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CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: STANLEY EDWARD TSUI and LIN LIN LI				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
142 / 1	65M-4737	Elm 2 Elev C		

CABINETRY

1 - KITCHEN CABINETRY - REDESIGN KITCHEN LAYOUT - FEE	
ROTATE KITCHEN ISLAND - SEE SKETCH	
05Jul23 Note:	

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT -	
PRIMARY ENSUITE ONLY	
04Aug23 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE	
#50 TITANIUM GROUT THROUGHOUT	
04Aug23 Note:	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - LAUNDRY ROOM / W.I.C.	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - LAUNDRY ROOM /W.I.C.	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	
OFFSET INSTALLATION - PRICED SEPARATELY	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - POWDER ROOM	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - POWDER ROOM	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	
OFFSET INSTALLATION - PRICED SEPARATELY	
1 - PRIMARY ENSUITE - SHOWER FLOOR	
UPGRADE TO TRUST WHITE MOSAIC 2X2 (12X12)	
04Aug23 Note:	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - ENSUITE 4 - FLOOR	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 4 - FLOOR	
SEE SKETH FOR ORIENTATION OF TILE	
04Aug23 Note:	
OFFSET INSTALLATION - PRICED SEPARATELY	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - ENSUITE 2/3 - FLOOR	
***SEE SKETCH FOR ORIENTATION OF TILE	
04Aug23 Note:	

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LOT / PHASE 142 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev C		

1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2/3 - FLOOR ***SEE SKETCH FOR ORIENTATION OF TILE 04Aug23 Note: OFFSET INSTALLATION - PRICED SEPARATELY - SEE SKETCH	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - PRIMARY ENSUITE WALL TILE - SHOWER 04Aug23 Note:	
1 - TILE - UPGRADE 3 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 04Aug23 Note: OFFSET INSTALLATION - PRICED SEPARATELY	
1 - PRICE IS FOR LABOUR ONLY - OFFSET INSTALLATION - PRIMARY ENSUITE - FLOOR ***SEE SKETCH FOR ORIENTATION OF TILE*** 04Aug23 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - PRIMARY ENSUITE - FLOOR ***SEE SKETCH FOR ORIENTATION OF TILE 04Aug23 Note: OFFSET INSTALLATION - PRICED SEPARATELY	

CONSTRUCTION

1 - NOTE: KITCHEN ISLAND ROTATED - SEE SKETCH 05Jul23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY (MAIN LEVEL) 05Jul23 Note:	

ELECTRICAL

1 - NOTE: KITCHEN ISLAND ROTATED - SEE SKETCH 05Jul23 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 05Jul23 Note:	
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MISCELLANEOUS

1 - Purchaser hereby warrants that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor to proceed accordingly 04Aug23 Note: The purchaser (s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability. No concessions or exceptions	
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PLUMBING

1 - NOTE: KITCHEN ISLAND ROTATED - SEE SKETCH 05Jul23 Note:	
1 - DELTA CLASSIC - ADD DIVERTER AND SLIDE BAR WITH HAND SHOWER TO STANDARD SHOWER TRIM #T11859/R11000/51361 CHROME FINISH PRIMARY ENSUITE SHOWER 05Jul23 Note: *NO TOE TESTER *INSTALL STANDARD RP64398 RAIN SHOWERHEAD - CHROME (PER VENDORS STANDARD PLAN).	

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142 / 1	65M-4737	Elm 2 Elev C		

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 5/23: 05Jul23 Note:	
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REDEEMED

EXTRAS AS PER OFFER

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 Fiv Worksheet Note:	
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 10 - Tohoe Worksheet Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 4 Aug 23 at 15:37

Purchasers:STANLEY EDWARD TSUI & LIN LIN LI

Property: 142

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Julia Caivano

Model and Elevation: Elm 2 Elev C

Lock Date: 4-Aug-23

4-Aug-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K02 SESAME	179SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL K43 SUMMIT WHITE	223SA
Master Ensuite Bathroom	DORAL K43 SUMMIT WHITE	223SA
Ensuite bath #2/3	DORAL K43 SUMMIT WHITE	223SA
Ensuite Bath #4	DORAL K43 SUMMIT WHITE	223SA

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

***NOTE:

*KITCHEN ISLAND ROTATED

*36 INCH VANITY HEIGHT AT PRIMARY ENSUITE ONLY

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite bath #2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath #4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

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Lock Date: 4-Aug-23

4-Aug-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	EMOTION GRIS 12 1/4 X 12 1/4 / #50 TITANIUM GROUT	☐	STANDARD INSTALL
Main Hall	N/A	☐	Metal Strip Where Applic.
Kitchen / Breakfast	EMOTION GRIS 12 1/4 X 12 1/4 / #50 TITANIUM GROUT	☐	STANDARD INSTALL
Laundry Room	AXIS BIANCO (WHITE) NAT -12X24 / TITANIUM GROUT	☐	OFFSET INSTALL**SEE SKETCH
Powder Room	AXIS BIANCO (WHITE) NAT -12X24 /TITANIUM GROUT	☐	OFFSET INSTALL**SEE SKETCH
Master Ensuite Bathroom	TRUST WHITE 12X24 LP / #50 TITANIUM GROUT	☐	OFFSET INSTALL**SEE SKETCH
Master Ens Shower Floor	TRUST WHITE MOSAIC TILE 2X2 / #50 TITANIUM GROU	☐	N/A
Ensuite 2/3	AXIS BIANCO (WHITE) NAT -12X24 / TITANIUM GROUT #50	☐	OFFSET INSTALL**SEE SKETCH
Ensuite 4	AXIS BIANCO (WHITE) NAT -12X24 / TITANIUM GROUT# 50	☐	OFFSET INSTALL**SEE SKETCH
		☐	
		☐	

** Refer to Construction Summary - ***#50 TITANIUM GROUT THROUGHOUT***

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE - TRUST WHITE 12X24 LP / #50 TITANIUM GROUT	HORIZONTAL OFFSET INSTALL
Bathtub Enclosure Walls	N/A	
Master Ens Shower Floor	N/A	
Ensuite 2/3	CONCEPT NEVE MATTE 8X16 / #50 TITANIUM GROUT	STANDARD - HORIZONTAL STACKED INSTALL
Ensuite 4	CONCEPT NEVE MATTE 8X16 / #50 TITANIUM GROUT	STANDARD - HORIZONTAL STACKED INSTALL
Kitchen Backsplash	N/A	

** Refer to Construction Summary - ***#50 TITANIUM GROUT THROUGHOUT***

ALL SHOWER THRESHOLDS / JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN).

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Purchasers:

STANLEY EDWARD TSUI & LIN LIN LI

Telephone Res. / Bus:

/

Decor Advisor:

Julia Caivano

Lock Date:

4-Aug-23

Property: 142

Project: Trinimont Developments Inc.

Model and Elevation: Elm 2 Elev C

Plan #: 65M-4737

7. Outer Flooring

Main Hall	HARDWOOD - VENDORS STANDARD - 3 1/4" NATURAL RED OAK
Living Room	N/A
Dining Room	HARDWOOD - VENDORS STANDARD - 3 1/4" NATURAL RED OAK
Family Room	HARDWOOD - VENDORS STANDARD - 3 1/4" NATURAL RED OAK
Den / Library / Study	N/A
Basement Landing(If Applies)	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Lower Landing (If Applies)	HARDWOOD - VENDORS STANDARD - 3 1/4" NATURAL RED OAK
Upper Landing	HARDWOOD - VENDORS STANDARD - 3 1/4" NATURAL RED OAK
Upper Hall	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Master Bedroom	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Bedroom #2	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Bedroom #3	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Bedroom #4	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE
Bedroom #5	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite 2/3	22 WARM GREY
Den/Library	N/A	Ensuite 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Basement Landing Area	22 WARM GREY

Smooth Ceilings First Floor

☒ Yes

☐ No

** Refer to Construction Summary ***SMOOTH CEILINGS AT 1ST FLOOR ONLY.

Initials:

al.

m

Purchasers:	STANLEY EDWARD TSUI & LIN LIN LI	Property:	142
Telephone Res. / Bus:	/	Project:	Trinimont Developments Inc.
Decor Advisor:	Julia Caivano	Model and Elevation:	Elm 2 Elev C
Lock Date:	4-Aug-23		4-Aug-23
		Plan #:	65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A			N/A	
Family Room	N/A				

**** Refer to Construction Summary**

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	☐	☐	☒	☐	☒	☐	☐	☐	☒
Fireplace Type	N/A			2 SIDED -- AS PER PLAN			N/A		
Mantle Type				N/A					
Colour / Stain				N/A					
Surround				N/A					
Hearth	N/A			N/A					

**** Refer to Construction Summary: 2-SIDED GAS FIREPLACE AS PER VENDORS STANDARD PLAN.**

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	YES
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
Comment			

**** Refer to Construction Summary**

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes ☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ No	☐ Yes ☒ No
Dishwasher Rough-in	Yes			

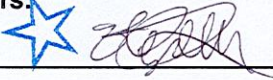
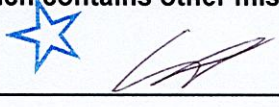
**** Refer to Construction Summary**

14. General Comments

**** Refer to Construction Summary**

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: 8/4/23 Signature:  Date: Aug 4, 2023

TRAINING:

AUG 4/23

1524

ENSUITE

**PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG**

OTHER 1-BDRM.#4

Selba Industries

3

W W D T H	W H G H T	W C N T	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.	JOB NUMBER:
FLOOR H G H T	D O O R H G H T			BUILDER: TRINITY POINT DEV.
				SITE: TRINIMONT DEV., Richmond Hill
				MODEL: 38-2X ELM 2 EL A, B, C
ST C E N T	2 X 4	V E N T B O X C O V E R	DESIGNER: KS	LOT #:
			DATE: JUNE 7 22	

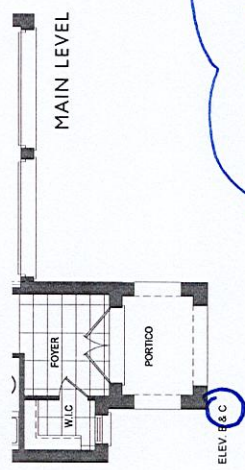
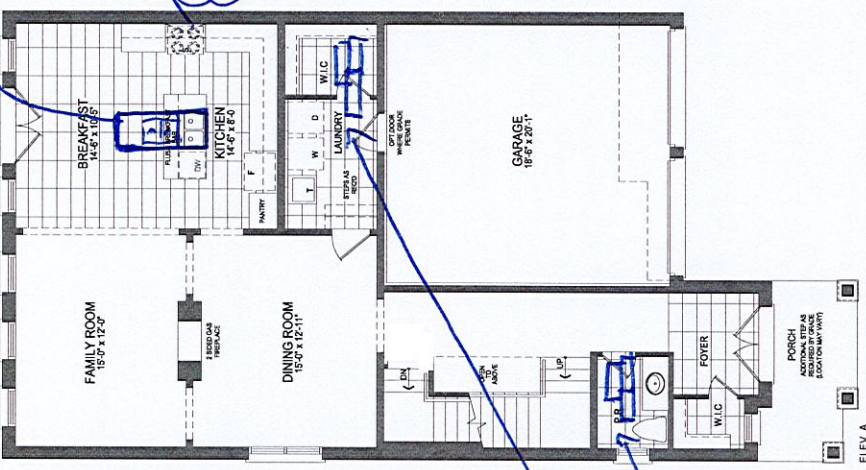
142 TRINIMONT

LOT 142
TRINIMONT (TSU/14)
ELM 2 ELEV. C. CL.

POWDER RM + LAUNDRY/W.I.C.
FLOOR
TILE ORIENTATION ?
CL. DM

ROTATE KITCHEN ISLAND

OPS LINE PL
STONE



* SMOOTH CEILING @ MAIN LEVEL

The Elm 2 ELEV. A - 2,038 SQ. FT. | ELEV. B - 2,858 SQ. FT. | ELEV. C - 2,858 SQ. FT.
Includes 96 sq.ft. of finished lower level area.

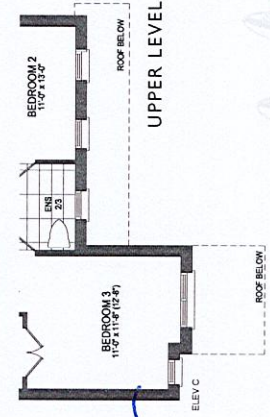
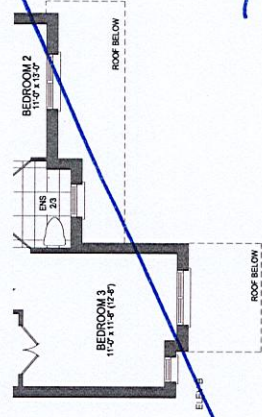
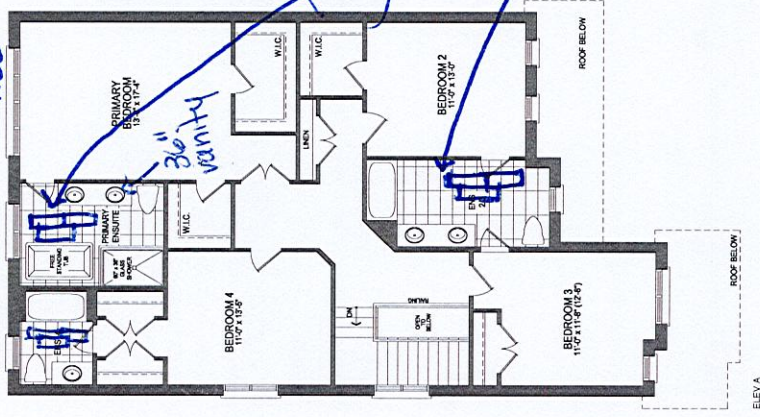
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.

HORIZONTAL @ SHOWER
OFFSET

PRIMARY ENS.
* Delta Classic (Shower set
Add diverter, slide bar & hand
shower).
to existing standard
shower set.
* NO TOE TESTER.

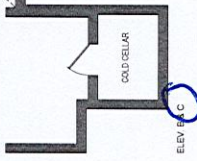
PRIMARY ENS FLOOR TILE
ORIENTATION CL.

ENS 2/3 FLOOR TILE
ORIENTATION CL.



UPPER LEVEL

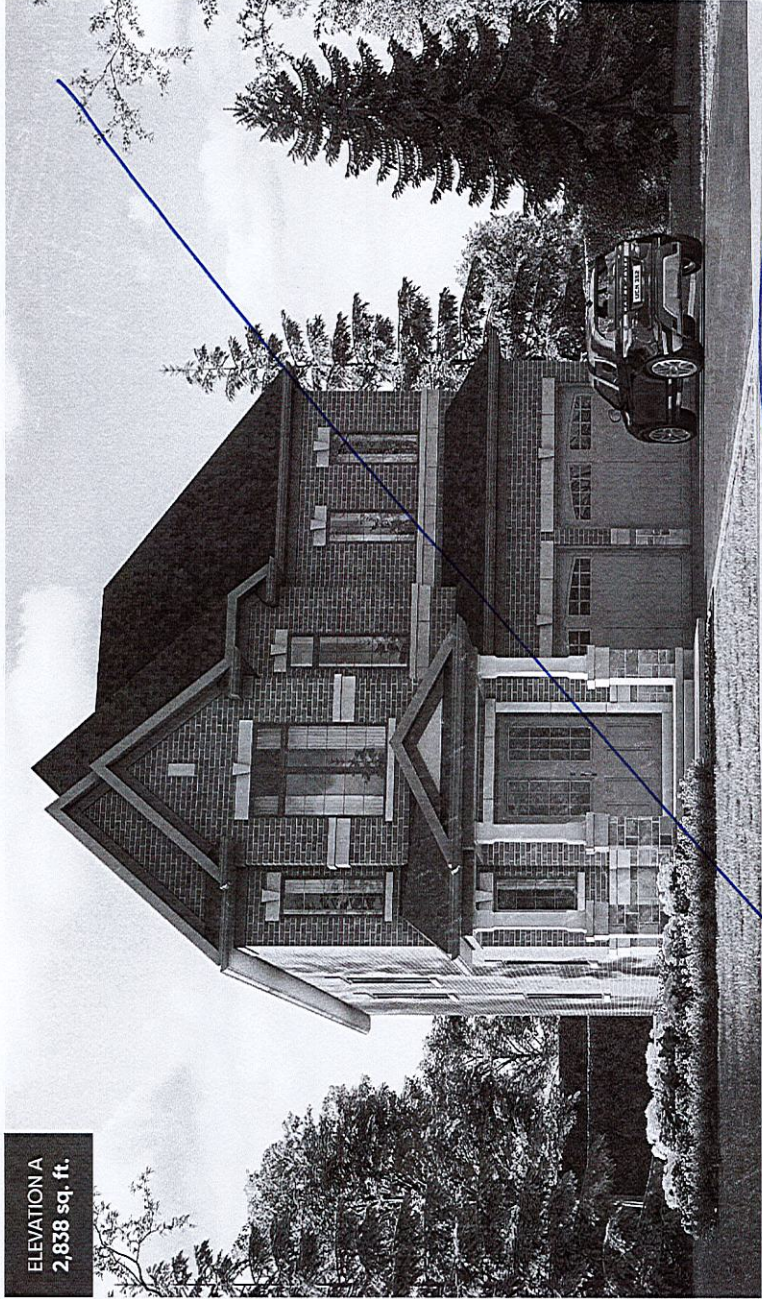
LOWER LEVEL



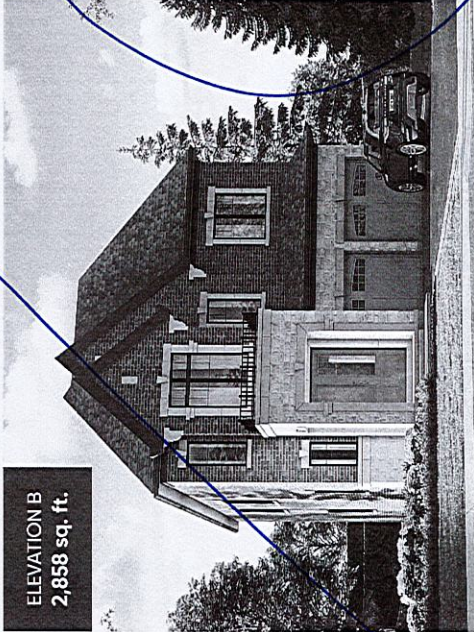
LOT 142
TRINIMONT (FSU/L1)
Elev 2 ELEV C.
cl.

The Elm 2

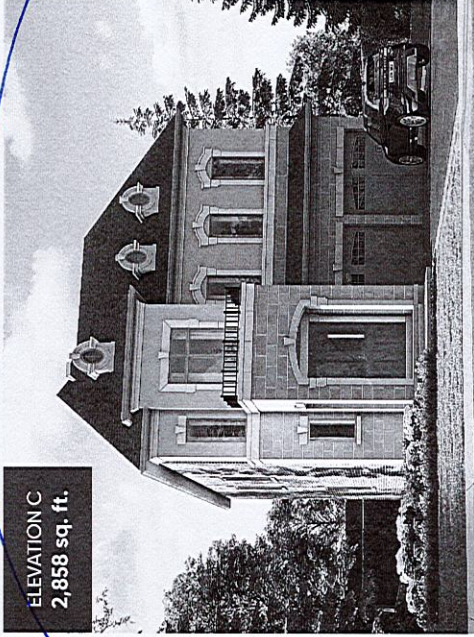
38' LOT



ELEVATION A
2,838 sq. ft.



ELEVATION B
2,858 sq. ft.



ELEVATION C
2,858 sq. ft.

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LOT 142 TRINIMONT

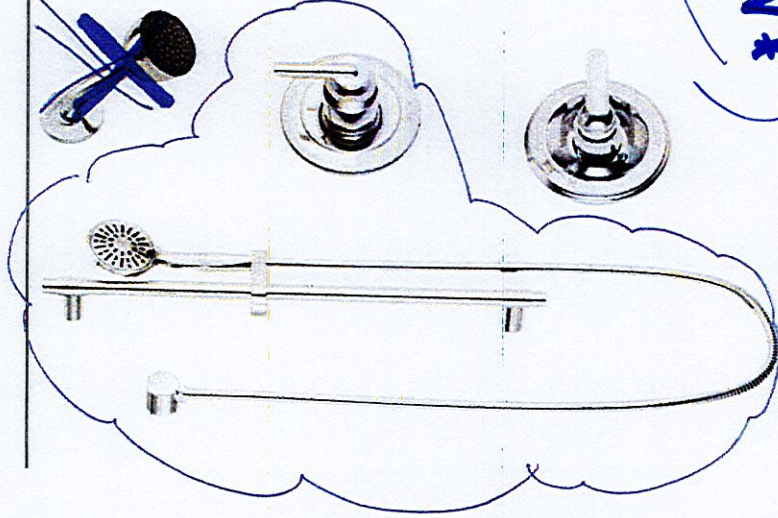
(TSUI/LI) (CL)

BATH

SHOWER HEAD AT PRIMARY ENSUITE

TO BE STANDARD RAIN HEAD SHOWER. CHROME

(RP 64398)



* PRIMARY ENSUITE

ADD DIVERTER, SLIDE BAR + HAND SHOWER - CHROME
TO EXISTING STANDARD SHOWER SET.

* NO TOE TESTER

DELTA CLASSIC

Shower Components

#T11859 / R11000

#51361