

CONSTRUCTION SUMMARY	
Red Oaks on Bayview - Trinimont Developments Inc.	
PURCHASER: SALVATORE REITANO.	TEL:

MAR 22 2023

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
18 / 1	65M-4737	Birch 2 Elev A	-	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - STANDARD LEVEL CABINETRY	
15Mar23 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM	
15Mar23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - KITCHEN/BREAKFAST	
15Mar23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - FOYER	
15Mar23 Note: INCLUDES W.I.C AT FOYER AND GARAGE ENTRY.	

CONSTRUCTION

1 - PURCHASER HAS SELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALED AND ATTACHED TO THIS AMENDMENT.	
31Jan23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET	
06Sep22 Note:	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD GRANITE	
15Mar23 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
15Mar23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT AND ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - ADD FESTIVE PLUG- EXTERIOR SEE SKETCH	
06Sep22 Note:	
4 - ADD POT LIGHTS IN KITCHEN, GREAT ROOM, DEN AND DINING ROOM- SEE SKETCH	
06Sep22 Note:	
STANDARD LIGHTS TO REMAIN ON SEPARATE SWITCHES	
1 - FAMILY ROOM ADD- PLUG ABOVE FIREPLACE	
06Sep22 Note:	
GREAT RM	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR	
06Sep22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR COMPLETE	
15Mar23 Note:	

PAINTING

<div>CONSTRUCTION SUMMARY</div> <div>Red Oaks on Bayview - Trinimont Developments Inc.</div>				
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18 / 1	65M-4737	Birch 2 Elev A		

1 - UPGRADE TRIM PAINT - WHITE	
15Mar23 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
06Sep22 Note:	

PROMOTIONAL

1 - PROMO AS PER OFFER	
06Sep22 Note:	

REDEEMED

STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
15Mar23 Note:	

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 Ten	
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 choice.	
Worksheet Note:	
1st Choice: Exterior Colour Scheme 5 - Arnprior	
Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey	
Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 15 Mar 23 at 14:16

Purchaser:

Salvatore Reitano

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

Lock Date:

15-Mar-23

Property: 18

Project: Trinimont Developments Inc.

Model and Elevation: Birch 2 Elev A

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL H3078 HACIENDA WHITE	464SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO 814 DARK CHOCOLATE	225SA
Master Ensuite Bathroom	DORAL W500 WHITE	464SA
Ensuite Bath 2/3	SABRA 823 DRIFTWOOD	225SA
Ensuite Bath 4	SABRA 823 DRIFTWOOD	225SA

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

Stove Opening

STANDARD

Fridge Opening

STANDARD

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

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

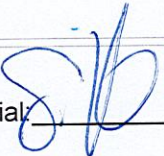
NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ - MISTRAL	360
Laundry Room	N/A	N/A
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath 4	LAMINATE-WHITE CARRARA 4924-38	

** Refer to Construction Summary

Initials 

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

SALVATORE REITANO.

/

Ida Viola

15-Mar-23

Property: 18

Project: Trinimont Developments Inc.

Model and Elevation: Birch 2 Elev A

23-Feb-23

Plan #:

65M-4737

3. Ceramic Flooring

Entrance Vestibule	STONE WHITE 12 1/4 X 24 1/4	(includes W.I.C) + garage entry	<input type="checkbox"/>	At a 45 Threshold-If App.	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD		<input type="checkbox"/>			
Kitchen / Breakfast	STONE WHITE 12 1/4 X 24 1/4		<input type="checkbox"/>			
Laundry Room	LOFT CENDRA 13X13		<input type="checkbox"/>			
Powder Room	STONE WHITE 12 1/4 X 24 1/4		<input type="checkbox"/>			
Master Ensuite Bathroom	CONCRETE WHITE 13X13		<input type="checkbox"/>			
Master Ens Shower Floor	2X2 WHITE TILE - As per Construction Specifications		<input type="checkbox"/>			
Ensuite Bath - Bedroom 2/3	LOFT CENDRA 13X13		<input type="checkbox"/>			
Ensuite Bath - Bedroom 4	LOFT CENDRA 13X13		<input type="checkbox"/>			
			<input type="checkbox"/>			
			<input type="checkbox"/>			

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	N/A
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/GREY (722) 8X16	
Ensuite Bath - Bedroom 4	EXTRA WHITE/GREY (722) 8X16	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD 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

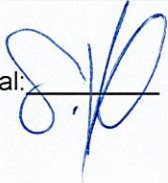
☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: 

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Salvatore Reitano.

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

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15-Mar-23

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Model and Elevation: Birch 2 Elev A

Plan #: 65M-4737

23-Feb-23

7. Other Flooring

Main Hall	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Living Room	N/A	
Dining Room	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Family Room	***SEE BELOW - GREAT RM	
Den / Library / Study	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Basement Landing(If Applies)	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Lower Landing (If Applies)	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Upper Landing	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Upper Hall	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Master Bedroom	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Bedroom #2	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Bedroom #3	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Bedroom #4	LAMINATE - LEXINGTON-W BRUSSELS OAK TL-LW1316 PEFC	
Bedroom #5	N/A	
GREAT RM	HARDWOOD - VINTAGE NORTHERN SOLID SAWN SMOOTH - RED OAK CHARACTER - 5" ANGORA PEARL	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE - ANGORA
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE - ANGORA
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE - ANGORA
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE - ANGORA
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

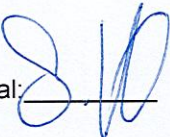
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	WHITE		
		Basement LandingArea	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initial: 

Purchaser: SALVATORE REITANO.
Telephone Res. / Bus: /
Decor Advisor: Ida Viola
Lock Date: 15-Mar-23

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Model and Elevation: Birch 2 Elev A
Plan #: 65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule

N/A

Main Hall

N/A

Living Room

N/A

Dining Room

N/A

Family Room

N/A

Kitchen/Breakfast

N/A

Den/Library

N/A

Lower Landing

N/A

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

GREAT RM

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M2-STANDARD

*WHITE

NERO

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

N/A

Gas Provisions Dryer

N/A

Gas Provisions Stove

YES

Gas Provisions Barbecue

N/A

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

Dishwasher Rough-in

Yes

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

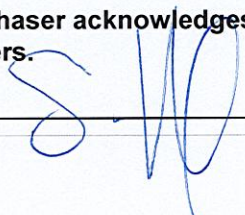
Disclaimers and Notes

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: March 15/23.

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LOT 18
TRINIMONT

Birch 2

Relocate light
above island

Add plug

Pot
Light

Pot
light

GAS LINE
R/I STOVE

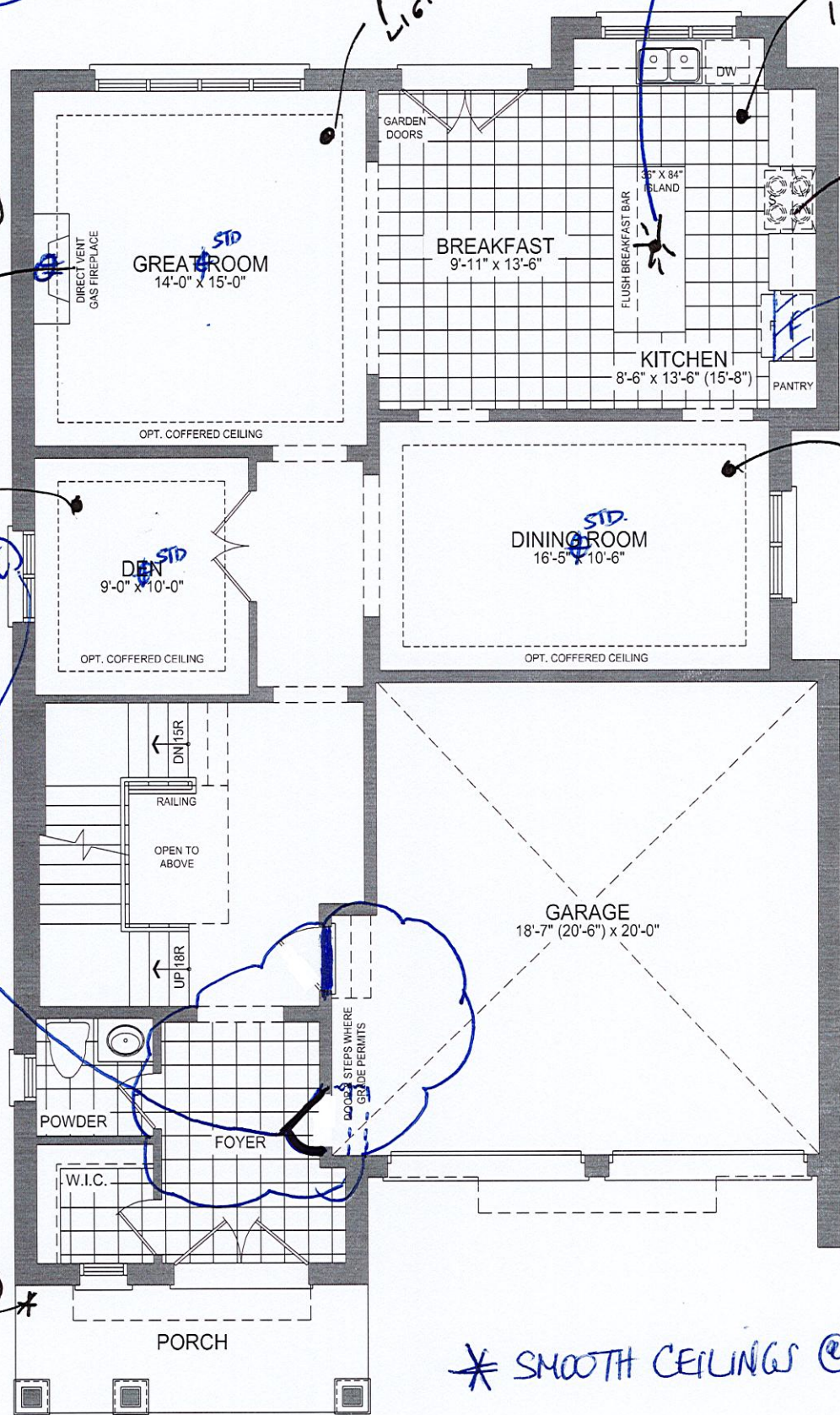
Full depth
fridge cabinet

Potlight

Pot
Light

See Revised layout
* Sunken foyer
* relocated main door

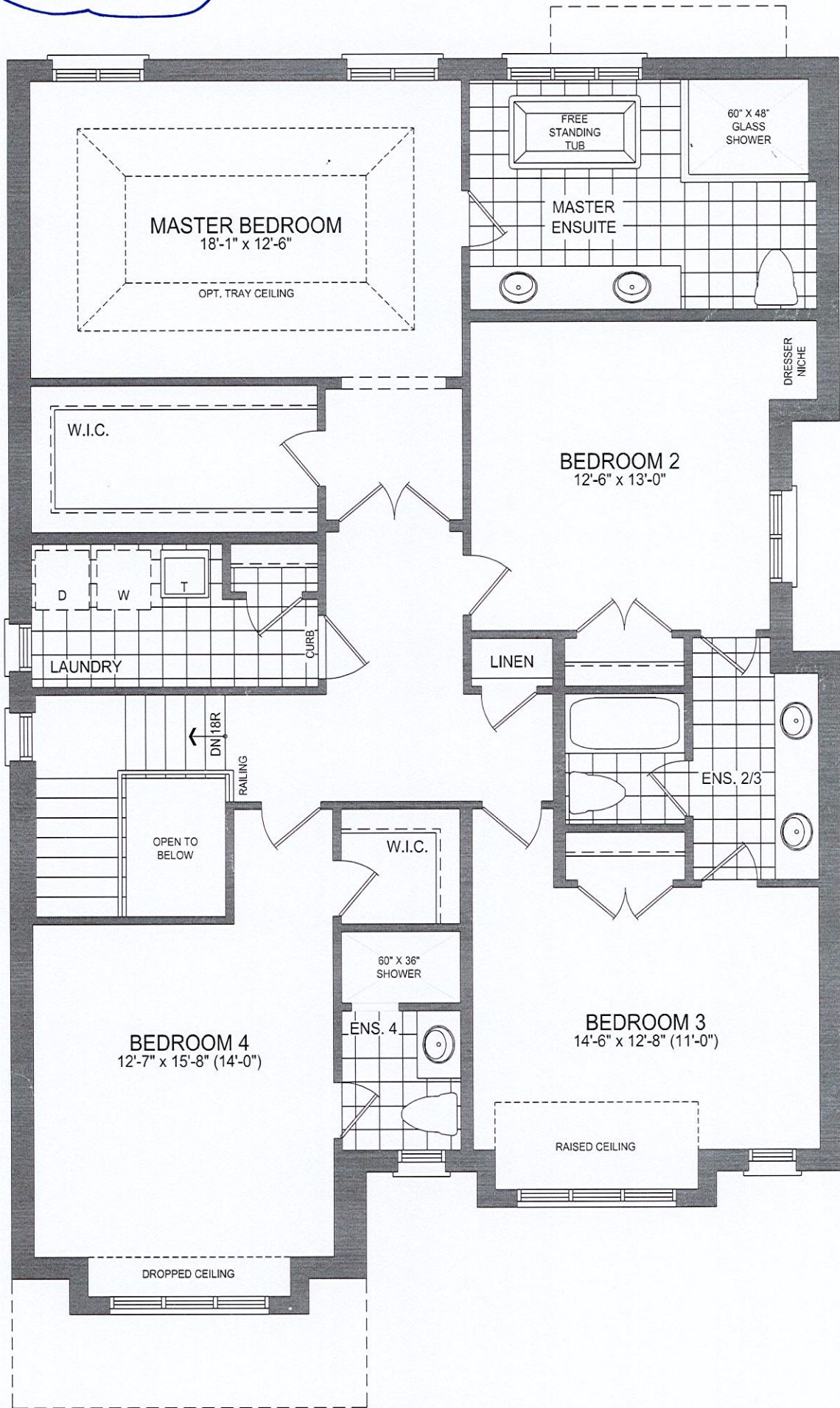
Festive
plug



* SMOOTH CEILINGS @ MAIN FLOOR
ONLY.

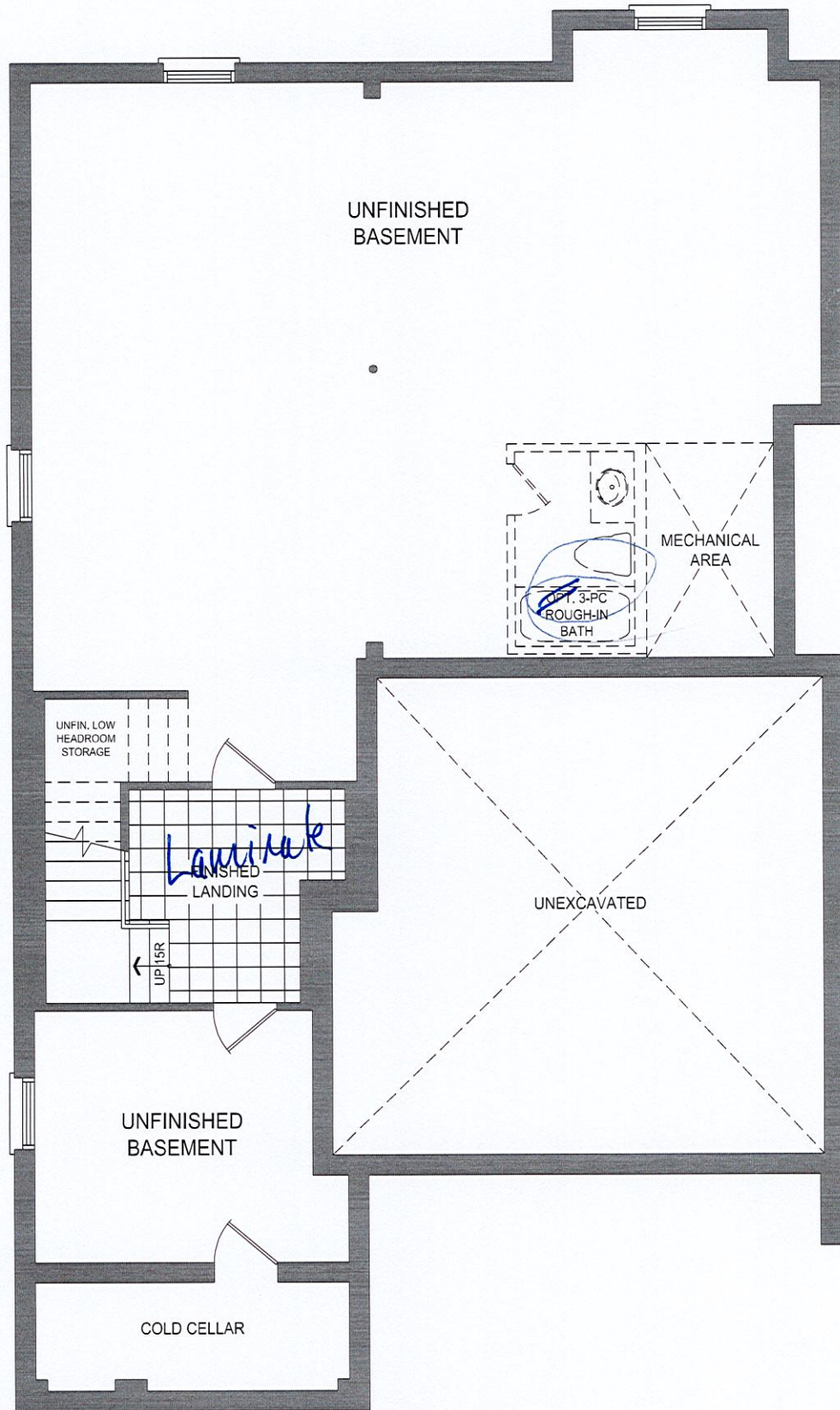
41-2 GROUND FLOOR PLAN EL. A - 10' CEILING

LOT 18
TRINIMONT



41-2 SECOND FLOOR PLAN E-A - 9' CEILING

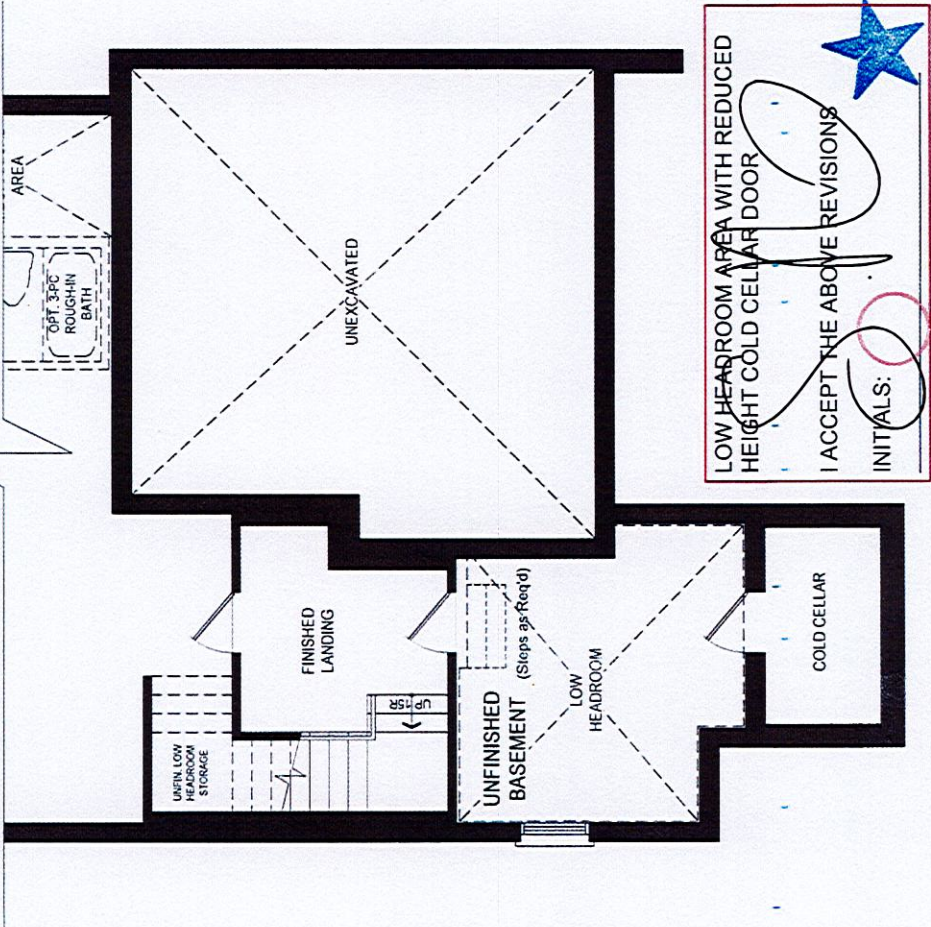
LOT 18
TRINIMONT



41-2 BASEMENT PLAN EL. A



Purchaser Name: Sam Reitano
LOT #: 93.

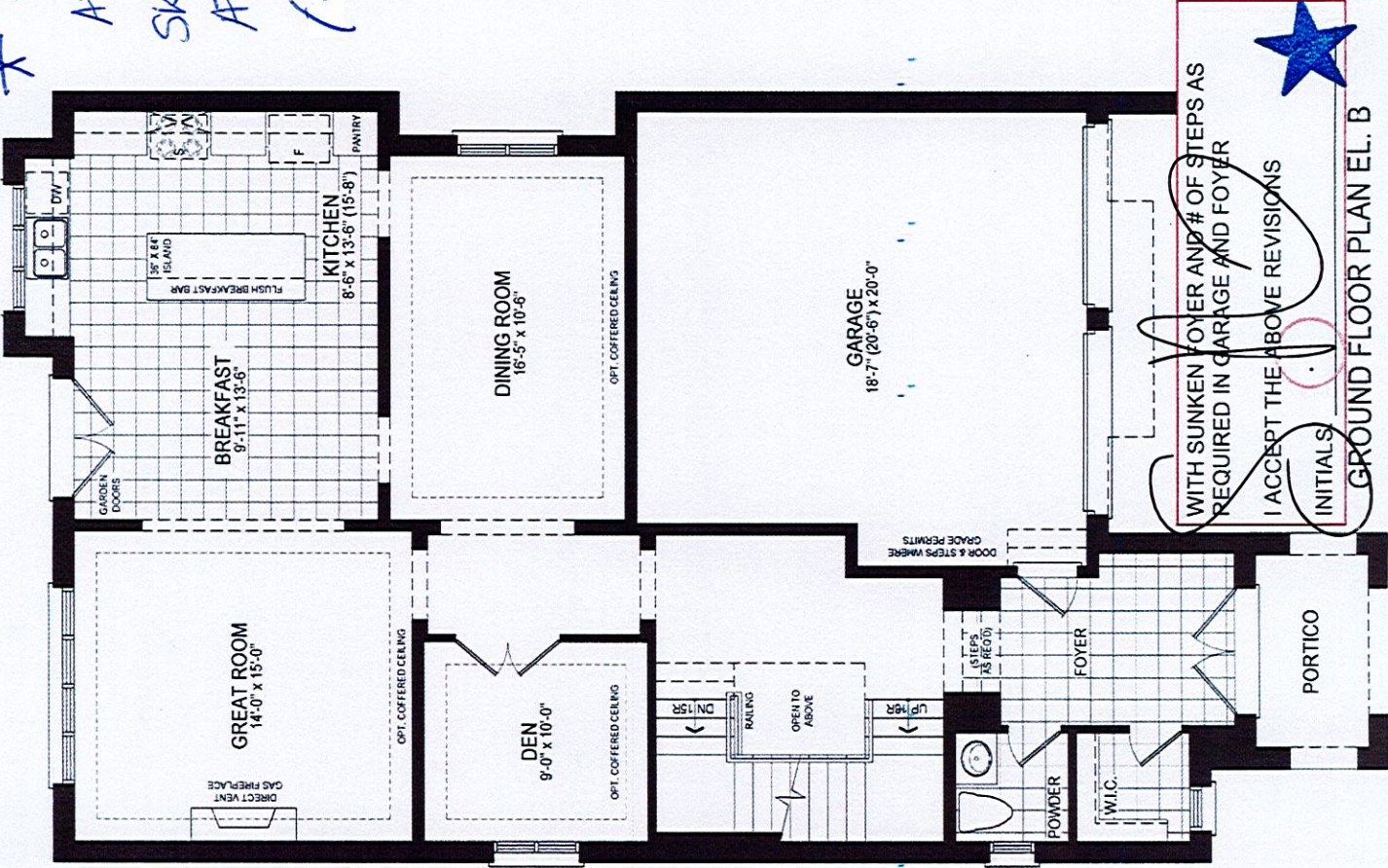


BASEMENT FLOOR PLAN EL. B

BIRCH 2 - EL. B

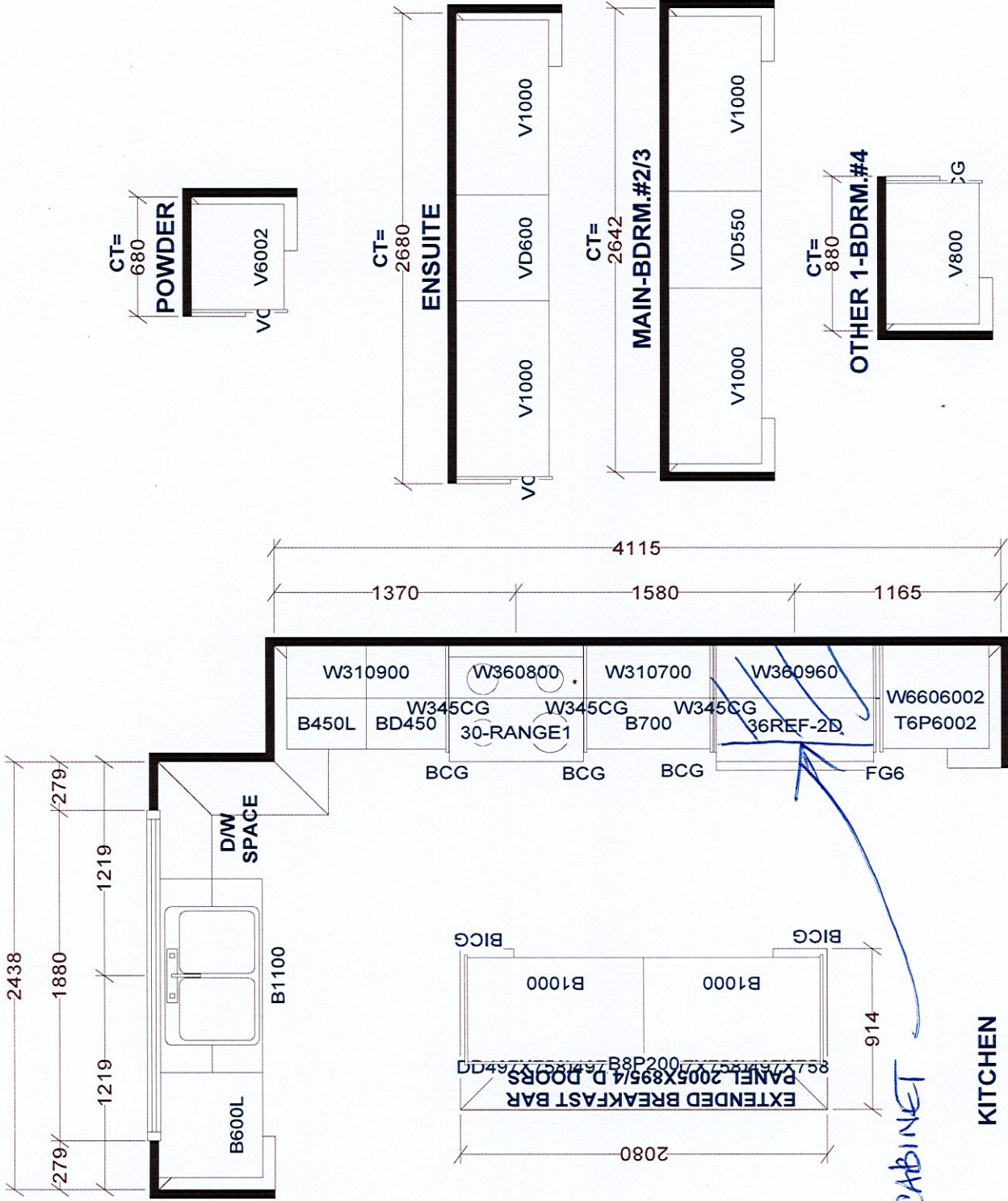
Plan not to scale. Dimensions, specifications and architectural details subject to modification by the Vendor.
Purpose of plan is to show the revisions to the plan as noted. E & O. E.

* SEE
ADDITIONAL
SKETCH
ATTACHED
(electrical
upgrades etc.)



GROUND FLOOR PLAN EL. B

LOT 18
TRINIMONT



Selba Industries				J #
W WDTH	W HGHT	W CNT	JOB NUMBER:	
FLOOR HGHT	DOOR HGHT		BUILDER: TRINITY POINT DEV.	
ST CENT	2X4	VENT BOX COVER	SITE: TRINIMONT DEV., Richmond Hill	
			MODEL: 41-2X BIRCH 2 EL A,B,C	
			LOT #:	
			DESIGNER: KS	
			DATE: OCT 25 21	

18 TRINIMONT