

CONSTRUCTION SUMMARY				
PURCHASER: MIN YANG			RECEIVED SEP 13 2023	
Red Oaks on Bayview - Trinimont Developments Inc.			TEL:	
LOT / PHASE 123 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev A		

CABINETRY

1 - PROVIDE 36" STOVE OPENING AND 36" WIDE UPPER CABINET 08Sep23 Note: VENDORS STANDARD 30" HOOD FAN AND 6" DUCT TO BE INSTALLED.	
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CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT  POWDER ROOM PRIMARY ENSUITE 2/3 ENSUITE 4 ENSUITE 08Sep23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 06Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 08Sep23 Note: TITANIUM 50 GROUT THROUGHOUT**	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 4 - FLOOR 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT  ***SEE ATTACHED SKETCH FOR TILE DIRECTION**	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2/3 - FLOOR 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT  ***SEE ATTACHED SKETCH FOR TILE DIRECTION**	
1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT  ***SEE ATTACHED SKETCH FOR TILE DIRECTION**	
1 - TILE - UPGRADE 1 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 08Sep23 Note: STANDARD HORIZONTAL STACKED INSTALLATION W/ TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 08Sep23 Note: STANDARD STACKED INSTALLATION W/ TITANIUM 50 GROUT	

CONSTRUCTION

2 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB INCLUDES SHOWER POT LIGHT ***TOE TESTERS TO REMAIN INSTALLED***  ENSUITE BATH 2/3 ENSUITE BATH 4 06Jun23 Note:	
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LOT / PHASE 123 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev A		
<div>1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL</div> <div>09May23    Note: If the Purchaser has purchased or been provided with a 9 foot basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall.</div>				
<div>DOORS AND TRIM</div>				
<div>1 - TRIM - UPGRADE 1 - 7 1/4" BASEBOARD AND 3" BB CASING - COLONIAL</div> <div>08Sep23    Note:</div>				
<div>ELECTRICAL</div>				
<div>1 - NOTE: INSTALL SHOWER POT LIGHT AT ENSUITE 2/3 &amp; ENSUITE 4 STANDING SHOWERS</div> <div>15Jun23    Note: (TUB CONVERTED TO SHOWER AT ENS 2/3 AND ENS 4 --- INSTALL SHOWER POT LIGHTS)</div>				
<div>1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND</div> <div>06Jun23    Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE STUD OR MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div>				
<div>HARDWOOD FLOORING</div>				
<div>1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - UPPER HALL</div> <div>08Sep23    Note:</div>				
<div>1 - HARDWOOD - GROUP B SERIES 7 3/4 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS</div> <div>08Sep23    Note:</div>				
<div>MIRRORS AND GLASS</div>				
<div>1 - SHOWER DOOR HANDLE -</div> <div>UPGRADE TO CRL CHROME D-RING WITH TOWEL BAR COMBO AT PRIMARY ENSUITE</div> <div>06Jun23    Note:</div>				
<div>MISCELLANEOUS</div>				
<div>1 - Purchaser acknowledges 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</div> <div>08Sep23    Note:<div>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.</div></div>				
<div>1 - 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.</div> <div>09May23    Note: 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. 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.</div>				
<div>PAINTING</div>				
<div>1 - WHITE TRIM PAINT THROUGHOUT</div> <div>08Sep23    Note:</div>				
<div>PLUMBING</div>				
<div>1 - NOTE: TUB TO SHOWER CONVERSION AT ENSUITE BATH 2/3 AND ENSUITE BATH 4</div> <div>***TOE TESTERS TO REMAIN INSTALLED AT ENS 2/3 AND ENS 4***</div> <div>06Jun23    Note:</div>				



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123 / 1	65M-4737		Elm 2 Elev A		

PROMOTIONAL

4 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER DATED APRIL 29/23. 09May23 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 0 BLACK PICKETS 08Sep23 Note:	
1 - V GROOVE HANDRAIL 08Sep23 Note:	
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Sep23 Note: 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.	

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 5 - Canyon Worksheet Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester 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:	
REDEEMED	

This Document is Extremely Time Sensitive - Printed 12 Sep 23 at 12:56



Purchaser:MIN YANG

Property: 123

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Elm 2 Elev A

Lock Date: 8-Sep-23

8-Sep-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	631 SB
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL W500 WHITE	631 SB
Master Ensuite Bathroom	DORAL W500 WHITE	631 SB
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	631 SB
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	631 SB
	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

36" + 36" STOVE OPENING

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

Fridge Opening

Vendor's Standard

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

\*\* Refer to Construction Summary

INCREASE VANITY HEIGHT TO 36" AT ALL BATHS (INCLUDES POWDER ROOM, PRIMARY ENSUITE, 2/3 ENSUITE & 4 ENSUITE\*\*

\* PROVIDE 36" STOVE OPENING AND 36" WIDE UPPER CABINET

2. Counters

	Counter	Edge
Kitchen / Breakfast	STD- GRIGIO SARDO GRANITE	#360
Laundry Room	N/A	N/A
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary



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Model and Elevation: Elm 2 Elev A

8-Sep-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	LITIUM PEARL POLISHED 24 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	N/A
Kitchen / Breakfast	LITIUM PEARL POLISHED 24 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Laundry Room	LITIUM PEARL POLISHED 24 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Powder Room	LITIUM PEARL POLISHED 24 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Master Ensuite Bathroom	CARRARA MARMORE 12 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install- See Sketch*
Master Ens Shower Flr	2x2 WHITE TILE - TITANIUM 50 GROUT	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	CARRARA MARMORE 12 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install- See Sketch*
Ensuite Bath - Bedroom 4	CARRARA MARMORE 12 X24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install- See Sketch*
	N/A	<input type="checkbox"/>	N/A
	N/A	<input type="checkbox"/>	N/A

\*\* Refer to Construction Summary

SEE SKETCH FOR ORIENTATION OF TILE

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	N/A
Tub Deck	N/A	N/A
Tub Deck Skirt	N/A	N/A
Shower Stall	CARRARA MARMORE 12 X24 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	N/A
Master Ens Shower Flr	N/A	N/A
Ensuite Bath - Bedroom 2/3	BIANCO LUCIDO 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	BIANCO LUCIDO 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
	N/A	N/A
	N/A	N/A
Kitchen Backsplash	N/A	N/A

\*\* Refer to Construction Summary - TITANIUM GROUT THROUGHOUT\*\*

\*\*\* ALL SHOWER THRESHOLDS/JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER 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	As Per Construction Specifications
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initial: 



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Decor Advisor:	Sabrina Carano	Model and Elevation:	Elm 2 Elev A
Lock Date:	8-Sep-23	8-Sep-23	Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Living Room	N/A	
Dining Room	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Family Room	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE -Torlys- Lexington-W Brussels Oak TL-LW1316-PEFC	
Lower Landing (If Applies)	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Upper Landing	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Upper Hall	HARDWOOD - Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 7 3/4"	
Master Bedroom	LAMINATE -Torlys- Lexington-W Brussels Oak TL-LW1316-PEFC	
Bedroom #2	LAMINATE -Torlys- Lexington-W Brussels Oak TL-LW1316-PEFC	
Bedroom #3	LAMINATE -Torlys- Lexington-W Brussels Oak TL-LW1316-PEFC	
Bedroom #4	LAMINATE -Torlys- Lexington-W Brussels Oak TL-LW1316-PEFC	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary  
HARDWOOD AT UPPER HALL ONLY - 2ND FLOOR BEDROOMS TO REMAIN AS VENDORS STD LAMINATE FLOORING\*

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TREASURE
Picket Type	EUROLINE 0	Colour	BLACK
Stringer / Riser	TREASURE	Colour	TREASURE
Treads	TREASURE	Colour	TREASURE

Red Oak Stairs with Semi Gloss Finish

☒ Yes ☐ 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	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	WHITE*		N/A
	N/A	Bsmt Landing Area	22 WARM GREY
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary



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8-Sep-23

Plan #: 65M-4737

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	N/A
Family Room	N/A	N/A			

\*\* Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify		
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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type			2 SIDED					
Mantle Type			N/A					
Colour / Stain			N/A					
Surround			N/A					
Hearth			N/A					

\*\* Refer to Construction Summary

2 SIDED FIREPLACE - AS PER PLAN.

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

\* 9 FT BASEMENT.

Disclaimers and Notes

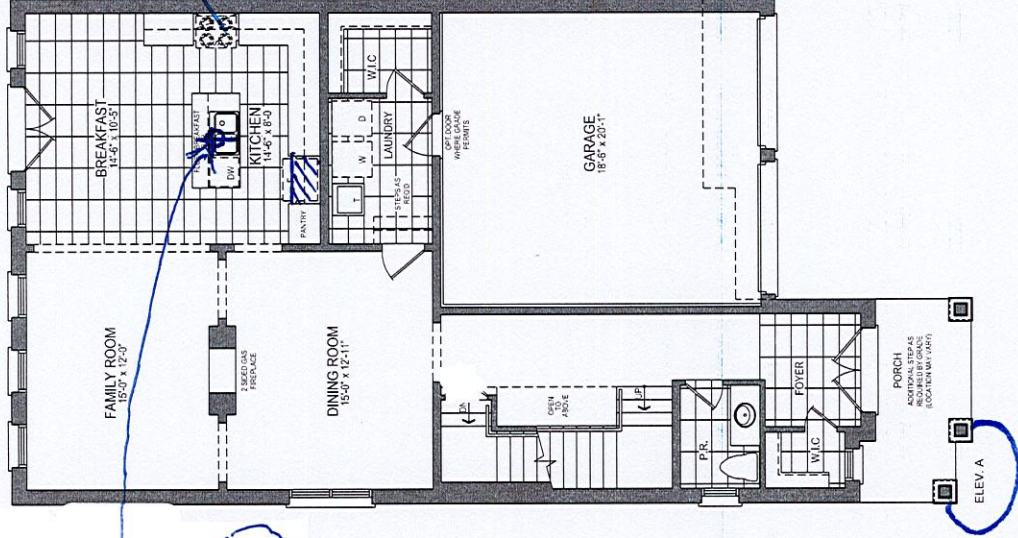
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: for [Signature] Date: Sep 8, 2023

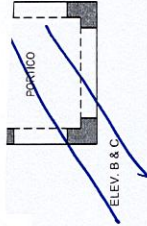


LOT 123 TRINIMONT  
ELM 2 ELEV A

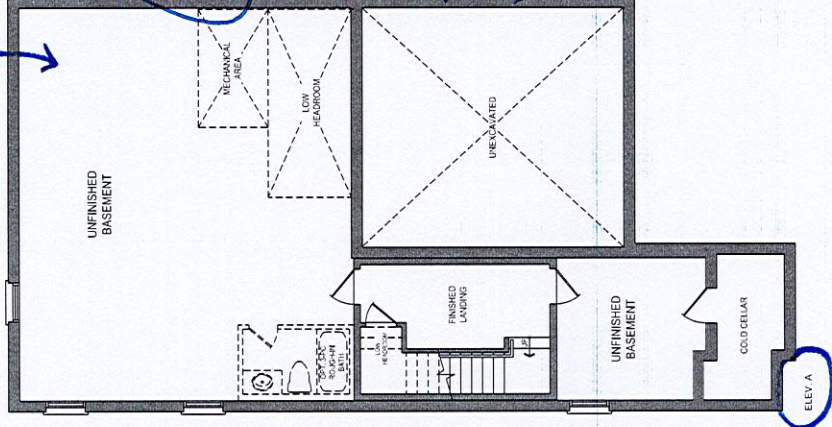
- \* Relocate light above kitchen island
- \* Full depth fridge upper cabinet



MAIN LEVEL



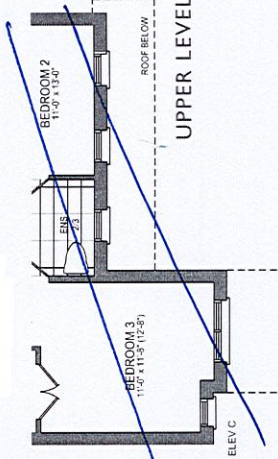
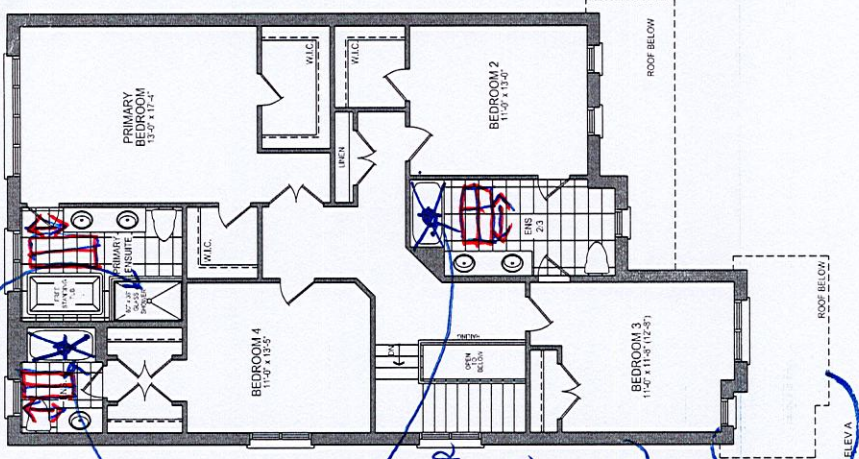
ELM 2 ELEV A. *my* June 6/23



LOWER LEVEL

\* INCREASE BASEMENT CEILING HEIGHT TO 9 FT

ENS 2/3 + ENS 4  
TUB TO SHOWER  
\*includes shower light  
\*the testers to remain.



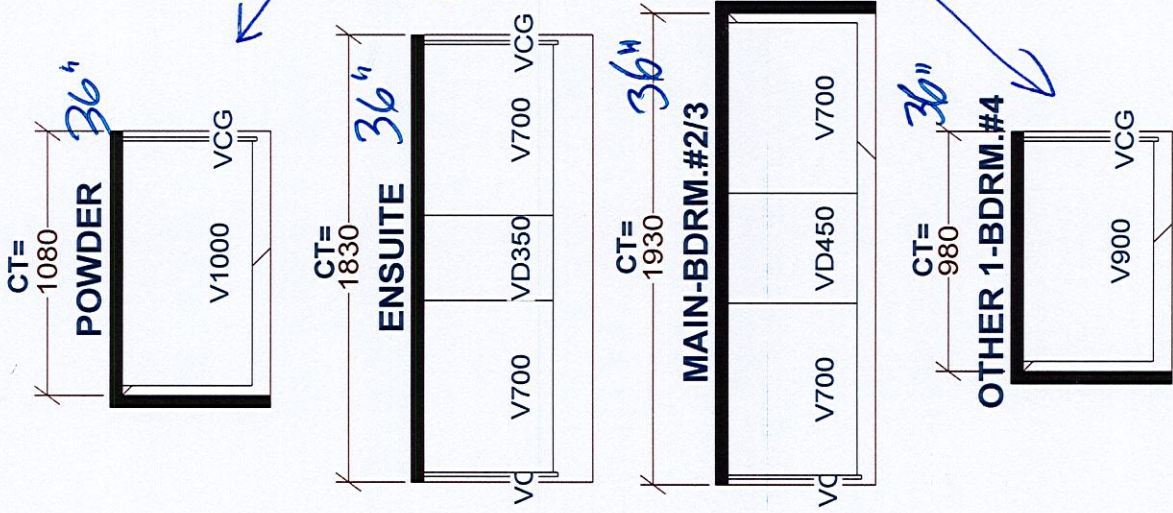
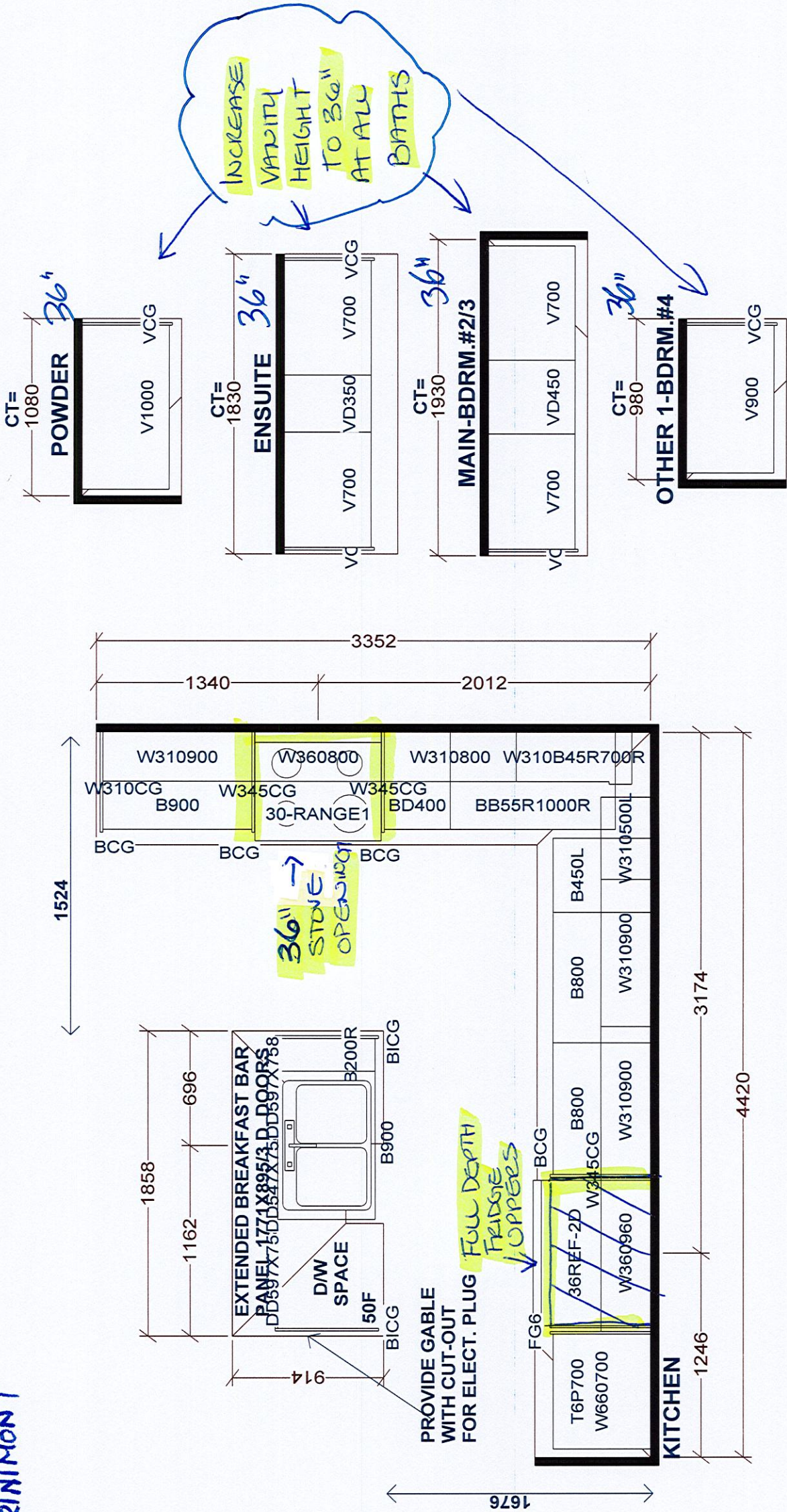
UPPER LEVEL

D-RING TOWEL BAR COMBO - CHROME

*my* Sep 18/23



LOT 123 TRINIMONT



Selba Industries				J #
W WDTH	W HGHT	W CNT	JOB NUMBER: BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 38-2X ELM 2 ELA,B,C LOT #: 123	
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER	DESIGNER: KS DATE: JUNE 7 22	

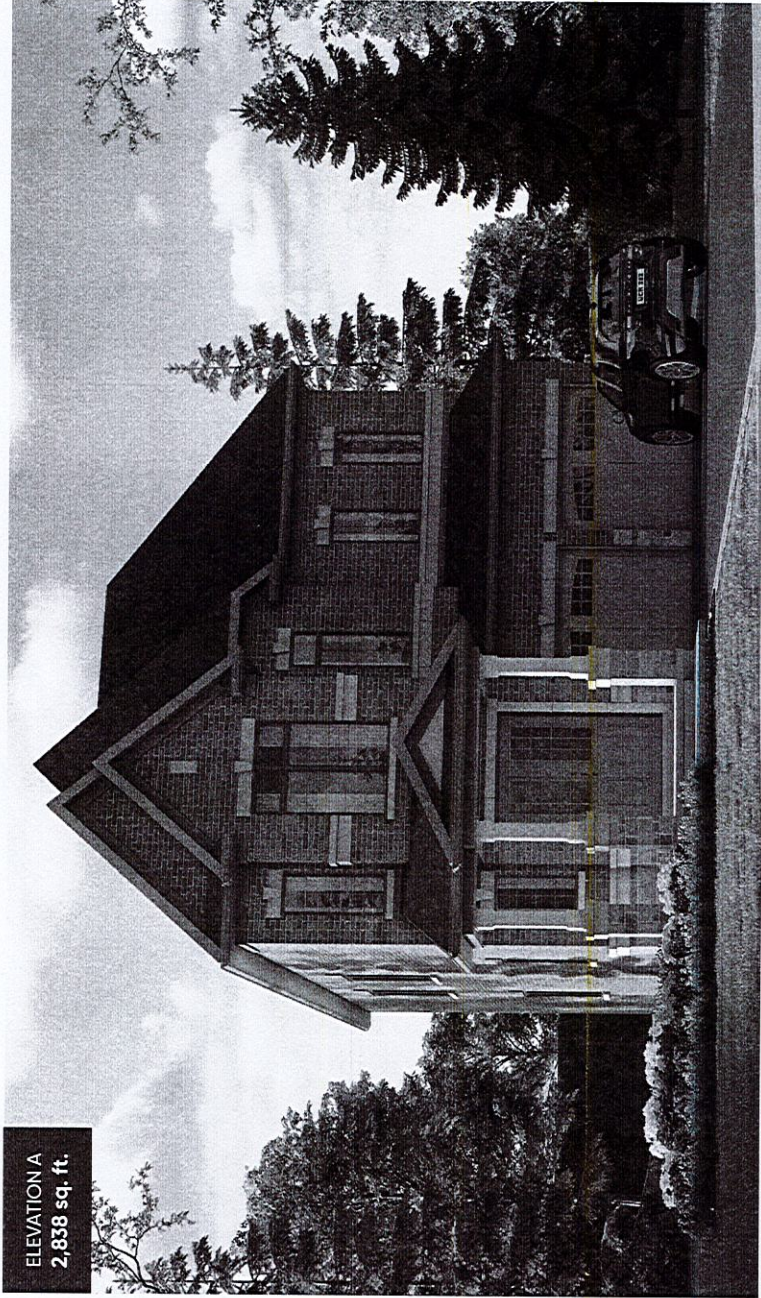
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.



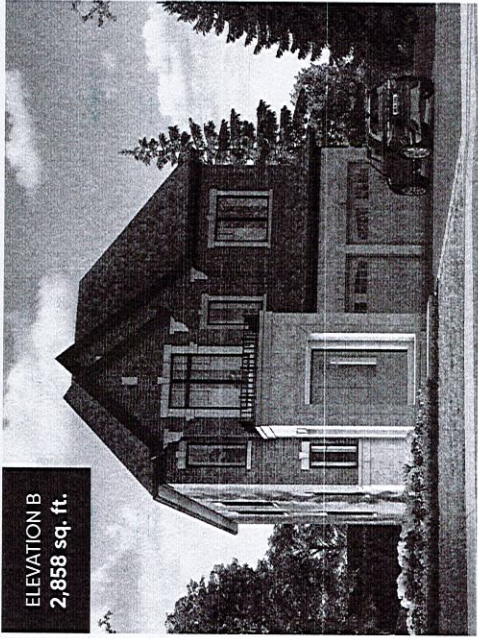
LOT 123  
TRINIMONT.  
ELM 2 ELEV A

# The Elm 2

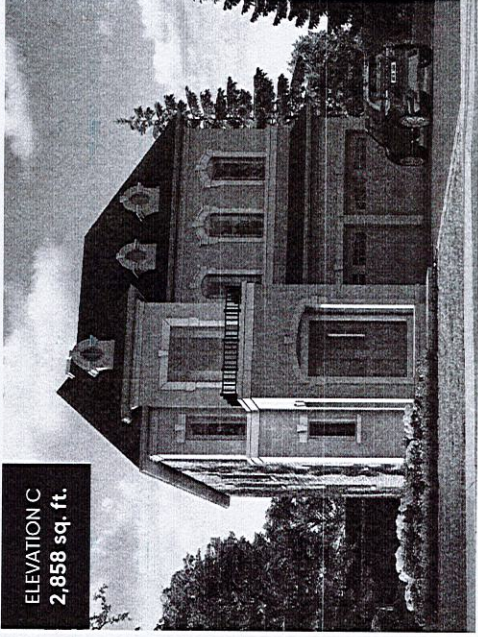
38' LOT



ELEVATION A  
2,838 sq. ft.



ELEVATION B  
2,858 sq. ft.



ELEVATION C  
2,858 sq. ft.

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.