

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: XIAO TING WANG			RECEIVED OCT 06 2023	TEL:
LOT / PHASE 147 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev C		

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT	
PRIMARY ENSUITE 26Sep23 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 26Sep23 Note: TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2/3 - FLOOR 26Sep23 Note: STANDARD STACKED INSTALLATION - SEE ATTACHED SKETCH FOR TILE DIRECTION*** TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 26Sep23 Note: STANDARD HORIZONTAL STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 26Sep23 Note: STANDARD STACKED INSTALLATION - SEE ATTACHED SKETCH FOR TILE DIRECTION*** TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 26Sep23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 26Sep23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 26Sep23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	

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) 29May23 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 20Jun23 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.	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20Jun23 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 26Sep23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT DIRECTION OF HARDWOOD FLOORING INSTALLED IN THE MAIN HALLWAY MAY DIFFER FROM THAT OF THE ADJACENT ROOMS DUE TO THE DIRECTION OF FLOOR JOISTS.	
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MIRRORS AND GLASS

I - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO PRIMARY ENSUITE SHOWER DOOR HARDWARE 20Jun23 Note:	
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MISCELLANEOUS

I - 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 to proceed accordingly. 26Sep23 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.	
I - 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. 29May23 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.	

PLUMBING

I - DELTA CLASSIC - ADD DIVERTER AND SLIDE BAR WITH HAND SHOWER TO STANDARD SHOWER TRIM #T11859/R11000/51361 CHROME FINISH PRIMARY ENSUITE SHOWER 20Jun23 Note: NO TOE TESTER INSTALL STANDARD RP64398 RAIN SHOWER HEAD -CHROME AT PRIMARY ENSUITE SHOWER (Per Vendors Standard Plan).	
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PROMOTIONAL

I - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 5/23. 29May23 Note:	
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STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 26Sep23 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.	
I - V GROOVE HANDRAIL 26Sep23 Note:	
I - EUROLINE 1 BLACK PICKETS 26Sep23 Note:	

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 2 - Manchester Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe 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

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LOT / PHASE 147 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 2 Elev C		

This Document is Extremely Time Sensitive - Printed 5 Oct 23 at 14:40

Purchaser: XIAO TING WANG

Property: 147

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Elm 2 Elev C

Lock Date: 26-Sep-23

26-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	467 SA
Master Ensuite Bathroom	DORAL W500 WHITE (36" HIGH VANITY)	464 SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	464 SA
Ensuite Bath - Bedroom 4	DORAL K43 SUMMIT WHITE	464 SA
	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 Standard

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

Fridge Opening

Vendors 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

VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - PRIMARY ENSUITE ONLY**

2. Counters

	Counter	Edge
Kitchen / Breakfast	STANDARD- NERO IMPALA GRANITE	#360
Laundry Room	N/A	N/A
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-FROSTY WHITE 1573-60	
	N/A	N/A
	N/A	N/A
	N/A	N/A

** Refer to Construction Summary

Initial: FT

Purchaser:

XIAO TING WANG

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

26-Sep-23

Property: 147

Project: Trinimont Developments Inc.

Model and Elevation: Elm 2 Elev C

Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	DOZZA WHITE 24X24 - TITANIUM 50 GROUT	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	N/A
Kitchen / Breakfast	DOZZA WHITE 24X24 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Laundry Room	S.N. PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Powder Room	DOZZA WHITE 24X24 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Master Ensuite Bathroom	CARRARA MARMORE 12X24- TITANIUM 50 GROUT	☐	Std Stacked Install - See Sketch*
Master Ens. Shower Flr	2 x 2 WHITE TILE - TITANIUM 50 GROUT	☐	
Ensuite Bath - Bedroom 2/3	CARRARA MARMORE 12X24- TITANIUM 50 GROUT	☐	Std Stacked Install - See Sketch*
Ensuite Bath - Bedroom 4	S.N. PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
	N/A	☐	N/A
	N/A	☐	N/A

** Refer to Construction Summary

* 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	CARRARA MARMORE 12X24- 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	CONCEPT PLUS LIGHT GREY 8X16- TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	GROENLANDIA 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 50 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	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Purchaser:

XIAO TING WANG

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

26-Sep-23

Property:

147

Project:

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Model and Elevation:

Elm 2 Elev C

Plan #:

65M-4737

7. Other Flooring		
Main Hall	HARDWOOD-MIRAGE-SWEET MEM. BUBBLE BATH WHITE OAK CHARACTER BRUSHED DURAMATT 5"	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE-SWEET MEM. BUBBLE BATH WHITE OAK CHARACTER BRUSHED DURAMATT 5"	
Family Room	HARDWOOD-MIRAGE-SWEET MEM. BUBBLE BATH WHITE OAK CHARACTER BRUSHED DURAMATT 5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SWEET MEM. BUBBLE BATH WHITE OAK CHARACTER BRUSHED DURAMATT 5"	
Upper Landing	HARDWOOD-MIRAGE-SWEET MEM. BUBBLE BATH WHITE OAK CHARACTER BRUSHED DURAMATT 5"	
Upper Hall	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Master Bedroom	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Bedroom #2	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Bedroom #3	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Bedroom #4	LAMINATE- LEXINGTON-W CHARLEROI OAK TL-LW1314-PEFC	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Colour

BUBBLE BATH (MIRAGE)

Picket Type

EUROLINE 1

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

BUBBLE BATH (MIRAGE)

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

BUBBLE BATH (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

43 BIRCH WHITE

Living Room

N/A

Dining Room

43 BIRCH WHITE

Kitchen / Breakfast

43 BIRCH WHITE

Family Room

43 BIRCH WHITE

Powder Room

43 BIRCH WHITE

Laundry Room

43 BIRCH WHITE

Den/Library

N/A

Trim Paint-Semi Gloss

BIRCH WHITE

N/A

N/A

Master Bedroom

43 BIRCH WHITE

Bedroom #2

43 BIRCH WHITE

Bedroom #3

43 BIRCH WHITE

Bedroom #4

43 BIRCH WHITE

Bedroom #5

N/A

Master Ensuite

43 BIRCH WHITE

Ensuite Bath - Bedroom 2/3

43 BIRCH WHITE

Ensuite Bath - Bedroom 4

43 BIRCH WHITE

Bsmt Landing Area

43 BIRCH WHITE

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

Initial: 

Plan #: 65M-4737

**** Refer to Construction Summary**

**** Refer to Construction Summary**

**** Refer to Construction Summary**

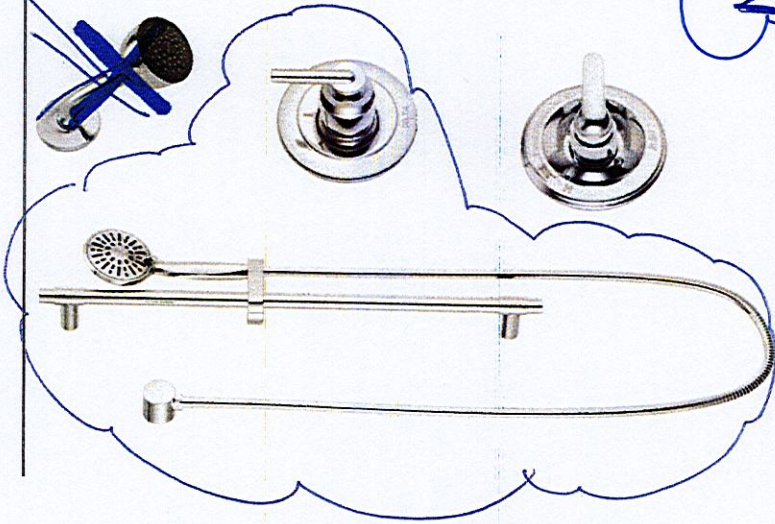
**** Refer to Construction Summary**

**** Refer to Construction Summary **9FT BASEMENT CEILING HEIGHT****

LOT 147. Trinitront

BATH

SHOWER HEAD AT PRIMARY ENSUITE
TO BE STANDARD RAIN HEAD SHOWER. CHROME → (RP 64398)



* PRIMARY ENSUITE

→ ADD DIVERTER, SLIDE BAR + HAND SHOWER - CHROME
TO EXISTING STANDARD SHOWER SET.

NO TOE KICKER

DELTA CLASSIC

Shower Components

#T11859 / R11000

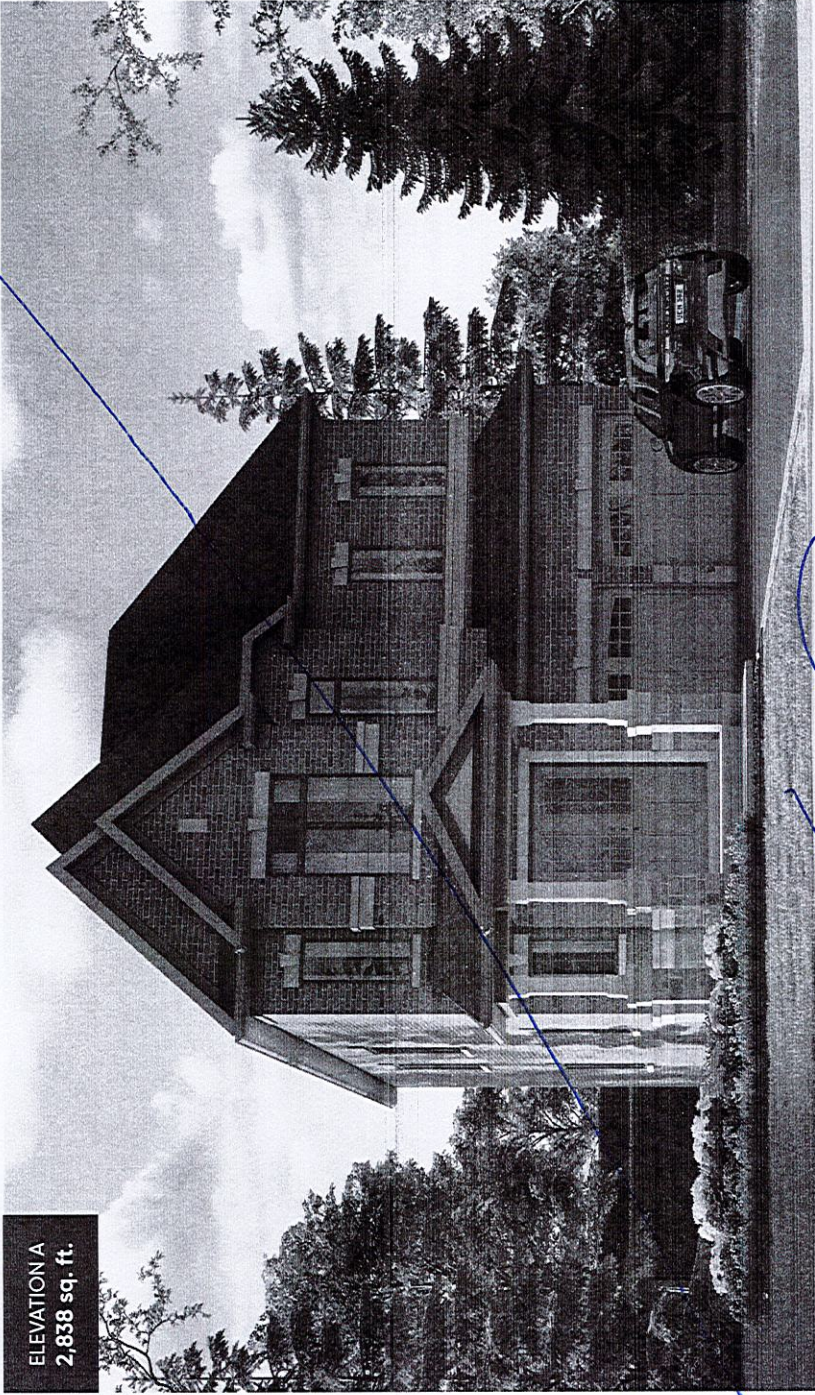
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LOT 147
TRINIMONT.

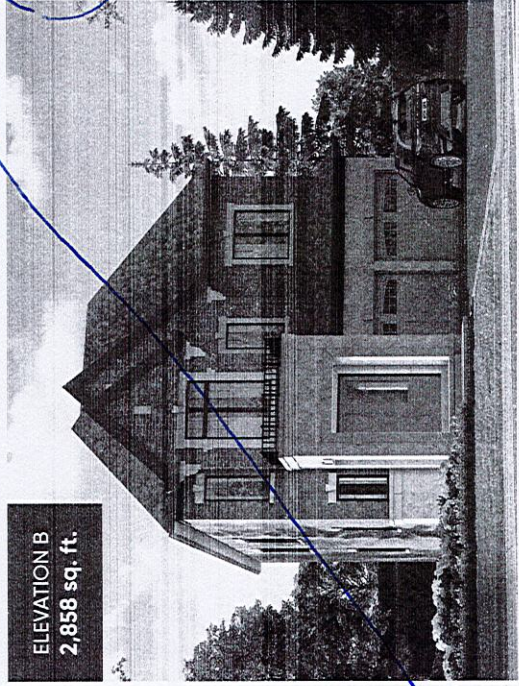
ELEV 2 ELEV C.

The Elm 2

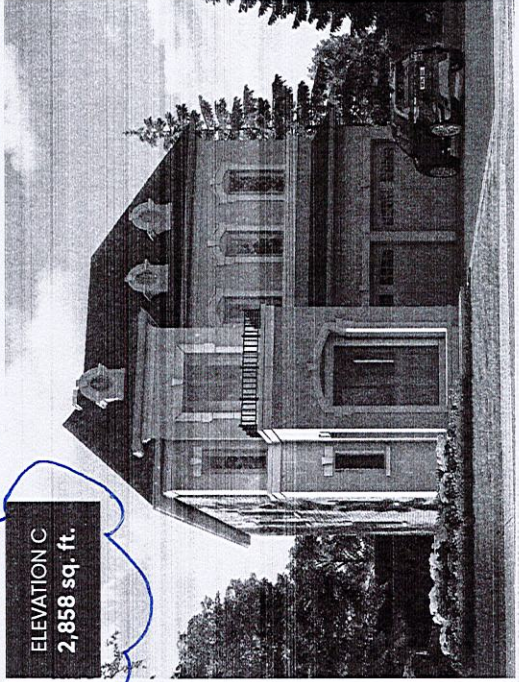
38' LOT



ELEVATION A
2,838 sq. ft.



ELEVATION B
2,858 sq. ft.



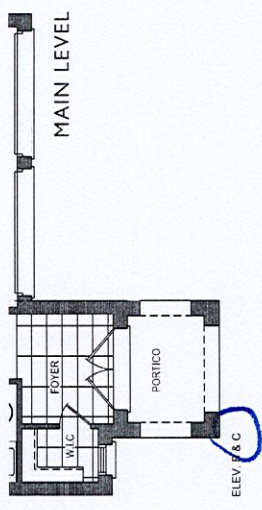
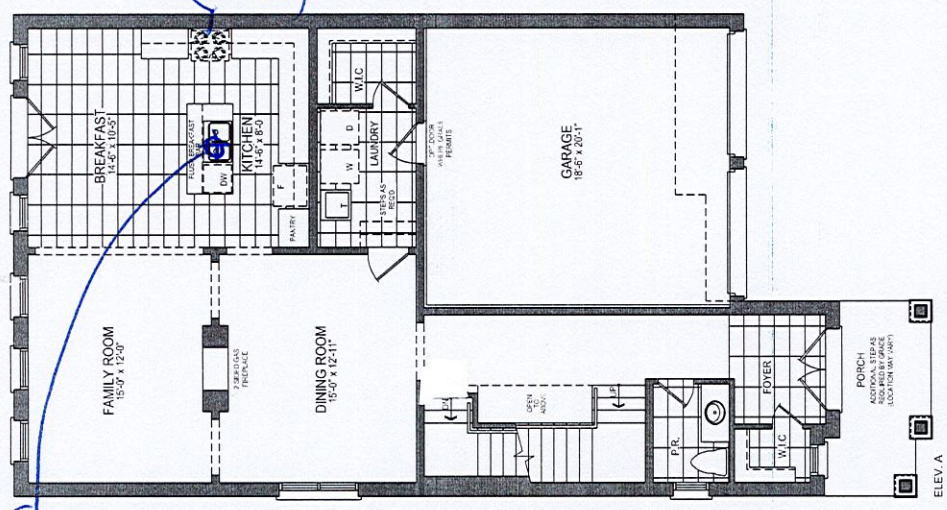
ELEVATION C
2,858 sq. ft.

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.

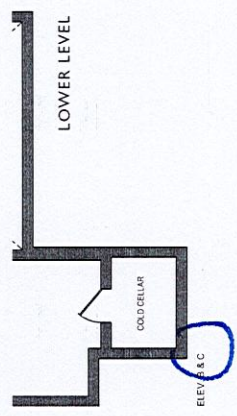
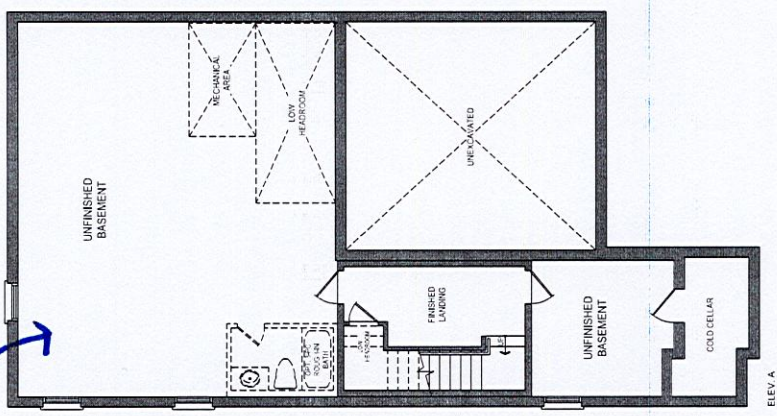
RELOCATE & CENTER
KITCHEN LIGHT ABOVE ISLAND

LOT 147
TRINIMONT
ELM 2 ELEV C.

X7
June 20/23

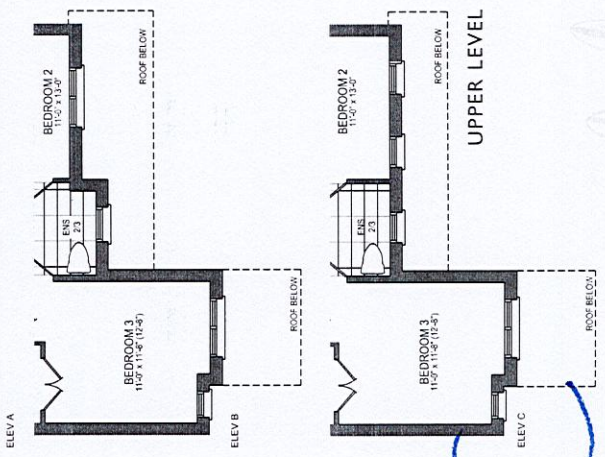
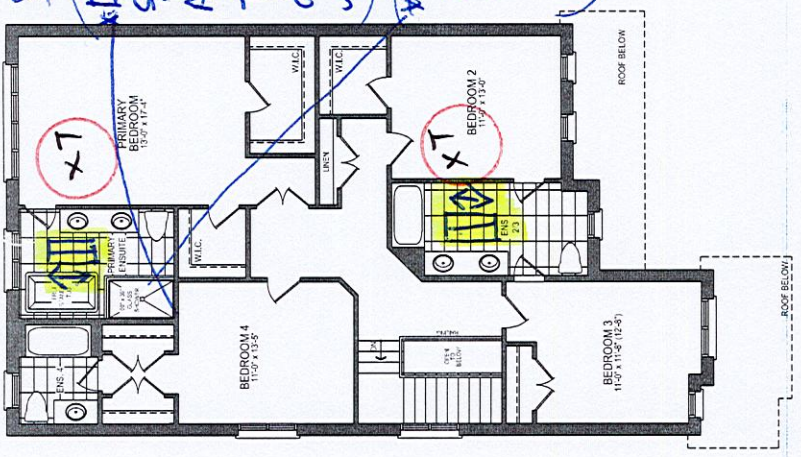


* 9 FT BASEMENT CEILING HEIGHT



GAS
LINE
R/I STOVE

PRIMARY ENSS
*NO IDE
Delta Classic
Shower set chrome
Add to standard trim
T11859/R11000/51361.
diverter + slide bar
with handshower
UPGRADE SHOWER
DOOR HARDWARE
TO CHROME.
D'RING HANDLE
& TONEL BAR COMED.

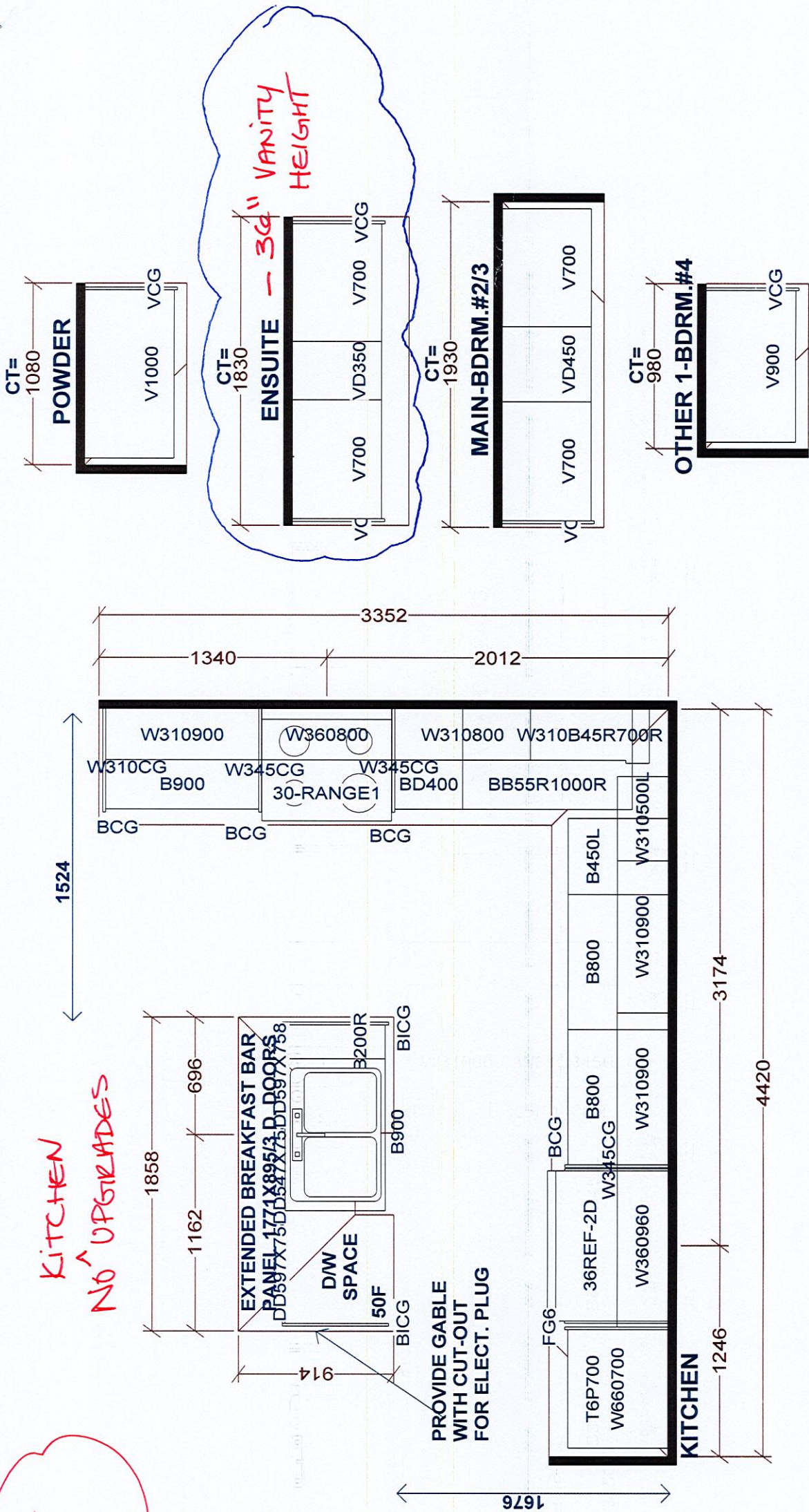


The Elm 2 ELEV. A • 2,838 SQ.FT. | ELEV. B • 2,858 SQ.FT. | ELEV. C • 2,858 SQ.FT.
Includes 96 sq.ft. of finished lower level area.

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.

Trinimont
Lot 147

Kitchen
No ^ Upgrades



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: 38-2X ELM 2 EL A,B,C	
			LOT #: 147	
			DESIGNER: KS	
			DATE: JUNE 7 22	