



CONSTRUCTION SUMMARY

283 - 2 - The Barossa 2 (38-2) Elev C

Extras at Time of Sale

CABINETRY

Inv.453	1 - 1' (FOOT) OF UPPER CABINETS PRICE REFLECTS STANDARD CABINETRY
Line4926	Note:
14Nov15 / 18Apr16	
Inv.453	1 - 1' (FOOT) OF BASE CABINETS INCLUDING COUNTER TOP PRICE REFLECTS STANDARD CABINETRY
Line4927	Note:
14Nov15 / 18Apr16	
Inv.453	1 - RECONFIGURE KITCHEN AS PER SKETCH, MAKING THE PENINSULA AN ISLAND.
Line4928	Note:
14Nov15 / 18Apr16	
Inv.998	1 - VANITY - MAIN BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line9694	Note:
23Jul16 / 11Aug16	
Inv.998	1 - VANITY - ENSUITE BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line9700	Note:
23Jul16 / 11Aug16	

CABINETRY - VANITY CABINETS

Inv.998	2 - VANITY CABINETS - CLASSIC - VANITY TOP DRAWER PRICE PER DRAWER - INCLUDE FALSE DRAWERS - BATH
Line9695	Note:
23Jul16 / 11Aug16	
Inv.998	1 - VANITY CABINETS - CLASSIC - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE
Line9701	Note:
23Jul16 / 11Aug16	

CARPET

Inv.998	2 - CARPET INSTALL CHARGE - MAIN HALLWAY, GREAT ROOM
Line10234	Note:
23Jul16 / 11Aug16	

CEILINGS

Inv.276	1 - SMOOTH CEILINGS - MAIN FLOOR
Line2023	Note:
29Aug15 / 28Apr16	

CONSTRUCTION

Inv.276	1 - REMOVE DOOR AND ASSOCIATED NIB WALLS IN MAIN BATH ON SECOND FLOOR AS PER SKETCH.
PRICE INCLUDED IN ITEM # 10	
Line2045	Note:
29Aug15 / 28Apr16	



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Inv.344	1 - DELETE 4 FT OF WALL BETWEEN GREAT ROOM AND KITCHEN AS PER SKETCH
Line4187	Note:
27Sep15 / 18Apr16	
Inv.573	1 - PURCHASER WOULD LIKE TO REMOVE LOW WALL IN FRONT FOYER MAKE AN OPEN STRINGER STAIRCASE INSTEAD OF A CLOSED.
Line5481	Note:
23Jan16 / 18Apr16	
Inv.724	1 - OPENING AS SHOWN 4" HOLE WITH CAP FOR FUTURE VENTING
	***NO CHARGE***
Line6775	Note:
21Apr16 / 25Apr16	

DO NOT INSTALL

Inv.998	3 - TOILET PAPER HOLDER, TOWEL RACK, SOAP DISH - DO NOT INSTALL - IN ALL BATHROOMS
Line9702	Note:
23Jul16 / 11Aug16	
Inv.998	1 - BATHROOM MIRROR - DO NOT INSTALL - POWDER ROOM
Line9703	Note:
23Jul16 / 11Aug16	
Inv.998	2 - BATHROOM MIRROR - DO NOT INSTALL- MASTER BATH, MAIN BATH
Line10249	Note:
23Jul16 / 11Aug16	

DOOR - EXTERIOR

Inv.275	1 - WALK UP BASEMENT WITH GARDEN DOOR - PERMIT PENDING
Line5160	Note:
29Aug15 / 18Apr16	

DOOR - INTERIOR

Inv.998	1 - INTERIOR DOOR LEVER M3812 - ON ALL INTERIOR DOORS
Line10233	Note:
23Jul16 / 11Aug16	

ELECTRICAL

Inv.276	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - KITCHEN EATING AREA AS PER SKETCH
Line3071	Note:
29Aug15 / 28Apr16	
Inv.276	1 - CENTER STAIRWAY LIGHT FIXTURE AS PER SKETCH- IF POSSIBLE
Line3083	Note:
29Aug15 / 28Apr16	
Inv.276	2 - CEILING OUTLET - ON EXISTING SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON EXISTING SWITCH - IN THE KITCHEN COOKING AREA AS PER SKETCH
Line3079	Note:
29Aug15 / 28Apr16	



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Inv.276	4 - CEILING OUTLET - ON EXISTING SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON EXISTING SWITCH- MAIN FLOOR HALLWAY - AS PER SKETCH
Line3081	Note:
29Aug15 / 28Apr16	
Inv.276	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - OVER THE KITCHEN FAUCET/BREAKFAST BAR.as per sketch
Line3077	Note:
29Aug15 / 28Apr16	
Inv.276	1 - RELOCATE FOYER LIGHT AS PER SKETCH
Line3080	Note:
29Aug15 / 28Apr16	
Inv.276	1 - DELETE POWDER ROOM WALL MOUNT VANITY LIGHT, AND REPLACE WITH A STANDARD CEILING MOUNTED LIGHT FIXTURE
Line3082	Note:
29Aug15 / 28Apr16	
Inv.276	1 - RELOCATE EXISTING KITCHEN LIGHT AS PER SKETCH
Line3078	Note:
29Aug15 / 28Apr16	
Inv.276	2 - CEILING OUTLET - ON EXISTING SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON EXISTING SWITCH- KITCHEN EATING AREA (ON THE NEW SWITCH)
Line3072	Note:
29Aug15 / 28Apr16	
Inv.276	1 - PLACE EXISTING HALLWAY LIGHT ON MAIN FLOOR AS PER SKETCH
Line3212	Note:
29Aug15 / 28Apr16	
Inv.453	1 - RELOCATE R/I CEILING LIGHT PURCHASED OVER THE BREAKFAST BAR ON P.E#276, TO NEW LOCATION OVER ISLAND AS PER SKETCH
Line4929	Note:
14Nov15 / 18Apr16	
Inv.1,044	1 - 200 AMP SERVICE - UPGRADE TO
Line10235	Note:
6Aug16 / 11Aug16	

HARDWOOD FLOORING

Inv.276	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL
Line2028	Note:
29Aug15 / 28Apr16	
Inv.276	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line2027	Note:
29Aug15 / 28Apr16	

MISCELLANEOUS

Inv.724	1 - CREDIT FOR 30 X 30 BASEMENT WINDOW WHICH WAS NOT SUPPLIED OR INSTALLED DUE TO THE PURCHASE OF A WALK UP BASEMENT FROM INVOICE #276 ITEM#5
Line6773	Note:
21Apr16 / 25Apr16	



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Inv.887	1 - *****DO NOT INSTALL ITEM #1 PE 724*****
	-OPENING SHOWN 4" HOLE WITH CAP FOR FUTURE VENTING
Line8209	Note: *****DO NOT INSTALL 4" HOLE WITH CAP*****
18Jun16 / 28Jun16	

PLUMBING

Inv.276	1 - GLASS SHOWER IN MAIN BATH - 1/2 WALL WITH 1/2 GLASS- POTLIGHT-STANDARD TILE.
	THIS PRICE INCLUDES THE CHANGE IN ITEM # 12
Line3073	Note:
29Aug15 / 28Apr16	

STAIRS AND RAILINGS / NOSINGS

Inv.276	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON- GREY
Line2031	Note:
29Aug15 / 28Apr16	
Inv.573	2 - TWO ADDITIONAL NEWEL POSTS (STAINED)
Line5996	Note:
23Jan16 / 18Apr16	
Inv.573	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON (additional railing added when wall was removed)
Line5995	Note:
23Jan16 / 18Apr16	

TILE

Inv.998	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line9697	Note:
23Jul16 / 11Aug16	
Inv.998	1 - TILE - UPGRADE 1 - SHOWER
Line9698	Note:
23Jul16 / 11Aug16	
Inv.998	1 - TILE - UPGRADE 1 - TUB 2 ROWS
Line9699	Note:
23Jul16 / 11Aug16	

WINDOWS - BASEMENT

Inv.276	1 - BASEMENT WINDOW - 30 X 20, AS PER SKETCH
Line2032	Note:
29Aug15 / 28Apr16	
Inv.276	2 - BASEMENT WINDOW - 30 X 30, AS PER SKETCH
	***changed to only one basement window because of the Walk up basement feature which was added, the door is replacing one window****
Line2033	Note:
29Aug15 / 28Apr16	



INTERIOR COLOUR SCHEME

Purchasers:

EMILIA MARRELLI & GIUSEPPE MARRELLI

Property:

283

Telephone Res. / Bus:

(416) 526-8234 / (905) 850-6283

Project:

Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation:

The Barossa 2 (38-2) Elev C

Lock Date:

6-Aug-16

6-Aug-16

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

3

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	RIDEAU ONTARIO WHITE	9677
Laundry Room	BELWOOD ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN PAINT - MACADAMIA (UP 2)	9677
BATH	MANCHESTER WINTER WHITE (UP 2)	SEE COMMENTS

Comment

FOR MAIN BATH UPSTAIRS: PLEASE INSTALL 9677 ON CABINETS DOORS AND 151 ON THE TWO SMALL TOP DRAWERS

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	AUTUMN CARNIVAL 1877K-52	
Laundry Room	1563-70 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	SPRING CARNIVAL 1876K-52	
BATH	BLACK ALICANTE 4926K-07	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	CINQ GREY 46-147 13 X 13	
Main Hall	SEE CARPET DETAIL	
Kitchen / Breakfast	CINQ GREY 46-147 13 X 13	
Laundry Room	KEATON CARBON 46-175 13 X 13	
Powder Room	CINQ GREY 46-147 13 X 13	
Master Ensuite Bathroom	69-180 ERAMOSA CLAY 12 X 24 (UPGRADE 1)	
BATH	CINQ BLACK 46-149 13 X 13	
MUD	CINQ GREY 46-147 13 X 13	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	69-180 ERAMOS A CLAY 12 X 24 (UP 1)	
Tub Deck	69-180 ERAMOS A CLAY 12 X 24 (UP 1)	
Tub Deck Skirt	69-180 ERAMOS A CLAY 12 X 24 (UP 1)	
Shower Stall	69-180 ERAMOS A CLAY 12 X 24 (UP 1)	
BATH	CINQ BLACK 52-178 8 X 10	
Kitchen Backsplash		

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

☒ Yes

☐ No

Comment

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

DO NOT INSTALL ALL CERAMIC ACCESSORIES IN ALL BATHROOMS

DO NOT INSTALL MIRROR IN POWDER ROOM, MAIN BATH, MASTER BATH

5. Carpeting

Main Hall	2369 SUN RIVER - 848 BALS A	
Living Room	N/A	
Dining Room	N/A	
Family Room	2369 SUN RIVER - 848 BALS A	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	SEE HARDWOOD DETAILS	
Upper Landing	SEE HARDWOOD DETAILS	
Upper Hall	SEE HARDWOOD DETAILS	
Master Bedroom	2369 SUN RIVER - 848 BALS A	
Bedroom #2	2369 SUN RIVER - 848 BALS A	
Bedroom #3	2369 SUN RIVER - 848 BALS A	
Bedroom #4	2369 SUN RIVER - 848 BALS A	
Bedroom #5	N/A	
Underpad	Type	Area
	10MM (STANDARD)	
Carpet on Stairs	Capped	Runner - *Upgrade
	N/A	

Comment

N/A

N/A

\*\* Refer to Construction Summary



INTERIOR COLOUR SCHEME

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<b>Decor Advisor:</b>	Monica Ceresna	<b>Model and Elevation:</b>	The Barossa 2 (38-2) Elev C
<b>Lock Date:</b>	6-Aug-16	6-Aug-16	<b>Plan #:</b> 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC AND CARPET DETAIL
Main Hall	SEE CARPET DETAIL
Living Room	N/A
Dining Room	N/A
Family Room	SEE CARPET DETAIL
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	MERCIER - RED OAK - 2 1/4" PRO NATURAL
Upper Landing	MERCIER - RED OAK - 2 1/4" PRO NATURAL
Upper Hall	MERCIER - RED OAK - 2 1/4" PRO NATURAL
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

\*\* Refer to Construction Summary



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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

M3812

Interior Trim

STANDARD

Comment

\*\* Refer to Construction Summary

INSTALL INTERIOR DOOR HANDLES UPGRADE 1: M3812

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ OTR ☒ No

Comment

10. Railings and Pickets

Railing Type

OAK

Colour

NATURAL

SpindleType

UPGRADE 2 LEVEL 3 WROUGHT IRON

Colour

GREY

Stringer / Riser

NATURAL

Treads

NATURAL

Comment

Oak Stairs

☒ Yes ☐ No

\*\* Refer to Construction Summary





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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

\*\* Refer to Construction Summary

12. Wall Paint

Main Floor	WARM GREY FLAT
Second Floor	WARM GREY FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

13. Fireplace

	<b>Living Room</b>	<b>Family Room</b>	<b>Other Room - Specify</b>
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO MARBLE	
Hearth			

Comment

\*\* Refer to Construction Summary



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14. Heating and Air Conditioning

<b>Air Conditioning</b>	<b>Gas Provisions Stove</b>
<b>Gas Provisions Dryer</b>	<b>Gas Provisions Barbecue</b>
<b>Comment</b>	
<div>** Refer to Construction Summary</div>	

15. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.

4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

***This Interior Colour Selection is final and approved by:***

Signature:\_\_\_\_\_ Date: \_\_\_\_\_ Signature:\_\_\_\_\_ Date: \_\_\_\_\_



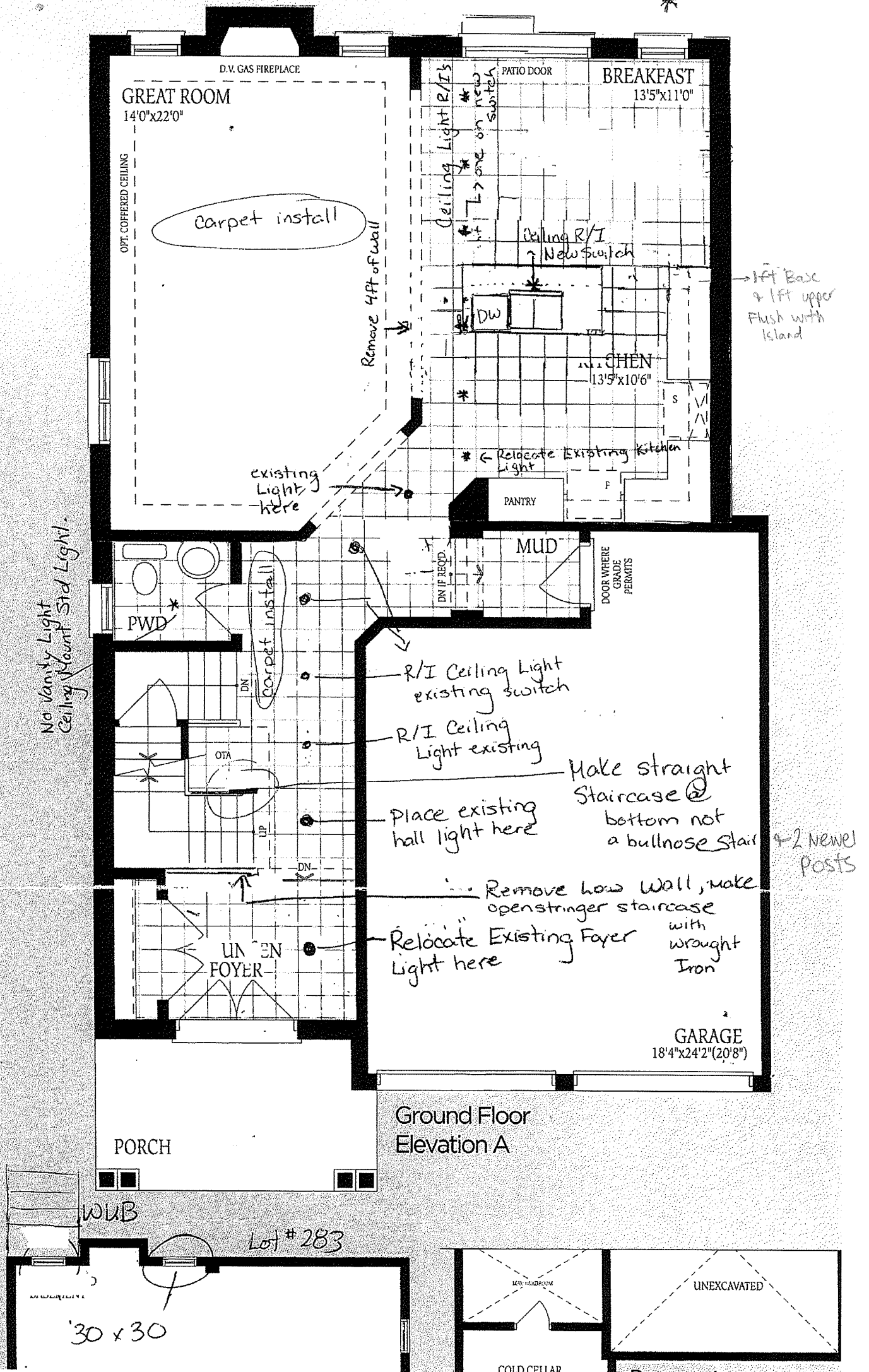
INTERIOR COLOUR SCHEME

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<b>Lock Date:</b>	6-Aug-16		<b>Plan #:</b> 51M-1063

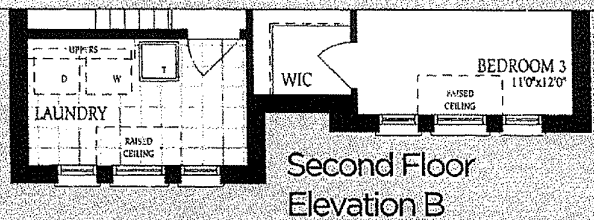
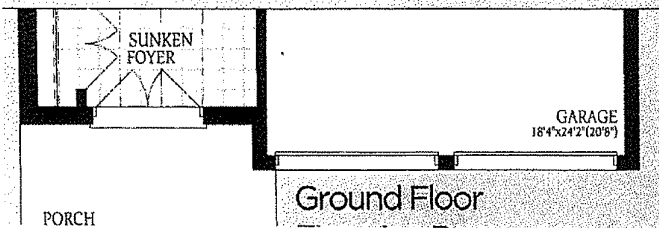
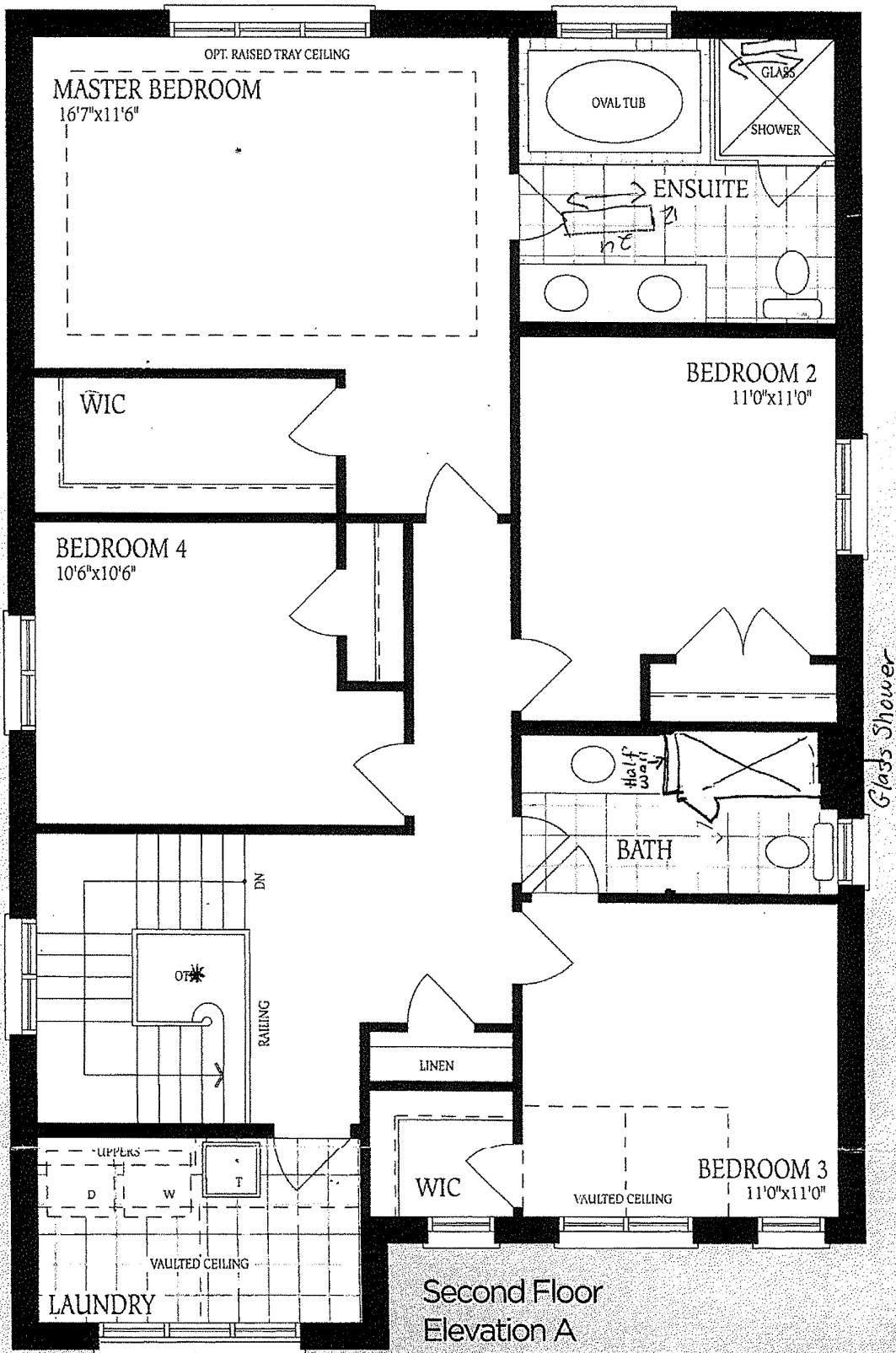
38' singles

Revised

Lot #283



Lot # 283



Ground Floor  
Elevation A

PORCH

WUB

Lot #283

30 x 30

-30 x 20

FURNACE

WWT

LOCATION  
MAY VARY

LOW HEADROOM

LOW HEADROOM

COLD CELLAR

UNEXCAVATED

Basement  
Elevation A

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement  
Elevation B

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement  
Elevation C

The  
corner  
of floor