

CONSTRUCTION SUMMARY
Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASER: KWOK-FOON MAK

LOT / PHASE 13 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 3 Elev B - Opt 5 Bed		
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CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 5 - TUB AREA 17Apr23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 4 - SHOWER 17Apr23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 3 - SHOWER 17Apr23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 2 - SHOWER 17Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 5 - FLOOR 17Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 4 - FLOOR 17Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 3 - FLOOR 17Apr23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2 - FLOOR 17Apr23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - LAUNDRY ROOM 17Apr23 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE SEE COLOUR CHART FOR DESCRIPTION 17Apr23 Note: #50 TITANIUM GROUT AT AREAS INDICATED ON COLOUR CHART * REFER TO COLOUR CHART. #5 BLACK GROUT AT ENSUITE BATH #2 - SHOWER WALLS ONLY	

CONSTRUCTION

1 - INCREASE BASEMENT TO 9FT - IF CONSTRUCTION PERMITS 12Sep22 Note:	
1 - SMOOTH CEILING 1ST FLOOR ONLY 12Sep22 Note:	
1 - ADD WALK UP BASEMENT 12Sep22 Note:	
SEE SKETCH ATTACHED	

DOORS AND TRIM

1 - INTERIOR DOOR HINGES - UPGRADE STANDARD HINGE COLOUR TO: MATTE BLACK FINISH 17Apr23 Note: INTERIOR DOOR LEVERS TO REMAIN AS VENDORS STANDARD SATIN NICKEL FINISH - PER PURCHASERS DIRECT REQUEST. PURCHASER HAS DECLINED OPTION TO UPGRADE DOOR LEVERS TO MATTE BLACK.	
1 - DOORS INTERIOR - LINCOLN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - THROUGHOUT WHERE APPLICABLE 17Apr23 Note:	

ELECTICAL

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1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS - SEE SKETCH FOR LOCATION - IF CONSTRUCTION PERMITS 12Sep22 Note: SPECIFICATIONS REQUIRED				

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 12Sep22 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 12Sep22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12Sep22 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER - GENERAL AIRE 1099 12Sep22 Note:	
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PLUMBING

1 - NOTE: HUMIDIFIER 18Apr23 Note:	
1 - MASTER ENSUITE - DELTA VERO ROMAN TUB FAUCET WITH HANDSHOWER #T4753 / R4716 CHROME 17Apr23 Note:	
1 - MASTER ENSUITE - DRYDEN -DFKIT10-WS 12Sep22 Note:	
FOR CLARIFICATION PURPOSES - DRYDEN -DFKIT10 -WS	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12Sep22 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Sep22 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. Worksheet 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 Worksheet Note:	
1st Choice: Exterior Colour Scheme 4 - Westmont Worksheet Note:	
2nd Choice: Exterior Colour Scheme 3 - Churchill Worksheet Note:	

Purchaser:KWOK-FOON MAK

Telephone Res. / Bus: /

Decor Advisor:Ida Viola

Lock Date:17-Apr-23

Property: 13

Project: Trinimont Developments Inc.

Model and Elevation: Maple 3 Elev B - Opt 5 Bed

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	631SB
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL W500	631SB
Master Ensuite Bathroom	DORAL W500	631SB
Ensuite Bath - Bedroom 2	DORAL K02 SESAME	631SB
Ensuite Bath - Bedroom 3	SABRA 291 CLEAR	631SB
Ensuite Bath - Bedroom 4	DORAL K02 SESAME	631SB
Ensuite Bath - Bedroom 5	DORAL K02 SESAME	631SB

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

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-NERO IMPALA	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 5	LAMINATE-PALOMA POLAR 6698-46	

** Refer to Construction Summary

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Initial:

EM

Page 1 of 4

Purchaser:

KWOK-FOON MAK

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/

Decor Advisor:

Ida Viola

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-ESSENZE BIANCO 13X13	(INCLUDES MUD ROOM)	☐	#50 TITANIUM GROUT
Main Hall	HARDWOOD		☐	
Kitchen / Breakfast	TILE-ESSENZE BIANCO 13X13		☐	#50 TITANIUM GROUT
Laundry Room	TILE-STONE DARK GREY 12 1/4 X 24 1/4		☐	#50 TITANIUM GROUT
Powder Room	TILE-ESSENZE BIANCO 13X13		☐	#50 TITANIUM GROUT
Master Ensuite Bathroom	TILE-FORM LIGHT GREY 12X12		☐	#50 TITANIUM GROUT
Master Ens Shower Floor	2x2 WHITE TILE		☐	#50 TITANIUM GROUT
Ensuite Bath #2	TILE - BRUXELLES NERO 12X24		☐	#50 TITANIUM GROUT
Ensuite Bath #3	TILE - LONDRA GRIGIO 12X24		☐	#50 TITANIUM GROUT
Ensuite Bath #4	TILE - BRUXELLES NERO 12X24		☐	#50 TITANIUM GROUT
Ensuite Bath #5	TILE - AMSTERDAM ANTHRACITE 12X24		☐	#50 TITANIUM GROUT

** Refer to Construction Summary --- ***UPGRADED GROUT --- # 50 TITANIUM GROUT AT FLOOR TILE THROUGHOUT ***

MUD ROOM TILE - ESSENZE BIANCO 13X13 / Metal strip to be installed at tiled areas where applicable.

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE - BIANCO LUCIDO 8X16	#50 TITANIUM GROUT
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	N/A
Ensuite Bath #2	TILE - #4500 GLOSSY WHITE (0T011) 4X16	--- #5 BLACK GROUT
Ensuite Bath #3	TILE - LONDRA GRIGIO 12X24	#50 TITANIUM GROUT
Ensuite Bath #4	TILE - BRUXELLES NERO 12X24	#50 TITANIUM GROUT
Ensuite Bath #5	TILE - VIENNA BIANCO 12X24	#50 TITANIUM GROUT
Kitchen Backsplash	N/A	

** Refer to Construction Summary - ***UPGRADED GROUT FOR WALL TILE --- SEE ABOVE DESCRIPTION ***

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	LINCOLN-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	SATIN NICKEL LEVER // ***HINGES- SEE BELOW
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary --- INTERIOR DOOR HINGES - MATTE BLACK FINISH

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Plan #: 65M-4737

7. Other Flooring		
Main Hall	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Family Room	GREAT RM - SEE BELOW	
Den / Library / Study	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Basement Landing(If Applies)	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Lower Landing (If Applies)	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Upper Landing	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Upper Hall	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Master Bedroom	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #2	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #3	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #4	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #5	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
GREAT ROOM	HARDWOOD-MIRAGE NATURAL RED OAK EXCLUSIVE 3 1/4 CASHMERE	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing TypeAS PER CONSTRUCTION SPECIFICATIONS

ColourNATURAL RED OAK

Picket TypeAS PER CONSTRUCTION SPECIFICATIONS

ColourNATURAL RED OAK

Stringer / RiserAS PER CONSTRUCTION SPECIFICATIONS

ColourNATURAL RED OAK

TreadsAS PER CONSTRUCTION SPECIFICATIONS

ColourNATURAL RED OAK

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 Hall22 WARM GREY

Master Bedroom22 WARM GREY

Living RoomN/A

Bedroom #222 WARM GREY

Dining Room22 WARM GREY

Bedroom #322 WARM GREY

Kitchen / Breakfast22 WARM GREY

Bedroom #422 WARM GREY

Family RoomGREAT RM - WARM GREY

Bedroom #522 WARM GREY

Powder Room22 WARM GREY

Master Ensuite22 WARM GREY

Laundry Room22 WARM GREY

Ensuite Bath #222 WARM GREY

Den/Library22 WARM GREY

Ensuite Bath #322 WARM GREY

Trim Paint-Semi GlossBIRCH WHITE

Ensuite Bath #422 WARM GREY

Ensuite Bath #522 WARM GREY

Basement LandingArea22 WARM GREY

Smooth Ceilings First Floor☒ Yes☐ No

** Refer to Construction Summary ***SMOOTH CEILING AT 1ST FLOOR ONLY

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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			GREAT RM
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			N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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

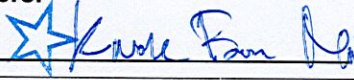
Disclaimers and Notes

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

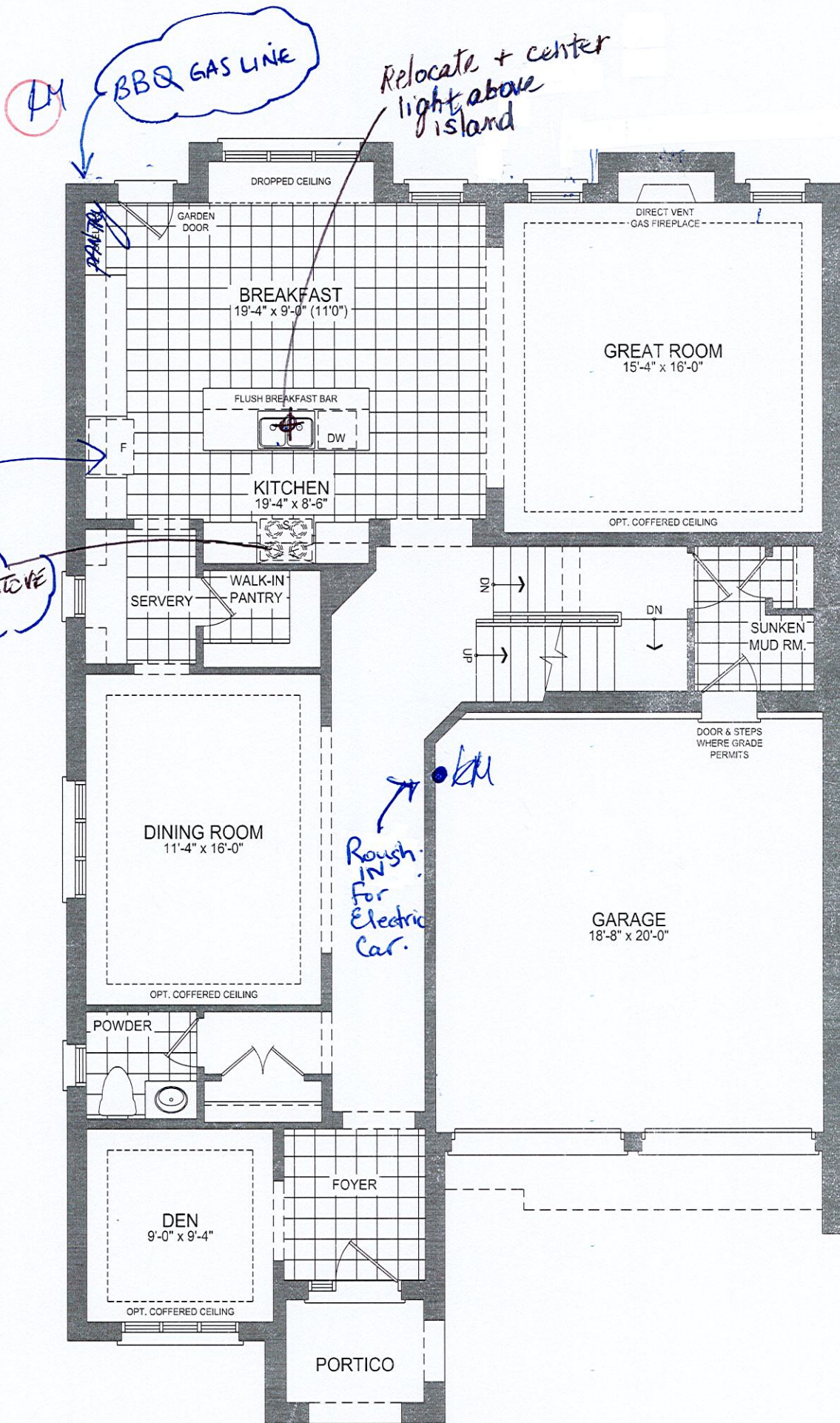
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

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: April 17 2023

Lot 13 TRINIMONT

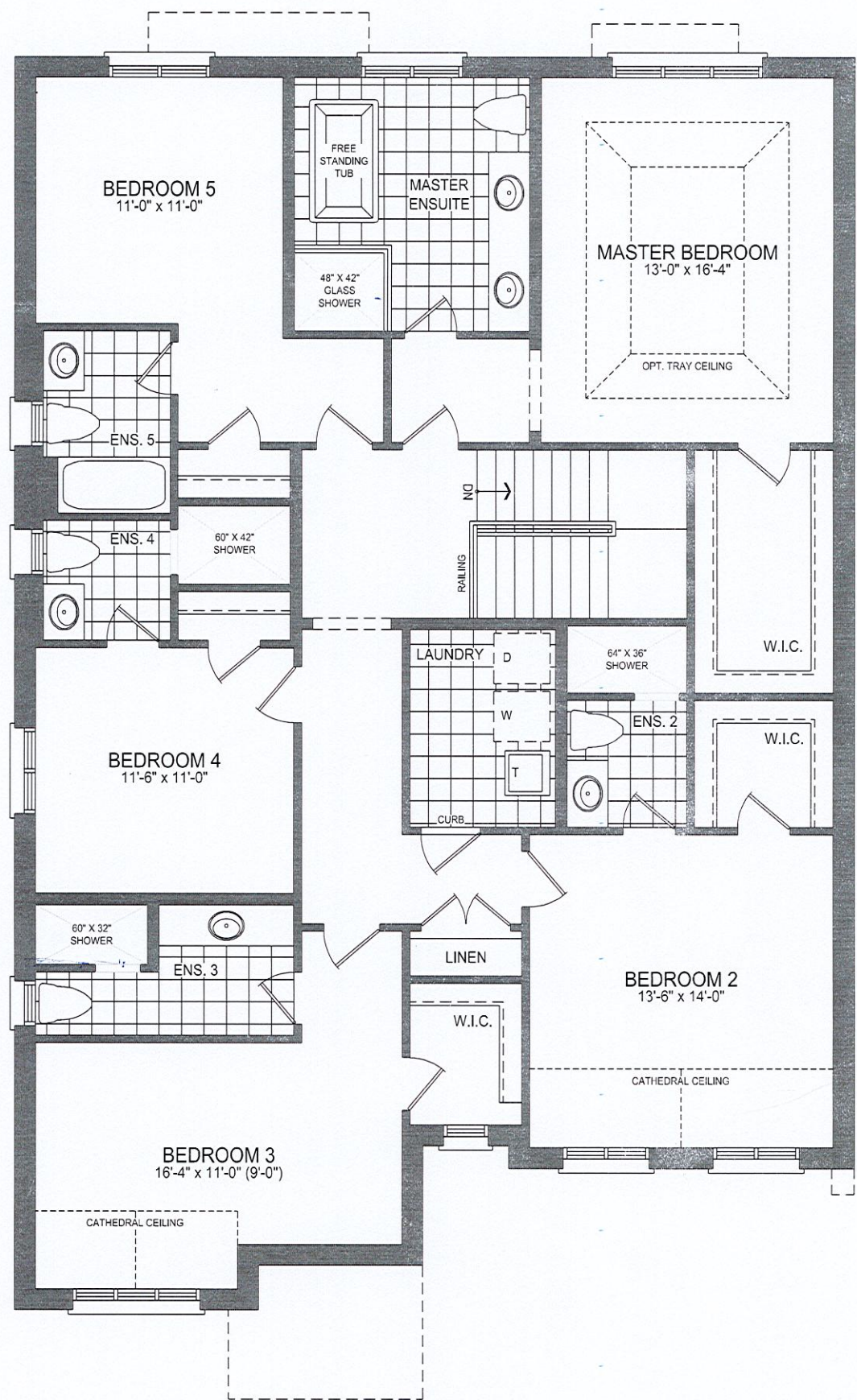


45-3 GROUND FLOOR PLAN EL. B - 10' CEILING

* Smooth Ceilings 1st Floor *

* HUMIDIFIER

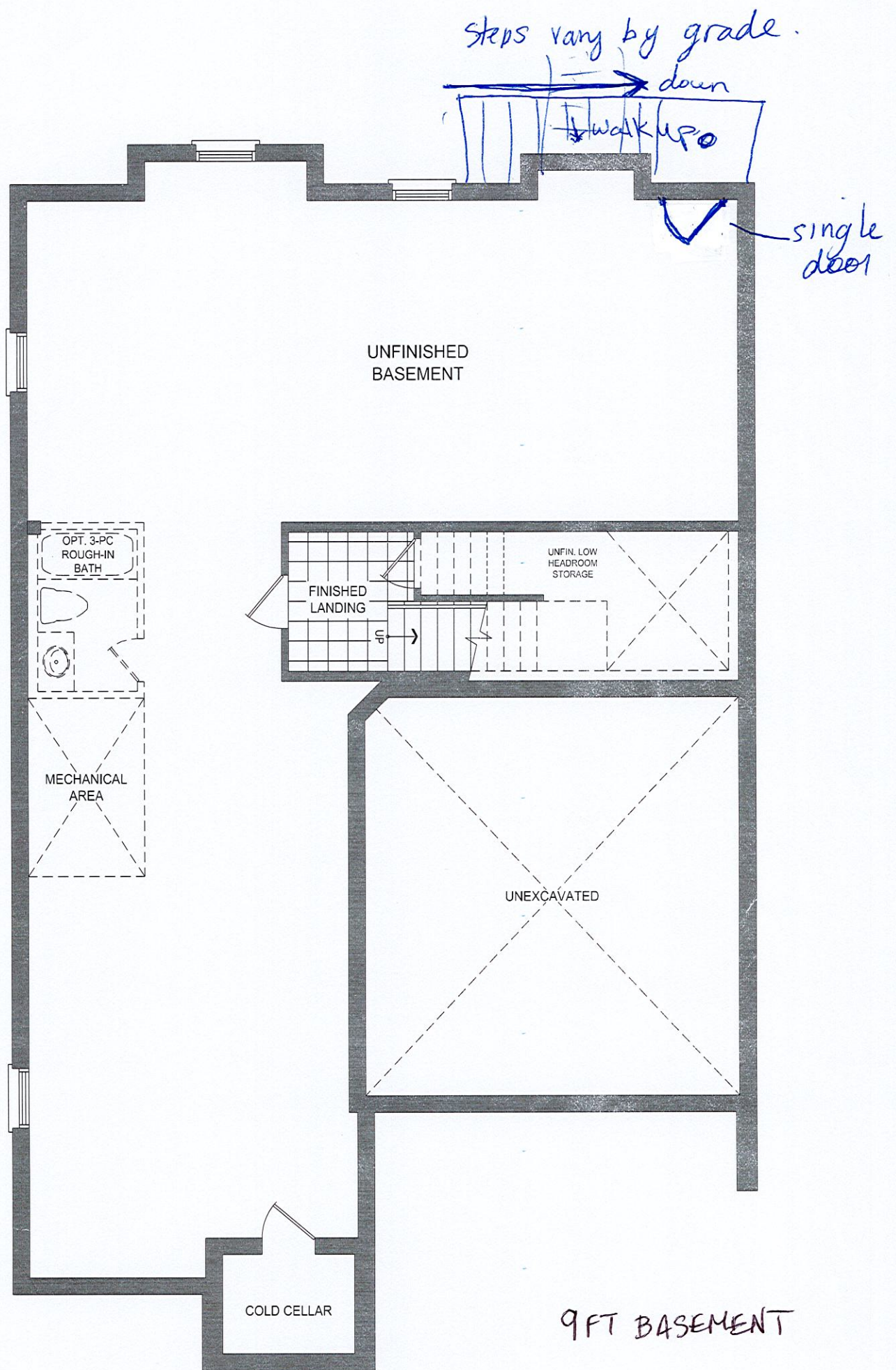
LOT 13 TRINIMONT



45-3 OPT. 5 BEDROOM SECOND FLOOR PLAN EL. B - 9' CEILING

LOT 13 TRINIMONT

Lot 13 TRINIMONT



45-3 BASEMENT PLAN EL. B

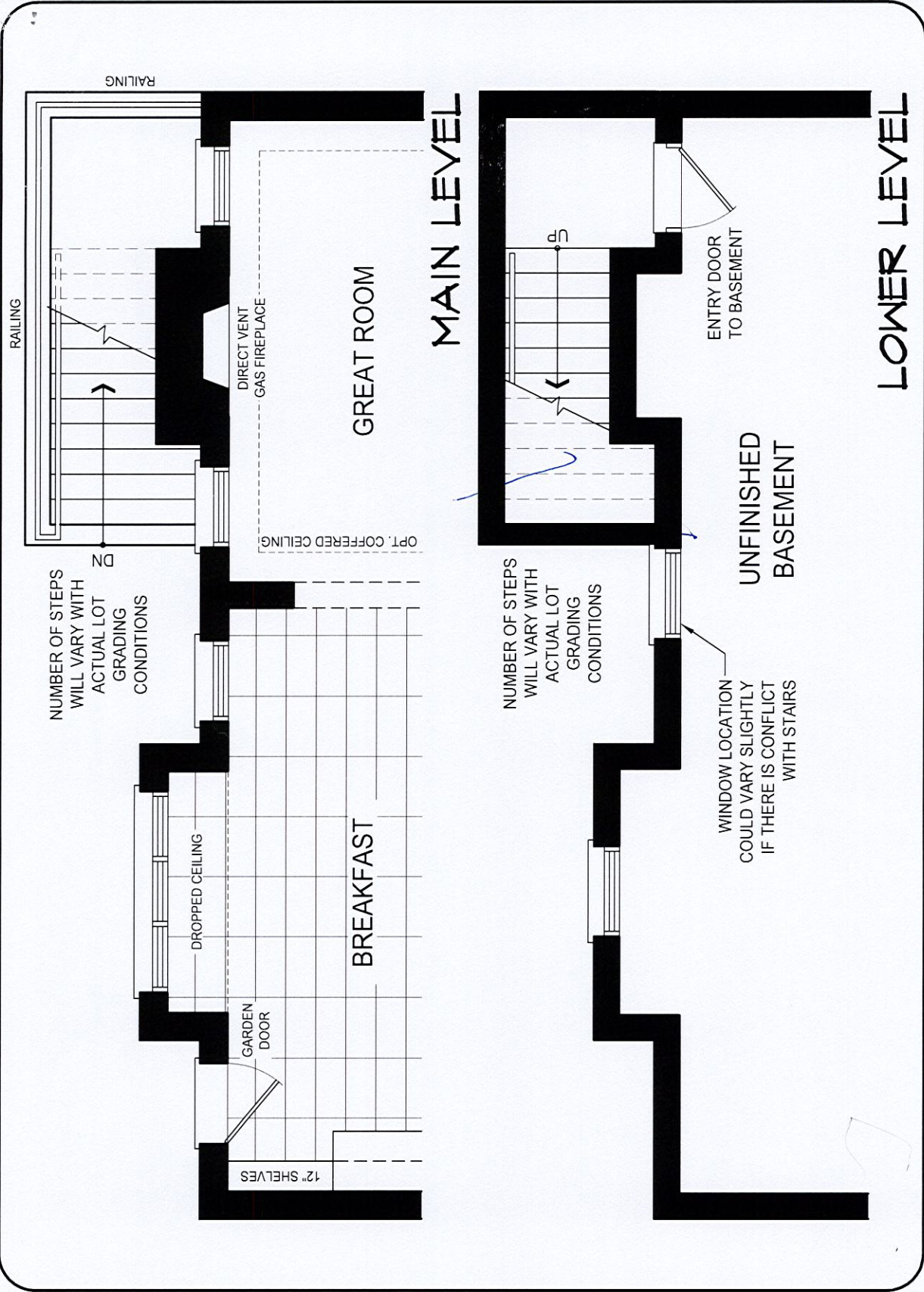
LOT 13
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAPLE 3
ELEVATION B

REVISIONS:

1. ADD EXTERIOR BASEMENT
WALK-UP STAIRS TO REAR
OF HOUSE.

2. 9 FT BASEMENT
CEILING.



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
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SCALE
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1 OF 1

TRINITY POINT

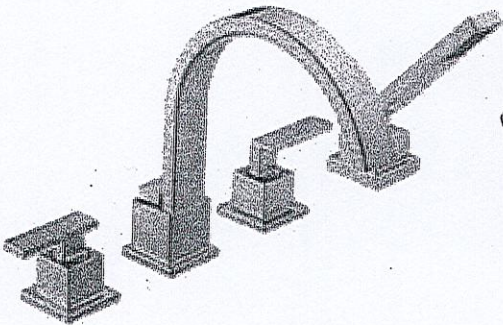
[illegible]

Selba Industries				J #
W WIDTH	W HGT	W CNT	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 fee has been paid or job order placed.	
FLOOR HGT	DOOR HGT	BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill		
ST CNT	2X4	VENT BOX COVER	MODEL: 45-3X MAPLE 3 OPT 5 BD EL A,B,C LOT #:	
		DESIGNER: KS	DATE: OCT 25 21	

Selba Industries

LOT 13 TRINIMONT.

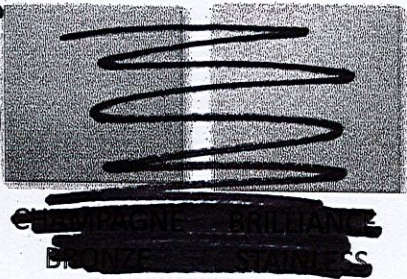
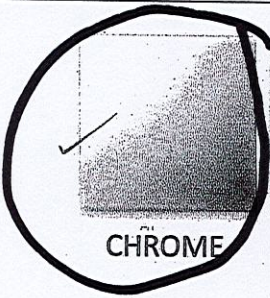
MASTER ENSUITE . TUB FAUCET
WITH HANDSHOWER



Shown in Stainless

ROMAN TUB TRIM WITH HAND SHOWER

TRIM	ROUGH IN	FINISH	
✓T4753	R4716	CHROME	
T4753-CZ	R4716	CHAMPAGNE BRONZE	
T4753-SS	R4716	BRILLIANCE STAINLESS	



INSTALLED PRICE INLCUDES ADDITIONAL ITEMS & ROUGH IN WHERE APPLICABLE

Prices subject to change

LOT 13 TRINIMONT.

MASTER ENSUITE - DRYDEN DFKIT10-WS - CHROME FINISH



key

MASTER ENSUITE SHOWER SET.