



CONSTRUCTION SUMMARY

254 - 4 - The Barossa 5 (38-5) Elev A

Extras at Time of Sale

BASEMENT

Inv.1,796	1 - +++DO NOT INSTALL+++MOVE LAUNDRY TO BASEMENT - KEEP STANDARD UPPERS IN ORIGINAL LAUNDRY ROOM ON SECOND FLOOR - DELETE ALL PLUMBING
Line18912	Note: *****DO NOT INSTALL***** +++DO NOT INSTALL+++
25Apr17 / 20Sep17	

CABINETRY

Inv.1,796	2 - (B01) BASE CABINET PER FOOT - ADD 2' OF BASE CABINETS TO MAKE FRIDGE FLUSH WITH ENTERENCE WALL
Line18904	Note:
25Apr17 / 20Sep17	

Inv.1,796	1 - (K14) FASCIA CEILING PANELS FOR CROWN MOLDING (PRICE INCLUDES STANDARD CROWN MOULDINGS)
Line17464	Note: +++++DO NOT INSTALL+++++
25Apr17 / 20Sep17	

Inv.1,796	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line17472	Note:
25Apr17 / 20Sep17	

Inv.1,796	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line17476	Note:
25Apr17 / 20Sep17	

Inv.1,796	2 - (A01) UPPER CABINET PER FOOT - ADD 2' OF UPPER CABINETS TO MAKE FRIDGE FLUSH WITH ENTERENCE WALL
Line18903	Note:
25Apr17 / 20Sep17	

Inv.1,796	1 - RELOCATE PANTRY TO REAR WALL BESIDE WINDOW - PANTRY SIZE TO BE DETERMINED ON SITE DUE TO AREA
Line18905	Note:
25Apr17 / 20Sep17	

Inv.1,796	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line18913	Note:
25Apr17 / 20Sep17	

Inv.1,988	1 - STACKED UPPER CABINETS THROUGHOUT THE KITCHEN.
Line20598	Note:
11Sep17 / 20Sep17	

CABINETRY - APPLIANCES

Inv.1,796	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line17465	Note: RELOCATE FRIDGE OPENING TO BE FLUSH WITH ENTERENCE WALL
25Apr17 / 20Sep17	

Inv.1,796	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW (PURCHASER TO SUPPLY SPECS)
Line18914	Note:
25Apr17 / 20Sep17	

Inv.1,796	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)
Line18902	Note:
25Apr17 / 20Sep17	



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CABINETRY - VANITY CABINETS

Inv.1,796	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) - IN MASTER ENSUITE
Line17471	Note:
25Apr17 / 20Sep17	

CEILINGS

Inv.1,528	1 - 10 FOOT CEILINGS ON MAIN FLOOR – INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT INTERIOR ARCHWAYS, 8 FOOT FRONT DOOR, SIDE WINDOWS WITH 18 INCH TRANSOM, 8 FOOT GARDEN/FRENCH DOOR, STANDARD PATIO SLIDING DOOR 24 INCH TRANSOM.
Line15931	Note:
12Dec16 / 18Apr17	
Inv.1,528	1 - 9 FOOT CEILING ON SECOND FLOOR
Line14910	Note:
12Dec16 / 18Apr17	
Inv.1,528	1 - SMOOTH CEILINGS - 2ND FLOOR
Line14912	Note:
12Dec16 / 18Apr17	
Inv.1,528	1 - SMOOTH CEILINGS - MAIN FLOOR
Line14913	Note:
12Dec16 / 18Apr17	

ELECTRICAL

Inv.1,796	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT
Line18901	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - COOK TOP ELECTRICAL PLUG
Line18915	Note:
25Apr17 / 20Sep17	

HARDWOOD FLOORING

Inv.1,528	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line14909	Note:
12Dec16 / 18Apr17	
Inv.1,796	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LANDING
Line17451	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - MAIN HALL
Line17453	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - FAMILY
Line17450	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LIVING AND DINING
Line17452	Note:
25Apr17 / 20Sep17	



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HEATING AND AIR CONDITIONING

Inv.1,528	1 - GAS LINE - ROUGH IN GAS LINE - STOVE
Line15933	Note:
12Dec16 / 18Apr17	

PAINT AND STAIN

Inv.1,796	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line17467	Note:
25Apr17 / 20Sep17	

PLUMBING

Inv.1,528	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line14916	Note:
12Dec16 / 18Apr17	

STAIRS AND RAILING

Inv.1,528	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 2 - WROUGHT IRON
Line14917	Note:
12Dec16 / 18Apr17	

TILE

Inv.1,796	1 - TILE - FOYER - UPGRADE 2
Line17460	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line17461	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - TILE - MUD ROOM - UPGRADE 2
Line17462	Note:
25Apr17 / 20Sep17	
Inv.1,796	1 - TILE - POWDER - UPGRADE 2
Line17463	Note:
25Apr17 / 20Sep17	

TRIM CARPENTRY

Inv.1,796	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line17478	Note:
25Apr17 / 20Sep17	

WINDOWS - BASEMENT

Inv.1,528	3 - BASEMENT WINDOW - 30 X 24 - increase all basement windows
Line14918	Note:
12Dec16 / 18Apr17	



INTERIOR COLOUR SCHEME

Purchasers:

DAVID, SOON, CHOON, SIA & GRACE, WEI, YE

Telephone Res. / Bus:

(647) 886-8872 /

Decor Advisor:

Daneya Zambri

Lock Date:

11-Dec-17

Property:

254

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Barossa 5 (38-5) Elev A

Plan #:

51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#9

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN MAPLE - SOAP STONE (UP 1)	9677
Laundry Room	BELWOOD ONTARIO WHITE (STD)	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	PVC SLAB - WHITE SUGAR (STD)	9677
SHARED BATH	SLAB MAPLE - SHALE GREY (UP 1)	9677
ENSUITE 2	SLAB MAPLE - SHALE GREY (UP 1)	9677

Comment

STACKED UPpers THROUGHOUT KITCHEN
(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
(D14) VANITY BANK OF DRAWERS (55CM MAX) - IN MASTER ENSUITE
(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW
(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	4954K-22 ITALIAN WHITE DI PESCO	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	P-344L MINUKSHUK GREY	
SHARED BATH	4987K-52 LECHE VESTA	
ENSUITE 2	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP 2)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP 2)	
Laundry Room	MALENA ICE 46-164 13 X 13 (STD)	
Powder Room	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP 2)	
Master Ensuite Bathroom	CINQ GREY 46-147 13 X 13 (STD)	
SHARED BATH	MALENA ICE 46-164 13 X 13 (STD)	
ENSUITE 2	CINQ GREY 46-147 13 X 13 (STD)	
MUD ROOM	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP 2)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	CINQ GREY 52-174 8 X 10	
Tub Deck	CINQ GREY 52-174 8 X 10	
Tub Deck Skirt	CINQ GREY 52-174 8 X 10	
Shower Stall	CINQ GREY 52-174 8 X 10	
SHARED BATH ENSUITE 2	MALENA ICE 52-189 8 X 10	
	CINQ GREY 52-174 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

5. Carpeting

Main Hall	SEE HARDWOOD DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	SEE HARDWOOD DETAILS
Upper Hall	2369 SUN RIVER 728 SUMAC
Master Bedroom	2369 SUN RIVER 728 SUMAC
Bedroom #2	2369 SUN RIVER 728 SUMAC
Bedroom #3	2369 SUN RIVER 728 SUMAC
Bedroom #4	2369 SUN RIVER 728 SUMAC
Bedroom #5	N/A
LAUNDRY ROOM	See tile details

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
	NONE	NONE

RELOCATE LAUNDRY TO BASEMENT - DELETE STANDRAD TILES AND ALL ORIGINAL PLUMBING FIXTURES*

* Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Property: 254

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Decor Advisor:

Daneya Zambri

Model and Elevation: The Barossa 5 (38-5) Elev A

Lock Date:

11-Dec-17

31-May-17

Plan #: 51M-1063

6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
ENSUITE 2	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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31-May-17

Plan #: 51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

UPGRADE 1

Comment

INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE 36"

Custom Fan Insert

Appliances

Built in Cooktop

☒ Yes ☐ No

Built in Oven

☒ Yes ☐ No

Gas Stove

☒ Yes ☐ No

Microwave

☒ Yes ☐ OTR ☐ No

Comment

(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)

(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW (PURCHASER TO SUPPLY SPECS)

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

STAIN TO MATCH MERCIER RED OAK - 4 1/2" STONE - SATIN (UP 4)

** Refer to Construction Summary



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31-May-17

Plan #: 51M-1063

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	BIRCH FLAT
Second Floor	BIRCH FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		PERLATTO SICILLIA MARBLE	
Hearth		NONE	

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:	DAVID, SOON, CHOON, SIA & GRACE, WEI, YE	Property:	254
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Lock Date:	11-Dec-17	31-May-17	Plan #: 51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
** Refer to Construction Summary	

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.
<i>This Interior Colour Selection is final and approved by:</i>	
Signature: _____	Date: _____
Signature: _____	Date: _____



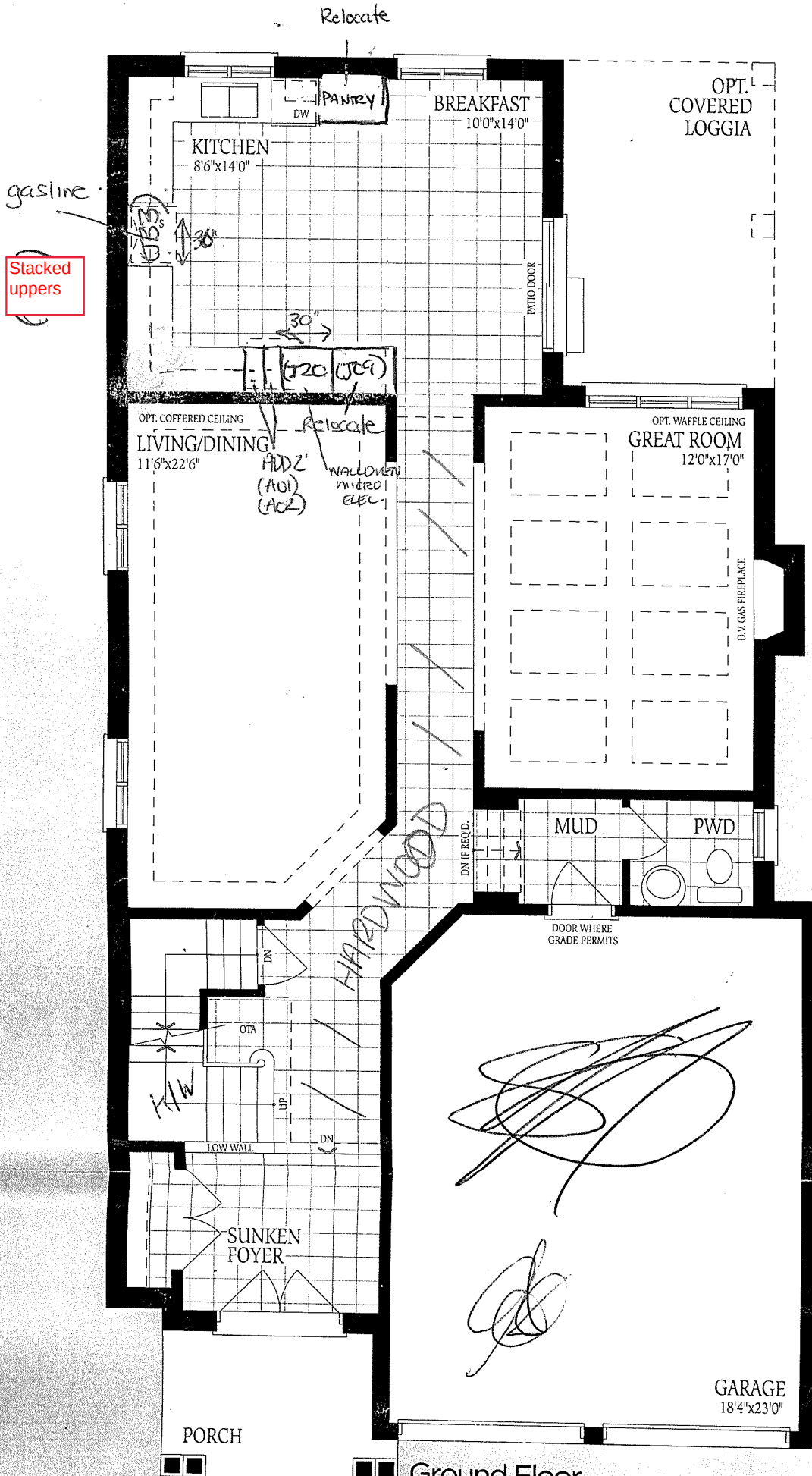
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Lock Date:	11-Dec-17		Plan #: 51M-1063

B-5

The Bc

254



Ground Floor
Elevation A

B-5

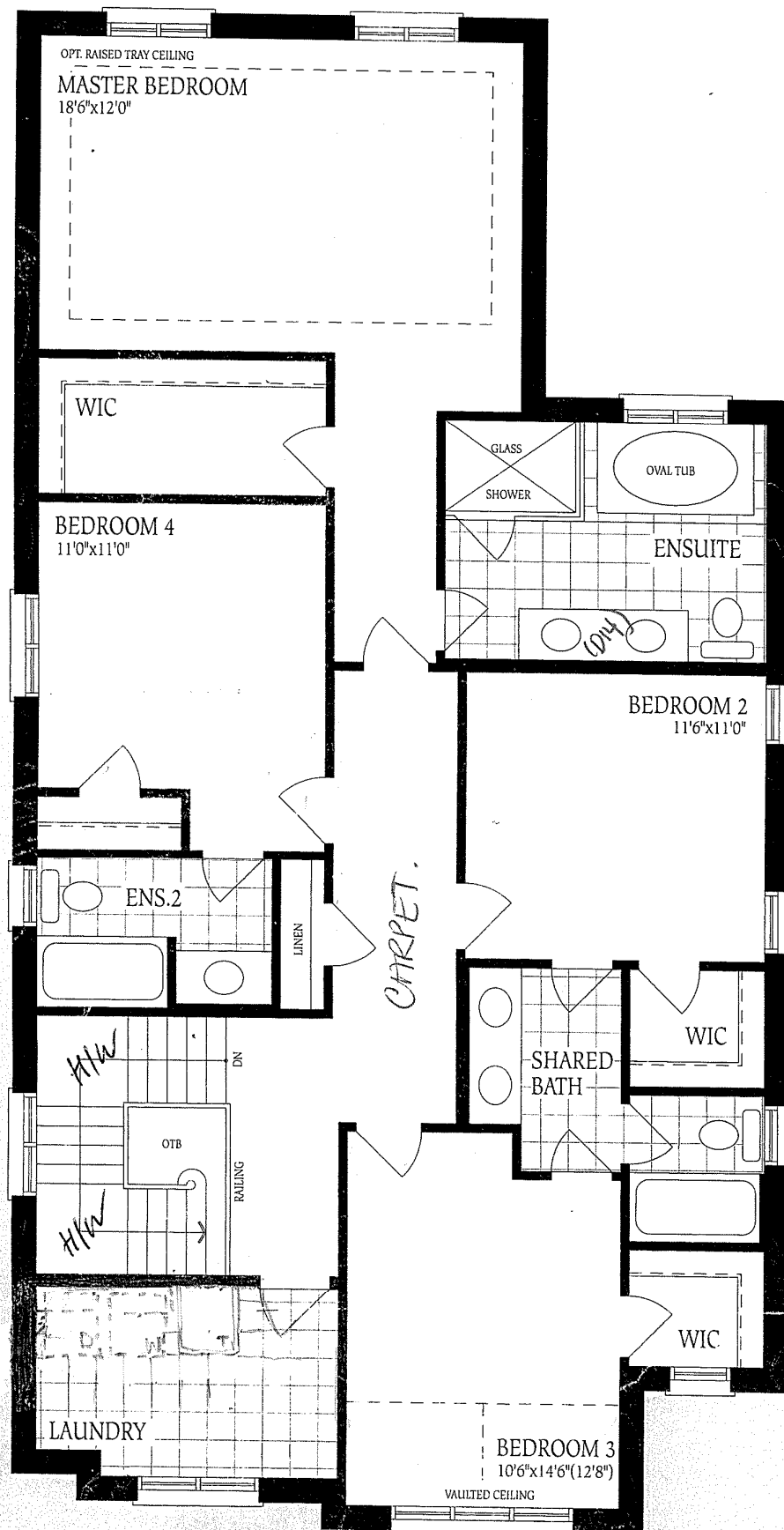
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ELEV. A
2825

ELEV. B
2840

ELEV. C
2830

SQ.FT.
254



Second Floor
Elevation A

PORCH

Ground Floor
Elevation A

254

UNFINISHED
BASEMENT

30x24

30x24

30x24

3PC
ROUGH-IN

FURNACE

HWT

LOCATION
MAY VARY

LOW
HEADROOM

LOW HEADROOM
IF REQ'D

UNEXCAVATED

LOW HEADROOM

COLD CELLAR

Basement
Elevation A

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement
Elevation B

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement
Elevation C

The flc
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of floor
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