

## CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

AUG 11 2023

TEL:

PURCHASER: LING YANG

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
133 / 1	65M-4737	Birch 1 Elev B		

### CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)	
23Jun23 Note:	

Duplicate	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG PRICED SEPARATELY)	
09Jun23 Note:	

### CABINETRY ACCESSORIES

1 - CABINET PROVISION ONLY - ADJUST HEIGHT OF STOVE UPPER CABINET TO ACCOMMODATE FUTURE FAN *** SEE FAN SPECS ***	
08Aug23 Note:	
PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT THE APPLIANCE INSTALLATION IS THE SOLE RESPONSIBILITY OF THE PURCHASER. PURCHASER TO INSTALL OWN FAN AT OWN EXPENSE AFTER CLOSING.	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - STANDARD LEVEL CABINETRY	
09Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	

### CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR	
08Aug23 Note: STANDARD STACKED INSTALLATION	

### ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI	
NEXT TO MASTER ENSUITE TOILET	
09Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND	
SEE SKETCH FOR LOCATION	
09Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE KITCHEN ISLAND WILL NO LONGER MOVEABLE DUE TO ADDITION OF THE ELECTRICAL PLUG.	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE	
09Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
09Jun23 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.	

### FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR	
09Jun23 Note:	

### HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE	
08Aug23 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - UPPER HALL	
08Aug23 Note:	



CONSTRUCTION SUMMARY				
PURCHASER: LING YANG				TEL:
LOT / PHASE 133 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev B		
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 08Aug23    Note:				

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE -  UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO -- PRIMARY ENSUITE 09Jun23    Note:	
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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. 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 08Aug23    Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 09Jun23    Note:	
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PROMOTIONAL

<del>1 - LESS BALANCE OF CREDIT REMAINING FROM PURCHASER EXTRA SHEET IN OFFER 08Aug23    Note:</del>	
<del>1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4030.00 BALANCE FORWARD \$970.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$5000.00 AS PER SCHEDULE PE DATED MAY 13/23. 09Jun23    Note:</del>	

REDEEMED

STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Aug23    Note:  THE PURCHASER ACNKOWLEDGES, UNDERSTANDS AND ACCEPTS THAT 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.	
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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 Five Hundred Dollars (\$500.00) for the purchase of the following items: 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 10 - Tohoe Worksheet    Note:	
2nd Choice: Exterior Colour Scheme 5 - Canyon Worksheet    Note:	

This Document is Extremely Time Sensitive - Printed 8 Aug 23 at 12:23



Purchaser:

LING YANG

Telephone Res. / Bus:

/

Decor Advisor:

Julia Caivano

Lock Date:

8-Aug-23

Property: 133

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev B

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	467SA
Laundry Room	N/A - TUB ON LEGS	N/A
Powder Room	DORAL K38 RIVERSIDE	464SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	464SA
Ensuite 2/3	DORAL K38 RIVERSIDE	464SA
Ensuite 4	DORAL K38 RIVERSIDE	464SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

Stove Opening

Vendors Std opening

Fridge Opening

Vendors Std opening

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

\*\* Refer to Construction Summary

NOTE:

\*\*\*ADJUSTMENT OF UPPER CABINET ABOVE STOVE TO ACCOMMODATE FUTURE FAN (TO BE INSTALLED BY PURCHASER AT OWN EXPENSE AFTER CLOSING\*\*\*

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE - NERO IMPALA	#300 ROUND EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-WHITE CARRARA 4924-38	N/A
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	N/A
Ensuite 2/3	LAMINATE-WHITE CARRARA 4924-38	N/A
Ensuite 4	LAMINATE-WHITE CARRARA 4924-38	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

\*\* Refer to Construction Summary

Initial:

YH



Purchaser:

LING YANG

Telephone Res. / Bus:

/

Decor Advisor:

Julia Caivano

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8-Aug-23

Property:

133

Project:

Trinimont Developments Inc.

Model and Elevation:

Birch 1 Elev B

Plan #:

65M-4737

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE- E.B.LOFT GRIS 12.5X12.5 / Standard Grey Grout	<input type="checkbox"/> Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/> N/A
Kitchen / Breakfast	TILE- E.B.LOFT GRIS 12.5X12.5 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
Laundry Room	H.R.CINZA CLARO GREY 13X13 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
Powder Room	TILE- E.B.LOFT GRIS 12.5X12.5 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
Master Ensuite Bathroom	VIENNA BIANCO 12X24 / STANDARD GREY GROUT	<input type="checkbox"/> STANDARD STACKED INSTALL
Master Ens Shower Floor	2X2 WHITE SHOWER FLOOR TILE - VENDORS STD	<input type="checkbox"/> STANDARD INSTALL
Ensuite 2/3 Floor	H.R.CINZA CLARO GREY 13X13 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
Ensuite 4 Floor	H.R.CINZA CLARO GREY 13X13 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
GARAGE ENTRY/ W.I.C.	TILE- E.B.LOFT GRIS 12.5X12.5 / Standard Grey Grout	<input type="checkbox"/> STANDARD INSTALL
		<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	CONCEPT NEVE MATTE 8X16/ STANDARD GREY GROUT	STANDARD- HORIZONTAL STACKED INSTALLATIC
Bathtub Enclosure Walls	N/A	N/A
Master Ens Shower Floor	N/A	N/A
Ensuite 2/3 Floor	CONCEPT NEVE MATTE 8X16/ STANDARD GREY GROUT	STANDARD- HORIZONTAL STACKED INSTALLATIC
Ensuite 4 Floor	CONCEPT NEVE MATTE 8X16/ STANDARD GREY GROUT	STANDARD- HORIZONTAL STACKED INSTALLATIC
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 PLAN)

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes

☐ No

Waterline for Fridge

☒ Yes


☐ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initial: 



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Telephone Res. / Bus: /

Decor Advisor: Julia Caivano

Lock Date: 8-Aug-23

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Plan #: 65M-4737

7. Other Flooring		
Main Hall	HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Living Room	N/A	
Dining Room	HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Family Room	GREAT RM -HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE - AVENUE -BEVERLEY OAK TL AV-230 PEFC	
Lower Landing (If Applies)	HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Upper Landing	HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Upper Hall	HARDWOOD - MIRAGE ADMIRATION RIO MAPLE EXCLUSIVE CASHMERE - 5"	
Master Bedroom	LAMINATE - AVENUE -BEVERLEY OAK TL AV-230 PEFC	
Bedroom #2	LAMINATE - AVENUE -BEVERLEY OAK TL AV-230 PEFC	
Bedroom #3	LAMINATE - AVENUE -BEVERLEY OAK TL AV-230 PEFC	
Bedroom #4	LAMINATE - AVENUE -BEVERLEY OAK TL AV-230 PEFC	
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	MIRAGE - RIO
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE - RIO
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE - RIO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE - RIO
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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	GREAT RM - 22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	ENSUITE 2/3	22 WARM GREY
Den/Library	N/A	ENSUITE 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	GARARGE ENTRY / WIC	22 WARM GREY
			N/A
			N/A

Basement Landing Area 22 WARM GREY.

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

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10. Plaster Mouldings and Medallions

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

\*\* Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Fireplace Type

N/A

Mantle Type

Colour / Stain

Surround

Hearth

Family Room

Purchased

As Per Plan

N/A

N/A

Other Room - Specify GREAT RM

Purchased

As Per Plan

N/A

As Per Construction Specifications

MANTLE M1-STANDARD

BIRCH WHITE

NERO

N/A

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

N/A

Gas Provisions Dryer

N/A

Comment

Gas Provisions Stove

YES

Gas Provisions Barbecue

N/A

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches

White

DECOR

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Built in Oven

Dishwasher Rough-in

Yes

Above Kitchen Cabinet Light

Below Kitchen Cabinet Light

Gas Stove

Microwave

\*\* 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:

Aug 8/23

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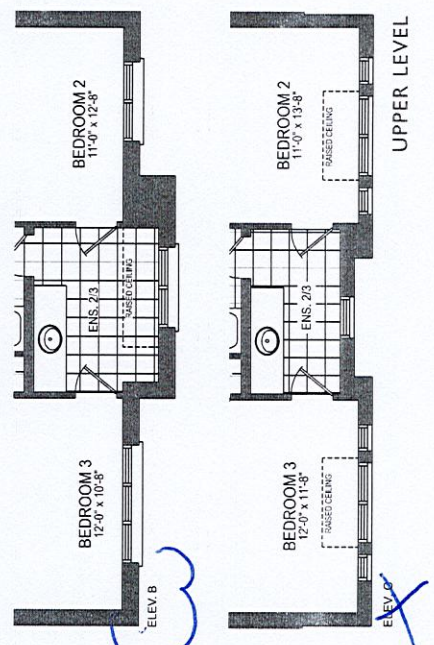
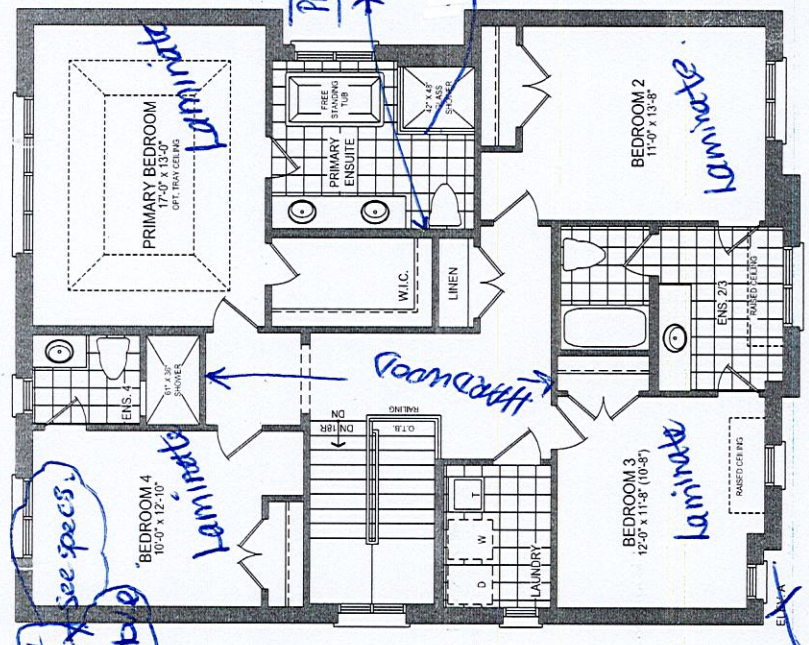
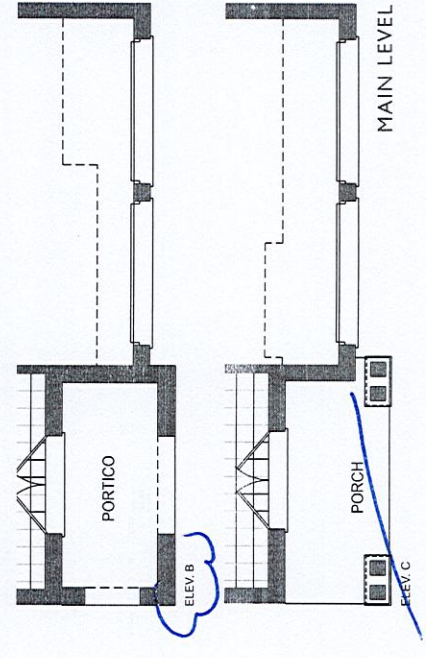
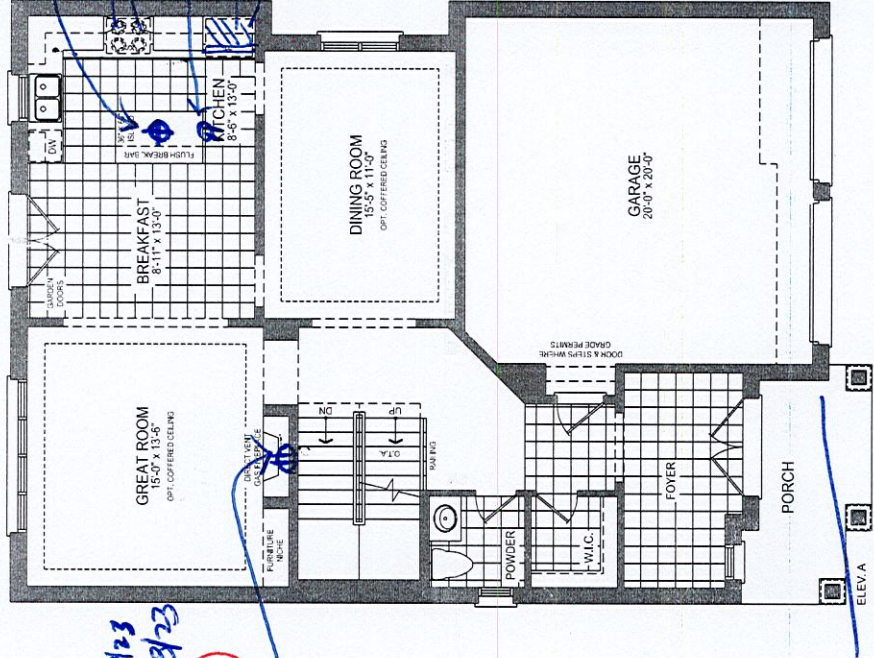


LOT 133  
TRINIMONT  
BIRCH 1 ELEV B

June 9/23  
Aug 8/23

PUGS ABOVE  
GAS FIREPLACE

\* ADJUSTMENT  
OF UPPER CABINET  
ABOVE STOVE  
FOR FUTURE FAN  
\* SEE SPECS ATTACHED



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. Rootline and adjoining model types may vary due to siting. E. & O. E. June 2022.

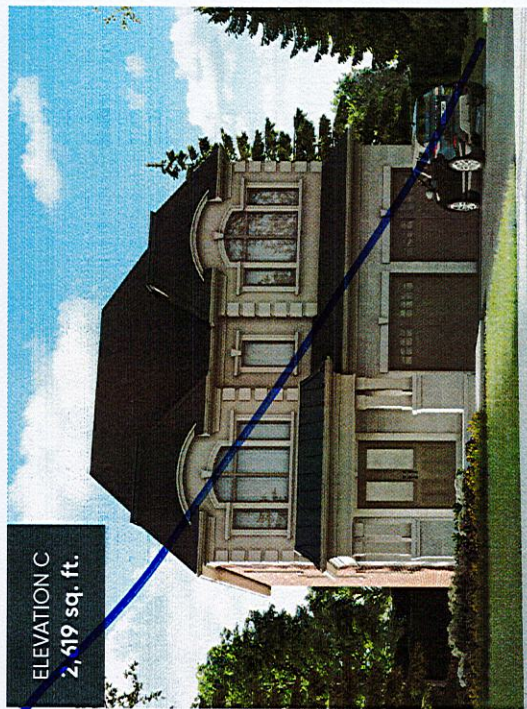
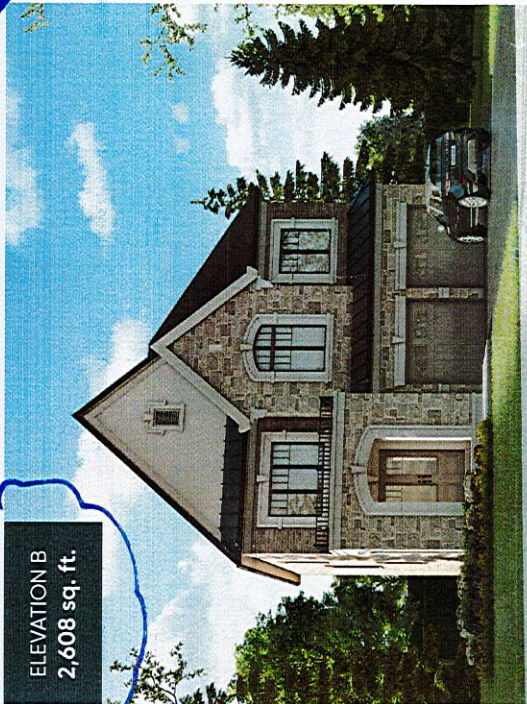
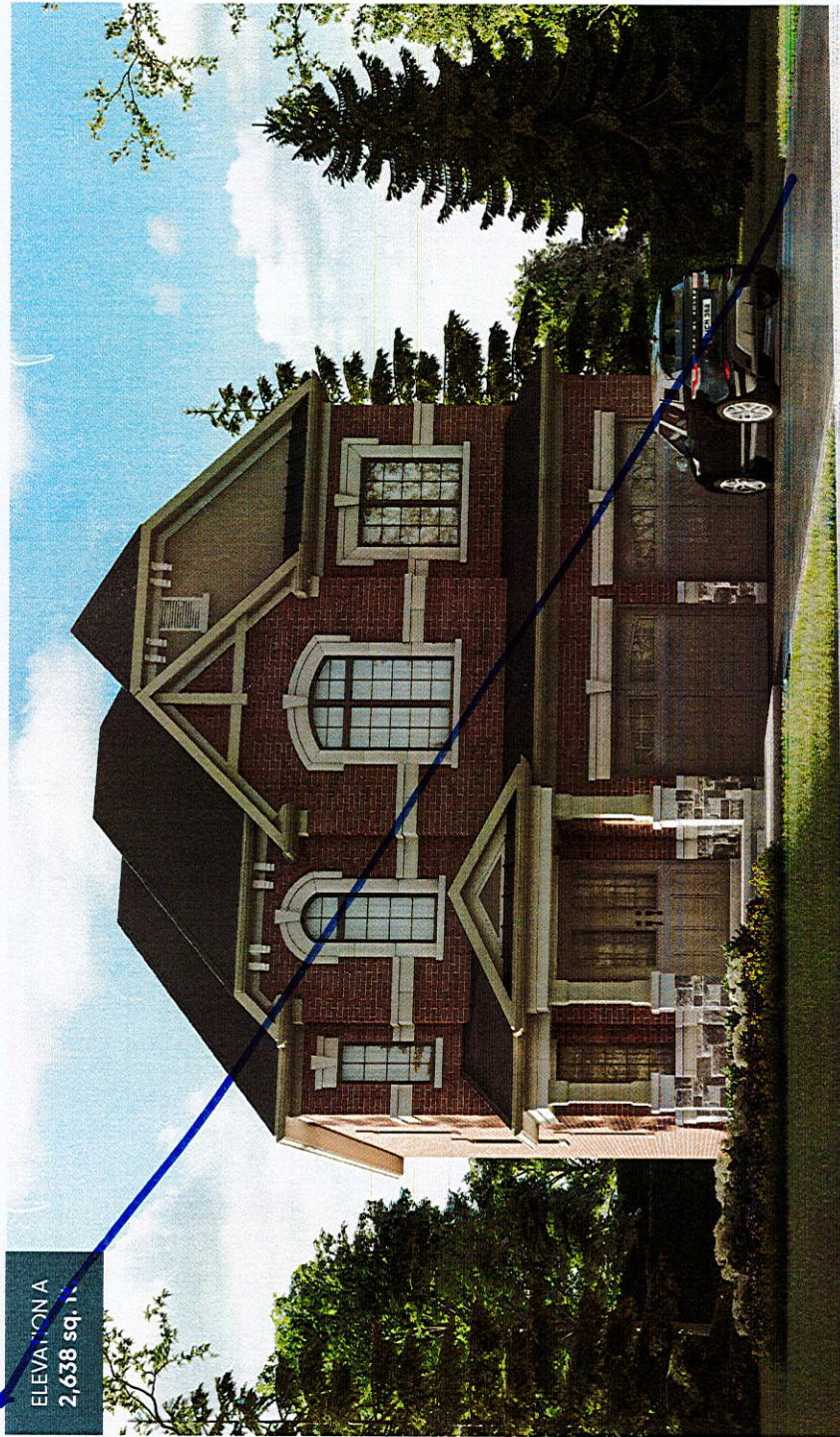


LOT 133 TRINIMONT.

BIRCH 1 ELEV B.

# The Birch 1

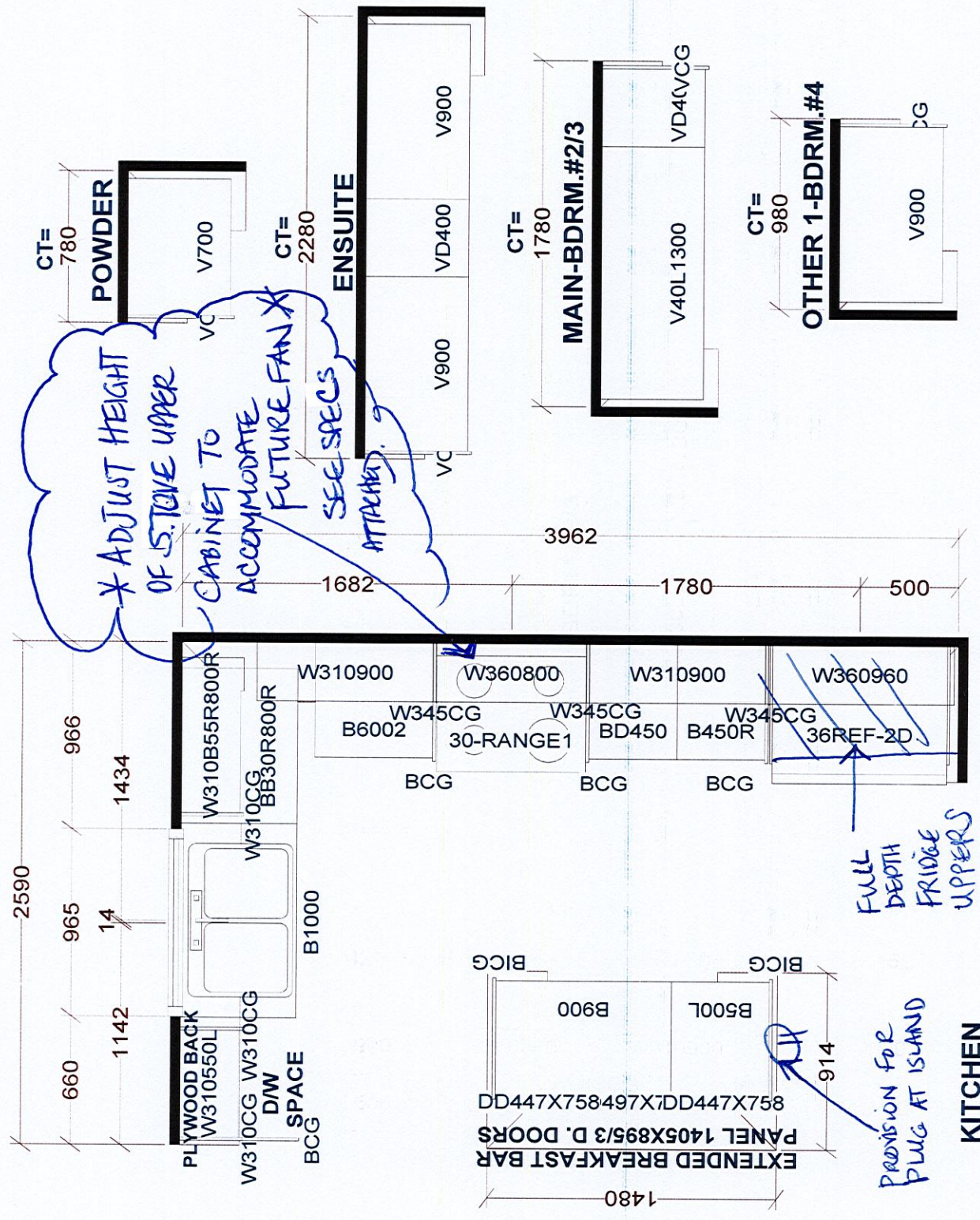
41' LOT



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 & C E, June 2022.



LOT 133  
TRINIMONT.



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

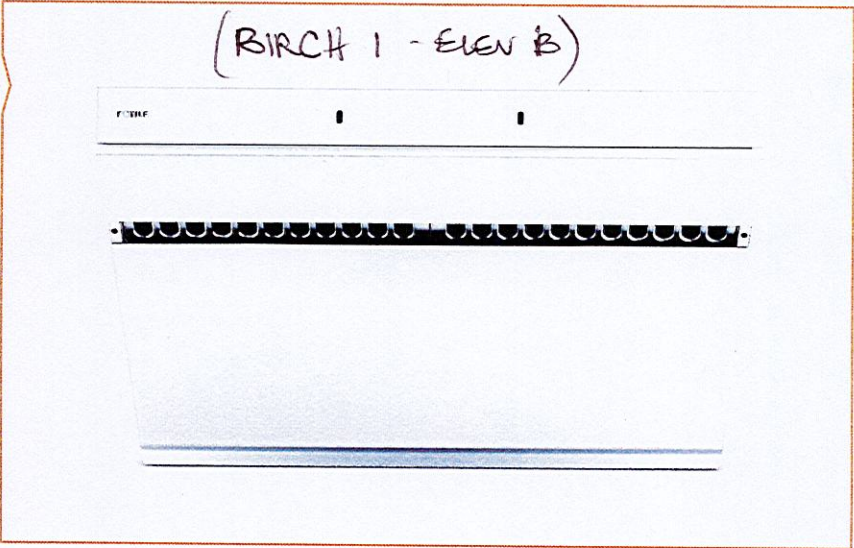
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JQG7505W

30" Wall-mount/under-cabinet range hood

- White tempered glass
- Max EQUIV. CFM: 1000
- Motion activation
- Dual DC motors
- Stir-fry mode
- 38dB Min. Noise Level
- Close proximity to cooking surface and smoke
- Covers 6ft² of Cooking Area (5-6 Burners)
- 2-Min Delay shutoff
- 95% Grease Separation Rate
- 98% Smell Reduction Rate



SPEC

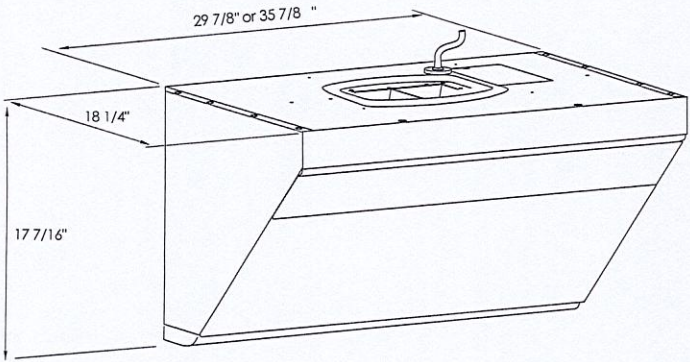
Certification:	ETL, HV
Product Dimensions (WxDxH):	29 7/8 x 18 1/4 x 17 7/16 - 46 7/16
Power Supply:	120V/60HZ
Max Static Pressure(Pa):	540Pa
Speed Setting:	4
CFM(HVI):	274/436/900/1000
Max. EQUIV.CFM:	1000
Net Weight (lb):	58.2

Installation Examples

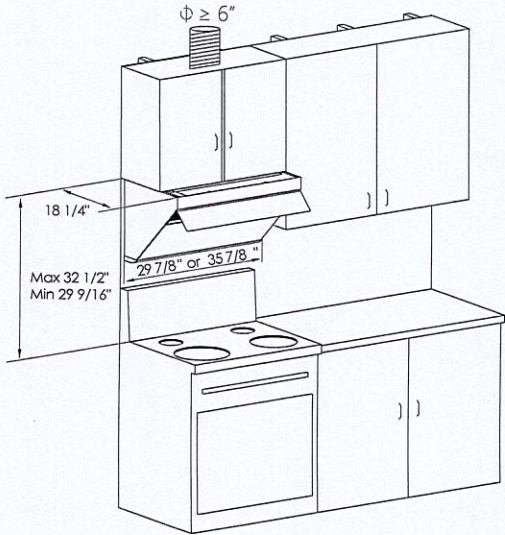


Installation Dimensions

Unit: in



▲ Product Dimensions



▲ Installation Dimensions

Email: [info@fotileca.com](mailto:info@fotileca.com)  
Toll Free: 1-844-315-0315  
Address: 8365 Woodbine Ave, Unit 113, Markham ON. L3R 2P4  
Website: [ca.fotileglobal.com](http://ca.fotileglobal.com)



Wechat 公众号

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