


CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: YUN SUN		TEL: 		
LOT / PHASE 3 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Hawthorn 2 Elev A		

CABINETRY

1 - PROVIDE 36" STOVE OPENING AND 36" WIDE UPPER CABINET AT KITCHEN 16Oct23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH NEXT TO STOVE - ON LEFT SIDE OF STOVE, AS PER PURCHASER'S DIRECT REQUEST **SIDE CLOSEST TO CORNER** **RELOCATE VENDORS STANDARD BANK OF DRAWERS TO OPPOSITE SIDE OF STOVE-SEE SKETCH 16Oct23 Note:	
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CERAMIC TILE

1 - **NOTE: HEATED FLOORS AT PRIMARY ENSUITE ONLY (INCLUDES WATER CLOSET) 16Oct23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 2 - SHOWER 16Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 3 - SHOWER 16Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 4 - SHOWER 16Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 16Oct23 Note: STANDARD HORIZONTAL STACKED INSTALLATION TITANIUM 50 GROUT	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 16Oct23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST AND SERVERY/WALK THRU PANTRY 16Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 16Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 16Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 16Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	

CONSTRUCTION

1 - PROVIDE WINDOW IN LIEU OF GARDEN DOOR AT WALK THROUGH PANTRY AREA AT REAR, TO ACCOMMODATE BASEMENT WINDOW BELOW. 07Nov23 Note: **PURCHASER ACKNOWLEDGES AND UNDERSTANDS WINDOW SIZE AND LOCATION AT WALK THROUGH PANTRY WILL BE DETERMINED AT VENDORS SOLE DISCRETION, AND ACCEPTS SAME** <div>NEW</div>	
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1 - **NOTE: HEATED FLOORS AT PRIMARY ENSUITE ONLY (INCLUDES WATER CLOSET)				
16Oct23 Note:				
1 - NOTE: WAFFLE CEILING AT GREAT RM ***SEE SKETCH				
11Aug23 Note:				
B07				
1 - NOTE: WAFFLE CEILING AT DINING RM ***SEE SKETCH				
11Aug23 Note:				
B07				
1 - REVISE ENSUITE BATH #5 LAYOUT TO ACCOMMODATE ADDED WINDOW IN BATHROOM.				
(ADDED WINDOW TO MATCH WINDOW SIZE USED AT ENSUITE BATH #4). ***SEE PURCHASER ALTERATION FORM***				
11Aug23 Note: TUB/SHOWER AND VANITY LOCATION REVISED				
1 - DOUBLE DOOR FOR BASEMENT WALK-UP CONDITION				
11Aug23 Note:				
PURCHASER ACKNOWLEDGES AND UNDERSTANDS THAT THE DOUBLE DOOR LOCATION AT BASEMENT WALK UP LEVEL TO BE INSTALLED AS PER THE VENDORS SOLE AND UNFETTERED DISCRETION AND ACCEPTS SAME.				
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)				
05Jun23 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.				

COUNTER TOP

7 - 3" Backsplash for Vanities	
POWDER RM PRIMARY ENS VANITY MORNING BAR @ PRIMARY ENS. BDRM #2 BDRM #3 BDRM #4 BDRM #5 16Oct23 Note:	
1 - UPGRADE COUNTER TOP VANITY - ENSUITE 5	
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET	
1 - UPGRADE COUNTER TOP VANITY - ENSUITE 4	
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET	
1 - UPGRADE COUNTER TOP VANITY - ENSUITE 3	
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET	
1 - UPGRADE COUNTER TOP VANITY - ENSUITE 2	
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET	

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1 - UPGRADE COUNTER TOP VANITY - PRIMARY BEDROOM MORNING BAR				
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: *DECLINED BAR SINK				
1 - UPGRADE COUNTER TOP VANITY - PRIMARY ENSUITE				
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET				
1 - UPGRADE COUNTER TOP VANITY - POWDER ROOM				
STD EDGE #360 3" BACKSPLASH RETURN (PRICED SEPARATELY) 16Oct23 Note: C/W VENDORS STANDARD CALVIN OVAL UNDERMOUNT BATHROOM SINK AND VENDORS STANDARD LAV FAUCET				

ELECTRICAL

1 - IN FLOOR HEATING - AT PRIMARY ENSUITE FLOOR ONLY	
(INCLUDES WATER CLOSET)	
INCLUDES IN FLOOR HEAT KIT AND THERMOSTAT 16Oct23 Note:	
1 - NOTE: STANDARD REGULAR VOLTAGE LIGHTS TO REMAIN INSTALLED & CENTERED IN ROOM AT:	
DINING RM (WAFFLE CEILING)	
GREAT RM (WAFFLE CEILING) 11Aug23 Note: ***SEE SKETCH FOR LIGHT AND POTLIGHT LOCATIONS AT DINING RM AND GREAT RM WAFFLE CEILING (POT LIGHTS PRICED SEPARATELY)	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION	
4 POTLIGHTS AT GREAT RM - STANDARD LIGHT TO REMAIN INSTALLE AND CENTERED ON SEPARATE SWITCH. 11Aug23 Note: ***SEE SKETCH 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 - 10 POTLIGHTS - STANDARD FEATURE AT MAIN FLOOR LEVEL	
2 @ KITCHEN AREA ON 1 SWITCH	
4 @ BREAKFAST AREA ON 1 SWITCH - STD LIGHT TO REMAIN CENTERED ON SEPARATE SWITCH	
4 @ DINING RM ON 1 SWITCH -STD LIGHT TO REMAIN CENTERED ON SEPARATE SWITCH 11Aug23 Note: ***SEE SKETCH 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 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM	
CENTER IN ROOM - CONSTRUCTION PERMITTING 11Aug23 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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<div>1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING</div> <div>11Aug23 Note:</div> <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div>				
<div>FIREPLACE AND ACCESSORIES</div>				
<div>1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR</div> <div>***STANDARD ELECTRICAL STOVE OUTLET TO REMAIN INSTALLED***.</div> <div>11Aug23 Note:</div>				
<div>HARDWOOD FLOORING</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - BEDROOM 5</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - BEDROOM 4</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - BEDROOM 3</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - BEDROOM 2</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - PRIMARY BEDROOM</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH STAINED OAK - UPPER HALL</div> <div>16Oct23 Note:</div>				
<div>1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH STAINED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS</div> <div>16Oct23 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.</div>				
<div>HEATING AND AIR CONDITIONING</div>				
<div>1 - HUMIDIFER</div> <div>11Aug23 Note:</div>				
<div>MIRRORS AND GLASS</div>				
<div>1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO</div> <div>PRIMARY ENSUITE SHOWER</div> <div>11Aug23 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>16Oct23 Note:</div> <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>				

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1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR SUBSTITUTIONS TO WILL BE PERMITTED OR ENTERTAINED BY VENDOR. 11Aug23 Note: PER PE DATED AUG 11/23.				
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. 05Jun23 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.				

PLASTER MOULDINGS

1 - WAFFLE CEILING AT GREAT RM (9 BOXES) ***SEE SKETCH 11Aug23 Note:	
B07	
1 - WAFFLE CEILING AT DINING RM (9 BOXES) ***SEE SKETCH 11Aug23 Note:	
B07	

PLUMBING

1 - NOTE: HUMIDIFIER 11Aug23 Note:	
1 - NOTE: ENSUITE BATH #5 --- REVISED LAYOUT LOCATION OF TUB/SHOWER AND VANITY REVISED ***SEE ATTACHED SKETCH*** 11Aug23 Note:	
4 - TOE TESTER - ADD TOE TESTER TO SHOWER -PRIMARY ENSUITE -ENSUITE 2 -ENSUITE 3 -ENSUITE 4 11Aug23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 16/23. 05Jun23 Note:	
REDEEMED	

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:	
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 10 - Tohoe Worksheet Note:	
2nd Choice: Exterior Colour Scheme 5 - Canyon 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 agr Worksheet Note: DOUBLE DOOR ENTRY AT WALK-UP CONDITION -- PER PE DATED AUGUST 11/23 - APPROVED BY ONE RISER	

