

CONSTRUCTION SUMMARY
Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED
JUL 11 2023

TEL:

PURCHASER: ELVA YOUNG

LOT / PHASE 131 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev C		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 27.Jun23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET PROVISION WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND - SEE SKETCH 27.Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PRICE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 27.Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 27.Jun23 Note:	
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 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 29.May23 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 as to the ceiling height in the basement and the ceiling height will not be uniform.	

ELECTRICAL

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT ^{TUBE} FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 27.Jun23 Note: CONDUIT TUBE ONLY	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 27.Jun23 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 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND SEE SKETCH FOR LOCATION 27.Jun23 Note:	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE AT KITCHEN ISLAND - SEE SKETCH 27.Jun23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE GREAT RM 27.Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 27.Jun23 Note:	
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MISCELLANEOUS

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PURCHASER: ELVA YOUNG				TEL:
LOT / PHASE 131 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev C		
1 - Failure by the Purchaser to do so, will result in all provisions and/or rough-ins as described above to be installed as per the Vendor's standard, and the Purchaser shall be responsible to accommodate any and all provisions at his own expense after 27Jun23 Note: closing. Purchaser further acknowledges and accepts that if the appliance specifications change from what was originally submitted, the Vendor will not be responsible or guarantee changes to width of stove openings, built in cut outs, electrical requirements, gas services, or plumbing. All appliance installations are the sole responsibility of the Purchaser and shall be completed at his own expense after closing.				
1 - Purchaser acknowledges that kitchen cabinet sizing and/or customizations to accommodate ranges/cooktops, built-in fridges, built in oven/microwaves may or may not include provisions for plumbing, electrical and or gas services, and will be fabricated as 27Jun23 Note: per the appliance specifications submitted by the Purchaser to the Vendor's Décor Representative. Any specifications or upgrades required for plumbing, electrical and or gas services, must be submitted to the Vendor's Décor Representative prior to finalizing the Colour Chart.				
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. 29May23 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 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 27Jun23 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER MAY 5/23. 29May23 Note:	
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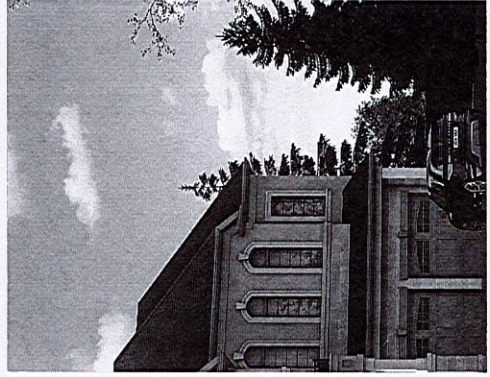
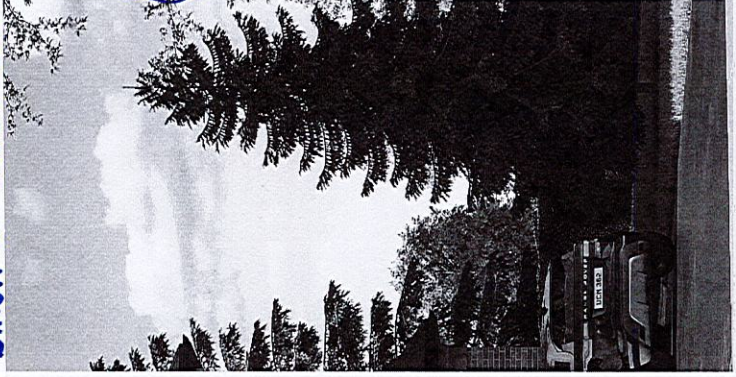
REDEEMED

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:	
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 10 - Tohoe Worksheet Note:	
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 Purchaser acknowledges and ag Worksheet Note:	

LOT 131 TRINIMONT
BIRCH 2 ELEV C.

E
JUNE 27/23



Plug above fireplace

Relocate + center light above island

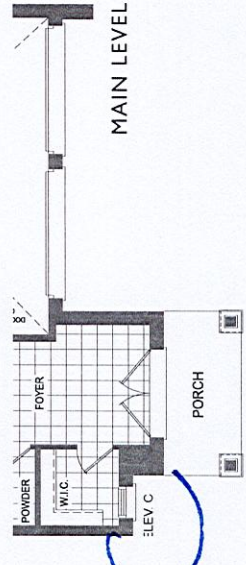
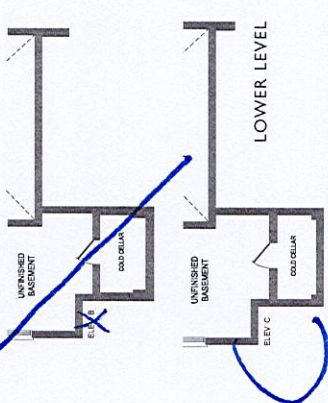
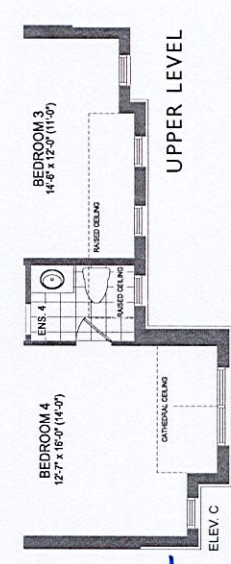
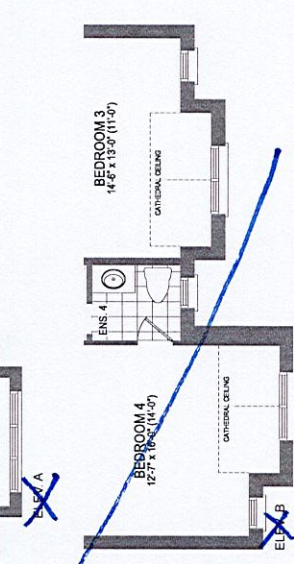
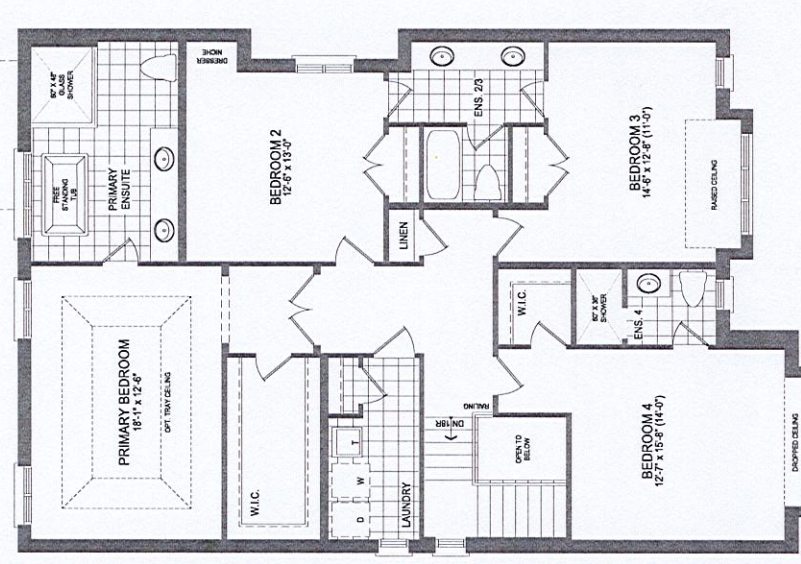
GAS LINE FOR STOVE

* 9 FT BASEMENT CEILING HEIGHT
* BASEMENT WALK-UP STAIR (IN OFFER)

WATERLINE
FULL DEPTH
FRIDGE UPGRS
B/I BASE
MICRO
PROVISION

EV. CONDUIT TUBE

Plug at Island



* SMOOTH CEILING
AT MAIN FLOOR LEVEL

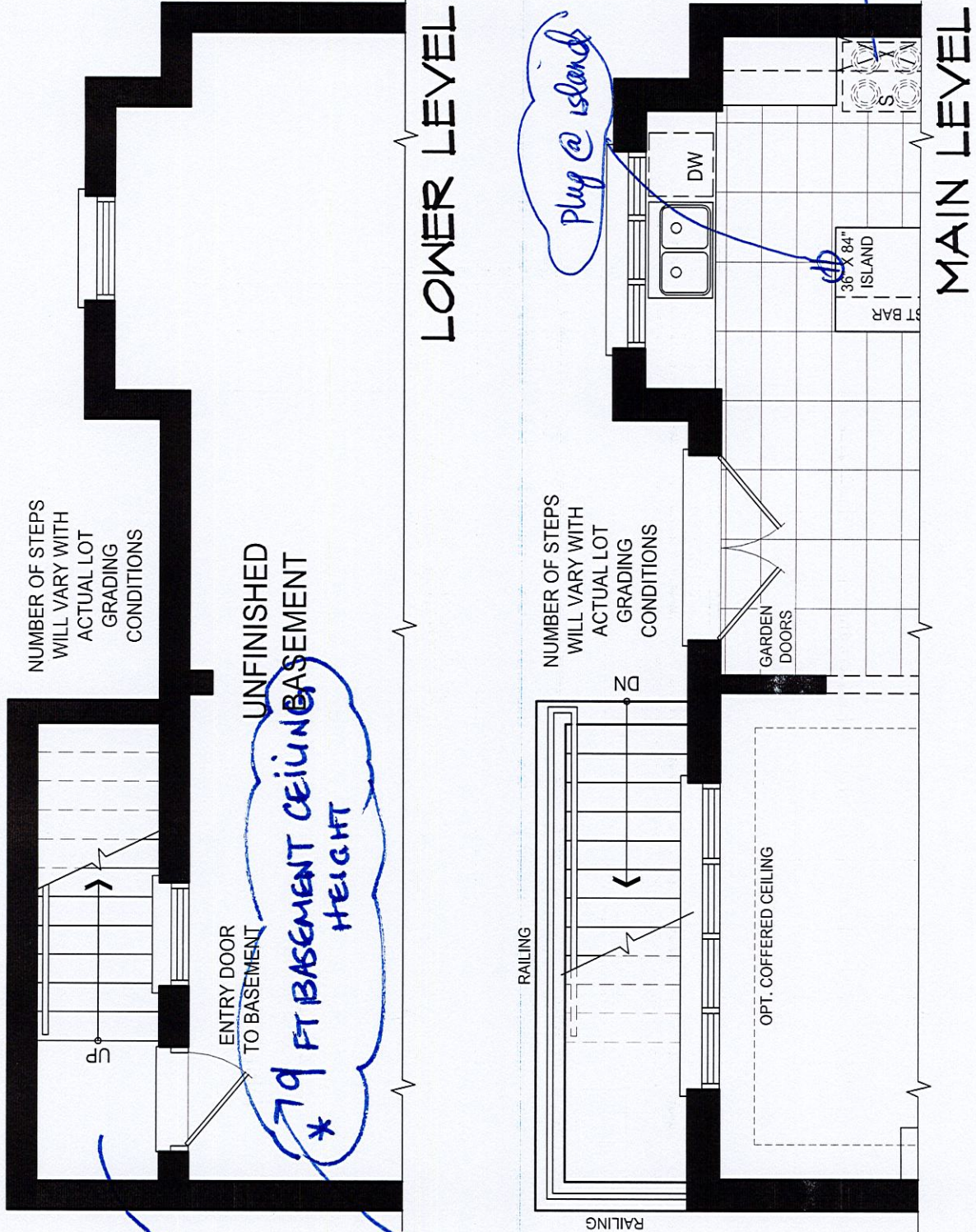
LOT 131
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION C.

REVISIONS:

- 1. ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE. (IN OFFER)

2. 9 FT BASEMENT CEILING HEIGHT



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.