

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: GUANG YI CHEN				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
160 / 1	65M-4737	Birch 2 Elev A		

CONSTRUCTION

1 - PURCHASER HAS ELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALLED AND ATTACHED TO THIS AMENDMENT. 20Jun23 Note:	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT (Measured from top of footing to top of foundation wall). 19Jun23 Note: If the Purchaser has purchased or been provided with a 9ft 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. 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.	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 31Jul23 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 31Jul23 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 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 31Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION	

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 23Oct23 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.	
1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT NO REQUESTS FOR ANY CHANGES, DELETIONS, ALTERATIONS AND/OR SUBSTITUTIONS WILL BE PERMITTED OR ENTERTAINED BY VENDOR - PER PE DATED JULY 31/23. 31Jul23 Note:	
1 - 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. 19Jun23 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.	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED JUNE 1, 2023. 19Jun23 Note:	
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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 Fiv 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. Worksheet Note:	
1st Choice: Exterior Colour Scheme 8 - Madison County Worksheet Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
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 ag Worksheet Note:	

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Purchaser:GUANG YI CHEN

Property: 160

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev A

Lock Date: 23-Oct-23

23-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 W500 WHITE	464 SA
Laundry Room	N/A (TUB ON LEGS)	
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	

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-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-CALCUTTA MARBLE 4925K-07	
	N/A	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	CONCRETE WHITE 13X13 - SILVER 1	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	CONCRETE WHITE 13X13 - SILVER 1	☐	STD STACKED INSTALLATION
Laundry Room	CONCEPT WHITE 12X12- SILVER 1	☐	STD STACKED INSTALLATION
Powder Room	CONCRETE WHITE 13X13 - SILVER 1	☐	STD STACKED INSTALLATION
Master Ensuite Bathroom	EMOTION GRIS 12 1/4 X 12 1/4 - SILVER 1	☐	STD STACKED INSTALLATION
Master Ens. Shower Flr	2X2 WHITE TILE (IRISH CREAM 21)	☐	
Ensuite Bath - Bedroom 2/3	EMOTION GRIS 12 1/4 X 12 1/4 - SILVER 1	☐	STD STACKED INSTALLATION
Ensuite Bath - Bedroom 4	EMOTION GRIS 12 1/4 X 12 1/4 - SILVER 1	☐	STD STACKED INSTALLATION
	N/A	☐	
		☐	

** Refer to Construction Summary

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	EXTRA WHITE/BEIGE 8X16- (IRISH CREAM 21)	* HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/BEIGE 8X16- (IRISH CREAM 21)	* HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	EXTRA WHITE/BEIGE 8X16- (IRISH CREAM 21)	* HORIZONTAL STACKED INSTALLATION
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

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

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GUANG YI CHEN

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

23-Oct-23

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7. Outer Flooring		
Main Hall	HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Living Room	N/A	
Dining Room	HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Family Room	Great Rm-HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Den / Library / Study	HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Basement Landing(If Applies)	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
Lower Landing (If Applies)	HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Upper Landing	HARDWOOD- 3 1/4" NATURAL OAK PLANK FLOORING (VENDORS STANDARD)	
Upper Hall	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
Master Bedroom	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
Bedroom #2	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
Bedroom #3	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
Bedroom #4	LAMINATE- NATURAL RED OAK LAMINATE FLOORING (VENDORS STANDARD)	
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

43 BIRCH WHITE

Living Room

N/A

Dining Room

43 BIRCH WHITE

Kitchen / Breakfast

43 BIRCH WHITE

Family Room

Great Rm-43 BIRCH WHITE

Powder Room

43 BIRCH WHITE

Laundry Room

43 BIRCH WHITE

Den/Library

43 BIRCH WHITE

Trim Paint-Semi Gloss

BIRCH

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

N/A

Bsmt Landing Area

43 BIRCH WHITE

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						BIRCH			
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				

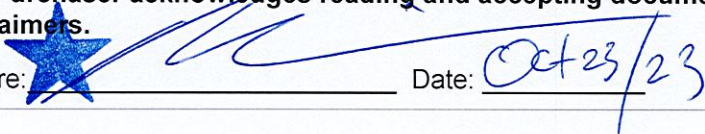
** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary *BSMNT WALK UP STAIR *9FT BSMNT CEILING HEIGHT *GARAGE MAN DOOR @FOYER

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.

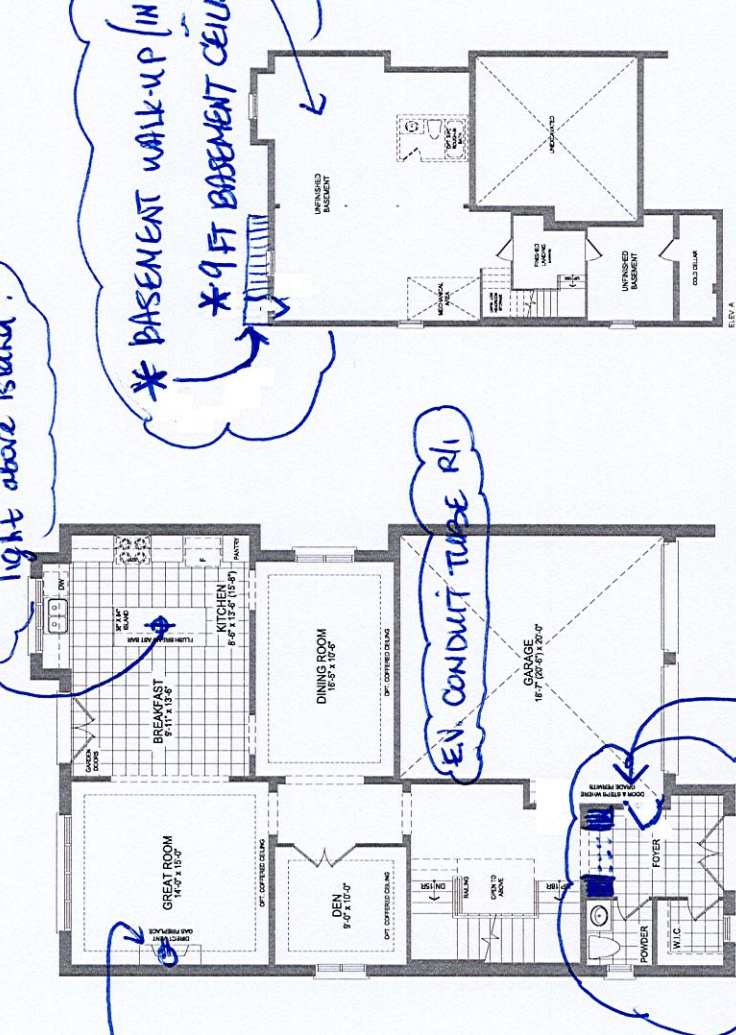
Signature:  Date: Oct 23/23

Stone and masonry may vary at any exterior entrance wave due to

plug above
fireplace.

EN CONDUIT-TUBE R11

* SEE REVISED
PLAN * SUNKEN FOYER
TO ACCOMMODATE GARAGE MAN DOOR



LOWER LEVEL

MAIN LEVEL

ELEV. C

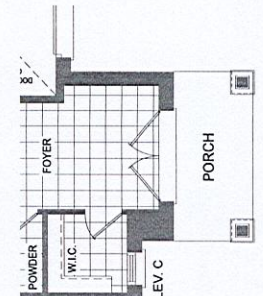
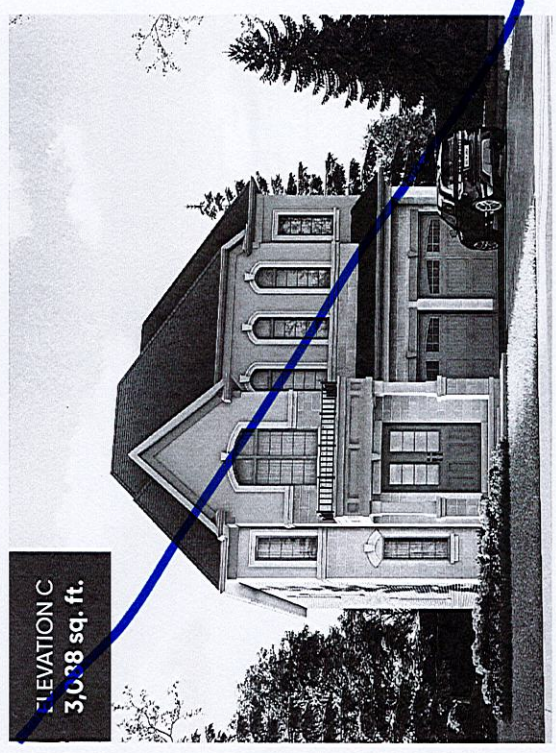
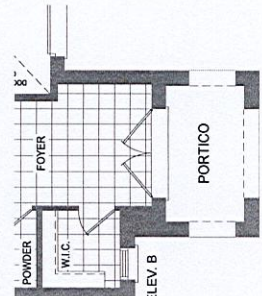
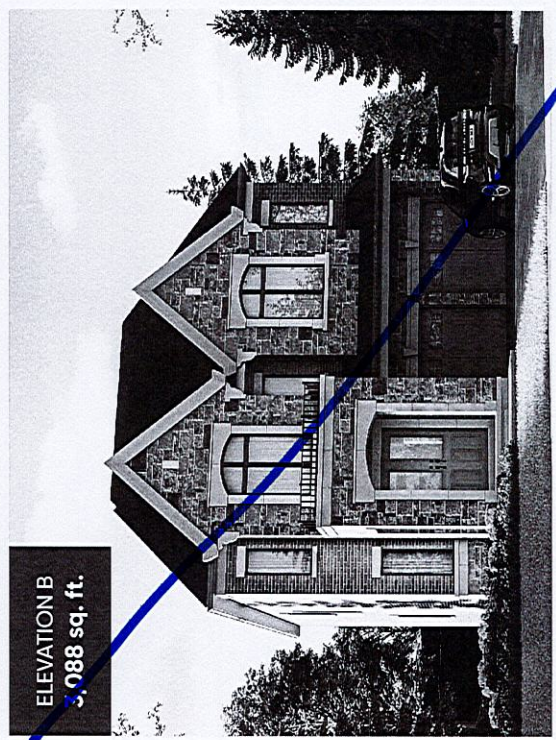
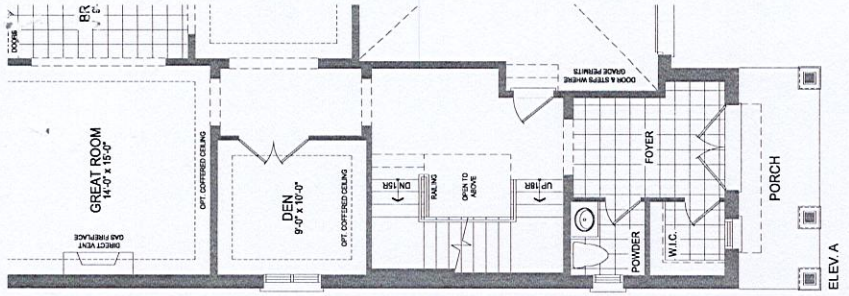
The Birch 2 ELEV. A • 3,057 SQ.FT. | ELEV. B & C • 3,088 SQ.FT.
Includes 24 sq.ft. of open area and 86 sq.ft. of finished lower level area.

Orientation of hump may be reversed and nuchalor antraps to accent the same. Stone and narchos may vary at any exterior entrance ways dip to

LOT 160
TRINIMONT

The Birch 2

4' LOT



The Birch 2 ELEV

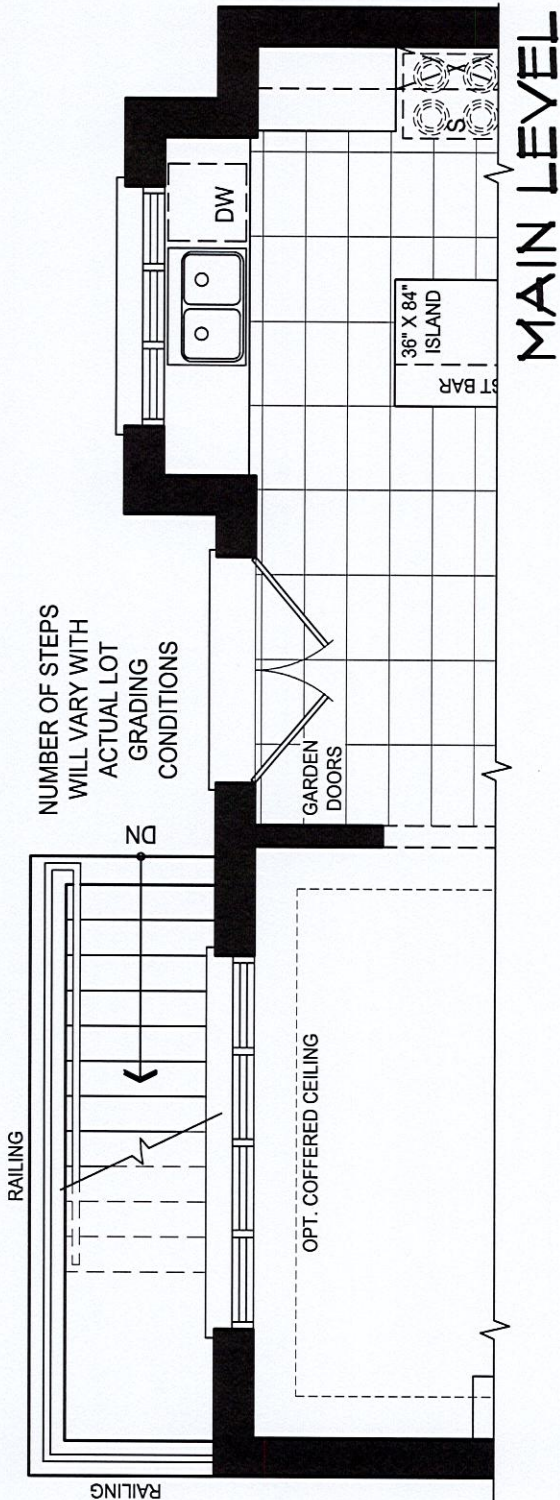
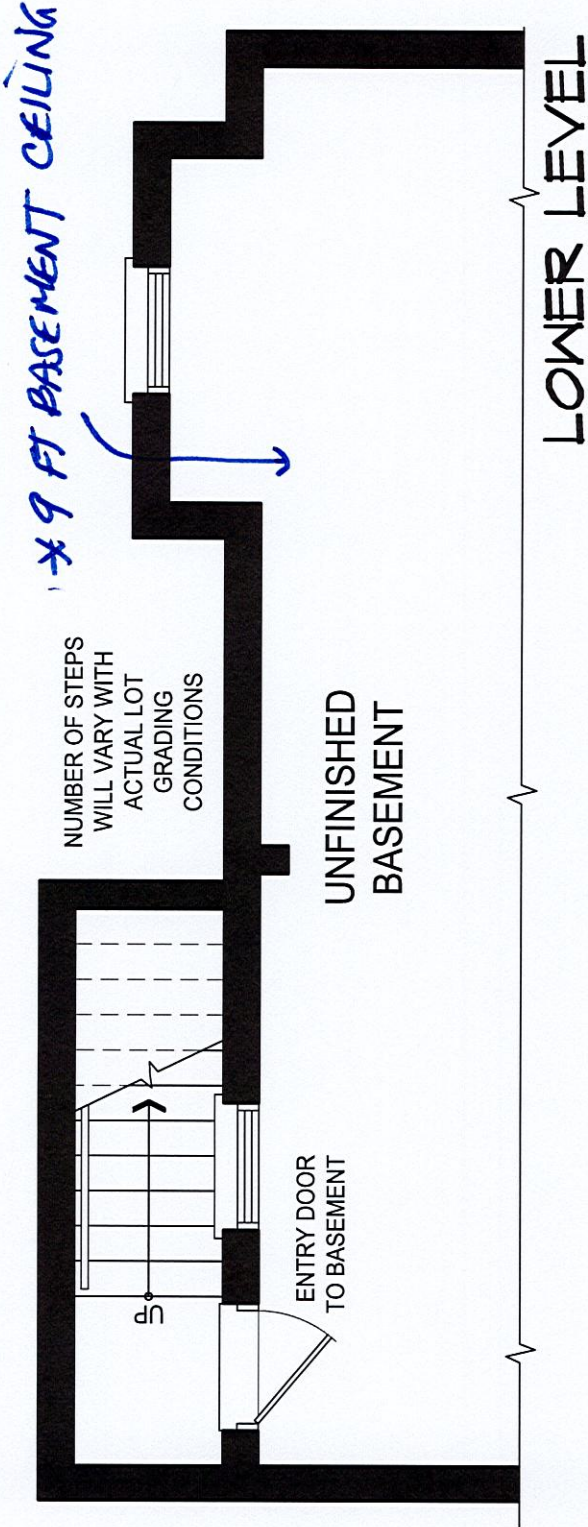
LOT 100
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION A

REVISIONS:

1. ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE.

2. 9FT BASEMENT
CEILING HEIGHT

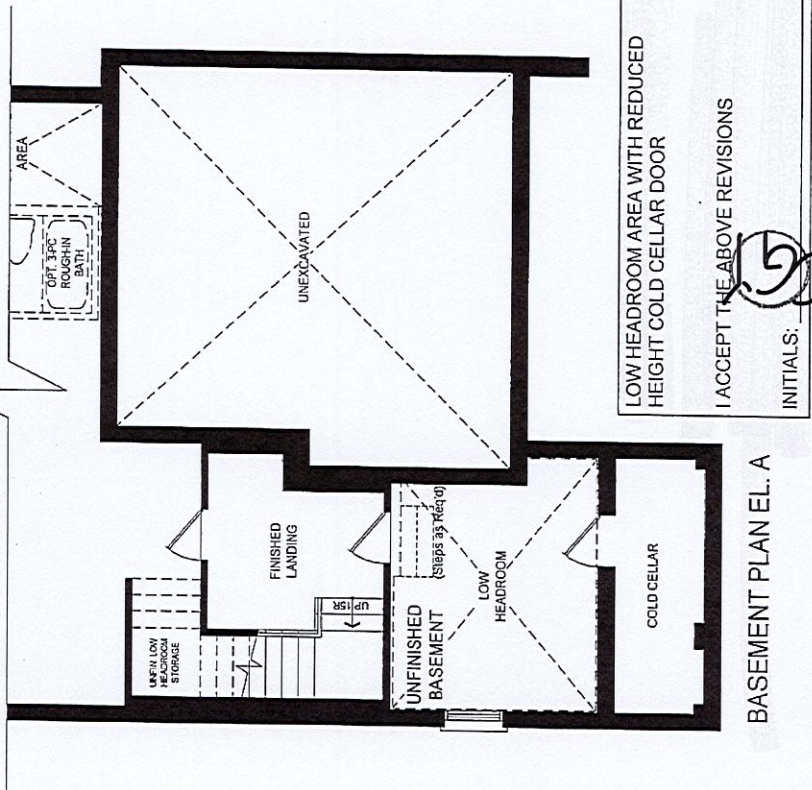
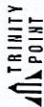


DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

OPTION # 2.

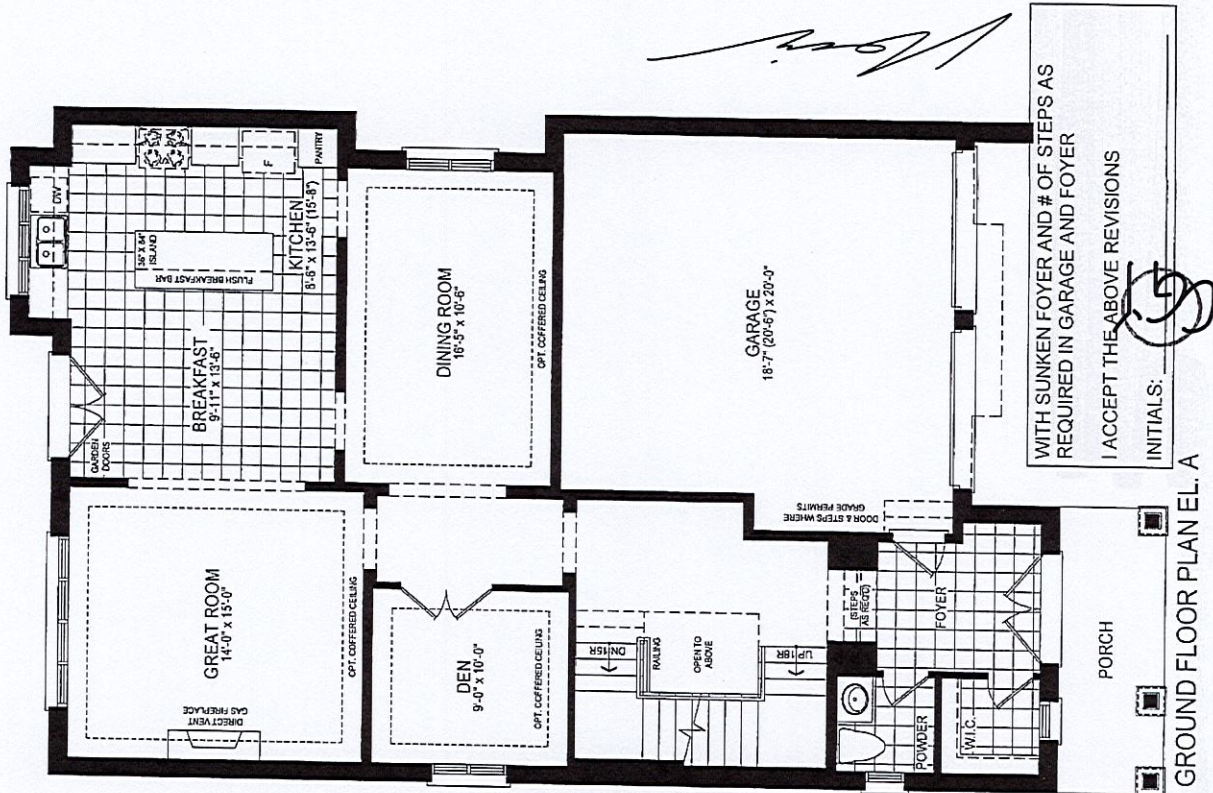
Purchaser Name: GUANG YI CHEN

LOT #: 160 TRINITY



INITIALS: _____

I ACCEPT THE ABOVE REVISIONS



BIRCH 2 - 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.