

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

PURCHASERS: HONGJIN LIU and FEI HUANG

AUG 11 2023

TEL:

LOT / PHASE 2 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Hawthorn 3 Elev A		
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CONSTRUCTION

<b>1 - ADD 12" TRANSOM ON TOP OF ALL EXTERIOR WINDOWS AND ALL EXTERIOR DOORS ON THE FIRST FLOOR</b> 02Jun23 Note:	
<b>1 - INCREASE MAIN FLOOR CEILING HEIGHT TO 11 FEET</b>  The Purchaser selects an increased ceiling height over the Vendor's standard ceiling height. The Purchaser acknowledges that as a result of the increased ceiling height various modifications to the 02Jun23 Note: interior and exterior of the dwelling unit may be made, including but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.	
<b>1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT (MEASURED FROM TOP OF FOOTINGS TO TOP OF FOUNDATION WALL).</b>  If the Purchaser has purchased or been provided with a 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 02Jun23 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

<b>2 - POT LIGHT- LED - FIRST FLOOR (**NOTE: 10 POTLIGHTS @ MAIN FLOOR - STANDARD FEATURE*).</b>  4 @ LIVING RM (REG VOLTAGE LIGHT - Priced Separately) - ON SEPARATE SWITCH * .  4 @ DINING RM (STD LIGHT TO REMAIN ON SEPARATE SWITCH)*  4 @ GREAT RM (STD LIGHT TO REMAIN ON SEPARATE SWITCH)* 09Aug23 Note: <div>(12 POTLIGHTS AT MAIN FLOOR TOTAL - SEE ABOVE AND SKETCH FOR DESCRIPTION AND LOCATION).</div> <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div> <b>12 POTLIGHTS TOTAL @ MAIN FLOOR: 4 @ LIV RM / 4 @ DIN RM / 4 @ GREAT RM ***SEE ABOVE NOTES &amp; REFER TO SKETCH***</b>	
<b>1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM</b>  CENTER IN LIVING RM - CONSTRUCTION PERMITTING 09Aug23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div>	
<b>1 - PLUG - ELECTRICAL PLUG - GREAT RM</b>  INSTALL PLUG ABOVE FIREPLACE MANTEL 09Aug23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.</div>	
<b>1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED</b>  CENTER ABOVE ISLAND - CONSTRUCTION PERMITTING 09Aug23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div>	
<b>1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING</b>  AT GARAGE SOFFIT ***SEE SKETCH FOR APPROXIMATE LOCATION. 09Aug23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION CANNOT BE GUARANTEED, SHOULD THERE BE ANY INTERFERENCES WITH REQUESTED LOCATION, PURCHASER ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.</div>	



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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) 09Aug23    Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 09Aug23    Note:	
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MISCELLANEOUS

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. 02Jun23    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.	
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PLUMBING

2 - HOSE BIB - EXTERIOR FROST FREE  *AT GARAGE LOCATION  AND  *AT REAR OF HOME 09Aug23    Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 24/23. 02Jun23    Note:	
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REDEEMED

EXTRAS AS PER OFFER

<del>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 Five thousand dollars (\$5,000.00) for the purchase of the following items:</del> 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 9 - Crimson Worksheet    Note:	
2nd Choice: Exterior Colour Scheme 3 - Churchill Worksheet    Note:	

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KITCHEN:

- \* ADDITIONAL HGT. SWITCH
- \* GAS LINE
- R/I STOVE

LOT 2.  
TRINIMONT  
HAWTHORN 3  
ELEV A.

DINING RM.:  
\* 4 potlights on 1 switch  
(standard light to remain)

LIVING RM.:  
\* 4 potlights on 1 switch

\* LIGHT & SWITCH  
center light on ceiling

GREAT RM.: \* 4 POTLIGHTS ON 1 SWITCH  
(standard light to remain).

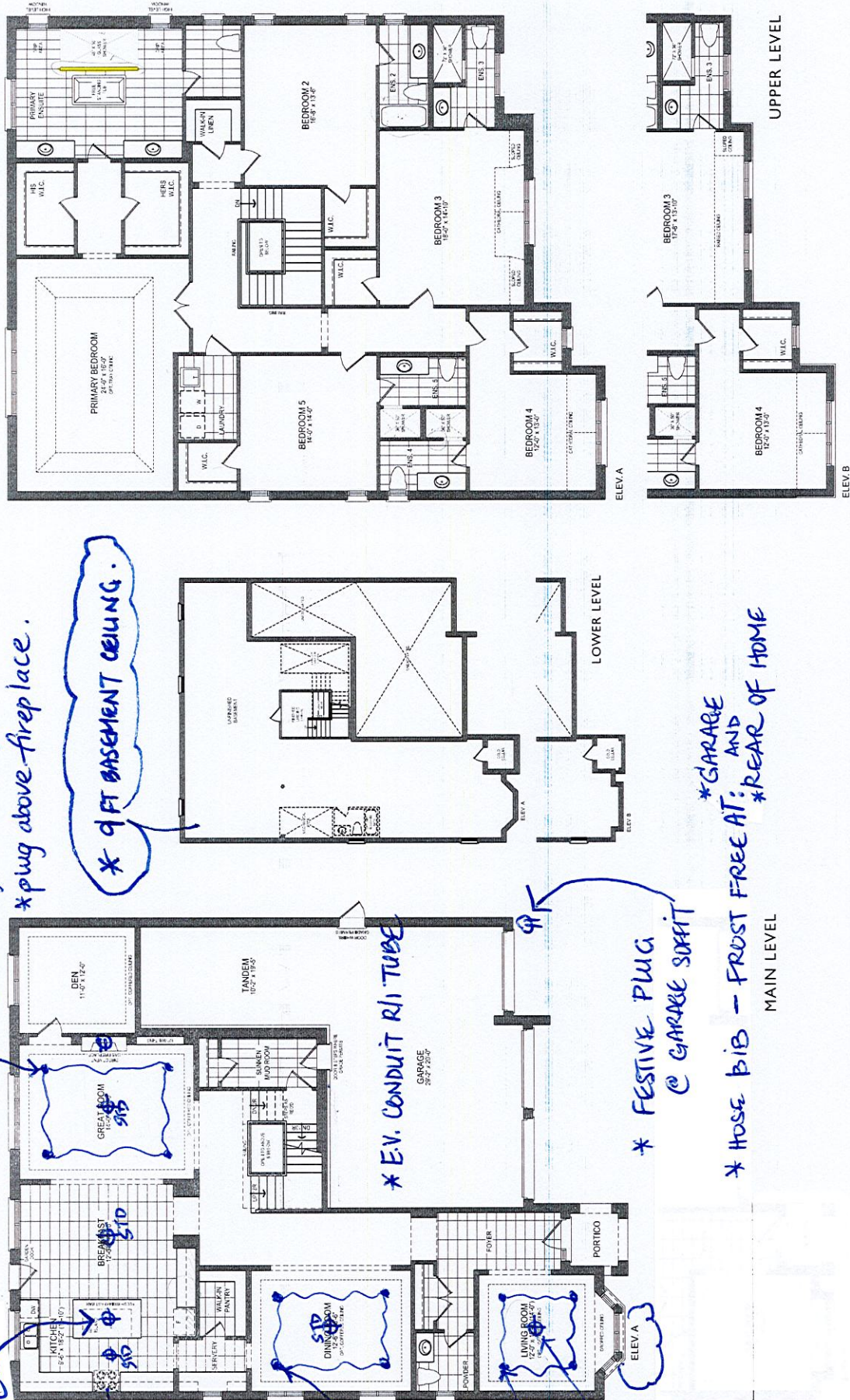
\* plug above fireplace.

\* 9 FT BASEMENT CEILING.

\* E.V. CONDUIT R/I TUBE

\* FESTIVE PLUG  
@ GARAGE SWITCH

\* HOSE BIB - FROST FREE AT:  
\* GARAGE AND  
\* REAR OF HOME



\* 11 FT MAIN FLOOR CEILING

\* ADD 12" TRANSON ABOVE EXTERIOR WINDOWS + EXTERIOR DOORS.

The Hawthorn 3  
ELEV. A - 4,857 SQ.FT. | ELEV. B - 4,819 SQ.FT.  
Includes 41 sq.ft. of open area and 72 sq.ft. of finished lower level area.

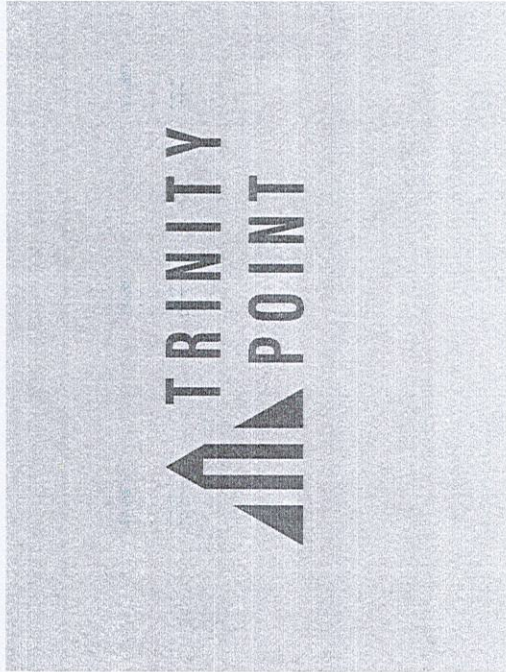
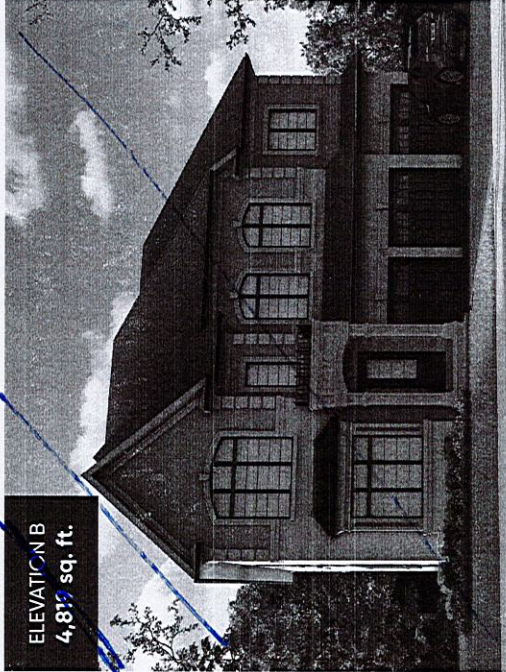
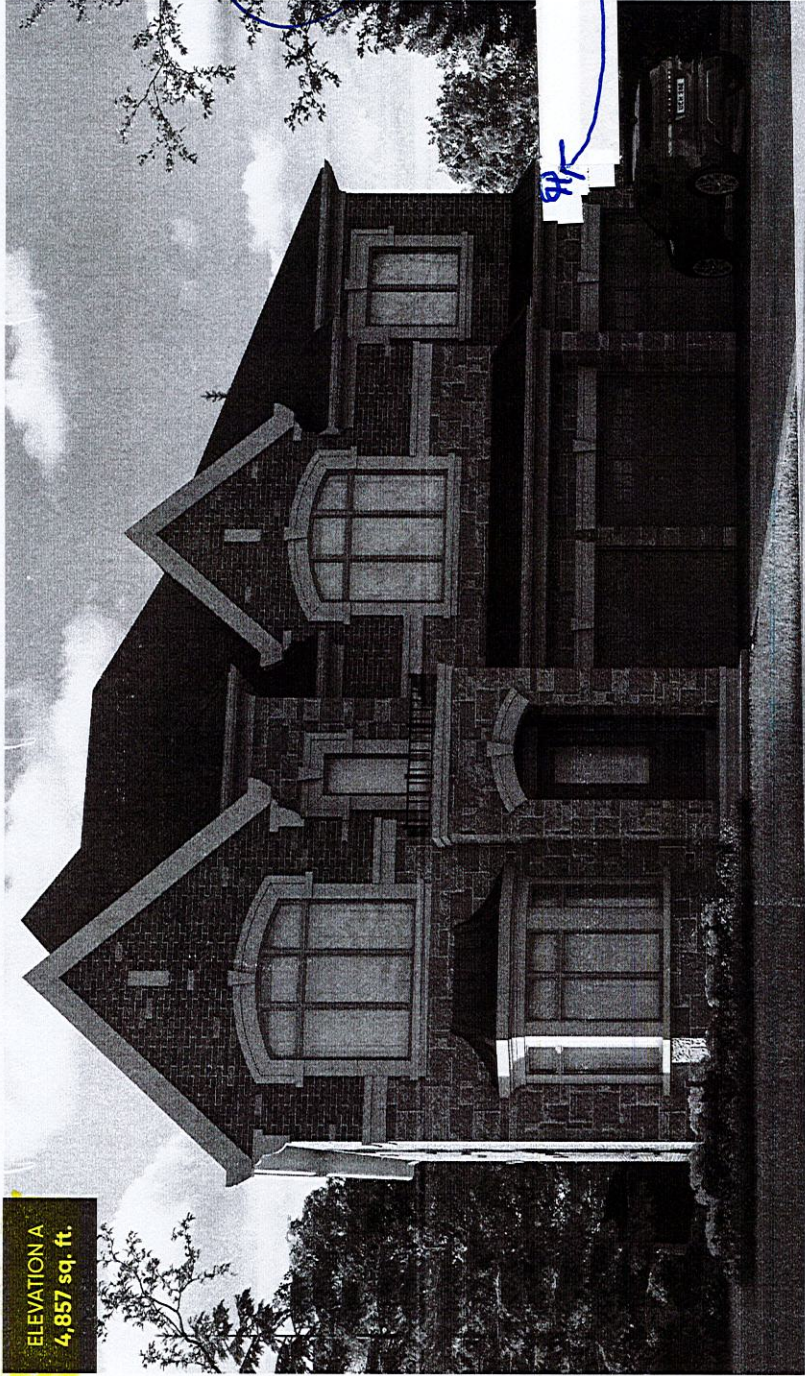
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural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

FLY  
AUGUST 9/23  
JUNE 2/23



# The Hawthorn 3

60' LOT



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