

CONSTRUCTION SUMMARY		JUL 25 2023 TEL:
Red Oaks on Bayview - Trinimont Developments Inc.		
PURCHASERS: SARAH YANG and ZE YU LIU		

LOT / PHASE 135 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 1 Elev C	
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) AT SIDE GABLE FACING FRIDGE OPENING 13.Jul23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - STANDARD LEVEL CABINETRY 13.Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
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CONSTRUCTION

1 - DELETE DIRECT VENT GAS FIREPLACE UNIT IN ITS ENTIRETY - PER PURCHASERS DIRECT REQUEST 24.Jul23 Note: ELECTRICAL PLUG PURCHASED -- TO BE CENTERED ON WALL IN FAMILY RM -- (AT VENDORS STANDARD ELECTRICAL PLUG HEIGHT). - SEE SKETCH	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD ADDITIONAL PLUG TO KITCHEN ISLAND INSTALL ADDITIONAL PLUG AT END OF ISLAND - FACING FRIDGE OPENING 13.Jul23 Note:	
1 - PLUG - ELECTRICAL PLUG ---INSTALL PLUG ON FAMILY RM WALL CENTER ELECTRICAL PLUG IN ROOM AT VENDORS STANDARD ELECTRICAL PLUG HEIGHT -- CONSTRUCTION PERMITTING ***SEE SKETCH FOR APPROXIMATE LOCATION. 13.Jul23 Note: FIREPLACE HAS BEEN DELETED IN ITS ENTIRETY AS PER PURCHASERS DIRECT REQUEST. PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG WITH GFI -- BY TOILET *CONSTRUCTION PERMITTING. AT PRIMARY ENSUITE 13.Jul23 Note: SHOULD PURCHASERS REQUESTED LOCATION NOT BE SUITABLE DUE TO ANY INTERFERENCES, THE PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 13.Jul23 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 - POT LIGHT ON 1 SWITCH - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE INSTALL CENTERED AT FRONT PORCH CEILING SOFFIT *CONSTRUCTION PERMITTING. 13.Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT POT LIGHT LOCATION CANNOT BE GUARANTEED. SHOULD THERE BE ANY INTERFERENCES, THE PURCHASER ACCEPTS THE POT LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE -- SEE SKETCH FOR APPROXIMATE LOCATIONS - CONSTRUCTION PERMITTING. 6 POTLIGHTS ON 1 SWITCH -- (4 @ UPPER SOFFIT / 2 @ GARAGE SOFFIT) 13.Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT POT LIGHT LOCATIONS CANNOT BE GUARANTEED SHOULD THERE BE ANY INTERFERENCES. PURCHASER ACCEPTS POT LIGHT LOCATIONS AT VENDORS SOLE DISCRETION.	
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 13.Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION CONDUIT TUBE ROUGH-IN LOCATION TO BE AT VENDORS DISCRETION	

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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 13Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT SHOULD PURCHASERS REQUESTED LOCATION NOT BE SUITABLE DUE TO ANY INTERFERENCES, THE PURCHASER ACCEPTS GAS LINE LOCATION AT VENDORS SOLE DISCRETION.	
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HEATING AND AIR CONDITIONING

1 - DELETE DIRECT VENT GAS FIREPLACE IN ITS ENTIRETY PER PURCHASERS DIRECT REQUEST FAMILY RM 13Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THERE SHALL BE NO REDUCTION IN THE PRICE OR CREDIT FOR ANY STANDARD FEATURE WHICH IS OMITTED AT THE PURCHASERS REQUEST.	
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MIRRORS AND GLASS

1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO PRIMARY ENSUITE SHOWER 13Jul23 Note:	
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MISCELLANEOUS

1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS, OR SUBSTITUTIONS WILL BE PERMITTED TO THIS AGREEMENT DATED JULY 13/23. 13Jul23 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 13Jul23 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 4/23. 13Jul23 Note:	
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REDEEMED

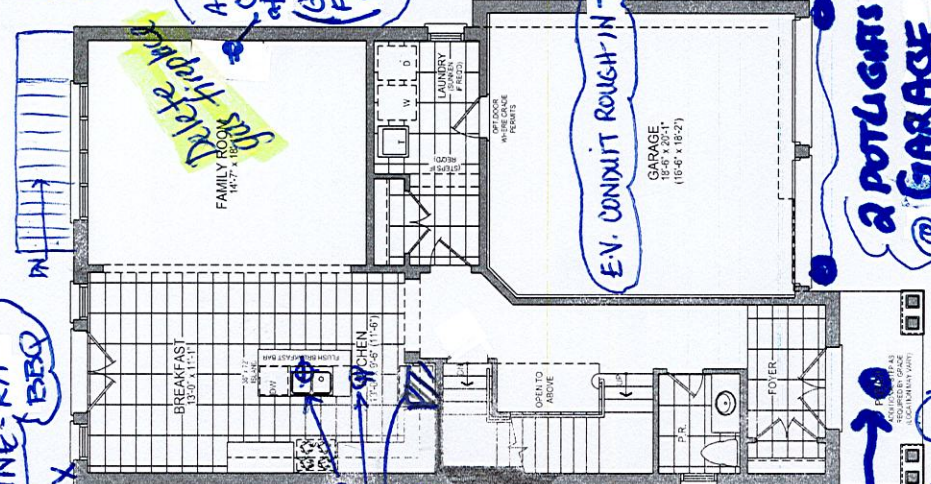
* EXTRAS AS PER OFFER

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 or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 7 - Royal Grey 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:	
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:	

ELM 1 BEVC
LOT 135
 TRINIMONT (YANGJIAN)
 July 13/23

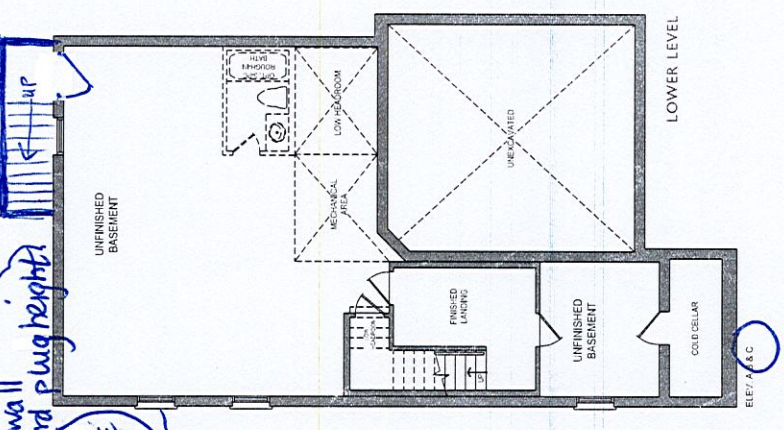
- * RELOCATE + CENTER LIGHT ABOVE ISLAND
- * ADDITIONAL PLUG @ ISLAND
- * FULL DEPTH FRIDGE UPPER CABINET
- * WATERLINE ROUGH-IN FRIDGE

GAS LINE R/I
 BEQ

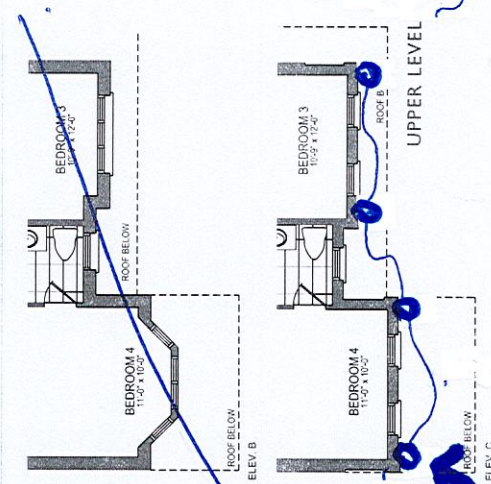
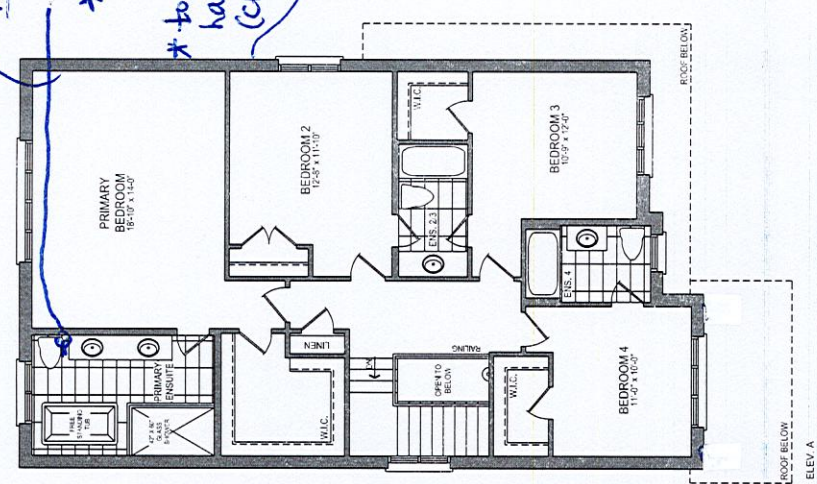


Number of steps will vary with actual lot grading conditions

BASEMENT WALK-UP (IN OFFER)



PRIMARY ENSUITE
 Plug by toilet
 * Construction permitting
 * towel bar / handle combo hardware @ shower door (CHROME)



2 POTLIGHTS @ GARAGE SOFFIT

6 POTLIGHTS ON 1 SWITCH
 2 @ garage soffit / 4 @ upper soffit

ELEV. C • 2,648 SQ. FT.

ELEV. B • 2,688 SQ. FT.

ELEV. A • 2,638 SQ. FT.

Includes 100 sq. ft. of finished lower level area.

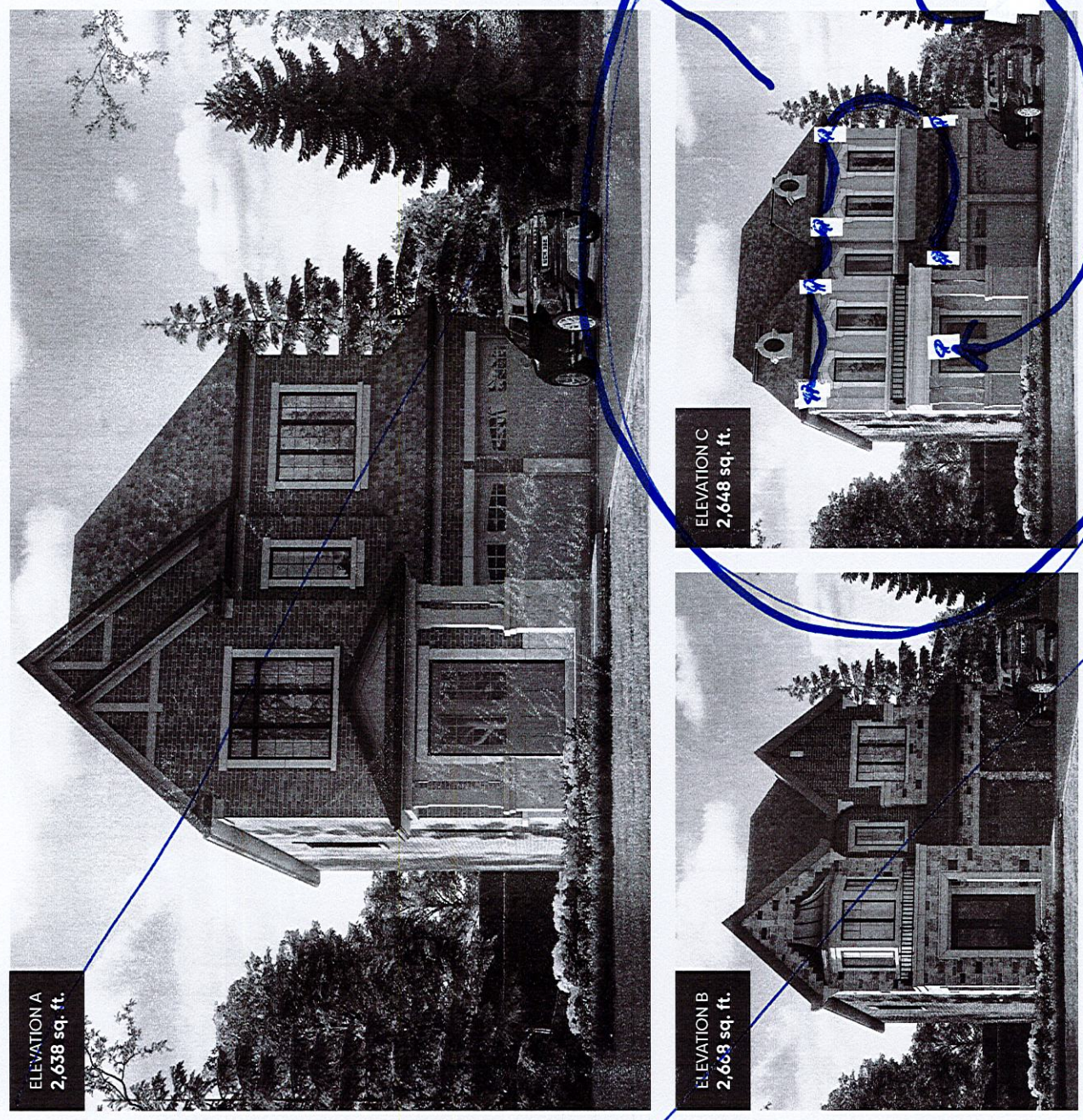
The Elm 1
 Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.

LOT 135
ELM 1 REV C.
(YANG/LIU)

July 13/23

The Elm 1

38' LOT



6 POTLIGHTS
ON 1 SWITCH

4 @ upper soffit
2 @ garage soffit

1 POTLIGHT ON
SEPARATE SWITCH

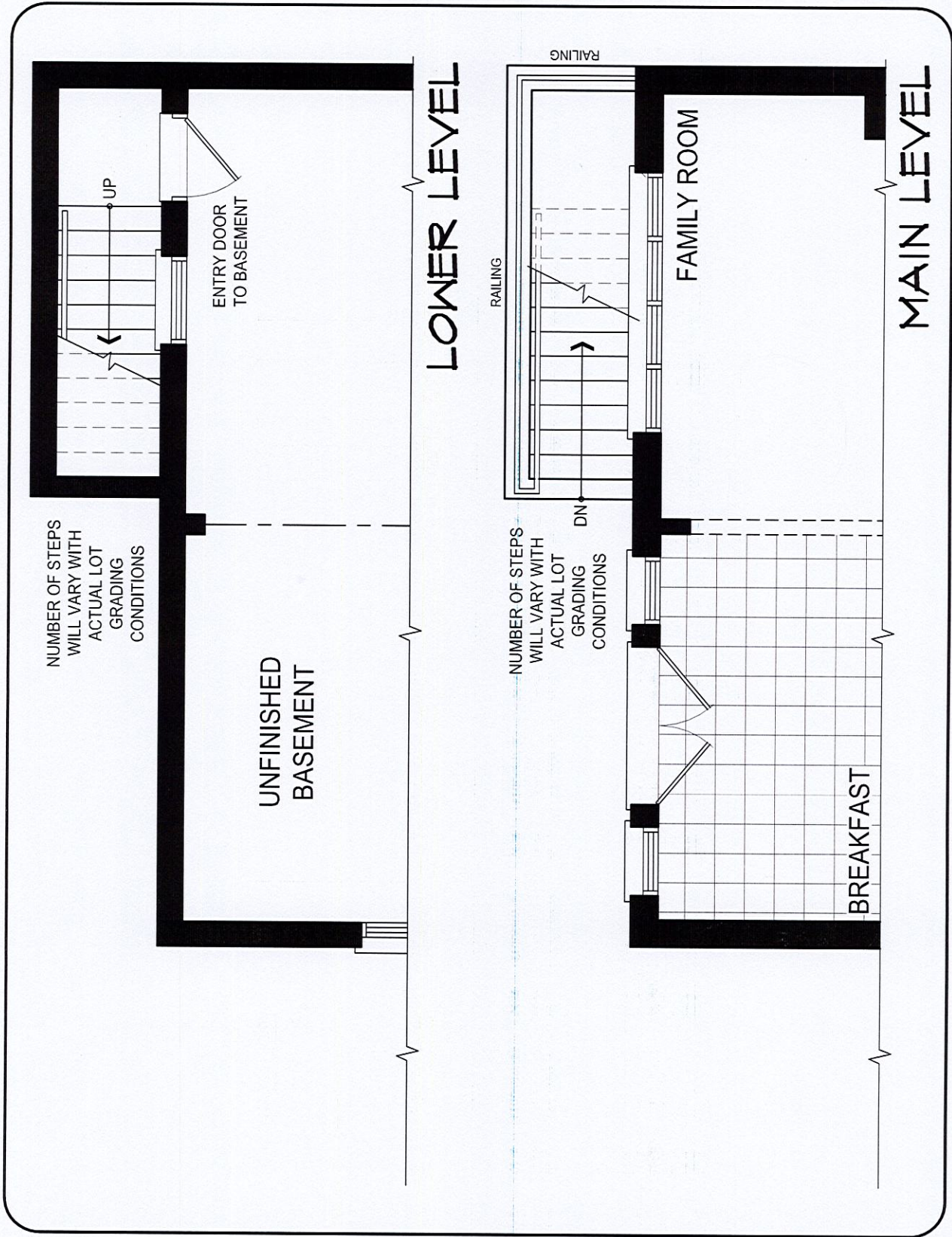
@ FRONT PORCH SOFFIT
- Center on ceiling soffit
* Construction permitting

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance way. All dimensions are approximate. 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 135
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

ELM | C
ELEVATION

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



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.