

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: WEIDAN LANG			RECEIVED APR - 4 2023	TEL:
LOT / PHASE 16 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev C		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALANCE - NO LIGHTING 03Apr23 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 22Sep22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 03Apr23 Note: STANDARD LEVEL CABINETRY	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 03Apr23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND 03Apr23 Note:	
1 - KITCHEN CABINETRY BASE - BASE AND STANDARD COUNTER - PRICE IS PER FOOT - STANDARD CABINETRY 22Sep22 Note: STANDARD LEVEL CABINETRY	
1 - KITCHEN CABINETRY UPPER - UPPER CABINETS - FITS TALL UPPER CABINETS - PRICE IS PER FOOT - STANDARD CABINETRY 22Sep22 Note: STANDARD LEVEL CABINETRY	

CERAMIC TILE

1 - TILE - UPGRADE 3 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 03Apr23 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - PRIMARY ENSUITE - FLOOR 03Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 03Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 03Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER GARAGE ENTRANCE AND WIC 03Apr23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Apr23 Note:	
1 - PURCHASER HAS SELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAIN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALED AND ATTACHED TO THIS AMENDMENT. 01Feb23 Note:	

COUNTER TOP

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1 - NOTE: ADDITIONAL COUNTERTOP ADDED BY DISHWASHER - PRICED SEPARATELY -				
***SEE SKETCH 22Sep22 Note:				
ELECTRICAL				
1 - MASTER ENSUITE- ADD PLUG - ELECTRICAL PLUG WITH GFI NEXT TO TOILET IN MASTER ENSUITE-				
18Jul22 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN DINING AND BREAKFAST ROOM				
18Jul22 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING				
18Jul22 Note:				
@ FRONT PORCH *SEE SKETCH				
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND				
18Jul22 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND				
18Jul22 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR				
18Jul22 Note:				
SEE SKETCH FOR APPROXIMATE LOCATION				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR				
18Jul22 Note:				
HARDWOOD FLOORING				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - UPPER HALL				
03Apr23 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS				
03Apr23 Note:				
MIRRORS AND GLASS				
1 - SHOWER DOOR HANDLE - CHROME D-RING				
18Jul22 Note: FOR MASTER ENSUITE SHOWER-				
PLUMBING				
1 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH				
18Jul22 Note:				
MASTER ENSUITE				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY				
18Jul22 Note:				
1 - DELTA MULTIFUNCTION HAND HELD ON SLIDE BAR WITH DIVERTER TO ADD TO STANDARD FAUCET TRIM CHROME # R11000 / T11800 / 57014 / 50560				
18Jul22 Note: MASTER ENSUITE- SHOWER				
PROMOTIONAL				

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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Apr23 Note:	
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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER (\$6148.00 PREVIOUSLY USED JULY 10/22). REMAINING PROMO BALANCE \$2552.00 22Sep22 Note:	
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REDEEMED

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Jul22 Note:	
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PROMO BALANCE REMAINING \$2552.00 -- REDEEMED APRIL 3/23

STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Apr23 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 choice. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 3 Apr 23 at 12:25

Purchaser:WEIDAN LANG

Telephone Res. / Bus: /

Decor Advisor:Ida Viola

Lock Date:3-Apr-23

Property: 16

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev C

30-Mar-23

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 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 2/3	DORAL K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 4	DORAL K38 RIVERSIDE	464SA

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 Standard

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

Fridge Opening

Vendors Standard

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	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

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3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-DOZZA WHITE 24X24	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-DOZZA WHITE 24X24	☐	
Laundry Room	TILE-S.N. PASTELLO BIANCO 13X13	☐	
Powder Room	TILE-DOZZA WHITE 24X24	☐	
Master Ensuite Bathroom	TILE-VARENNA CARARRA MATTE 12X24	☐	
Master Ens Shower Floor	2x2 WHITE TILE	☐	
Ensuite Bath - Bedroom 2/3	TILE-S.N. PASTELLO BIANCO 13X13	☐	
Ensuite Bath - Bedroom 4	TILE-S.N. PASTELLO BIANCO 13X13	☐	
		☐	
Garage Entry/ WIC	TILE-DOZZA WHITE 24X24	☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-VARENNA CARARRA MATTE 12X24	
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Garage Entry/ WIC	N/A	
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	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

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Family Room	GREAT ROOM- SEE BELOW	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Lower Landing (If Applies)	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Upper Landing	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Upper Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #5	N/A	
GREAT ROOM	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 6 1/2" DURAMATT	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE - DRIFTWOOD
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE - DRIFTWOOD
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE - DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE - DRIFTWOOD
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	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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		
		Basement LandingArea	22 WARM GREY
Smooth Ceilings First Floor		☒ Yes ☐ No	

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SMOOTH CEILINGS AT 1ST FLOOR ONLY

Initial:



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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				
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						As Per Construction Specifications		
Mantle Type						MANTLE M2-STANDARD		
Colour / Stain						AS PER CONSTRUCTION SPECIFICATIONS		
Surround						NERO		
Hearth						NO		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

Gas Provisions Stove

Gas Provisions Dryer

Gas Provisions Barbecue

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: _____

LOT 16
TRINIMONT.

* ADDITIONAL FOOT.
OF UPPER/BASE CABINETS
& COUNTER

BBA

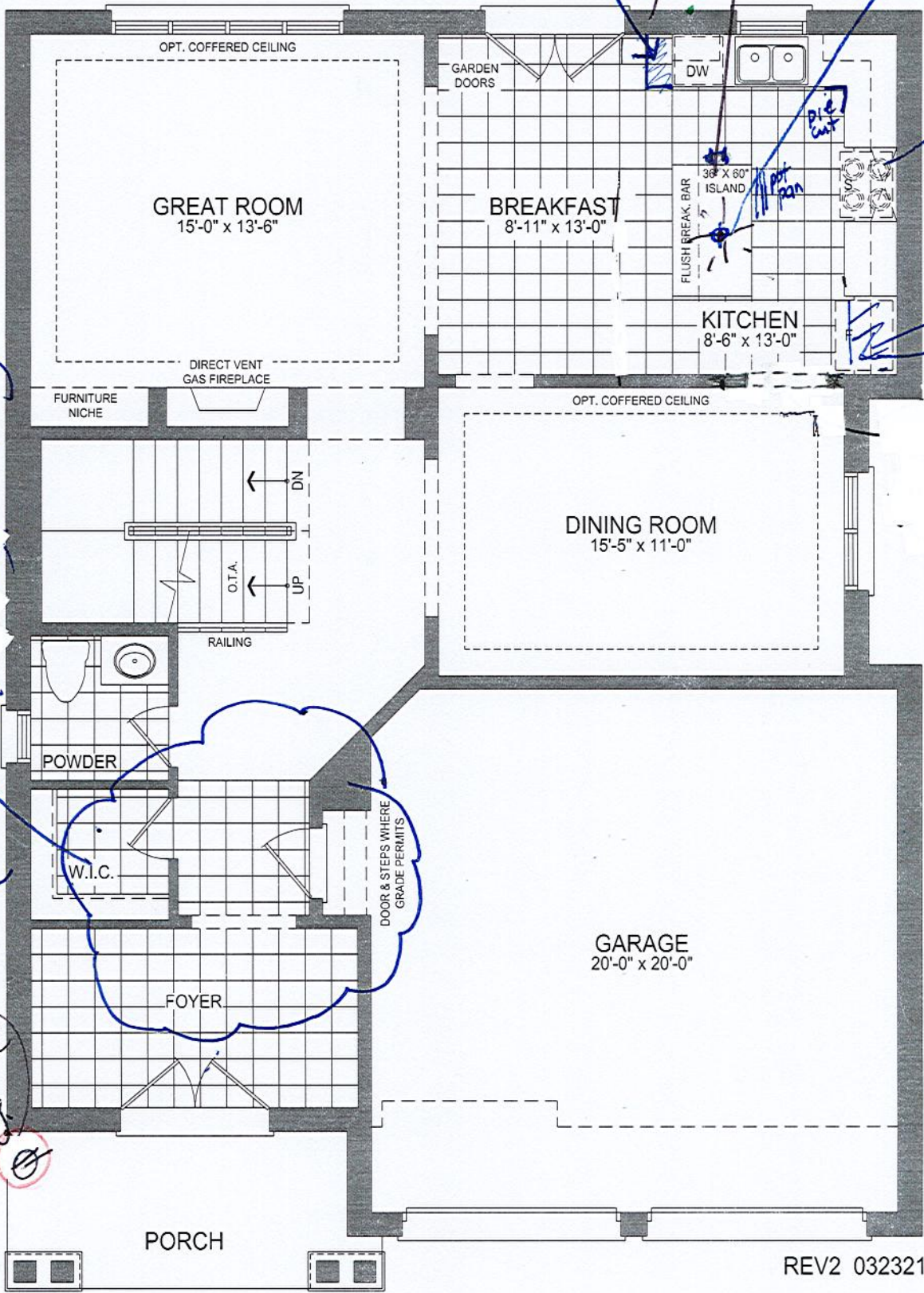
Add plug

Relocate
standard light
center
above
island

GAS LINE
FOR STOVE

water line

Full depth
fridge.

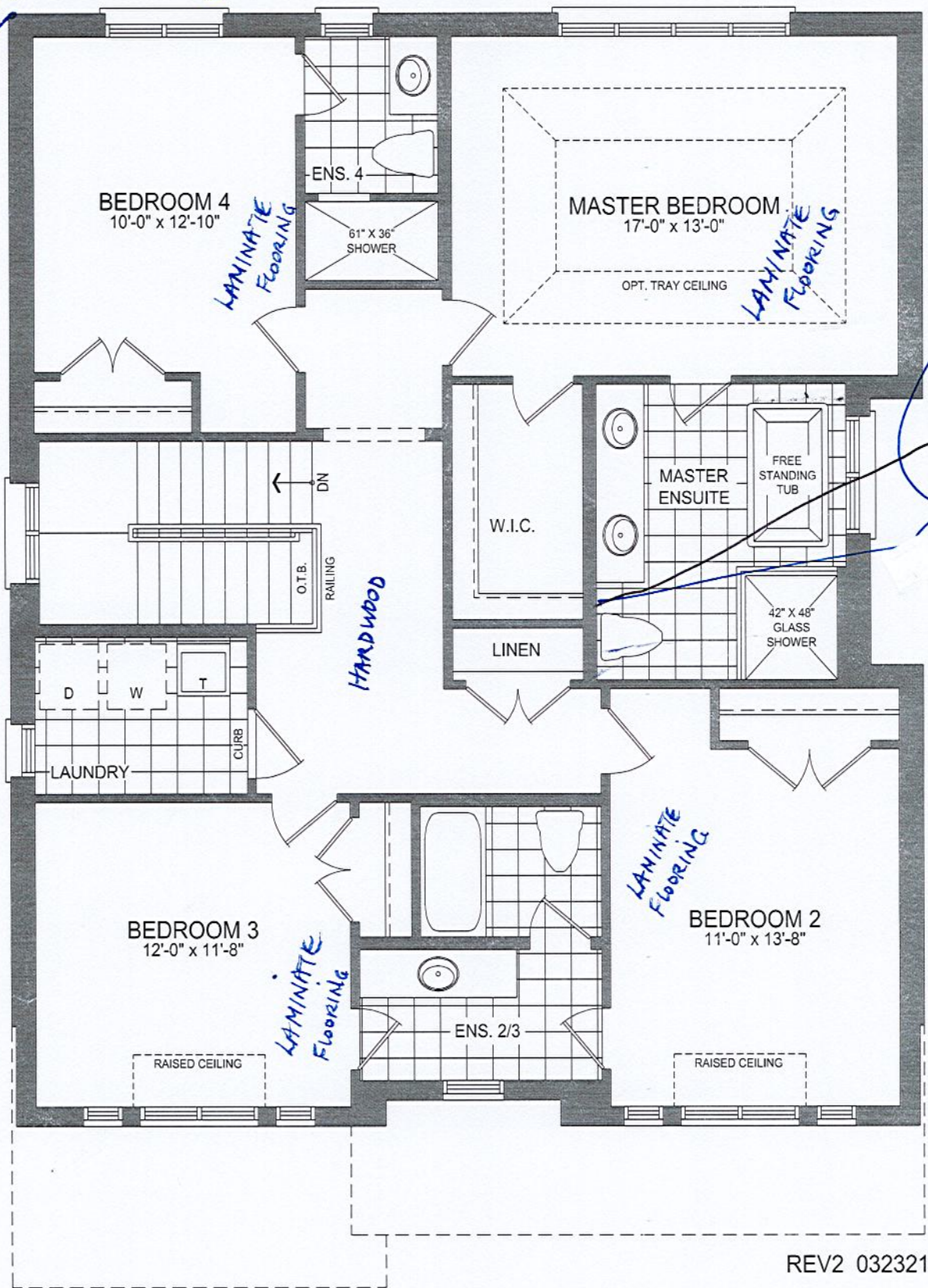


REV2 032321

* SMOOTH CEILING @ MAIN FLOOR ONLY

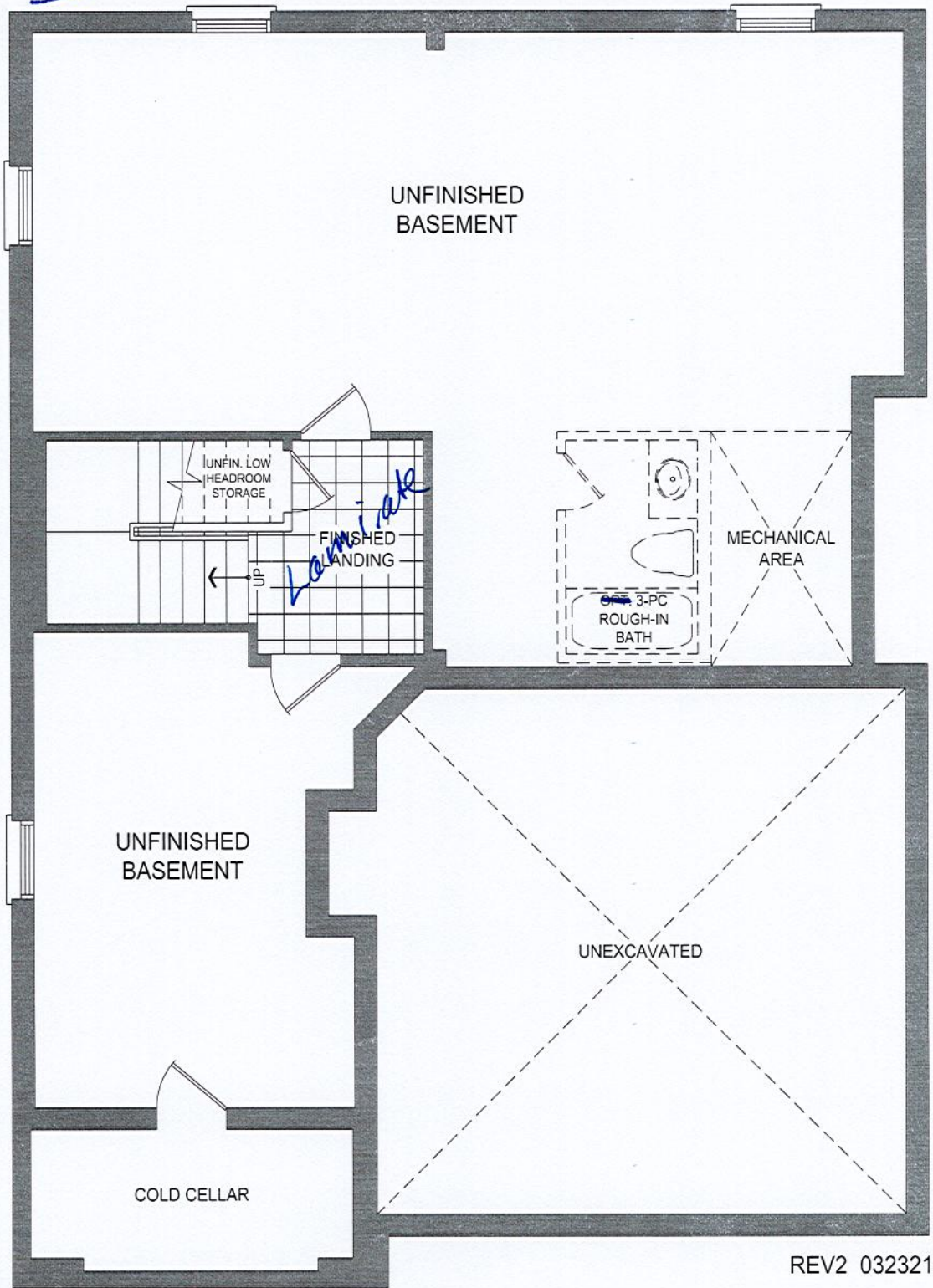
41-1 GROUND FLOOR PLAN EL. C - 10' CEILING

LOT 16
TRINIMONT.



41-1 SECOND FLOOR PLAN EL. C - 9' CEILING

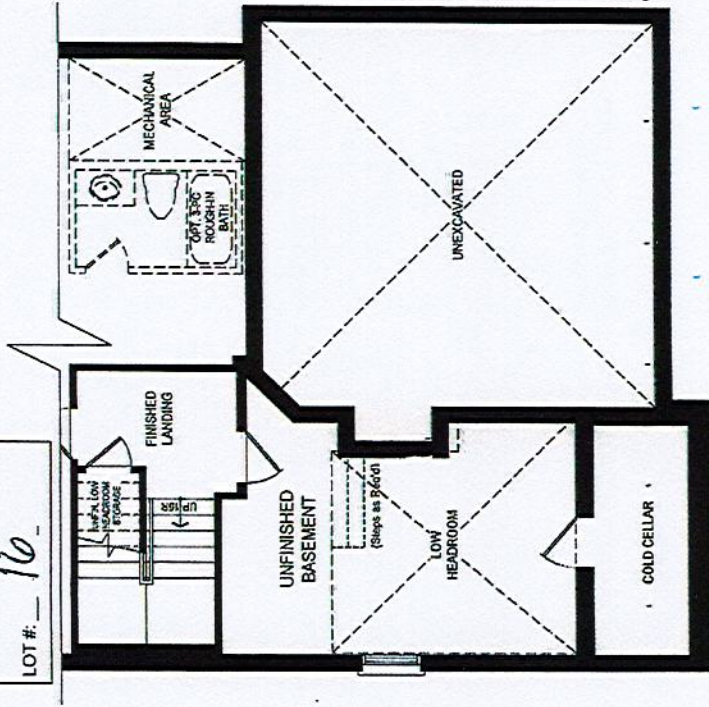
LOT 16
TRINIMONT



41-1 BASEMENT PLAN EL. C



Purchaser Name: Wendy Lang
LOT #: 16



BASEMENT PLAN EL. C

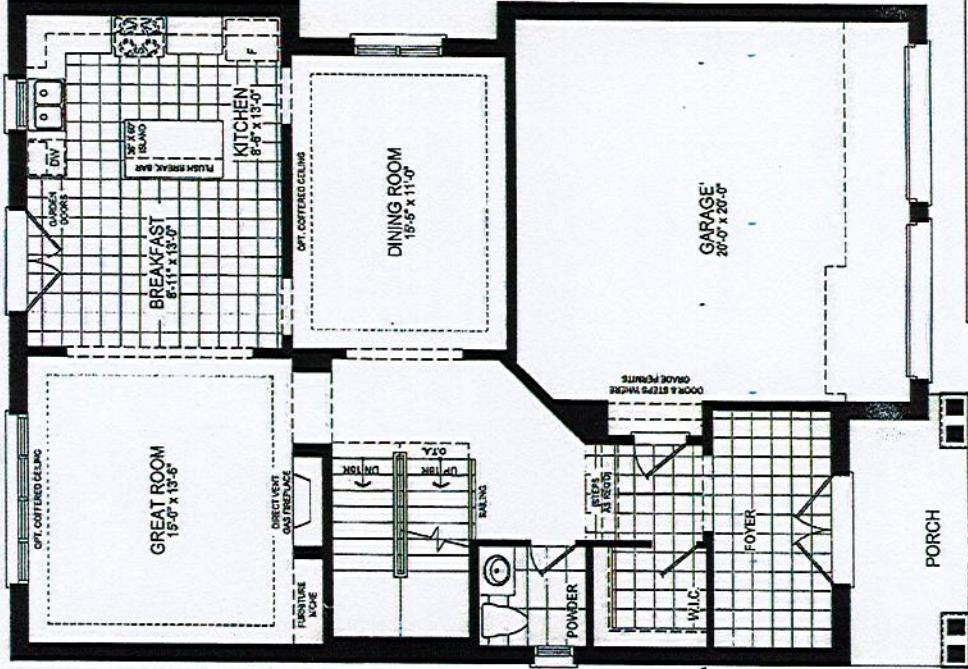
LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS: WLC

BIRCH 1-EL. C

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.



GROUND FLOOR PLAN EL. C

WITH SUNKEN FOYER AND # OF STEPS AS
REQUIRED IN GARAGE AND FOYER

I ACCEPT THE ABOVE REVISIONS

INITIALS: WLC

LOT 16 TRINIMONT

FILE NAME:
TRINIMONT LOT 16-SEP 22 22

PROTOTYPE FOR EXTRAS

PAULINE
SEP 22 22

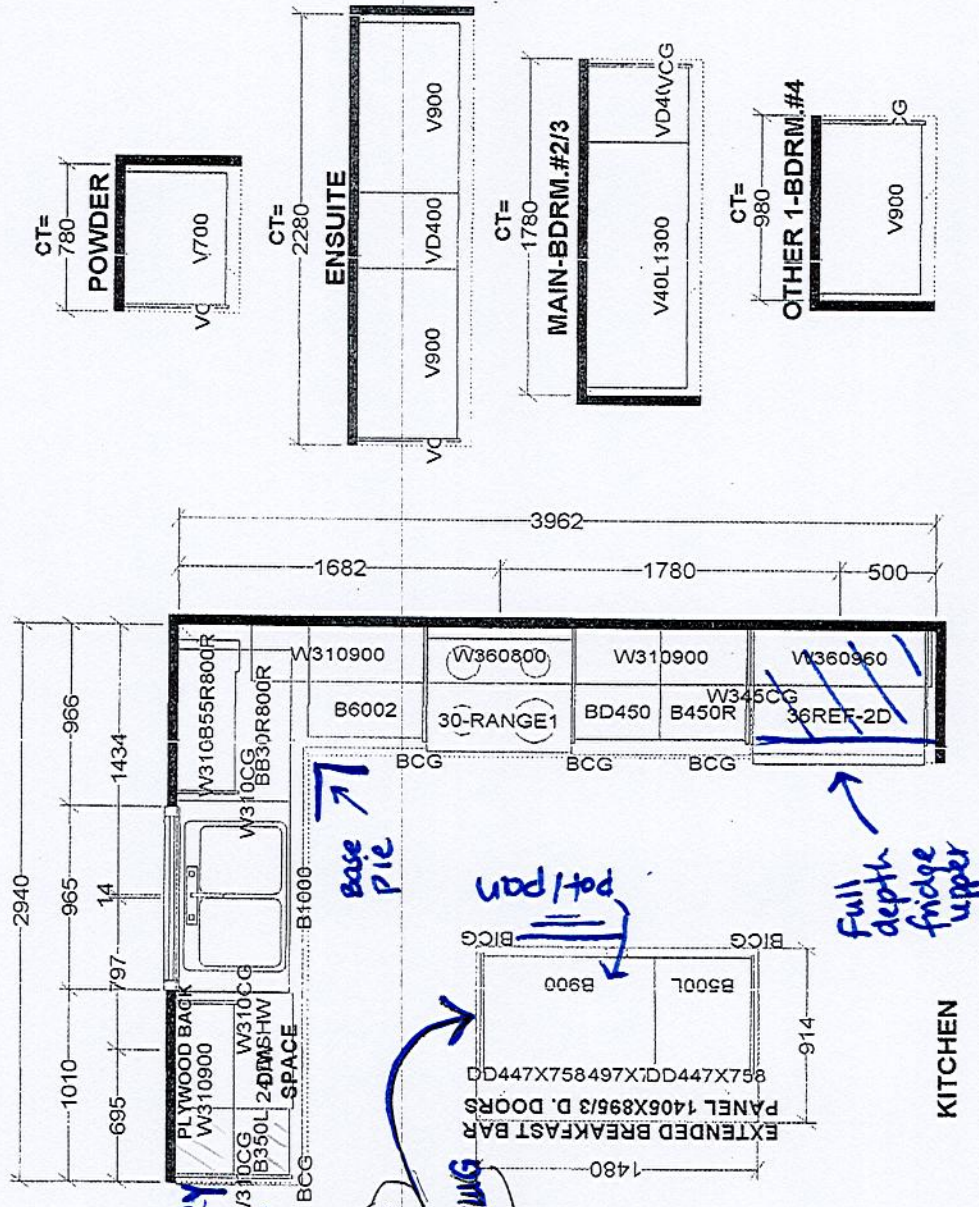
* ADD APPROXIMATELY
1 FOOT OF UPPER & BASE CABINERY
& COUNTER - next to dishwasher $\xrightarrow{WS}$

* FULL DEPTH FRIDGE UPPERS

4 BASE PIE CUT CORNER

* POT/PAN @ ISLAND

* LIGHT VALENCE SHIELD:



Selba Industries		J #	
W WIDTH _____ W HGT _____ W CNT _____		JOB NUMBER: _____	
FLOOR HGT _____ DOOR HGT _____		BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill	
1ST CNT _____ 2X4 _____ VENT BOX COVER _____		MODEL: 41-1X BIRCH 1 EL A,B,C LOT #: _____	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or reproduced in any form without the fee has been paid or job order placed.			
DESIGNER: KS		DATE: OCT 25 21	