

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

SEP 13 2023

TEL:

MIGUEL LEE WONG

LOT / PHASE

134 / 1

REG. PLAN #

65M-4737

HOUSE TYPE

Elm 2 Elev B

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - STANDARD LEVEL CABINETRY	
06Sep23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - POWDER ROOM	
06Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT REFER TO ATTACHED SKETCH FOR DIRECTION OF TILE INSTALLATION**	
SEE SKETCH FOR TILE DIRECTION	
1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST	
06Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT REFER TO ATTACHED SKETCH FOR DIRECTION OF TILE INSTALLATION**	
SEE SKETCH FOR TILE DIRECTION	
1 - TILE - UPGRADE 1 FLOOR TILE - FOYER	
INCLUDES MAIN FLOOR WALK IN CLOSET*	
06Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT REFER TO ATTACHED SKETCH FOR DIRECTION OF TILE INSTALLATION**	
SEE SKETCH FOR TILE DIRECTION	
1 - FLOOR TILE - STONE WHITE HEXAGON MOSAIC IN LIEU OF VENDORS STANDARD 2X2 WHITE MOSAIC TILE AT SHOWER BASE - PRIMARY ENSUITE	
TITANIUM 50 GROUT	
06Sep23 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE	
06Sep23 Note: *SEE COLOUR CHART	
1 - TILE - UPGRADE 2 FLOOR TILE - PRIMARY ENSUITE - FLOOR	
06Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT REFER TO ATTACHED SKETCH FOR DIRECTION OF TILE INSTALLATION**	
SEE SKETCH FOR TILE DIRECTION	

CONSTRUCTION

1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL.	
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)	
15May23 Note: the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation to the ceiling height in the basement and the ceiling height will not be uniform.	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN	
06Sep23 Note: COMBINED WITH VENDORS STANDARD UNDERMOUNT KITCHEN SINK AND STANDARD SINGLE LEVER KITCHEN FAUCET	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING	
07Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)	
07Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION	

FIREPLACE AND ACCESSORIES

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				TEL:
PURCHASER: MIGUEL LEE WONG				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
134 / 1	65M-4737	Elm 2 Elev B		
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
06Sep23 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS				
06Sep23 Note:				
MIRRORS AND GLASS				
1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO				
PRIMARY ENSUITE				
07Jul23 Note:				
MISCELLANEOUS				
1 - Purchaser acknowledges 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				
06Sep23 Note:				
to proceed accordingly. 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.				
1 - 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. The Purchaser(s) acknowledge that all				
15May23 Note: measurements and locations are approximate only and are subject to verifications on site and may be adjusted to accommodate site conditions.				
PAINTING				
1 - WHITE TRIM PAINT THROUGHOUT				
06Sep23 Note:				
PLUMBING				
2 - DELTA CLASSIC - ADD DIVERTER AND SLIDE BAR WITH HAND SHOWER TO STANDARD SHOWER TRIM				
#T11859/R11000/51361 CHROME FINISH				
2/3 ENSUITE				
4 ENSUITE				
06Sep23 Note:				
INCLUDE TOE TESTERS. (STANDARD FEATURE) @ TUB/SHOWER.				
1 - DELTA CLASSIC - ADD DIVERTER AND SLIDE BAR WITH HAND SHOWER TO STANDARD SHOWER TRIM				
#T11859/R11000/51361 CHROME FINISH --- ***INCLUDE TOE TESTER				
PRIMARY ENSUITE				
06Sep23 Note:				
***TOE TESTER AT PRIMARY ENSUITE -PRICED SEPARATELY.				
INSTALL STANDARD RP64398 RAIN SHOWER HEAD - CHROME (PER VENDORS STANDARD PLAN)				
1 - DELTA - CLASSIC ROMAN TUB WITH HAND SHOWER TRIM - CHROME #T4705/R4707				
PRIMARY ENSUITE				
06Sep23 Note:				
1 - TOE TESTER - ADD TOE TESTER TO SHOWER				
PRIMARY ENSUITE SHOWER				
07Jul23 Note:				
PROMOTIONAL				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER MAY 3/23.				
15May23 Note:				

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LOT / PHASE 134 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev B		

STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
FROM BASEMENT LEVEL TO UPPER LEVEL 06Sep23 Note: PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT 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.	

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: REDEEMED	
*Walk-Up Basement Option -Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion The Purc 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 2 - Manchester Worksheet Note:	
2nd Choice: Exterior Colour Scheme 8 - Madison County Worksheet Note:	

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 **TRINITY POINT**

INTERIOR COLOUR SCHEME

Decor

Purchaser: MIGUEL LEE WONG

Telephone Res. / Bus: /

Decor Advisor: Sabrina Carano

Lock Date: 6-Sep-23

Property: 134

Project: Trinimont Developments Inc.

Model and Elevation: Elm 2 Elev B

6-Sep-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	464 SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL HACIENDA WHITE H3078	464 SA
Master Ensuite Bathroom	DORAL HACIENDA WHITE H3078	468 SA
Ensuite Bath - Bedroom 2/3	DORAL HACIENDA WHITE H3078	468 SA
Ensuite Bath - Bedroom 4	DORAL HACIENDA WHITE H3078	468 SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open 41" Upper Cabinets ☒ Yes ☐ No Please NOTE: Standard Cabinet Height is 30"

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

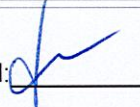
Fridge Opening NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	MISTRAL QUARTZ	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	N/A
	N/A	N/A
	N/A	N/A

** Refer to Construction Summary

Initial: 

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Purchaser:

MIGUEL LEE WONG

Property:

134

Telephone Res. / Bus:

/

Project:

Trinimont Developments Inc.

Decor Advisor:

Sabrina Carano

Model and Elevation:

Elm 2 Elev B

Lock Date:

6-Sep-23

6-Sep-23

Plan #:

65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	VIENNA BIANCO 12 X 24 -Titanium #50 Grout - Std install	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	N/A
Kitchen / Breakfast	VIENNA BIANCO 12 X 24 - Titanium #50 Grout	☐	Stacked Install. Refer to sketch*
Laundry Room	E.B. LOFT CENDRA 12.5 X 12.5 - Titanium #50 Grout	☐	Standard Stacked Installation
Powder Room	VIENNA BIANCO 12 X 24 - Titanium #50 Grout	☐	Stacked Install. Refer to sketch*
Master Ensuite Bathroom	STONE WHITE 12 X24 - Titanium #50 Grout	☐	Stacked Install. Refer to sketch*
Master Ens. Shower Flr	STONE WHITE HEXAGON MOSAIC - Titanium #50 Grout	☐	N/A
Ensuite Bath - Bedroom 2/3	EMOTIONS GRIS 12.5 X 12.5 - Titanium #50 Grout	☐	Standard Stacked Installation
Ensuite Bath - Bedroom 4	EMOTIONS GRIS 12.5 X 12.5 - Titanium #50 Grout	☐	Standard Stacked Installation
	N/A	☐	N/A
	N/A	☐	N/A

** Refer to Construction Summary

* SEE SKETCH FOR ORIENTATION OF TILE

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	CONCEPT NEVE MATTE 8X16 - Titanium #50 Grout	Std Horizontal Stacked Installation *
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/GREY 8X16 - Titanium #50 Grout	Std Horizontal Stacked Installation *
Ensuite Bath - Bedroom 4	EXTRA WHITE/GREY 8X16 -Titanium #50 Grout	Std Horizontal Stacked Installation *
	N/A	N/A
	N/A	N/A
Kitchen Backsplash	N/A	N/A

** Refer to Construction Summary -

UPGRADE TO TITANIUM 50 GROUT THROUGHOUT, UNLESS OTHERWISE SPECIFIED

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ 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

Initial: 

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Telephone Res. / Bus:

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Sabrina Carano

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7. Other Flooring

Main Hall	HARDWOOD - Mirage - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Living Room	N/A
Dining Room	HARDWOOD - Mirage - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Family Room	HARDWOOD - Mirage - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Den / Library / Study	N/A
Basement Landing(If Applies)	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Lower Landing (If Applies)	HARDWOOD - Mirage - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Upper Landing	HARDWOOD - Mirage - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Upper Hall	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Master Bedroom	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Bedroom #2	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Bedroom #3	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Bedroom #4	LAMINATE - Torlys - Lexington-W- Rochefort Oak TL-LW1317-PEFC
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)
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.

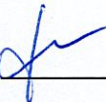
9. Wall Paint Flat Finish

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 Bath - Bedroom 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	WHITE		N/A
	N/A	Bsmnt Landing Area	22 WARM GREY
	N/A		N/A

Smooth Ceilings First Floor

☐ Yes ☒ No

** Refer to Construction Summary

Initial: 

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MIGUEL LEE WONG

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	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			2 SIDED					
Mantle Type			N/A					
Colour / Stain			N/A					
Surround			N/A					
Hearth			N/A					

** Refer to Construction Summary

2 SIDED FIREPLACE . AS PER STD 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

Hood Fan

STANDARD WHITE

Above Kitchen Cabinet Light

☐ Yes

☒ No

Below Kitchen Cabinet Light

☐ Yes

☒ No

Appliances

Built in Cooktop

☐ Yes

☒ No

Built in Oven

☐ Yes

☒ No

Gas Stove

☒ Yes

☐ No

Microwave

☐ Yes

☒ No

Dishwasher Rough-in

Yes

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

* 9 FT. BASEMENT.
* WALK UP BASEMENT. (IN OFFER)

Disclaimers and Notes

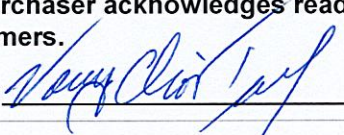
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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 agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:



Date:

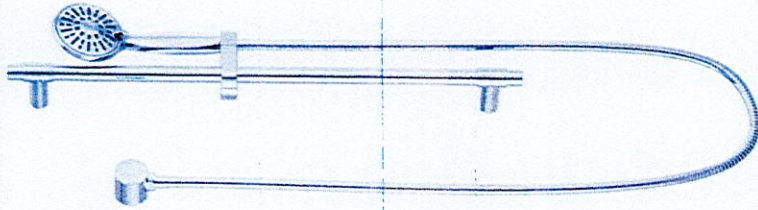
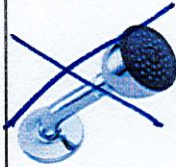
LOT 134. PRIMARY ENS.

BATH

SHOWER HEAD @ PRIMARY ENSUITE

→ TO BE STANDARD RAIN HEAD SHOWER CHROME

(RP64398).



@ PRIMARY ENSUITE

ADD DIVERTER, SLIDE BAR, + HAND SHOWER. CHROME

TO EXISTING STANDARD SHOWER SET.

WITH TOE TESTER.



DELTA CLASSIC

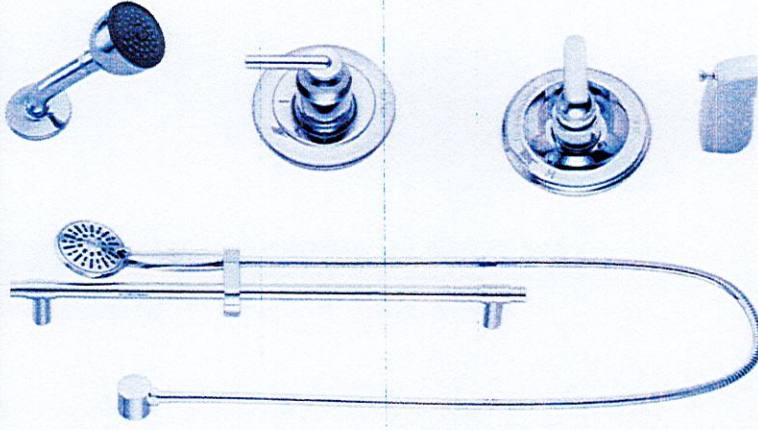
LOT # 134

Shower Components

#T11859 / R11000
#51361

WT 134. TRINIMONT.

BATH



DELTA CLASSIC

Shower Components

#T11859 / R11000
#51361

ENS #2/3 + ENS 4
FOR TUB / SHOWER

#2/3 ENSOITE

#4 ENSOITE

* ADD DIVERTER, SLIDE BAR & HANDSHOWER - CHROME
TO EXISTING ^{TUB} SHOWER SET.

WITH TOE TESTER (STANDARD FEATURE)
@ TUB / SHOWER

LOT # 134

LOT 134

TRINIMONT.

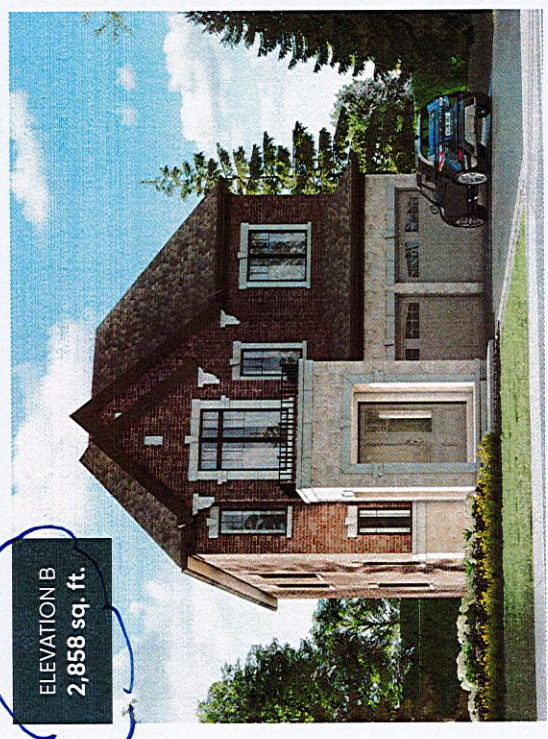
ELM 2 ELEV B

The Elm 2

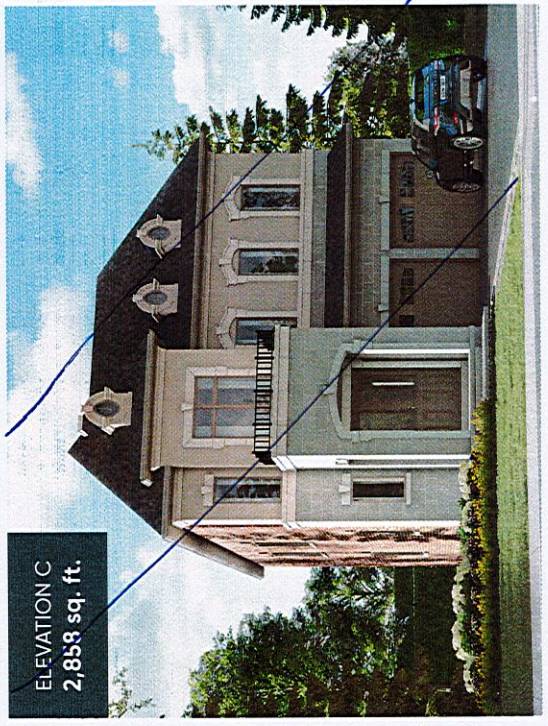
38' LOT



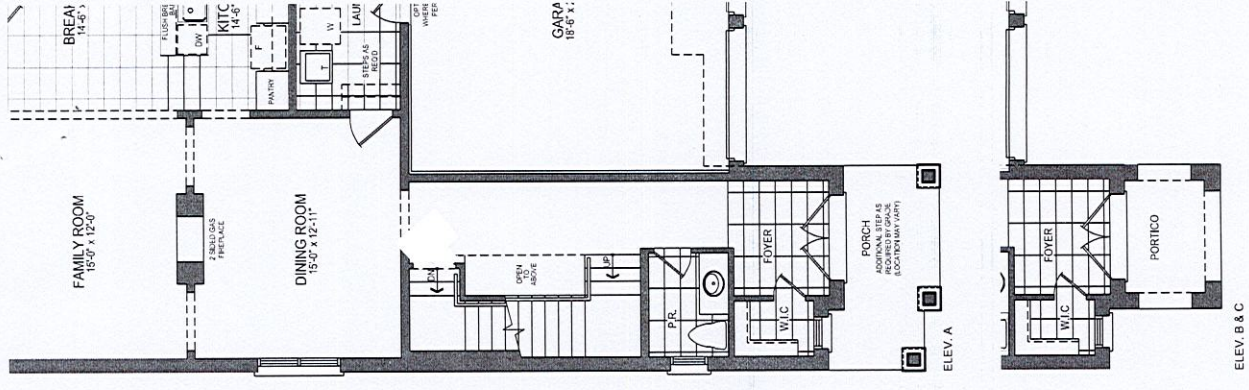
ELEVATION A
2,838 sq. ft.



ELEVATION B
2,858 sq. ft.



ELEVATION C
2,858 sq. ft.

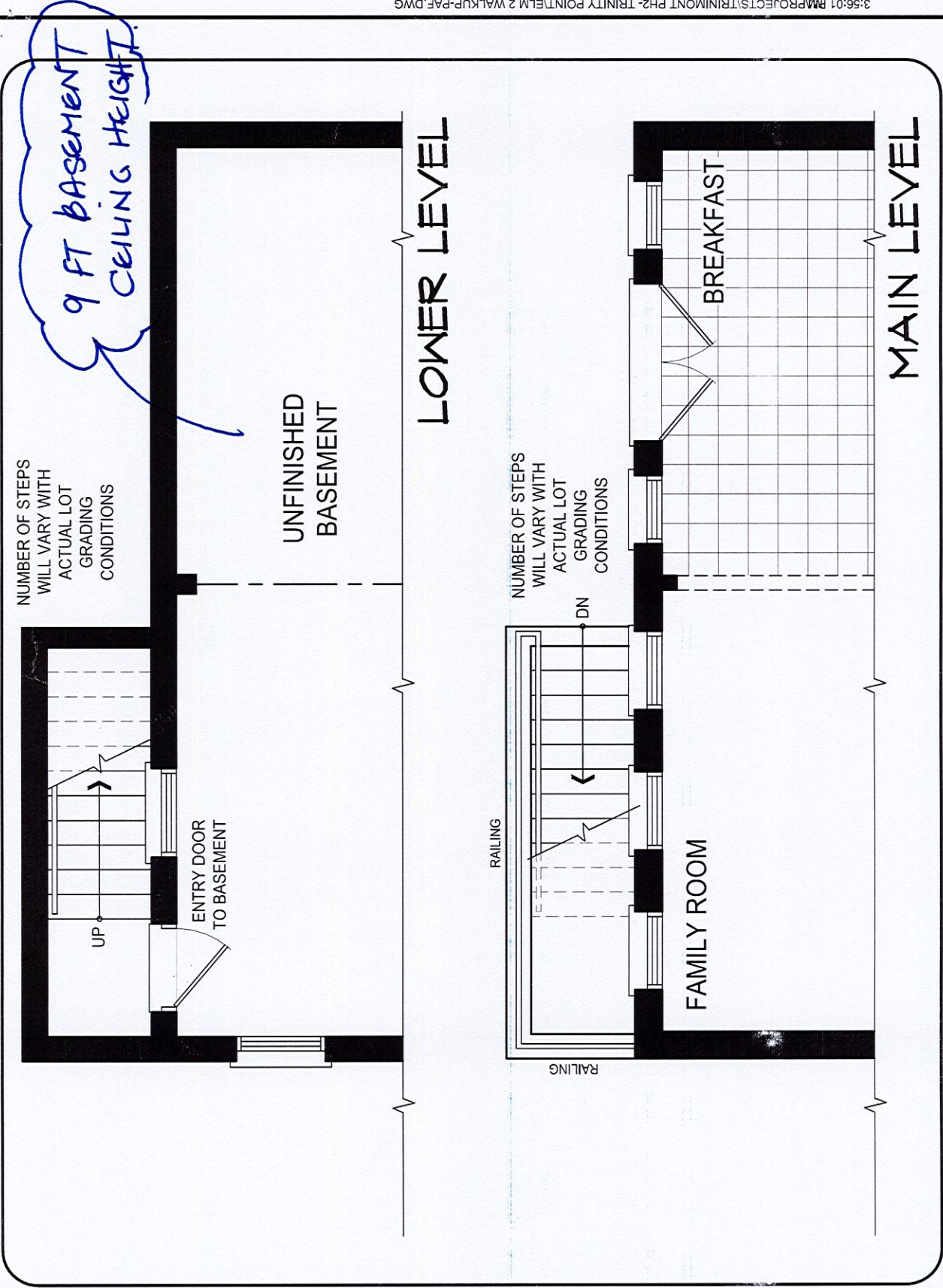


The Elm 2 ELEV. A • 2,
Includes 0.2 sq. ft. of finished

LOT 134
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

ELM 2
ELEVATION B

- REVISIONS:
- 1. ~~ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE.~~
 - 2. 9 FT BASEMENT CEILING HEIGHT.
- *IN OFFER.

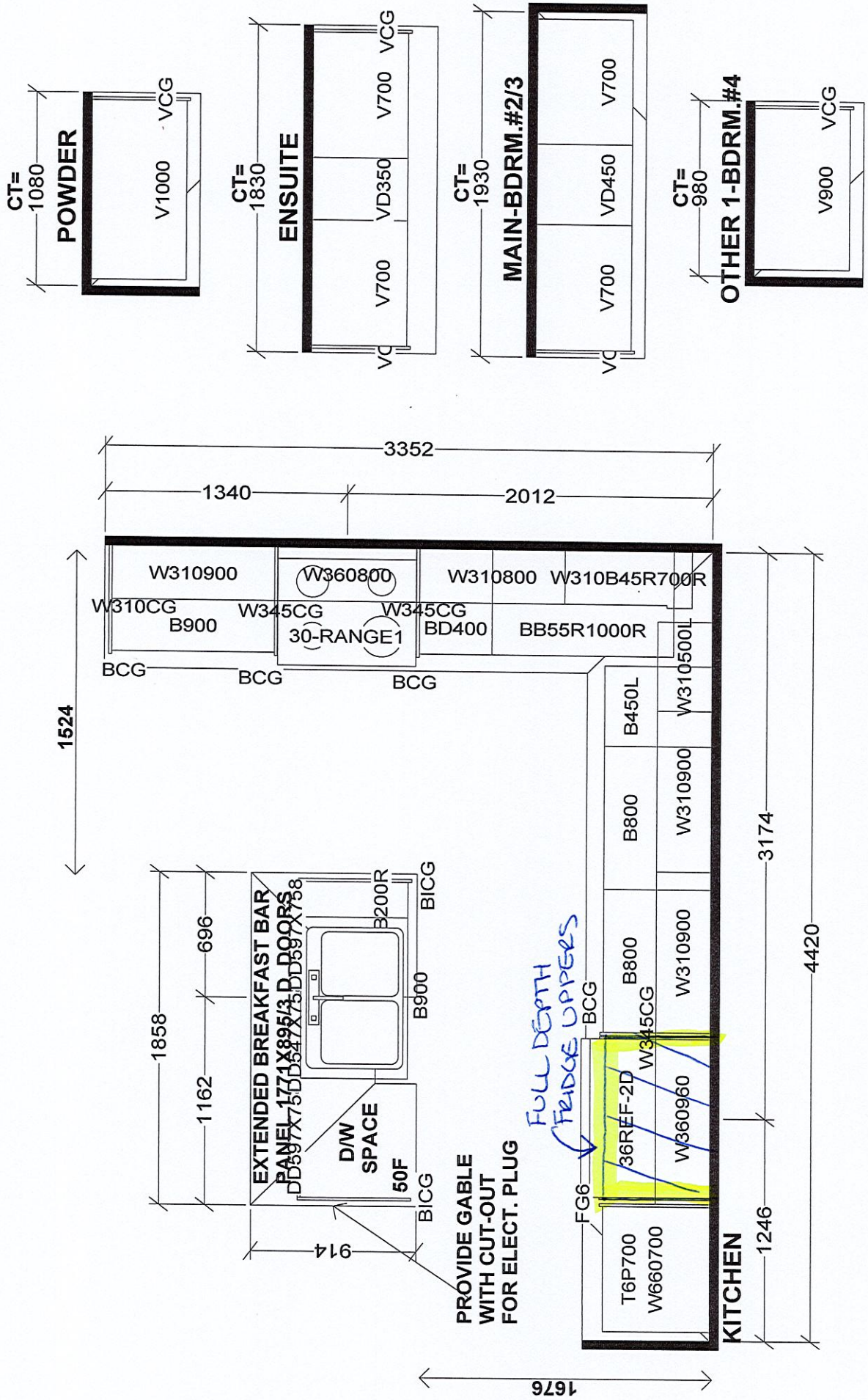


DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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



Selba Industries		J #	
W WIDTH		W HGT	
FLOOR HGT		DOOR HGT	
ST CENT		2X4	
VENT BOX COVER		DATE: JUNE 7 22	
JOB NUMBER:			
BUILDER: TRINITY POINT DEV.			
SITE: TRINIMONT DEV., Richmond Hill			
MODEL: 38-2X ELM 2 EL A(B,C)			
LOT #: 134			

LOT 134 TRINIMONT

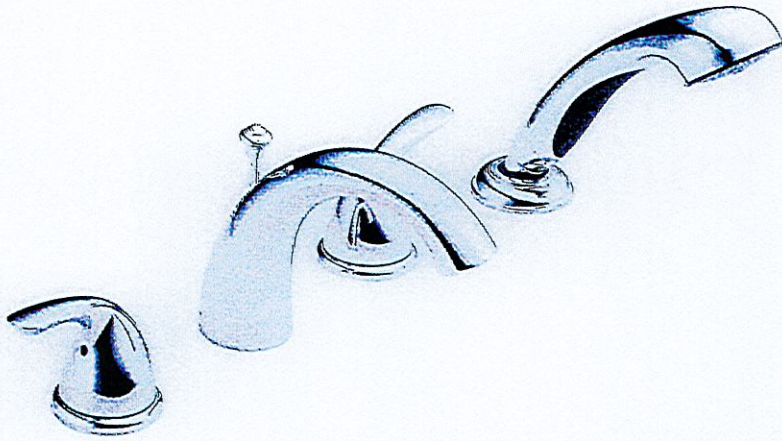
@ PRIMARY ENS. TUB.

CLASSIC

Roman Tub with Hand Shower Trim

MODEL#: T4705 / R4707

- 4-hole 8-16" installation



Finish: Chrome



LOT 134