINETRY. Note: - As per Kitchen Sketch dated August 6, 2025 - As per UPC Sketch dated August 6, 2025 - See item #4 (standard kitchen level 1 cabinetry)

CABINETRY BATHROOM

Inv.: 2,192 Line: 16 13Apr25 / 15May25	1 - ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 6-10-10 Note: - As per Schedule H dated May 15, 2025 - Bank of Drawers installed in 18" extension (full width) - See item #15 (vanity extension)
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CABINETRY KITCHEN

Inv.: 2,192 Line: 7 13Apr25 / 15May25	2 - KITCHEN - CABINETRY - EXTEND ISLAND CABINET (LEVEL 1 SERIES) C/W STD SERIES COUNTER TOP WITH FLUSH BREAKFAST BAR - PER LINEAR FOOT Note: - As per Schedule H dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 - See item #4 (level 1 cabinetry w/ bbar) - See item # 8 (microwave shelf) - See item #9 (quartz level 2) - See item #10 (2 tone)
Inv.: 2,192 Line: 8 13Apr25 / 15May25	1 - KITCHEN - LOWER MICRO CABINET C/W DRAWER AND OUTLET - LEVEL 1 SERIES Note: - As per Kitchen Sketch dated May 15, 2025 - See item #4 (level 1 cabinetry w/ bbar) - See item #7 (island extension)
Inv.: 2,192 Line: 10 13Apr25 / 15May25	1 - KITCHEN - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS Note: - See item #4 (level 1 cabinetry w/ bbar)



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Inv.: 2,238 Line: 26	1 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES Note: - As per Kitchen Sketch dated August 6, 2025 18Jun25 / 6Aug25 - Located between stove and corner pantry - See item #4 (standard kitchen layout/ level 1 cabinetry) - See item #5 (2ft extension in dinette)
Inv.: 2,238 Line: 27	1 - KITCHEN - 2FT DEEP FRIDGE UPPER - LEVEL 1 SERIES Note: - As per Kitchen Sketch dated August 6, 2025 18Jun25 / 6Aug25 - See item #4 (standard kitchen layout/ level 1 cabinetry)

CERAMIC TILE

Inv.: 2,238 Line: 41	1 - ENSUITE BATH - UPGRADE TO GOLD WALL TILE IN SHOWER APPROX 5'-0" X 3'-0" Note: - As per Wall Tile installation sketch dated August 6, 2025 18Jun25 / 6Aug25 - See item #14 (walk-in shower) - See item #42 (upgade grout)
Inv.: 2,238 Line: 42	1 - ENSUITE BATH - UPGRADED GROUT IN SHOWER ONLY Note: - See item #14 (walk-in shower) - See item #41 (gold wall tile) 18Jun25 / 6Aug25
Inv.: 2,238 Line: 31	1 - KITCHEN - UPGRADED GROUT COLOR ON KITCHEN BACKSPLASH Note: - See item #5 (2ft extension of lower & upper) - See item #13 (Chimney hoodfan) 18Jun25 / 6Aug25
Inv.: 2,238 Line: 32	1 - KITCHEN - HORIZONTAL 1/2 BRICK PATTERN ON KITCHEN BACKSPLASH Note: - As per Wall Tile installation sketch dated August 6, 2025 - As per Kitchen Sketch dated August 6, 2025 18Jun25 / 6Aug25 - See item #4 (standard kitchen layout lvl 1 cabinetry) - See item #5 (2ft extension of lower & upper cabinetry) - See item #13 (chimney hoodfan)
Inv.: 2,192 Line: 11	1 - KITCHEN/DINETTE - TILE - KITCHEN BACKSPLASH - UPGRADE - EMERALD Note: - INCLUDES EXTENSION IN DINETTE & AREA BEHIND CHIMNEY HOODFAN 13Apr25 / 15May25 - As per Kitchen Sketch dated May 15, 2025 - See item #13 (chimney hoodfan)
Inv.: 2,192 Line: 12	1 - FOYER / LAUNDRY - TILE - FLOOR - UPGRADE - FOYER & MUDROOM/LAUNDRY - SILVER Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25

COUNTERTOP

Inv.: 2,192 Line: 9	1 - KITCHEN/DINETTE - COUNTERTOP - QUARTZ - LEVEL 2 - STANDARD KITCHEN LAYOUT INCLUDING 2FT PERIMETER EXTENSION AND 2FT ISLAND EXTENSION W/ BREAKFAST BAR Note: - As per Schedule H dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 13Apr25 / 15May25 - See item #4 (level 1 cabinetry w/ bbar) - See item #5 (perimeter extension) - See item #7 (island extension)
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ELECTRICAL

Inv.: 2,238 Line: 48	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - As per Orbital Estimate No#: OR8772 Rev.02 dated 07/21/2025 18Jun25 / 6Aug25
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Inv.: 2,238 Line: 49	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: - As per S&S Electric Estimate No#: SS6921 Rev.02 dated 07/21/2025 18Jun25 / 6Aug25
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FIREPLACES

Inv.: 2,192 Line: 21	1 - GREAT ROOM - FAN KIT FOR STD FIREPLACE Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25
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HARDWOOD FLOORING

Inv.: 2,238 Line: 39	1 - STD AREAS - HARDWOOD - OAK - 6 1/4 WHITE OAK NATURAL - STANDARD AREAS Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25
Inv.: 2,238 Line: 40	1 - KITCHEN/DINETTE - HARDWOOD - OAK - 6 1/4 WHITE OAK NATURAL - KITCHEN/DINETTE Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25
Inv.: 2,238 Line: 35	1 - STD AREAS - DELETE ITEM #2 - (HARDWOOD - OAK- 6 1/4 STAINED WHITE OAK - STANDARD AREAS) Note: 18Jun25 / 6Aug25
Inv.: 2,238 Line: 36	1 - KITCHEN/DINETTE - DELETE ITEM #3 - (HARDWOOD - OAK- 6 1/4 STAINED WHITE OAK - KITCHEN/DINETTE) Note: 18Jun25 / 6Aug25
Inv.,192 Line: 2	1 - STD AREAS - HARDWOOD - OAK - 6 1/4 STAINED WHITE OAK - STANDARD AREAS Note: - As per Schedule H dated May 15, 2025 Deleted as per Line Item #35
Inv.,192 Line: 3	1 - KITCHEN/DINETTE - HARDWOOD - OAK - 6 1/4 STAINED WHITE OAK - KITCHEN / DINETTE Note: - As per Schedule H dated May 15, 2025 Deleted as per Line Item #36

HVAC

Inv.: 2,192 Line: 20	1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL Note: - As per Schedule H dated May 15, 2025 - As per Kitchen Sketch dated May 15, 2025 13Apr25 / 15May25 - Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required
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MISCELLANEOUS

Inv.: 2,238 Line: 37	1 - - DELETE ITEM #17 - (DELETE BATHROOM MIRRORS - MAIN BATHROOM & ENSUITE BATHROOM) Note: 18Jun25 / 6Aug25
Inv.: 2,238 Line: 38	1 - - DELETE BATHROOM MIRRORS IN MAIN BATHROOM & ENSUITE BATHROOM, AND DELETE THE LAUNDRY SHELVE ABOVE WASHER/ DRYER Note: 18Jun25 / 6Aug25



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Inv.: 2,192 Line: 1	1 - - SUPPLY & INSTALL SOUNDPROOFING INSULATION Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25 - Installed in <u>Ensuite Bathroom</u> / <u>Master Bedroom</u> walls
Inv.: 2,238 Line: 46	1 - GREAT ROOM - PROVIDE FOR FRAMING REINFORCEMENT IN CEILING FOR FUTURE CEILING FAN (NO ELECTRICAL INCLUDED) APPROX CENTERED IN SPACE Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25
Inv.: 2,238 Line: 47	1 - MASTER BEDROOM - PROVIDE FOR FRAMING REINFORCEMENT IN CEILING FOR FUTURE CEILING FAN (NO ELECTRICAL INCLUDED) APPROX CENTERED IN SPACE Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25

PLUMBING

Inv.: 2,238 Line: 43	1 - ENSUITE BATH - UPGRADE TO DELTA MODERN T342701 IN CHROME IN LIEU OF BUILDER STANDARD SHOWER FAUCET Note: 18Jun25 / 6Aug25
Inv.: 2,192 Line: 24	1 - KITCHEN - KITCHEN - SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9IN DEEP UNDERMOUNT SINK Note: 13Apr25 / 15May25
Inv.: 2,192 Line: 22	1 - ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240407 MATTE BLACK Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25 - Horizontal installation on wall opposite shower head. - Cannot be installed on an exterior wall. - See item #14 (walk-in shower)
Inv.: 2,192 Line: 19	1 - KITCHEN - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION Note: 13Apr25 / 15May25
Inv.: 2,192 Line: 14	1 - ENSUITE BATH - UPGRADE STANDARD TUB/SHOWER COMBO TO THE 5' X 3' WALK-IN SHOWER WITH SLIDING GLASS DOORS & CHROME TRIM Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25

RAILING

Inv.: 2,238 Line: 33	1 - STD AREAS - UPGRADE SPINDLES TO SQUARE SATIN BLACK METAL AND BRACKETS TO SATIN BLACK- WHERE APPLICABLE Note: - As per Floorplan Sketch dated August 6, 2025 18Jun25 / 6Aug25 - COMES WITH STANDARD RED OAK COLONIAL HANDRAIL AND 3IN MODERN POSTS
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TRIM

Inv.: 2,192 Line: 23	1 - STD AREAS - UPGRADE TRIM PACKAGE 1 (#5) - THROUGHOUT Note: 13Apr25 / 15May25
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WINDOWS & DOORS

Inv.: 2,192 Line: 18	1 - FOYER - UPGRADE TO FULL STANDARD COLONIAL FRONT DOOR (SOLID DOOR - NO WINDOW) Note: - As per Schedule H dated May 15, 2025 13Apr25 / 15May25
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