

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASERS: KIM FUNG MAK and WANXIA PENG

LOT / PHASE 138 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 1 Elev B		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 19Oct23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 29Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
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CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 19Oct23 Note: UPGRADED GROUT ***AT 2ND FLOOR BATHROOM WALLS ONLY*** SEE COLOUR CHART	
1 - TILE - UPGRADE 1 FLOOR TILE (12X24) - PRIMARY ENSUITE - SHOWER FLOOR (IN LIEU OF VENDORS STANDARD TILE) **COMBINED WITH VENDORS STANDARD FLOOR DRAIN** 19Oct23 Note: STANDARD STACKED INSTALLATION - SEE SKETCH FOR TILE DIRECTION*** SILVER 1 GROUT	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 4 - FLOOR 19Oct23 Note: STANDARD STACKED INSTALLATION - SEE SKETCH FOR TILE DIRECTION*** SILVER 1 GROUT	
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2/3 - FLOOR 19Oct23 Note: STANDARD STACKED INSTALLATION - SEE SKETCH FOR TILE DIRECTION*** SILVER 1 GROUT	
1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 19Oct23 Note: STANDARD STACKED INSTALLATION - SEE SKETCH FOR TILE DIRECTION*** SILVER 1 GROUT	
1 - TILE - UPGRADE 2 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 19Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION ARCTIC WHITE 51 GROUT	
1 - TILE - UPGRADE 2 WALL TILE - ENSUITE 4 - TUB AREA 19Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION ARCTIC WHITE 51 GROUT	
1 - TILE - UPGRADE 2 WALL TILE - ENSUITE 2/3 - TUB AREA 19Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION ARCTIC WHITE 51 GROUT	

CONSTRUCTION

1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB *INCLUDES SHOWER POT LIGHT ENSUITE 2/3 29Jun23 Note: ***TOE TESTER TO REMAIN INSTALLED***	
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ELECTRICAL

1 - NOTE: INSTALL SHOWER POTLIGHT AT ENSUITE 2/3 PURCHASER UPGRADED TO STANDING SHOWER IN LIEU OF TUB *TO INCLUDE SHOWER LIGHT. 29Jun23 Note:	
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TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
138 / 1	65M-4737	Elm 1 Elev B		

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

FAMILY RM
29Jun23 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 - CONSTRUCTION PERMITTING
29Jun23 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.

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

SEE SKETCH FOR APPROXIMATE LOCATION
29Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING. NO WIRE)
29Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION

CONDUIT TUBE ONLY

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

AS PER SKETCH *CONSTRUCTION PERMITTING
29Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT GAS LINE LOCATION CANNOT BE GUARANTEED DUE TO ANY INTERFERENCES. PURCHASER ACCEPTS GAS LINE LOCATION LOCATION AT VENDORS SOLE DISCRETION.

MIRRORS AND GLASS

1 - SHOWER DOOR HARDWARE - CHROME D-RING WITH TOWEL BAR COMBO

PRIMARY ENSUITE
19Oct23 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
19Oct23 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 - WHITE TRIM PAINT THROUGHOUT

19Oct23 Note:

PLUMBING

1 - DELTA SHOWER KIT - DELTA CONTEMPORARY SQUARE CHROME - DF-KIT19

PRIMARY ENSUITE
19Oct23 Note: **DOES NOT INCLUDE TOE TESTER **

1 - ***NOTE -- TUB TO SHOWER CONVERSION - AT ENSUITE 2/3

INSTALL TOE TESTER
29Jun23 Note:

TOE TESTER TO REMAIN INSTALLED.

PROMOTIONAL

CONSTRUCTION SUMMARY

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TEL:

LOT / PHASE 138 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Elm 1 Elev B		
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~~1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 13/23.~~

~~29Jun23 Note:~~

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 Worksheet Note:	
REDEEMED	
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. <i>Worksheet Note:</i>	
1st Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet Note:</i>	
2nd Choice: Exterior Colour Scheme 2 - Manchester <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 23 Oct 23 at 17:48

Purchasers:

KIM FUNG MAK & WANXIA PENG

Property: 138

Telephone Res. / Bus:

/

Project: Trinimont Developments Inc.

Decor Advisor:

Sabrina Carano

Model and Elevation: Elm 1 Elev B

Lock Date:

19-Oct-23

19-Oct-23

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL H3081 HACIENDA BLACK	464 SA
Laundry Room	ELISSE	STD
Powder Room	DORAL H3078 HACIENDA WHITE	464 SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA 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

STD OPENING

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

Fridge Opening

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	NERO IMPALA GRANITE (STD)	#360
Laundry Room	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	

** Refer to Construction Summary

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	S.N. PASTELLO BIANCO 13X13 - SILVER 1 GROUT	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	S.N. PASTELLO BIANCO 13X13 - SILVER 1 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Laundry Room	S.N. PASTELLO BIANCO 13X13 - SILVER 1 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Powder Room	S.N. PASTELLO BIANCO 13X13 - SILVER 1 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Master Ensuite Bathroom	LONDRA GRIGIO 12X24 - SILVER 1 GROUT - SEE SKETCH	<input type="checkbox"/>	STD STACKED INSTALL
Master Ens. Shower Flr	LONDRA GRIGIO 12X24 - SILVER 1 GROUT	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	LONDRA GRIGIO 12X24 - SILVER 1 GROUT- SEE SKETCH	<input type="checkbox"/>	STD STACKED INSTALL
Ensuite Bath - Bedroom 4	LONDRA GRIGIO 12X24 - SILVER 1 GROUT-SEE SKETCH	<input type="checkbox"/>	STD STACKED INSTALL
	N/A	<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

*SEE SKETCH FOR TILE DIRECTION

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	EVEREST WHITE 12X24 - ARCTIC WHITE 51 GROUT	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	EVEREST WHITE 12X24 - ARCTIC WHITE 51 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	EVEREST WHITE 12X24 - ARCTIC WHITE 51 GROUT	STD HORIZONTAL STACKED INSTALLATION
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - **ARCTIC WHITE 51 GROUT FOR BATHROOM WALLS ONLY**

*** 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

TUB TO SHOWER CONVERSION *TOE TESTER TO REMAIN INSTALLED *INCL. SHOWER LIGHT - ENSUITE #2/3

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

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

KIM FUNG MAK & WANXIA PENG

/

Sabrina Carano

19-Oct-23

Property: 138

Project: Trinimont Developments Inc.

Model and Elevation: Elm 1 Elev B

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL RED OAK PLANK FLOORING	
Living Room	N/A	
Dining Room	N/A	
Family Room	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL RED OAK PLANK FLOORING	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Lower Landing (If Applies)	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL RED OAK PLANK FLOORING	
Upper Landing	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL RED OAK PLANK FLOORING	
Upper Hall	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Master Bedroom	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #2	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #3	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #4	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
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	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL (STANDARD)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL (STANDARD)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL (STANDARD)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL (STANDARD)

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	N/A	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
		Bsmt Landing Area	22 WARM GREY
			N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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Telephone Res. / Bus:

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Model and Elevation: Elm 1 Elev B

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19-Oct-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
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				As Per Construction Specifications					
Mantle Type				MANTLE M2-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	YES
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				

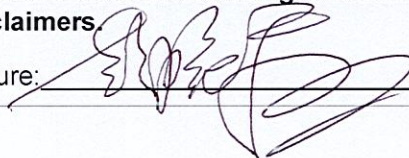
** Refer to Construction Summary

14. General Comments

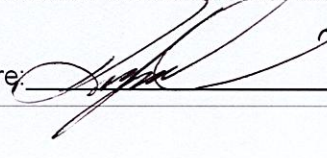
** Refer to Construction Summary

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: 

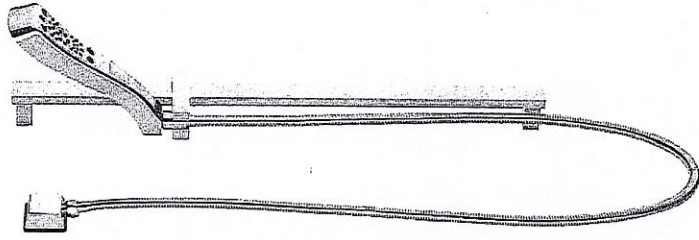
Date: OCT 19 2023

Signature: 

Date: OCT 19 2023

LOT 138 TRINIMONT.

Primary.
ESSORTC



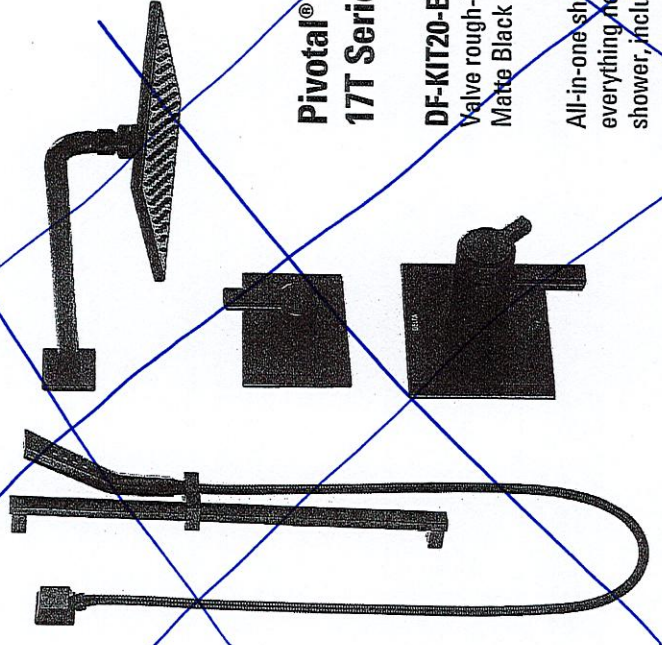
**Delta 14 Series
Integrated Diverter
Shower Kit**

DF-KIT19
Rough-in included

OCT 19/23

All-in-one shower kits containing everything needed for a complete shower, including:

- Shower and diverter valve trims with cartridges
- MultiChoice® Universal rough-in and diverter rough-in
- Showerheads with shower arms and flanges
- Handshowers with slide bars, slide bar mounts and hoses



**Pivotal® TempAssure
17T Series Shower Kit**

DF-KIT20-BL-WS

Valve rough-in with stops
Matte Black only

All-in-one shower kits containing everything needed for a complete shower, including:

- Shower and diverter valve trims with cartridges
- MultiChoice® Universal rough-in and diverter rough-in
- Showerheads with shower arms and flanges
- Handshowers with slide bars, slide bar mounts and hoses

DELTA

TRINIMONT LOT 138

ELM 1 ELEV B

LOT 138 (KIM MAK WANXIA PENG)

DELETE CABINETS ABOVE STOVE

* RELOCATE KITCHEN LIGHT

- CENTER ABOVE KITCHEN ISLAND

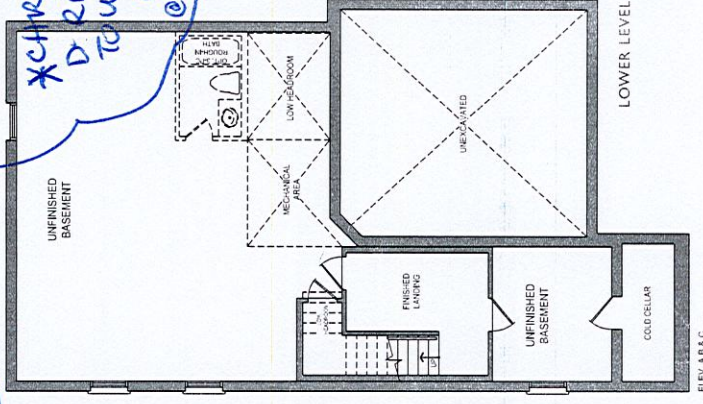
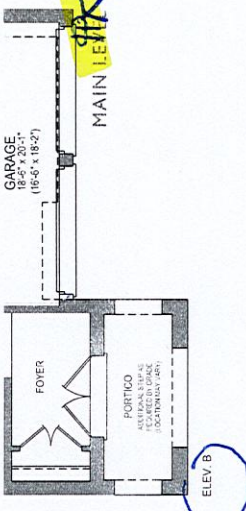
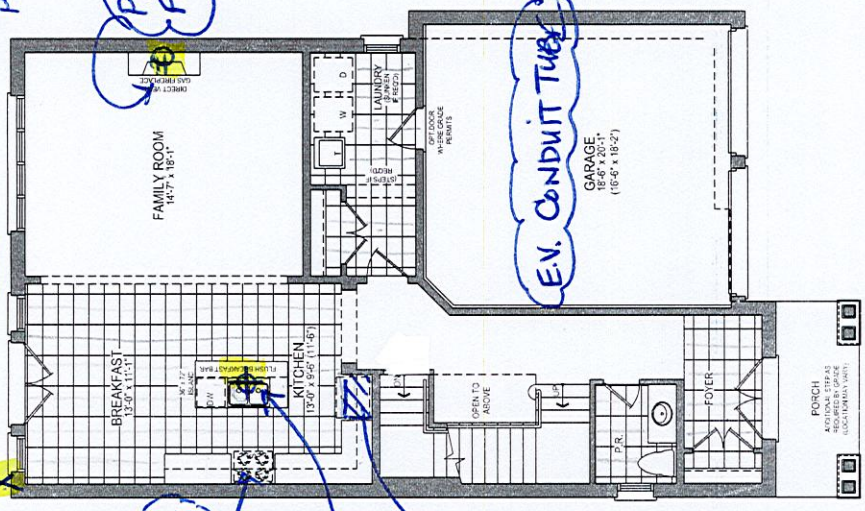
* CONSTRUCTION PERMITTING

* FULL DEPTH FRIDGE UPPIERS

GAS LINE ROUGH-IN FOR BBQ

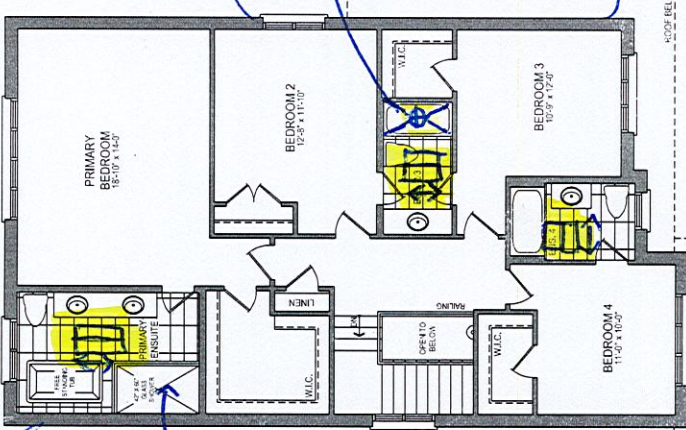
PLUG ABOVE FIREPLACE

EV. CONDUIT TUBE

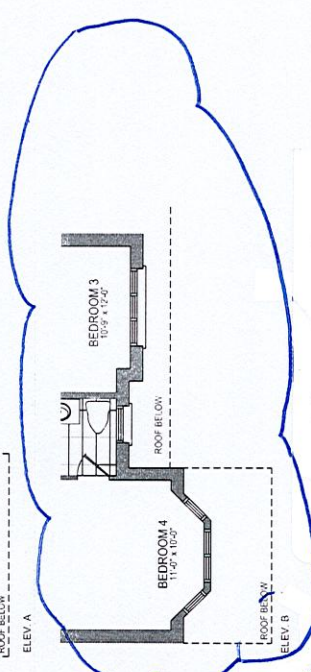


* CHROME D RING WITH TOWEL BAR COMBO @ shower door

8/3 PRIMARYS KM DE-KIT19 OCT19 CHROME 23 * NO TOE TESTER *



ENS 2/3
* TUB TO SHOWER- CONVERSION
* TOE TESTER TO REMAIN INSTALLED
* SHOWER LIGHT



UPPER LEVEL

PLUG FOR FESTIVE LIGHTING
* see exterior elevation also

The Elm 1 ELEV. A - 2,638 SQ.FT. ELEV. B - 2,668 SQ.FT. ELEV. C - 2,648 SQ.FT.

Includes 100 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.

8/3/23

JUNE 29/23

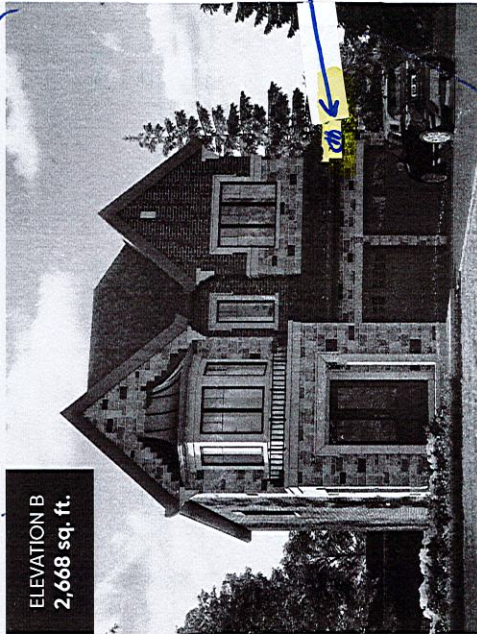
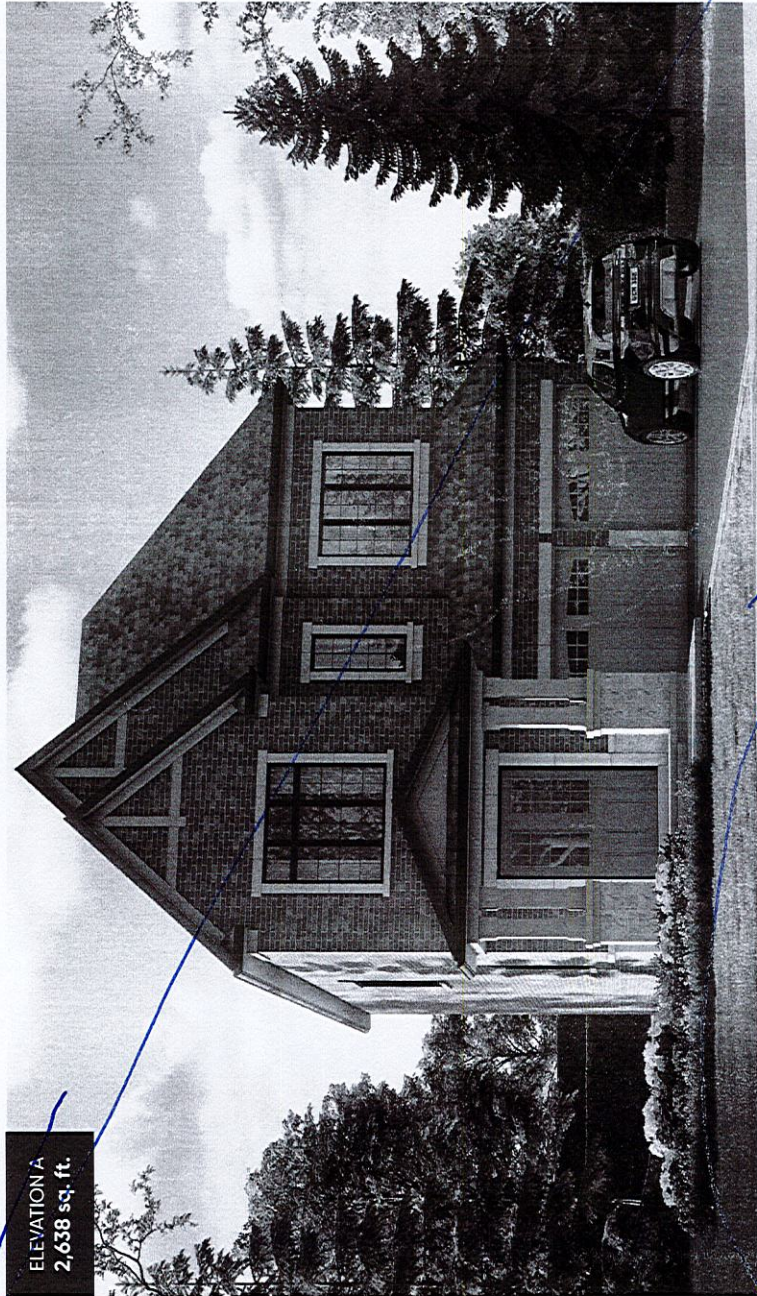
ELM 1 ELEV B

LOT 138

(KIM MAK & WANXIA PENG)

The Elm 1

38' LOT



PLUG FOR FESTIVE LIGHTING.

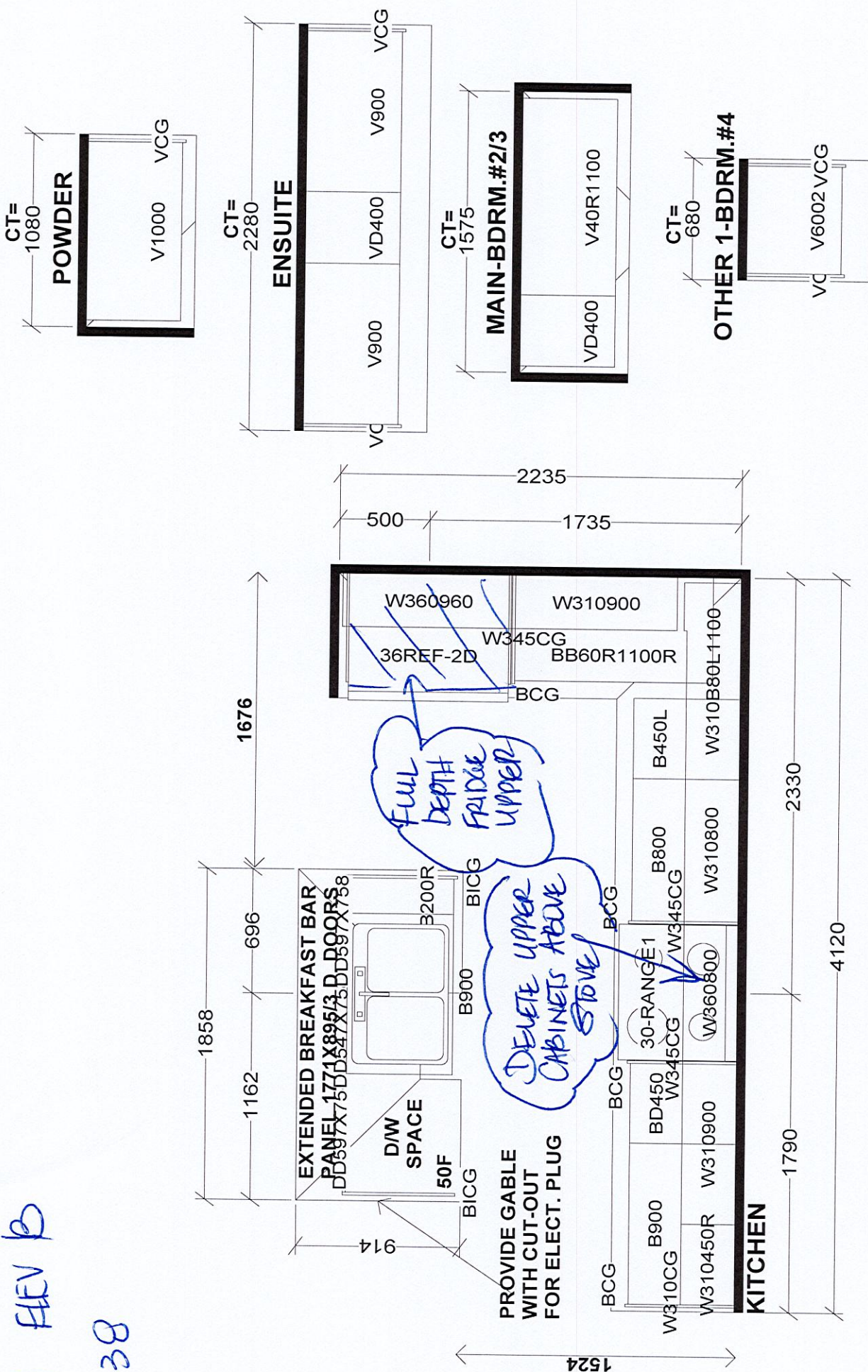


JUNE 29/23

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.

ELM 1 FLEV B

WT 138



Selba Industries				J #
W WIDTH	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	
DATE: JUNE 7 22			MODEL: 38-1X ELM 1 EL B,C	
DESIGNER: KS			LOT #:	

138.