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CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: KUNLI DONG and JUNHUI CHEN				TEL:
LOT / PHASE 151 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 3 Elev B		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 25Oct23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 25Oct23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 25Oct23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 25Oct23 Note: AT KITCHEN ISLAND (SIDE CLOSEST TO KITCHEN SINK) - SEE SKETCH	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 25Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST/SERVERY 25Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 25Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER AND MAIN HALL 25Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	

CONSTRUCTION

1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME FRAMED DOORS IN LIEU OF TUB -- ENSUITE BATH #2/3 *INCLUDES SHOWER POT LIGHT *TOE TESTER TO REMAIN INSTALLED 28Jul23 Note:	
1 - PROVIDE CLOSET AT DEN (IN LIEU OF CLOSET AT SUNKEN MUDROOM) 28Jul23 Note: SEE PURCHASER ALTERATION FORM	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT (Measured from top of footing to top of foundation wall). 19Jun23 Note: If the Purchaser has purchased or been provided with a 9ft 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. 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.	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN STD EDGE #360 25Oct23 Note: COMBINED WITH VENDORS STANDARD UNDERMOUNT KITCHEN SINK AND VENDORS STANDARD KITCHEN FAUCET	
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ELECTRICAL

CONSTRUCTION SUMMARY

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 28Jul23 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 - NOTE: INSTALL SHOWER LIGHT AT STANDING SHOWER ENSUITE 2/3 28Jul23 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 25Oct23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT DIRECTION OF HARDWOOD FLOORING INSTALLED IN THE MAIN HALLWAY MAY DIFFER FROM THAT OF THE ADJACENT ROOMS DUE TO THE DIRECTION OF FLOOR JOISTS.	
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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 25Oct23 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 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND/OR SUBSTITUTIONS TO WILL BE TO PERMITTED OR ENTERTAINED BY VENDOR.- PER PE DATED JULY 28/23. 28Jul23 Note:	
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. 19Jun23 Note: 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.	

PLUMBING

1 - NOTE: TOE TESTER TO REMAIN INSTALLED (AT STANDING SHOWER IN LIEU OF TUB) ENSUITE 2/3 SHOWER 28Jul23 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 23/23. 19Jun23 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 0 BLACK PICKETS 25Oct23 Note:	
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 25Oct23 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.	

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EXTRAS AS PER OFFER

<div>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 Five <i>Worksheet</i> <i>Note:</i></div> <div>REDEEMED</div>	
<div>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. <i>Worksheet</i> <i>Note:</i></div>	
<div>1st Choice: Exterior Colour Scheme 2 - Manchester <i>Worksheet</i> <i>Note:</i></div>	
<div>2nd Choice: Exterior Colour Scheme 8 - Madison County <i>Worksheet</i> <i>Note:</i></div>	

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Purchasers:KUNLI DONG & JUNHUI CHEN

Property: 151

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 3 Elev B

Lock Date: 25-Oct-23

25-Oct-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	&Served- RICHMOND 350 PLATINUM SILVER	464 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	DORAL H3078 HACIENDA WHITE	225 SA
Master Ensuite Bathroom	DORAL K43 SUMMIT WHITE	225 SA
Ensuite Bath - Bedroom 2/3	DORAL K43 SUMMIT WHITE	225 SA
Ensuite Bath - Bedroom 4	DORAL K43 SUMMIT WHITE	225 SA
	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

STD OPENING

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

Fridge Opening

STD OPENING

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

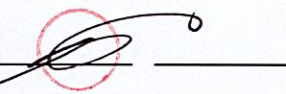
** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	&Served- BIANCO STARDUST QUARTZ	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	

** Refer to Construction Summary

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Initials: 

Page 1 of 4

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Lock Date: 25-Oct-23

25-Oct-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TORANO STATUARIO POLISH 24X24 - TITANIUM 50	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	TORANO STATUARIO POLISH 24X24 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Kitchen / Breakfast	&Servery- TORANO STATUARIO POL.24X24-TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Laundry Room	FRIGIA LIGHT GREY 13X13 - SILVER 1	<input type="checkbox"/>	STANDARD STACKED INSTALL
Powder Room	TORANO STATUARIO POLISH 24X24 - TITANIUM 50	<input type="checkbox"/>	STANDARD STACKED INSTALL
Master Ensuite Bathroom	FRIGIA WHITE 13X13 - TITANIUM 50 GROUT	<input type="checkbox"/>	STANDARD STACKED INSTALL
Master Ens. Shower Flr	2X2 WHITE TILE - TITANIUM 50 GROUT	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	E.B. PETRA GRIS 12.5X12.5- SILVER 1 GROUT	<input type="checkbox"/>	STANDARD STACKED INSTALL
Ensuite Bath - Bedroom 4	EMOTION GRIS 12 14 X 12 1/4 - SILVER 1 GROUT	<input type="checkbox"/>	STANDARD STACKED INSTALL
Sunken Mud Room	FRIGIA WHITE 13X13 - SILVER 1	<input type="checkbox"/>	STANDARD STACKED INSTALL
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

MAIN HALL REFERS TO HALL BY FOYER

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	EXTRA WHITE/GREY (722) 8X16 - TITANIUM 50 GROUT	STANDARD HORIZONTAL STACKED
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	CONCEPT PLUS LT GREY (012) 8X16 - TITANIUM 50	STANDARD HORIZONTAL STACKED
Ensuite Bath - Bedroom 4	GROENLANDIA BLANC LUC 8X16 - TITANIUM 50 GROUT	STANDARD HORIZONTAL STACKED
Sunken Mud Room	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

TUB TO SHOWER CONVERSION AT 2/3 ENSUITE - *INCLUDES TOE TESTER AND SHOWER POT LIGHT

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

ADD CLOSET AT DEN

Initials: 

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151

Telephone Res. / Bus:

/

Project:

Trinimont Developments Inc.

Decor Advisor:

Sabrina Carano

Model and Elevation:

Birch 3 Elev B

Lock Date:

25-Oct-23

25-Oct-23

Plan #:

65M-4737

7. Outer Flooring

Main Hall	HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 5"	
Living Room	N/A	
Dining Room	HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 5"	
Family Room	Great Room -HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 5"	
Den / Library / Study	HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 5"	
Basement Landing(If Applies)	LAMINATE - Torlys - Lexington-W Rochefort Oak TL-LW1317-PEFC	
Lower Landing (If Applies)	HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 5"	
Upper Landing	HARDWOOD - Vintage - Northtern Solid Sawn Smooth Red Oak Character Titanium Pearl 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	
Lookout	LAMINATE - Torlys - Lexington-W Rochefort Oak TL-LW1317-PEFC	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

MAIN HALL REFER TO HALL BY DEN

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TITANIUM PEARL (VINTAGE)
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TITANIUM PEARL (VINTAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TITANIUM PEARL (VINTAGE)
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> 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	Great Rm-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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Lookout	22 WARM GREY
	N/A	Sunken Mud Room	22 WARM GREY
	N/A	Bsmt Landing Area	22 WARM GREY

Smooth Ceilings First Floor

☐ Yes ☒ No

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25-Oct-23

Plan #: 65M-4737

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			Great Rm
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	

Fireplace Type			As Per Construction Specifications
Mantle Type			MANTLE M1-STANDARD
Colour / Stain			BIRCH
Surround			GRIGIO CARNICO
Hearth			N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

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

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary **9FT BASEMENT CEILING HEIGHT** **PROVIDE CLOSET AT DEN**

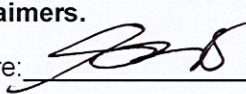
Disclaimers and Notes

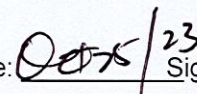
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

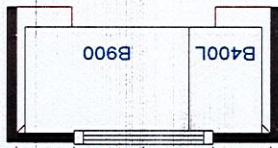
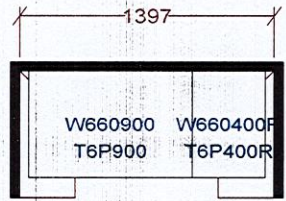
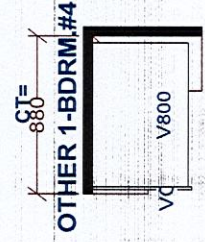
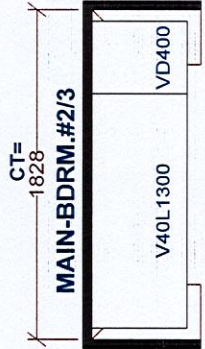
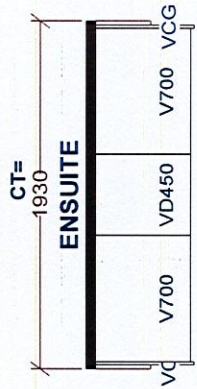
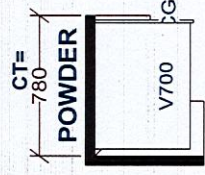
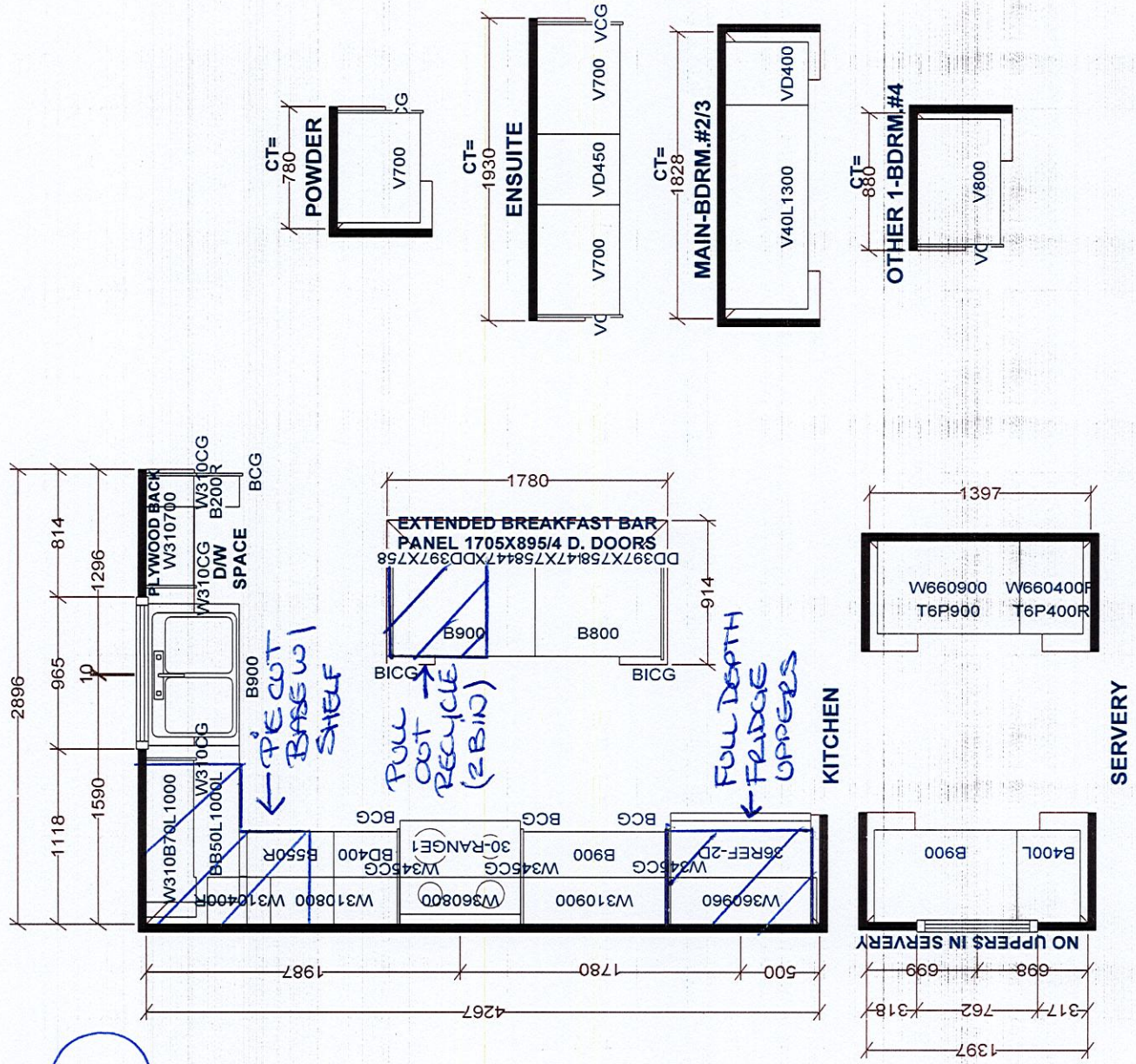
Signature: 

Date: 

Signature: _____

Date: _____

lot 151
TRINIMONT - BIRCH 3 ELEV B



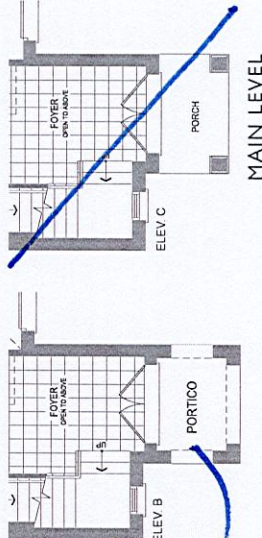
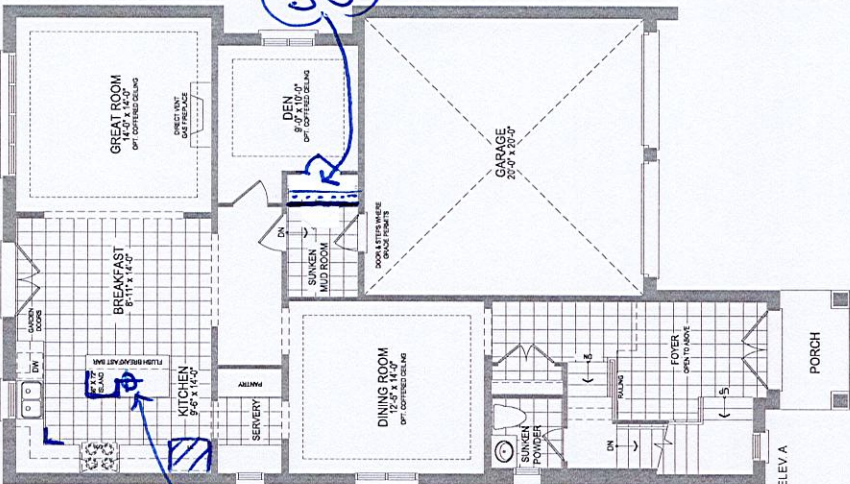
Selba Industries				J #
W WIDTH	W HIGHT	W CNT	JOB NUMBER:	
FLOOR HIGHT	DOOR HIGHT	NO UPPER\$ IN SERVERY	BUILDER: TRINITY POINT DEV.	
ST CENT	2X4	VENT BOX COVER	SITE: TRINIMONT DEV., Richmond Hill	
			MODEL: 41-3X BIRCH 3 EL A B	
			LOT #: 151 TRINIMONT	
			DESIGNER: KS	
			DATE: OCT 26 21	

LOT 151

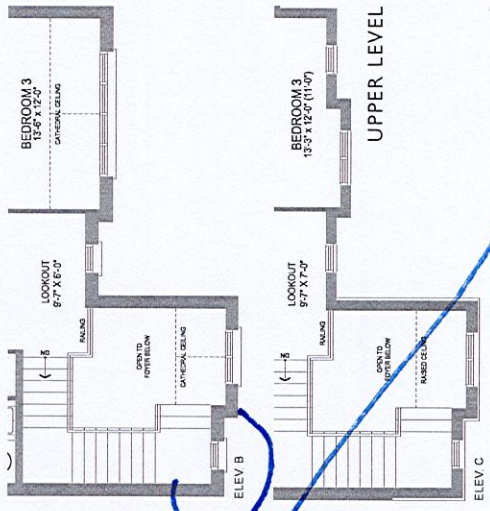
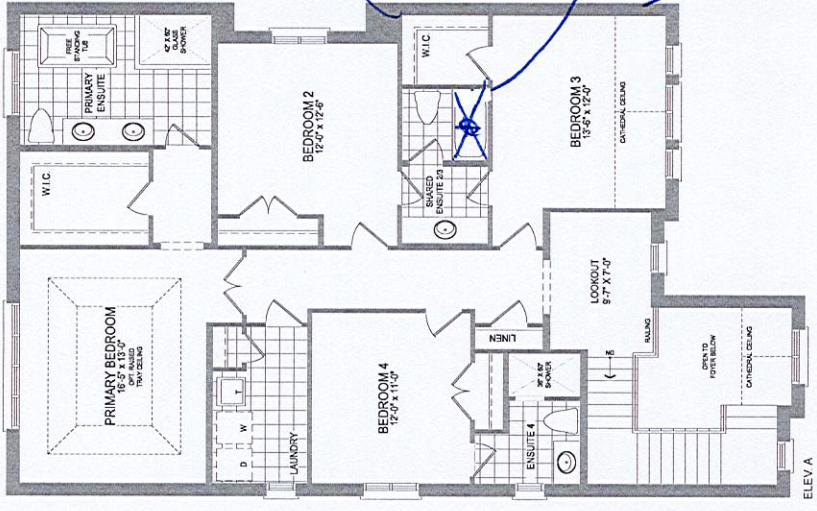
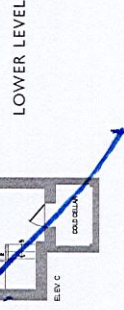
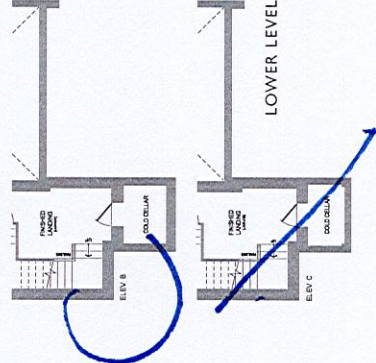
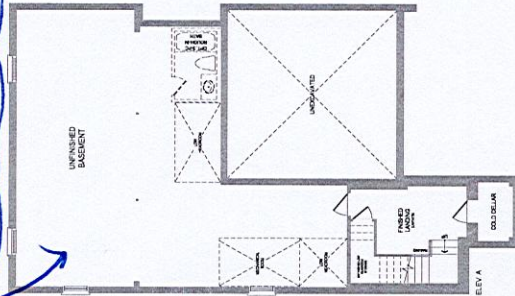
TRINIMONT

BIRCH 3 ELEV B.

RELOCATE KITCHEN LIGHT
ABOVE ISLAND
construction permitting



* 9 FT BASEMENT CEILING



ENS 2/3 =

* TUB TO SHOWER
CONVERSION (includes
shower light)
* T/OE TESTER TO
REMAIN INSTALLED.

The Birch 3 ELEV. A, B & C 3,138 SQ.FT.
Includes 78 sq.ft. of open area and 120 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.

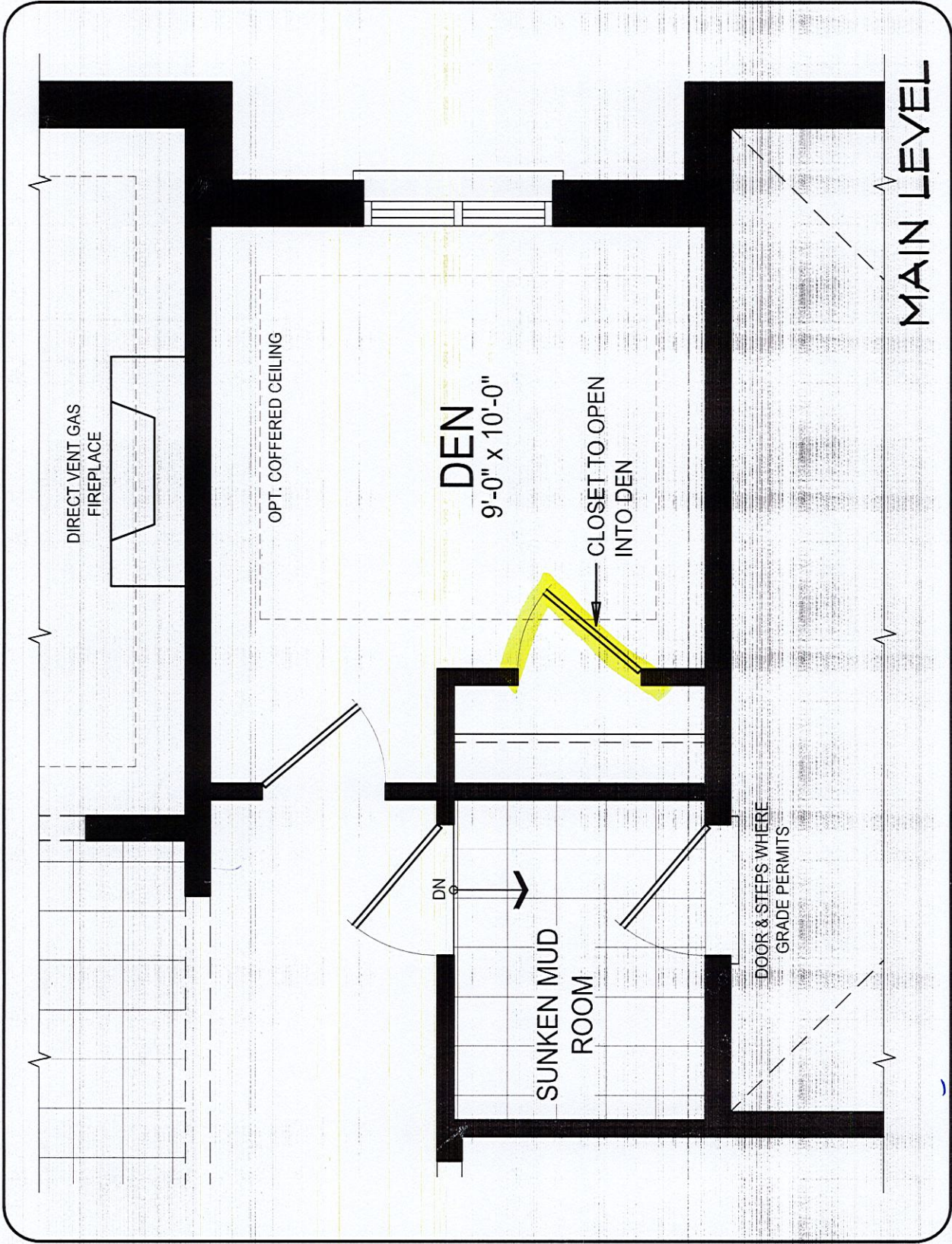


LOT 151
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 3
ELEVATION B

REVISIONS:

1. CLOSET AT DEN IN LIEU OF CLOSET IN SUNKEN MUD ROOM.
2. 9 FT BASEMENT CEILING
3. TUB TO SHOWER AT ENS 2/3.



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
BY MB
PAGE No.
1 OF 1

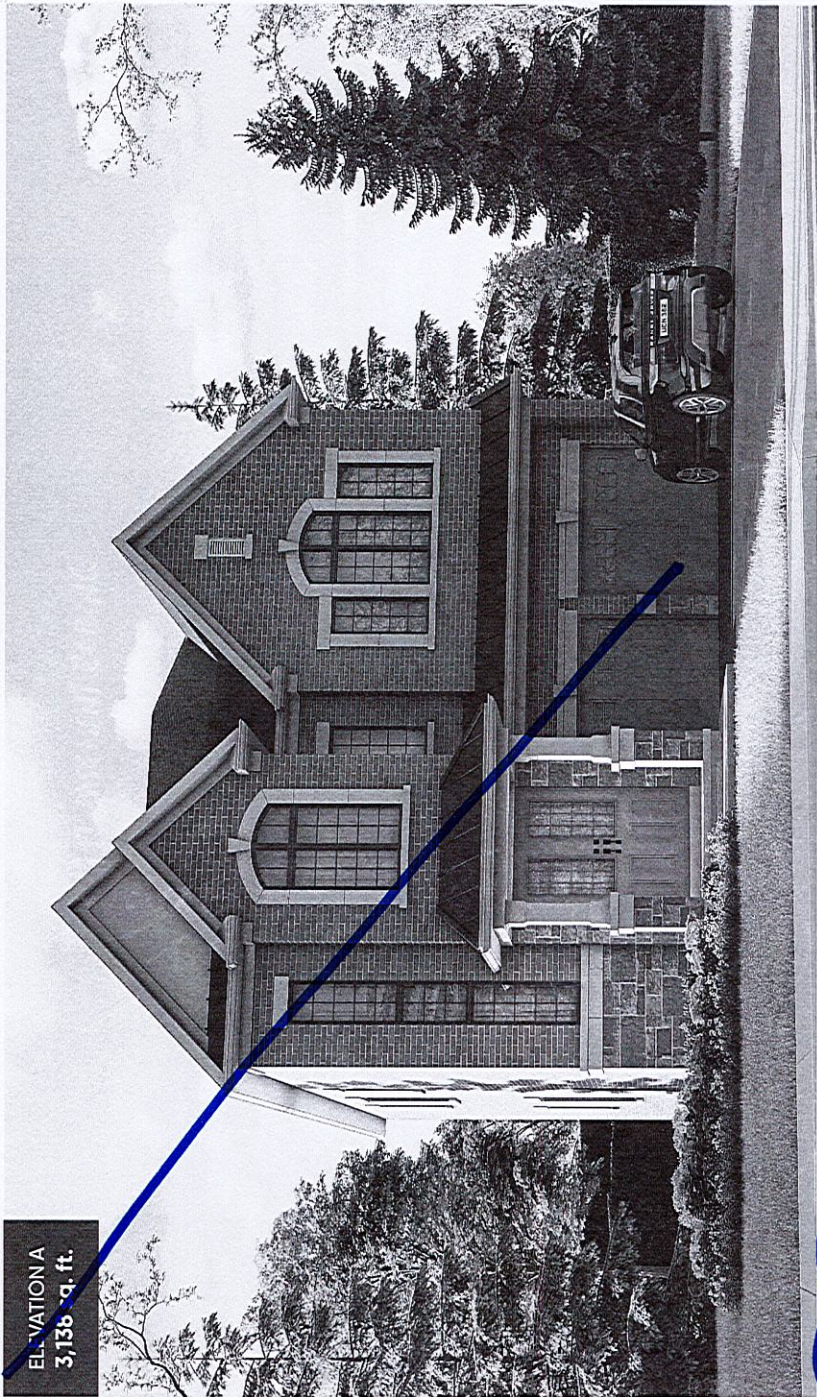
TRINITY POINT

LOT 151
TRINITY MONT

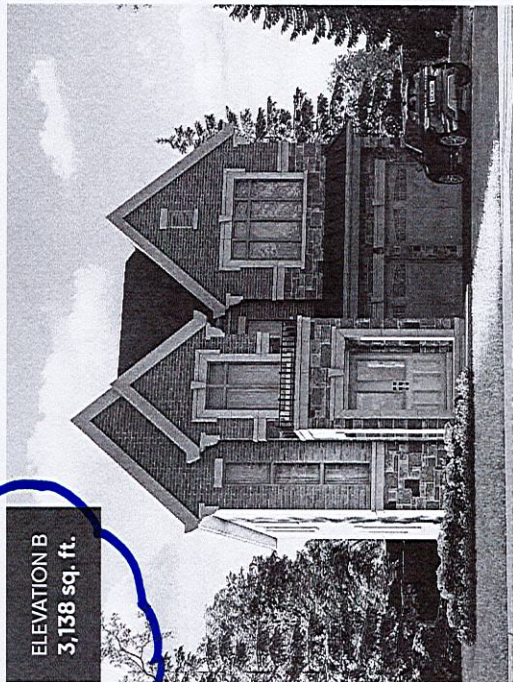
BIRCH 3 ELEV B.

The Birch 3

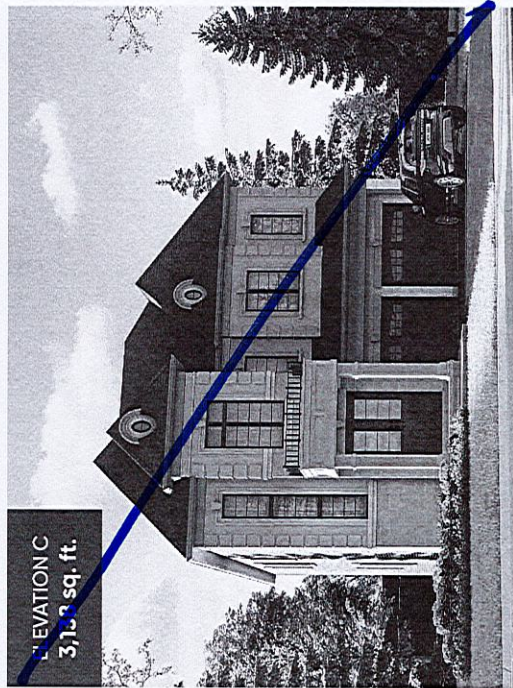
41' LOT



ELEVATION A
3,136 sq. ft.



ELEVATION B
3,138 sq. ft.



ELEVATION C
3,133 sq. ft.

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.