

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.			RECEIVED	
PURCHASER: YUEN FAN SUEN			TEL:	
OCT 04 2023				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
155 / 1	65M-4737	Birch 1 Elev A		

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 25Sep23 Note: TITANIUM 50 GROUT THROUGHOUT, UNLESS OTHERWISE SPECIFIED**	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - <u>FOYER GARAGE ENTRANCE AND WIC ONLY**</u> 25Sep23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM 25Sep23 Note: STANDARD STACKED INSTALLATION - REFER TO ATTACHED SKETCH FOR TILE DIRECTION** TITANIUM 50 GROUT	
1 - TILE - UPGRADE 2 FLOOR TILE - KITCHEN/BREAKFAST 25Sep23 Note: STANDARD STACKED INSTALLATION - REFER TO ATTACHED SKETCH FOR TILE DIRECTION** TITANIUM 50 GROUT	
1 - TILE - UPGRADE 2 FLOOR TILE - <u>FOYER GARAGE ENTRANCE AND WIC</u> 25Sep23 Note: STAGGERED PATTERN INSTALLATION (PRICED SEPARATELY) REFER TO ATTACHED SKETCH FOR TILE DIRECTION*** TITANIUM 50 GROUT	

CONSTRUCTION

1 - PURCHASER HAS ELECTED FOR THE VENDOR TO: *NOT INSTALL THE GARAGE DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALLED AND ATTACHED TO THIS AMENDMENT. 20Jun23 Note: ***NO MAN DOOR***	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB *INCLUDES SHOWER POT LIGHT AT ENSUITE BATH 2/3 15Jun23 Note: **TOE TESTER TO REMAIN INSTALLED AT STANDING SHOWER - ENS 2/3	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN STD EDGE #360 25Sep23 Note: COMBINED WITH VENDORS STANDARD UNDERMOUNT KITCHEN SINK AND VENDORS STANDARD KITCHEN FAUCET	
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ELECTRICAL

1 - NOTE: INSTALL SHOWER POT LIGHT AT ENSUITE 2/3 STANDING SHOWER 15Jun23 Note: (TUB TO SHOWER CONVERSTION AT ENSUITE 2/3 - INSTALL SHOWER POT LIGHT).	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 15Jun23 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.	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 25Sep23 Note:	
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MIRRORS AND GLASS

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LOT / PHASE 155 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev A		
1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO -- PRIMARY ENSUITE 15Jun23 Note:				
MISCELLANEOUS				
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 25Sep23 Note: 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.				
PAINTING				
1 - PAINT - UPGRADE TO WHITE TRIM PAINT THROUGHOUT 25Sep23 Note:				
PLUMBING				
1 - DELTA - CLASSIC ROMAN TUB FAUCET WITH HAND SHOWER TRIM (4 PCE) - CHROME #T4705/R4707 PRIMARY ENSUITE 15Jun23 Note:				
1 - TUB TO SHOWER CONVERSION AT ENSUITE BATH #2/3 *TOE TESTER TO REMAIN INSTALLED --- *INSTALL TOE TESTER AT ENSUITE BATH #2/3 SHOWER 15Jun23 Note:				
PROMOTIONAL				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 24/23. 15Jun23 Note:				
REDEEMED				
STAIRS AND RAILINGS				
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 25Sep23 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				
* 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 agr 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 2 - Manchester Worksheet Note:				
2nd Choice: Exterior Colour Scheme 8 - Madison County Worksheet Note:				

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155 / 1	65M-4737	Birch 1 Elev A		

This Document is Extremely Time Sensitive - Printed 26 Sep 23 at 15:23

Purchaser:YUEN FAN SUEN

Telephone Res. / Bus: /

Decor Advisor: Sabrina Carano

Lock Date: 25-Sep-23

Property: 155

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev A

25-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	464 SA
Laundry Room	N/A - TUB ON LEGS	N/A
Powder Room	DORAL W500 WHITE	464 SA
Master Ensuite Bathroom	DORAL W500 WHITE	464 SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	464 SA
Ensuite Bath - Bedroom 4	DORAL H3078 HACIENDA WHITE	464 SA
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	MISTRAL QUARTZ	#360
Laundry Room	N/A	N/A
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
N/A	N/A	
N/A	N/A	
N/A	N/A	

** Refer to Construction Summary

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Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

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Plan #:

65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule / Garage Entry + W.I.C.	STONE WHITE 12 1/4 X 24 1/4 - TITANIUM 50 GROUT	☐	Staggered Install - See Sketch**
Main Hall	N/A	☐	
Kitchen / Breakfast	STONE WHITE 12 1/4 X 24 1/4 - TITANIUM 50 GROUT	☐	Std Stacked Install- See Sketch**
Laundry Room	FRIGIA WHITE 13 X 13 - TITANIUM 50 GROUT	☐	Standard Stacked Installation
Powder Room	STONE WHITE 12 1/4 X 24 1/4 - TITANIUM 50 GROUT	☐	Std Stacked Install- See Sketch**
Master Ensuite Bathroom	CONCRETE GREY 13X 13 - STD SILVER 1 GROUT	☐	Standard Stacked Installation
Master Ens Shower Floor	2x2 White Tile - Titanium 50 Grout	☐	
Ensuite Bath - Bedroom 2/3	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	☐	Standard Stacked Installation
Ensuite Bath - Bedroom 4	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	☐	Standard Stacked Installation
N/A	N/A	☐	N/A
N/A	N/A	☐	N/A

** Refer to Construction Summary

* SILVER GROUT @ MASTER ENS FLOOR ONLY.

* SEE SKETCH FOR DIRECTION OF TILE

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	N/A
Tub Deck	N/A	N/A
Tub Deck Skirt	N/A	N/A
Shower Stall	EXTRA WHITE/ GREY (722) 8X16 - TITANIUM 50 GROUT	Standard Horizontal Stacked Installation
Bathtub Enclosure Walls	N/A	N/A
Master Ens Shower Floor	N/A	N/A
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/ GREY (722) 8X16 - TITANIUM 50 GROUT	Standard Horizontal Stacked Installation
Ensuite Bath - Bedroom 4	EXTRA WHITE/ GREY (722) 8X16 - TITANIUM 50 GROUT	Standard Horizontal Stacked Installation
N/A	N/A	N/A
N/A	N/A	N/A
Kitchen Backsplash	N/A	N/A

** Refer to Construction Summary - TITANIUM 50 GROUT THROUGHOUT UNLESS SPECIFIED

*** 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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: fan

Purchaser:

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Property: 155

Telephone Res. / Bus: /

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Decor Advisor: Sabrina Carano

Model and Elevation: Birch 1 Elev A

Lock Date: 25-Sep-23

25-Sep-23

Plan #: 65M-4737

7. Outer Flooring

Main Hall	HARDWOOD - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Living Room	N/A
Dining Room	HARDWOOD - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Family Room	GREAT RM - HARDWOOD - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Den / Library / Study	N/A
Basement Landing(If Applies)	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Lower Landing (If Applies)	HARDWOOD - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Upper Landing	HARDWOOD - Imagine - Driftwood Red Oak Character Cork Duramatt 5"
Upper Hall	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Master Bedroom	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Bedroom #2	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Bedroom #3	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Bedroom #4	LAMINATE - Lexington-W Rochefort Oak TL-LW1317-PEFC
Bedroom #5	N/A
	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)
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	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 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	Basement LandingArea	22 WARM GREY
	N/A		N/A
Smooth Ceilings First Floor	☐ Yes		☒ No

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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			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	
☐	☐	☒	☐	☐	☒	☐	☒	☐	
Fireplace Type						As Per Construction Specifications			
Mantle Type						MANTLE M1-STANDARD			
Colour / Stain						WHITE*			
Surround						NERO			
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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes	☒ No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary **EXTERIOR BASEMENT WALK UP STAIRS (IN 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.

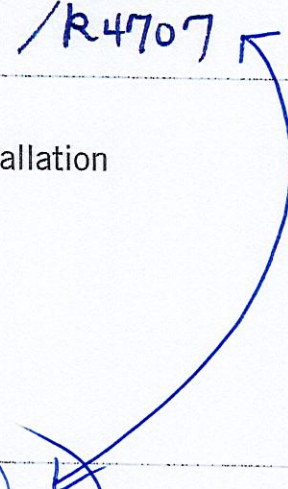
Signature: Fanny Sun Date: Sept 25/23

LOT 155 TRINIMONT 

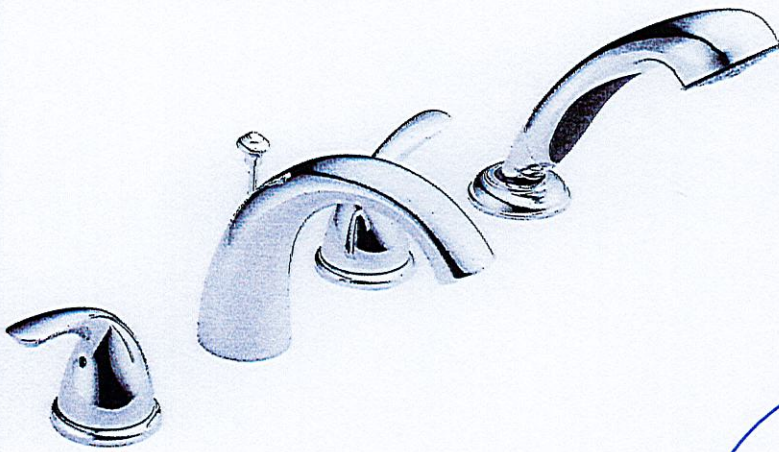
@ PRIMARY ENS. TUB.

CLASSIC

Roman Tub with Hand Shower Trim

MODEL#: T4705 /R4707 

• 4-hole 8-16" installation



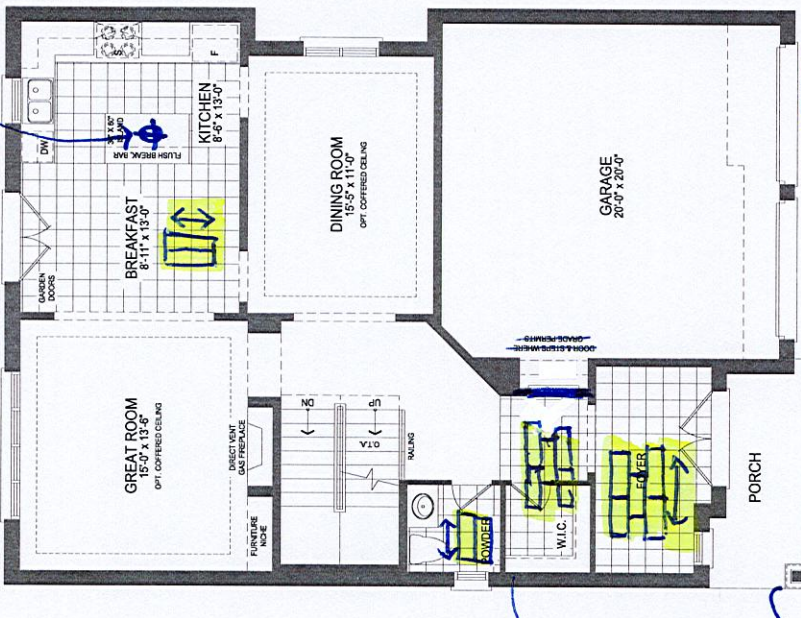
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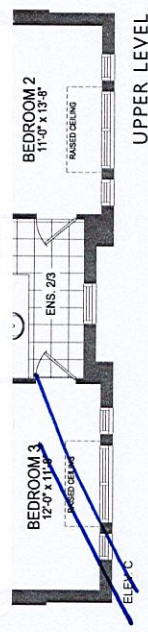
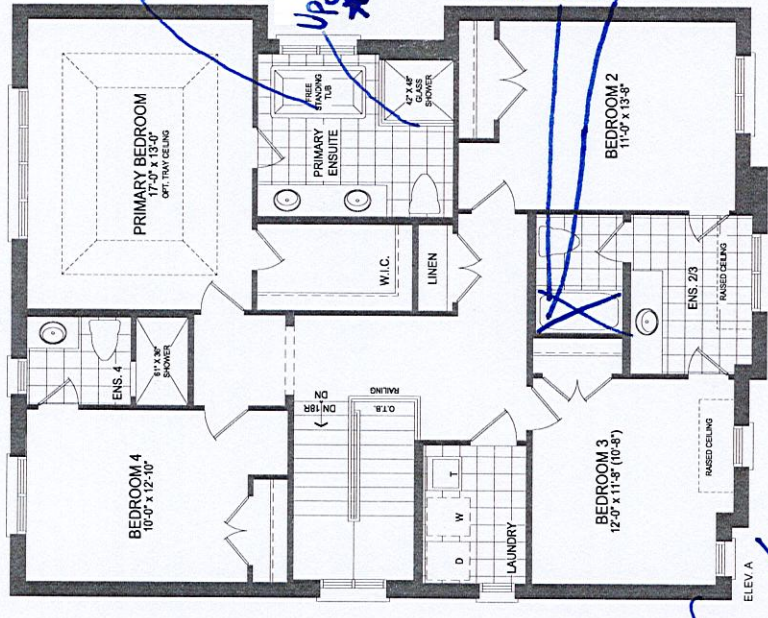
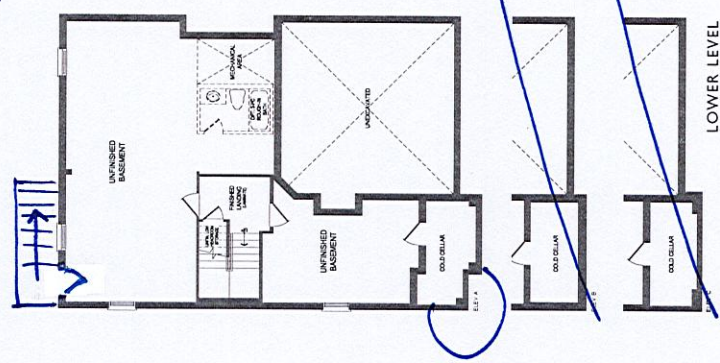
LOT 155
TRINIMONT.
BIRCH I ELEV A.

Rebate kitchen
light - center above island

*BASEMENT WALK-UP (IN OFFER)



*NO MAIN DOOR FROM GARAGE



PRIMARY ENSUITE:

* CLASSIC ROMAN TUB
FAUCET SET (4 PIECE)
WITH HANDSHOWER
T4705 / R4107 - CHROME

Upg Shower door hardware:
* Chrome d. ring towel bar
Combo

ENS 2/3:

* TUB TO SHOWER
includes shower light
* INSTALL TOE TESTER

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.

LOT # 155, TRINIMONT - NO MAN DOOR

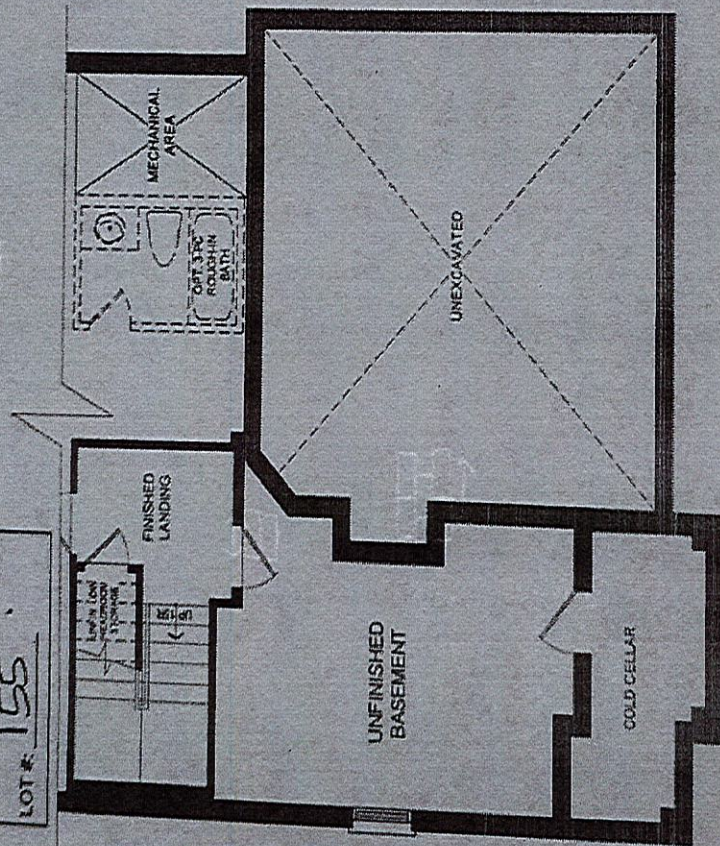
LOT 155 TRINIMONT - NO MAN DOOR.



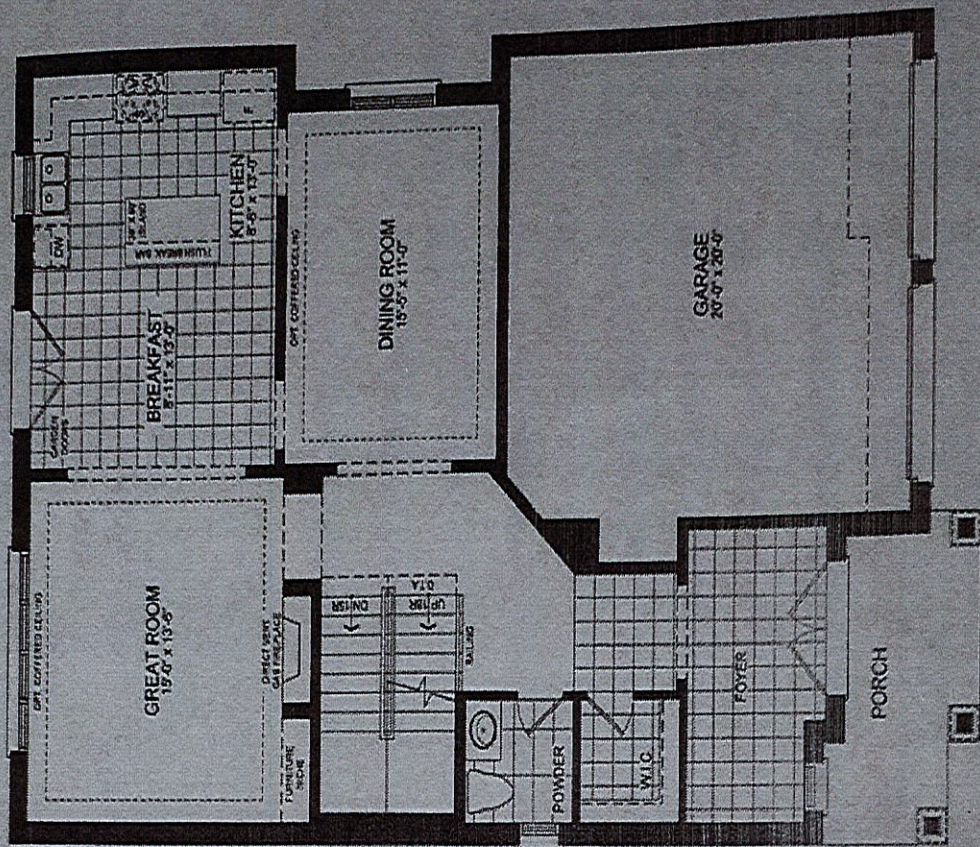
Purchaser Name: YUEN FAN SUEN

LOT #: 155

NO MAN DOOR



BASEMENT PLAN EL. A



GROUND FLOOR PLAN EL. A

BIRCH 1-EL. A

Plan not to scale. Dimensions, specifications and architectural details subject to modification by the Vendor. Purpose of plan is to show the revisions to the plan as noted, E & O.E.

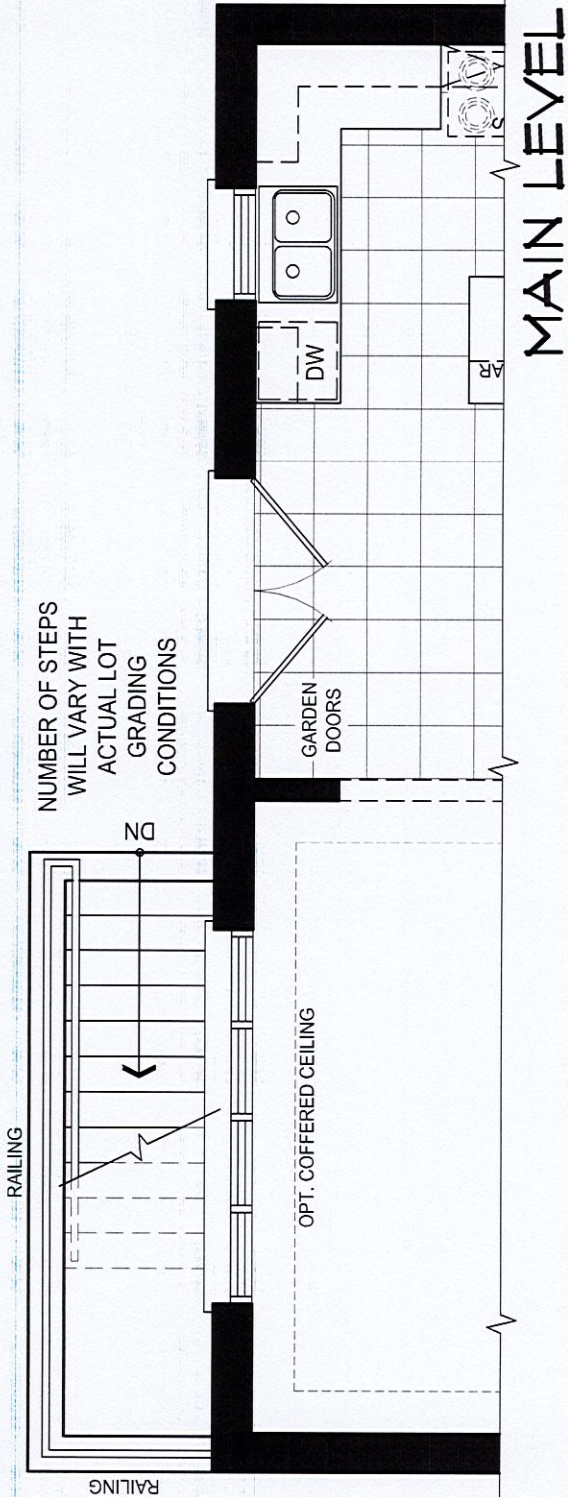
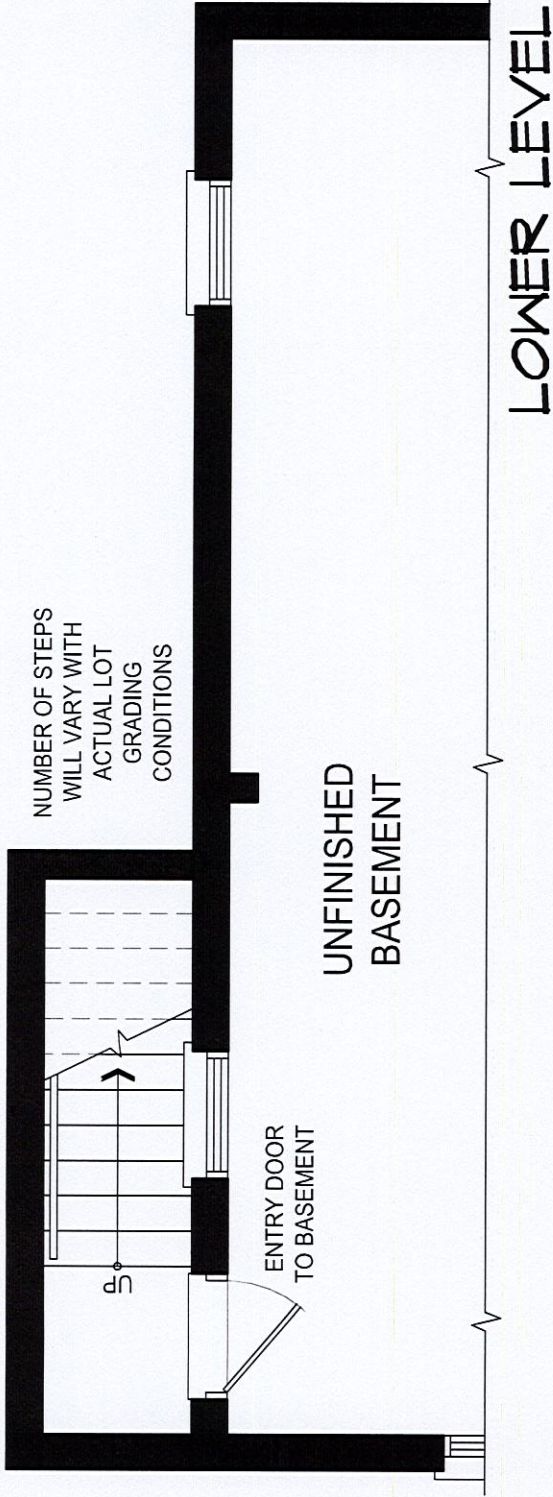
NO GARAGE MAN DOOR
I ACCEPT THE ABOVE REVISIONS
INITIALS:

LOT 155
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.



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.

REGION
DESIGN
INC.

SCALE
BY MB

N.T.S.
PAGE No.
1 OF 1

TRINITY POINT

LOT 155

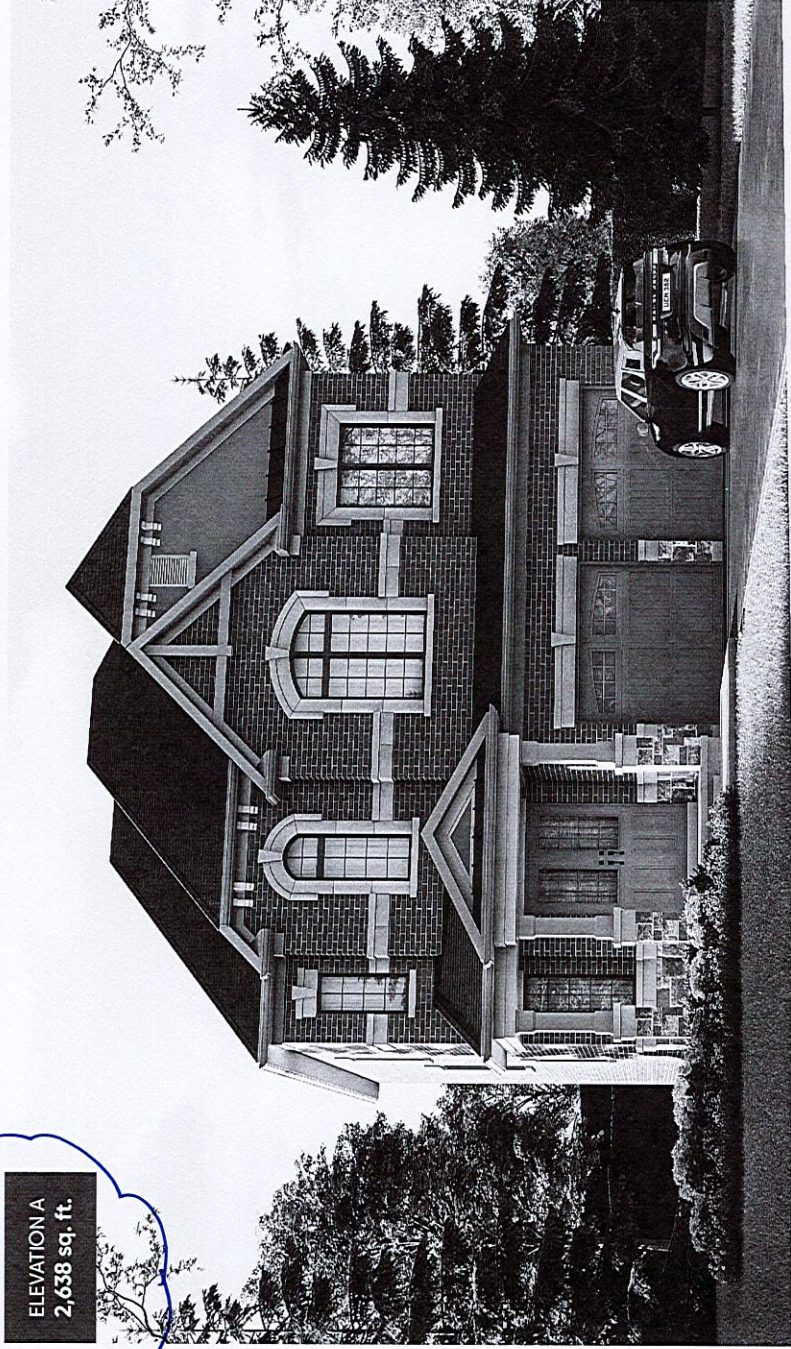
TRINIMONT

BIRCH 1 ELEV A.

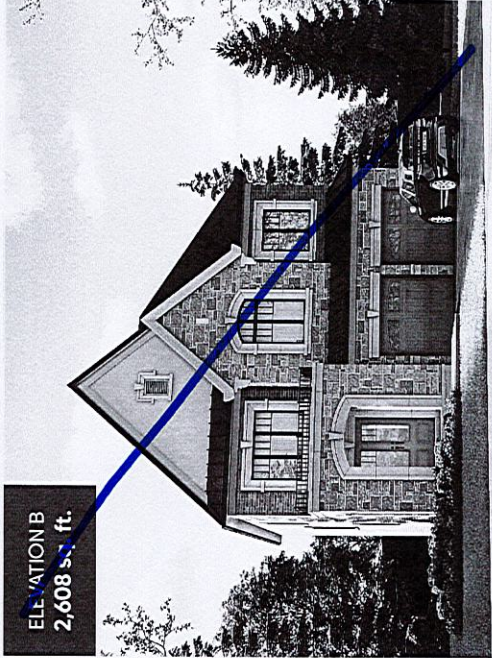


The Birch 1

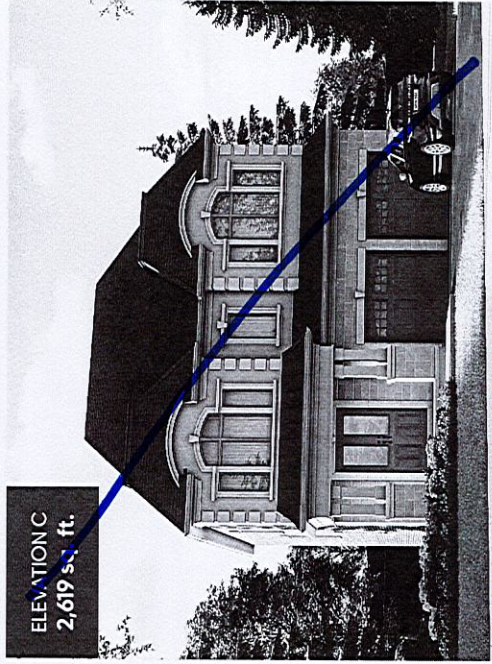
41' LOT



ELEVATION A
2,638 sq. ft.



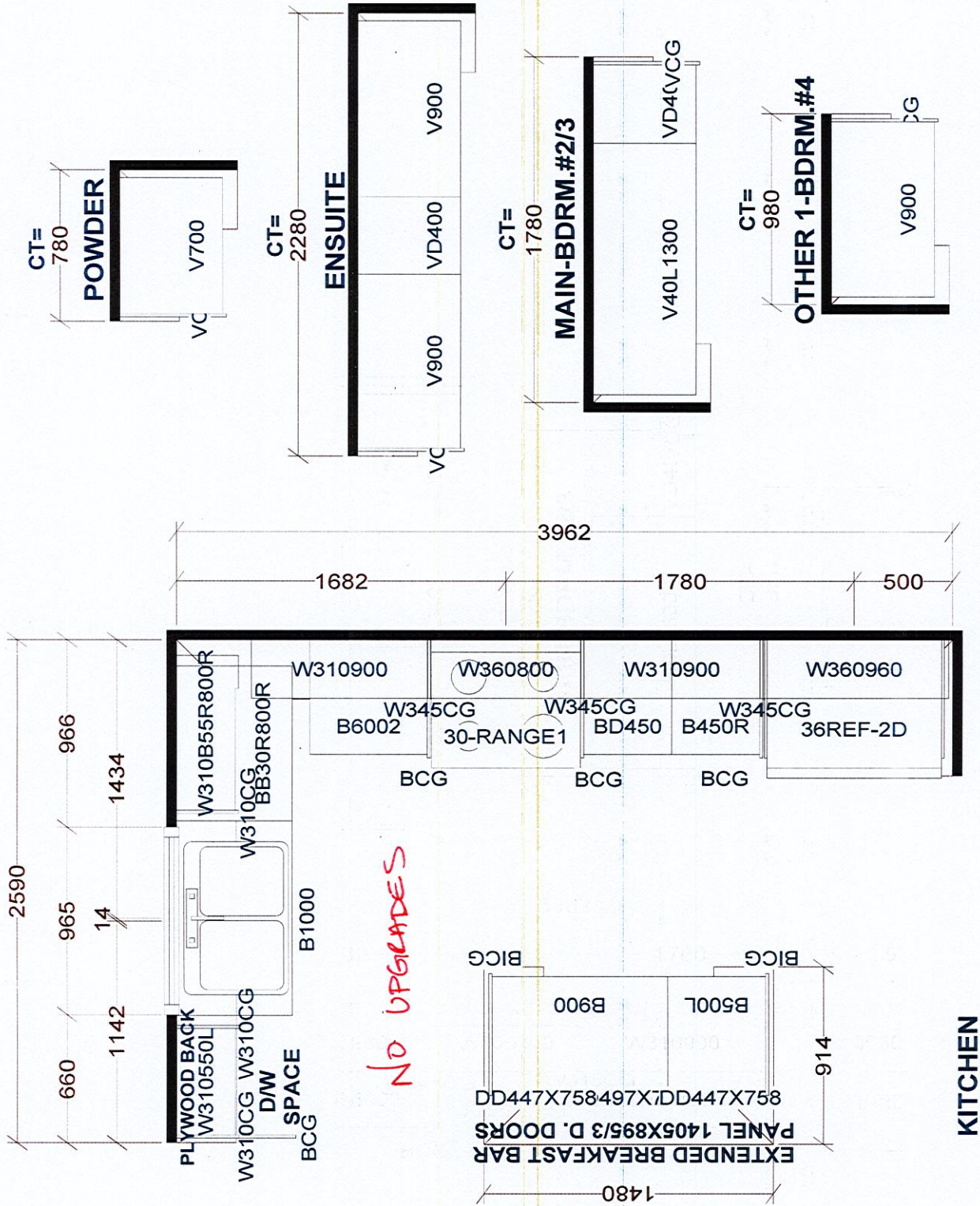
ELEVATION B
2,608 sq. ft.



ELEVATION C
2,619 sq. ft.

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LOT 155
TRINIMONT.



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 EL A,B,C	
			LOT #:	
			DESIGNER: KS	
			DATE: OCT 25 21	

155