

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: QING QING LIN and ZHIBO YU				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
130 / 1	65M-4737	Birch 1 Elev A		

CONSTRUCTION

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) 23May23 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.	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 19Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LOCATION OF LIGHT CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
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MISCELLANEOUS

1 - Purchaser hereby warrants that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor to proceed accordingly 02Aug23 Note: The purchaser (s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability. No concessions or exceptions.	
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. 23May23 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.	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 8/23. 23May23 Note:	
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REDEEMED

EXTRAS AS PER OFFER

Walk-Up Basement Option - 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 Pur 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:	
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 3 - Churchill Worksheet Note:	
2nd Choice: Exterior Colour Scheme 1 - Old School Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 2 Aug 23 at 13:00

Purchasers:

QING QING LIN & ZHIBO YU

Property: 130

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Julia Caivano

Model and Elevation: Birch 1 Elev A

Lock Date: 2-Aug-23

2-Aug-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA 352 WILD MUSHROOM	464SA
Laundry Room	N/A - TUB ON LEGS	N/A
Powder Room	DORAL K43 SUMMIT WHITE	464SA
Master Ensuite Bathroom	MONACO 1048 FLAX	464SA
Ensuite 2/3	DORAL K44 TITAN GREY	464SA
Ensuite 4	DORAL K43 SUMMIT WHITE	464SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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 STD EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-LIME STONE 7264-58	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite 2/3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite 4	LAMINATE-LIME STONE 7264-58	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	GARDA SAND 13X13 -- STANDARD BEIGE GROUT	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	N/A
Kitchen / Breakfast	GARDA SAND 13X13 -- STANDARD BEIGE GROUT	<input type="checkbox"/>	
Laundry Room	GARDA SAND 13X13 -- STANDARD BEIGE GROUT	<input type="checkbox"/>	
Powder Room	GARDA SAND 13X13 -- STANDARD BEIGE GROUT	<input type="checkbox"/>	
Master Ensuite Bathroom	CONCRETE WHITE 13X13 -- STANDARD GREY GROUT	<input type="checkbox"/>	
Master Ens Shower Floor	2x2 WHITE TILE (STD TILE) -- STANDARD GREY GROUT	<input type="checkbox"/>	
Ensuite 2/3	FRIGIA WHITE 13X13 -- STANDARD GREY GROUT	<input type="checkbox"/>	
Ensuite 4	CONCRETE WHITE 13X13 -- STANDARD GREY GROUT	<input type="checkbox"/>	
GARAGE ENTRY / W.I.C.	GARDA SAND 13X13 -- STANDARD BEIGE GROUT	<input type="checkbox"/>	
		<input type="checkbox"/>	

* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE- GROENLANDIA LUCIDO 8X16	STANDARD - HORIZONTAL STACKED INSTALL
Bathtub Enclosure Walls	N/A	
Master Ens Shower Floor	N/A	
Ensuite 2/3	TILE - SILVIA WHITE 8X16	STANDARD - HORIZONTAL STACKED INSTALL
Ensuite 4	TILE - GROENLANDIA LUCIDO 8X16	STANDARD - HORIZONTAL STACKED INSTALL
GARAGE ENTRY / W.I.C.	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 VENDORS STD 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	CARRARA-SMOOTH (STD).
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Telephone Res. / Bus:

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Decor Advisor:

Julia Caivano

Model and Elevation: Birch 1 Elev A

Lock Date:

2-Aug-23

2-Aug-23

Plan #: 65M-4737

7. Other Flooring		
Main Hall	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD FLOORING)	
Living Room	N/A	
Dining Room	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD FLOORING)	
Family Room	GREAT RM - HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD FLOORING)	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Lower Landing (If Applies)	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD FLOORING)	
Upper Landing	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD FLOORING)	
Upper Hall	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Master Bedroom	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Bedroom #2	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Bedroom #3	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Bedroom #4	LAMINATE - NATURAL RED OAK LAMINATE (VENDORS STANDARD)	
Bedroom #5	N/A	
Underpad	Type	Area
	N/A	N/A


** Refer to Construction Summary

8. Railings and Pickets			
Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes	<input type="radio"/> 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	GREAT RM- 43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath 2/3	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Garage Entry/W.I.C.	43 BIRCH WHITE
			N/A
			N/A
Smooth Ceilings First Floor		<input type="radio"/> Yes	<input checked="" type="radio"/> No

** Refer to Construction Summary

Initials: 

Purchasers:

QING QING LIN & ZHIBO YU

Telephone Res. / Bus:

/

Decor Advisor:

Julia Caivano

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10. Plaster Mouldings and Medallions - N/A

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** Refer to Construction Summary

N/A.

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
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Fireplace Type			As Per Construction Specifications
Mantle Type			MANTLE M2-STANDARD
Colour / Stain			AS PER CONSTRUCTION SPECIFICATIONS
Surround			GRIGIO CARNICO
Hearth			N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	N/A
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary - 9FT BASEMENT CEILING HEIGHT. WALK-UP BASEMENT STAIR PER OFFER.


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: Aug 02, 2023

Signature: _____

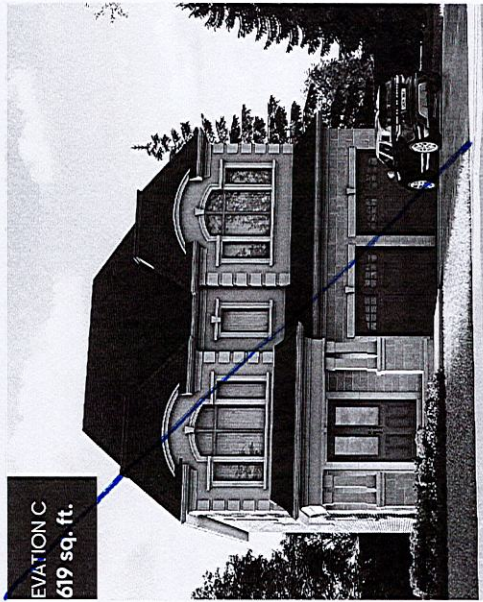
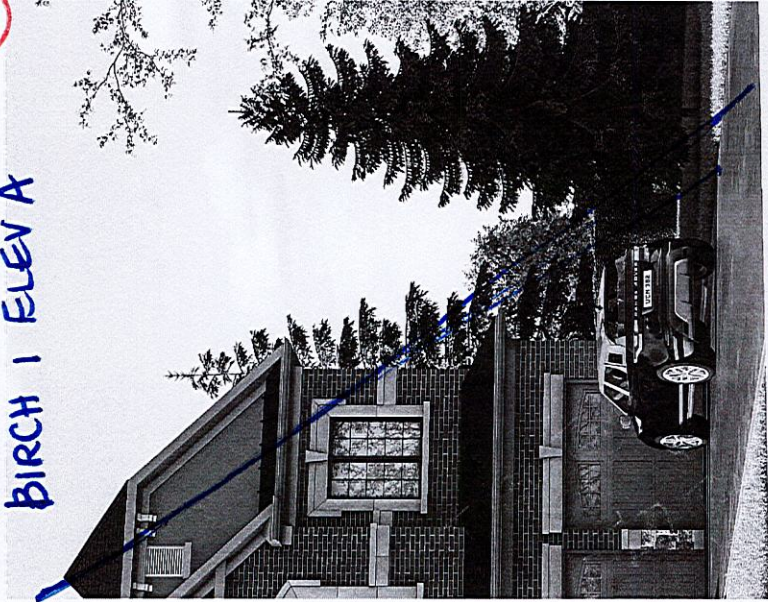
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Page 4 of 4

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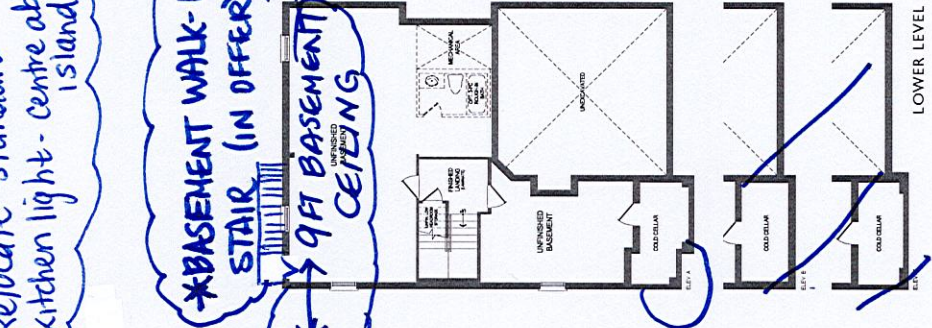
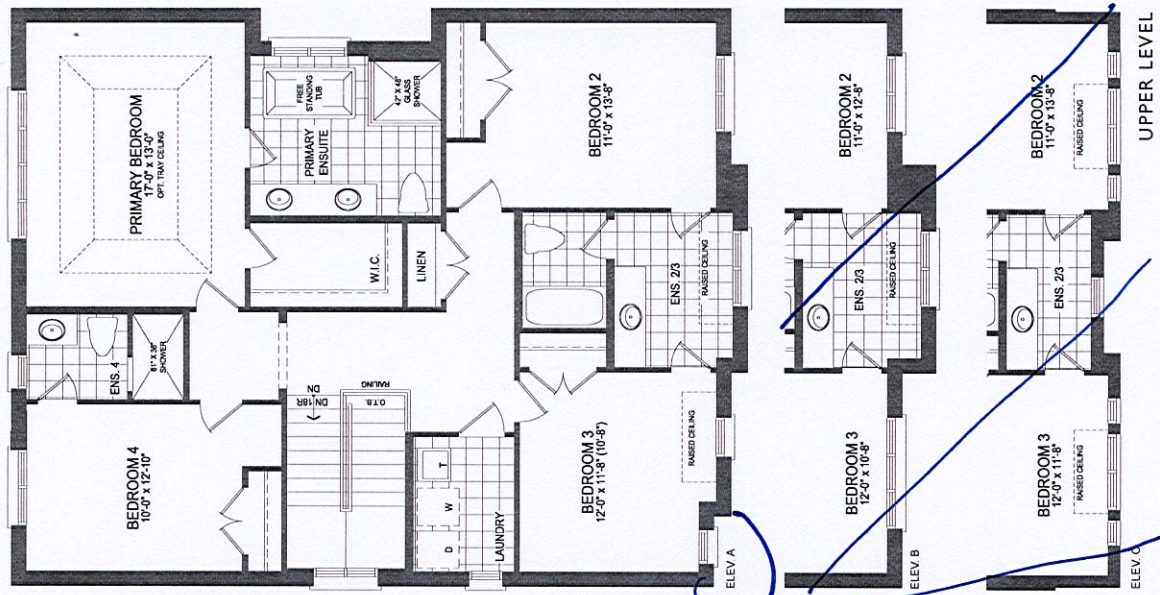
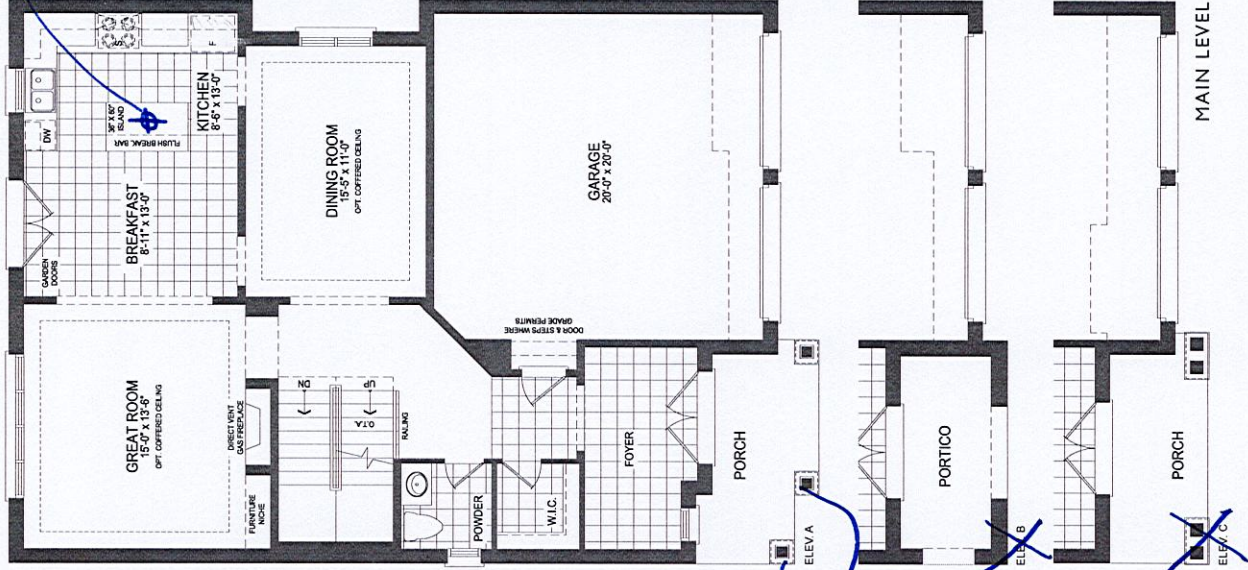
LOT 130 TRINIMONT.
BIRCH 1 ELEV A

④ JUNE 19/23



ELEVATION C
619 sq. ft.

Steps and porches may vary at any exterior entrance ways due to . All renderings are artist's concept. Dimensions, specifications and s may vary due to siting. E. & O. E. June 2022.



The Birch 1 ELEV. A • 2,638 SQ.FT. | ELEV. B • 2,608 SQ.FT. | ELEV. C • 2,619 SQ.FT.
Includes 57 sq.ft. of finished lower level area.

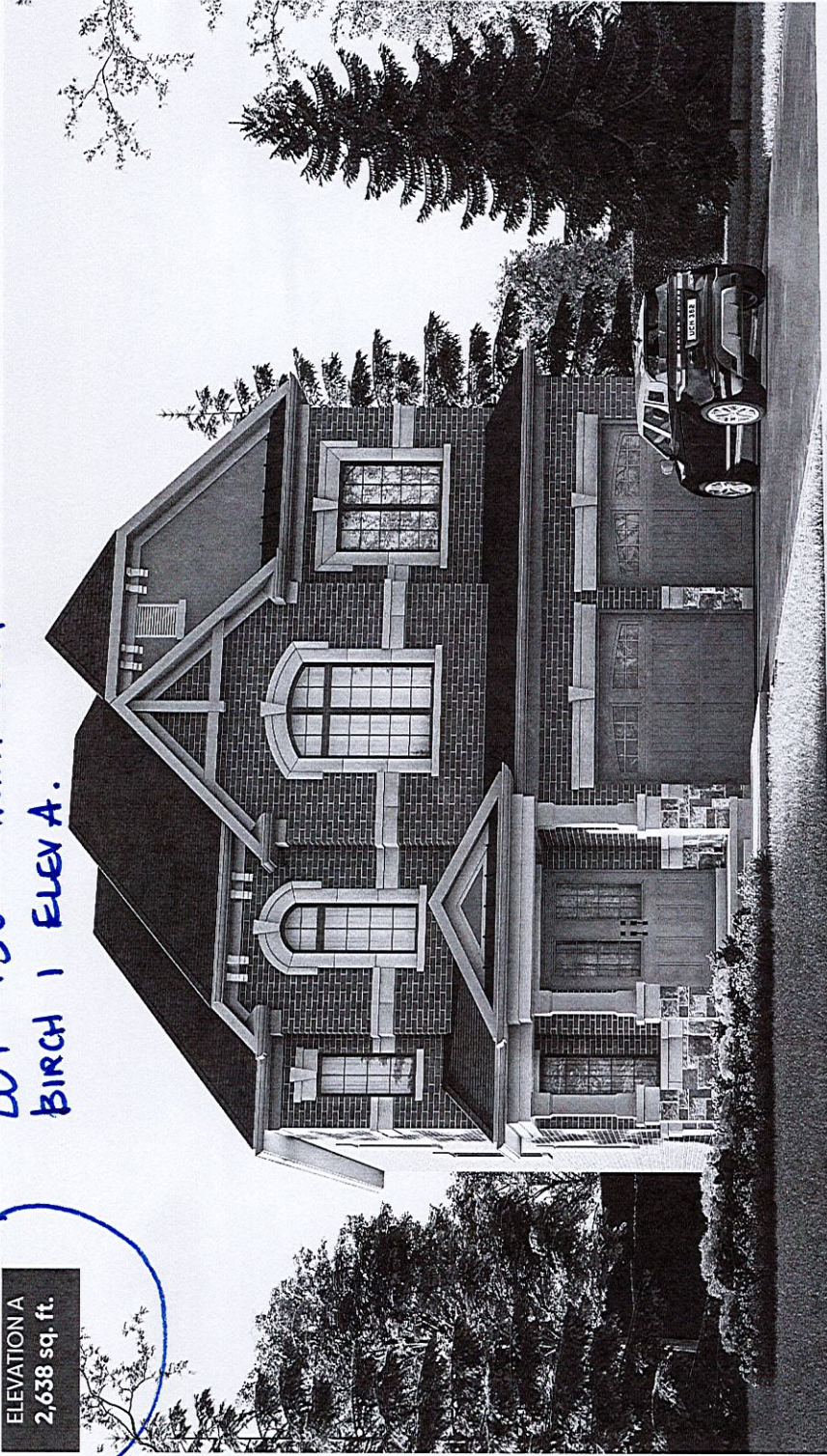
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural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

The Birch 1

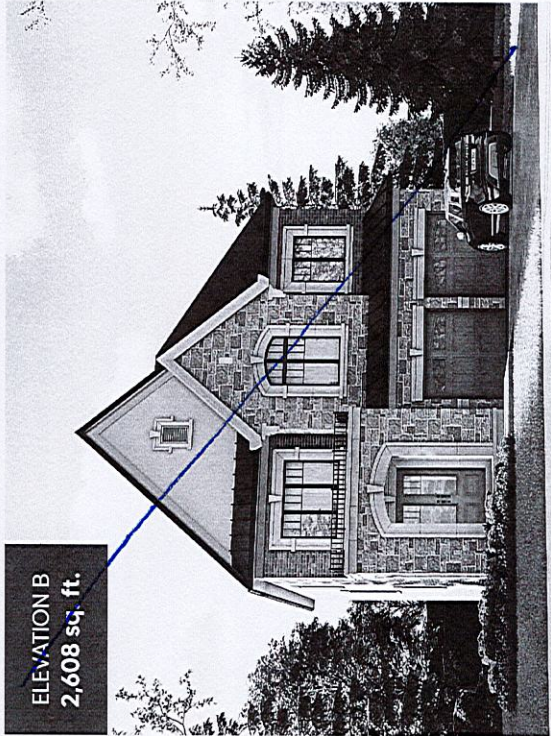
41' LOT

LOT 130 TRINIMONT
BIRCH 1 ELEV A.

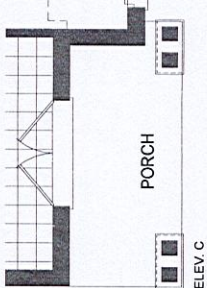
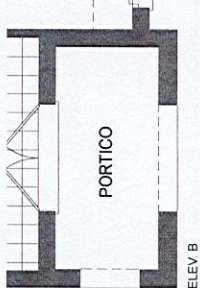
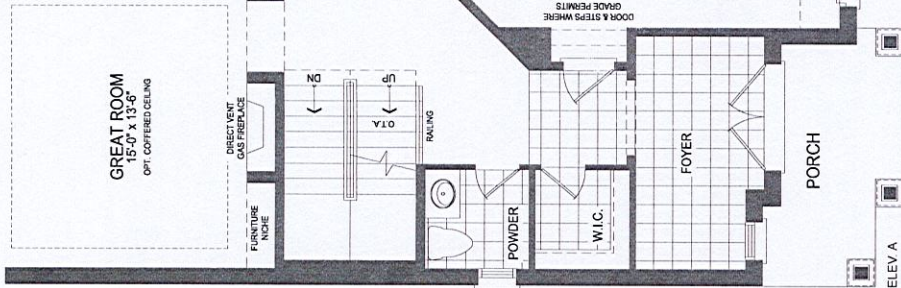
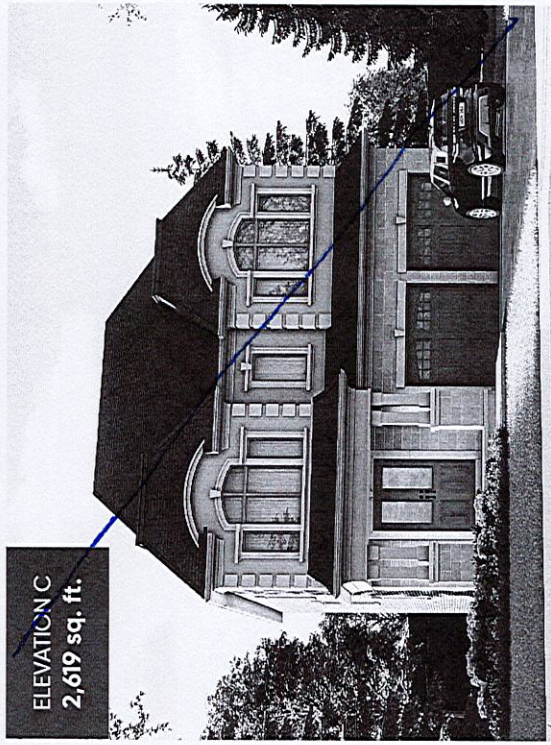
ELEVATION A
2,638 sq. ft.



ELEVATION B
2,608 sq. ft.



ELEVATION C
2,619 sq. ft.



The Birch 1 ELEV

LOT 130
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

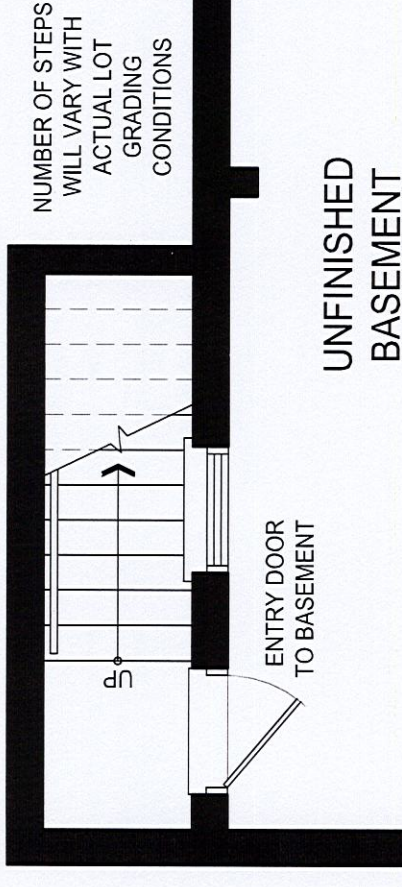
BIRCH |
ELEVATION A

REVISIONS:

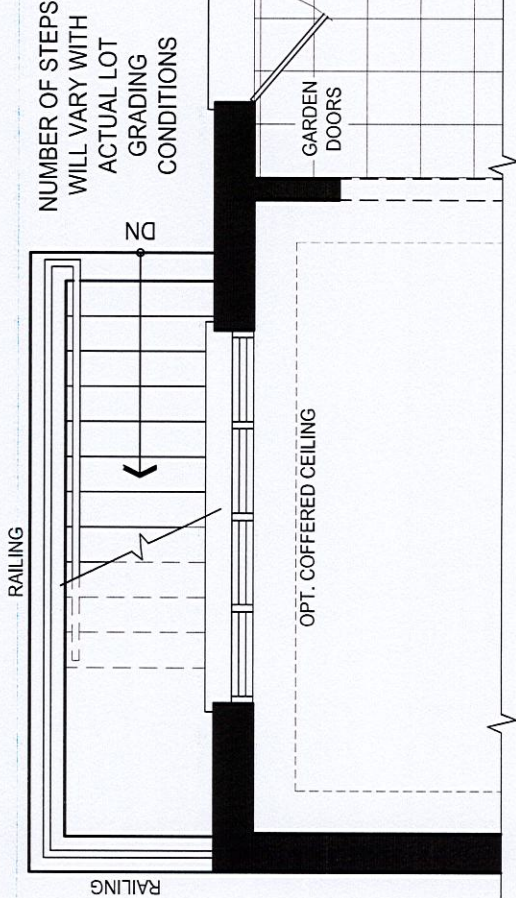
1. ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE.

2. 9FT BASEMENT
CEILING HEIGHT

Q JUNE 19/23



LOWER LEVEL



MAIN LEVEL

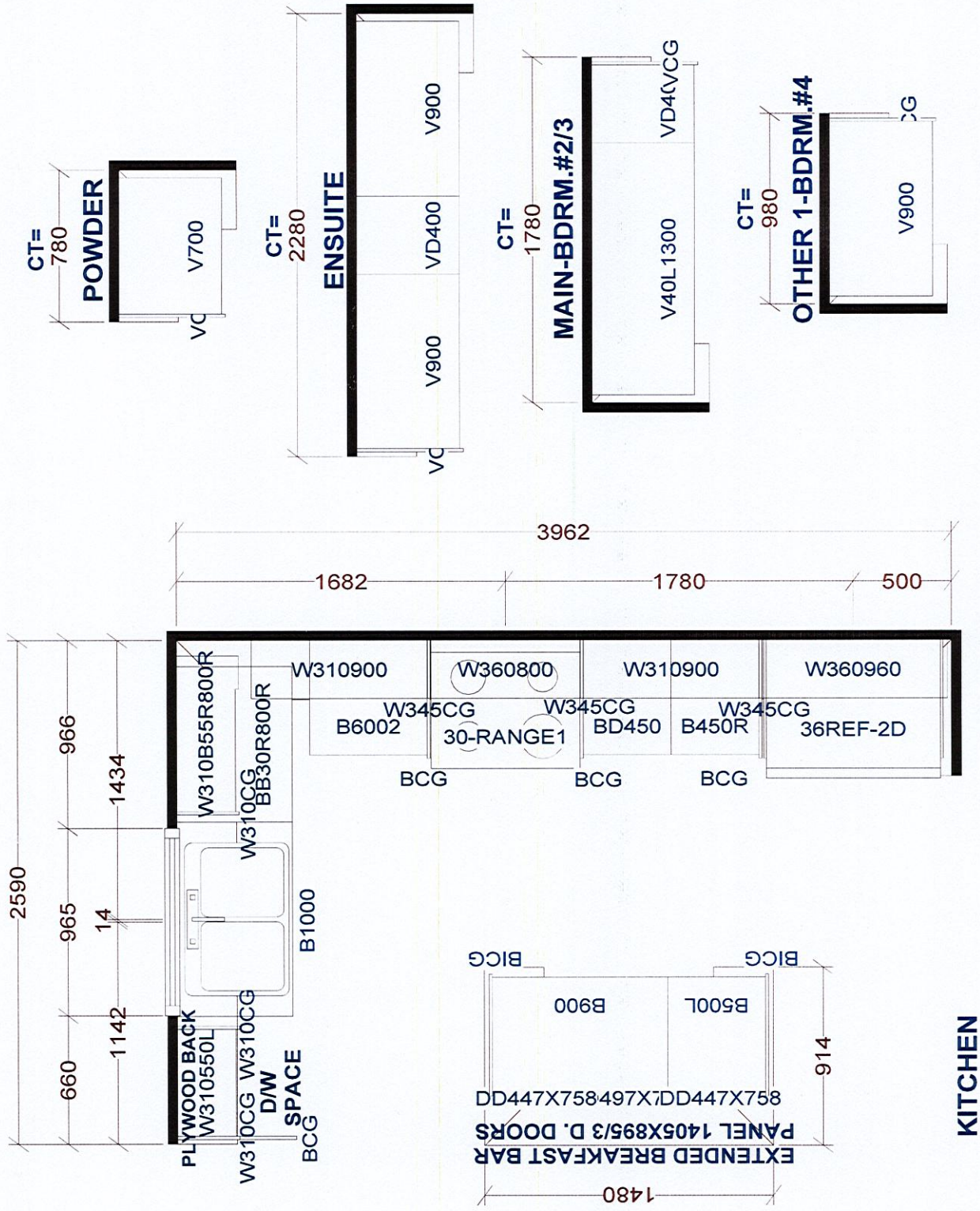
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REGION
DESIGN
INC.

SCALE
BY MB
N.T.S.
PAGE No.
1 OF 1

TRINITY POINT

lot 130
TRINIMONT.
No upgrades.



KITCHEN

Selba Industries				J #
W WDTH	W HGHT	W CNT	JOB NUMBER:	
FLOOR HGHT	DOOR HGHT		BUILDER: TRINITY POINT DEV.	
ST CENT	2X4	VENT BOX COVER	SITE: TRINIMONT DEV., Richmond Hill	
			MODEL: 41-1X BIRCH 1 ELA,B,C	
			LOT #: 130 TRINIMONT	
			DESIGNER: KS	
			DATE: OCT 25 21	

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