

CONSTRUCTION SUMMARY		RECEIVED	
Red Oaks on Bayview - Trinimont Developments Inc.		OCT 14 2022	
PURCHASERS: JOHN PHILLIP YANG and PEGGY PUI KEI LI		TEL:	
LOT / PHASE	REG. PLAN #	HOUSE TYPE	
7 / 1	65M-4737	Mahogany Elev A	

CABINETRY

I - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)
13Oct22 Note:

CONSTRUCTION

I - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS MASTER ENSUITE
13Oct22 Note:

I - REVISE SHARED ENSUITE BETWEEN BEDROOM 2 AND 3 INTO TWO SEPARATE PRIVATE ENSUITES.

***SEE SKETCH
07Oct22 Note:

I - INCREASE CEILING HEIGHT TO 11FT- FIRST FLOOR
06Oct22 Note: SEE SKETCH ATTACHED

I - INCREASE BASEMENT CEILING HEIGHT TOT 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL
06Oct22 Note:

COUNTER TOP

I - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION MASTER ENSUITE
13Oct22 Note: SUPPLY & INSTALL

ELECTICAL

I - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS
13Oct22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

I - DELETE STANDARD SERVERY AND MAIN HALL LIGHT TO ACCOMODATE POTLIGHTS- SEE SKETCH
13Oct22 Note:

I - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN MASTER ENSUITE
13Oct22 Note:

I - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
13Oct22 Note:

I - PLUG - ELECTRICAL PLUG - ADD TO ISLAND
13Oct22 Note:

I - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
13Oct22 Note:

I - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING
13Oct22 Note:

MISCELLANEOUS

I - PURCHASER DELIVERS HEREWITH A FURTHER DEPOSIT OF \$15,000.00 PAID BY AMEX AND TO BE APPLIED TO THE PURCHASE PRICE AS PER THE TERMS OF THE AGREEMENT OF PURCHASE AND SALE IN REFERENCE TO PE #27817 AND PE #27632
13Oct22 Note:

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
7 / 1	65M-4737	Mahogany Elev A		
1 - If the Purchase selects an increased ceiling height over the Vendor’s standard ceiling height, then the Purchaser acknowledges that as a result of the increased ceiling height various modifications to the interior and exterior of the dwelling unit may be 06Oct22 Note: made, including but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.				
1 - The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were 06Oct22 Note: available or offered to the purchaser				
1 - If the Purchaser has purchased or been provided with a 9 foot basement concrete pour (being an increase from the Vendor’s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. 06Oct22 Note: The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.				

PLUMBING

1 - DELTA SHOWER KIT - DELTA DRYDEN CHROME - DF-KIT10-WS- MASTER ENSUITE 13Oct22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 13Oct22 Note:	
1 - ADD SINK WITH FAUCET TO SERVERY- SINK BLANCO- HORIZON U1 8" #401251 FAUCET- DELTA TRINSIC BAR #9159-DST CHROME 13Oct22 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 06Oct22 Note:	
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EXTRAS AS PER OFFER

EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 4 - Westmont Worksheet Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
3rd Choice: Exterior Colour Scheme 5 - Arnprior Worksheet Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	

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BASEMENT PLAN EL. A
FINISHED FLOOR AREA = 66 sq. ft.

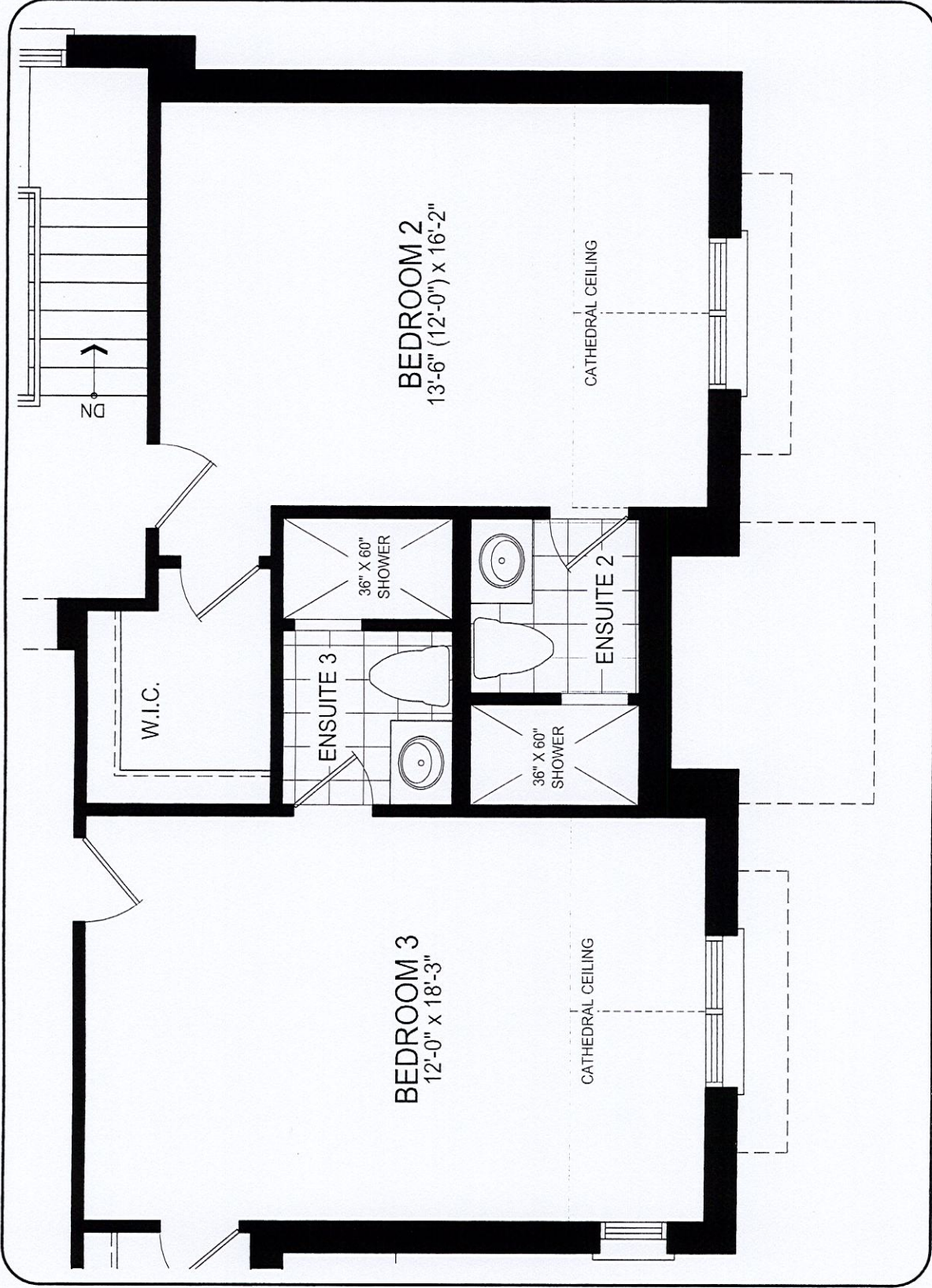


LOT 7
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAHOGANY
ELEVATION A

REVISIONS:

1. REVISE SHARED ENSUITE
BETWEEN BEDROOM 2 AND 3
INTO TWO SEPARATE
PRIVATE ENSUITES.



UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.
BY MB
PAGE No.
1 OF 1

TRINITY POINT