

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASER: CHENHUAN YANG

RECEIVED

NOV 09 2023

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
154 / 1	65M-4737	Birch 3 Elev C		

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE

31Oct23 Note:

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 9 foot basement concrete pour (being an increase from the Vendor's standard basement depth)

12May23 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 to the ceiling height in the basement and the ceiling height will not be uniform.

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

31Oct23 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 - 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. The Purchaser(s) acknowledge that all

12May23 Note: 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 APRIL 28/23.

12May23 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 4 - Westmont

Worksheet Note:

2nd Choice: Exterior Colour Scheme 2 - Manchester

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:

Purchaser:

CHENHUAN YANG

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

31-Oct-23

Property: 154

Project: Trinimont Developments Inc.

Model and Elevation: Birch 3 Elev C

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	/Servery- DORAL K43 SUMMIT WHITE	227 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	DORAL H3078 HACIENDA WHITE	225 SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHITE	225 SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	225 SA
Ensuite Bath - Bedroom 4	DORAL H3078 HACIENDA WHITE	225 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

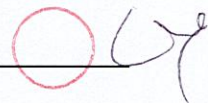
NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	NERO IMPALA GRANITE (STD)	#360
Laundry Room	N/A	
Powder Room	LAMINATE-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	
	N/A	
	N/A	

** Refer to Construction Summary

Initial: 

Purchaser:CHENHUAN YANG

Property: 154

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 3 Elev C

Lock Date: 31-Oct-23

31-Oct-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Kitchen / Breakfast	/Servery-KALMA BLANCO GLOSSY 12.5X12.5-Titanium50	<input type="checkbox"/>	Standard Stacked Installation
Laundry Room	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Powder Room	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Master Ensuite Bathroom	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Master Ens. Shower Flr.	2x2 WHITE TILE - TITANIUM 50 GROUT	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Ensuite Bath - Bedroom 4	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Sunken Mud Room	KALMA BLANCO GLOSSY 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
	N/A	<input type="checkbox"/>	N/A

** Refer to Construction Summary *MAIN HALL REFERS TO HALL BY FOYER*

* UPGRADED GROUT

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	FOX GREY (428) 8X16 - SILVER 1 GROUT	Standard Horizontal Stacked Installation
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr.	N/A	
Ensuite Bath - Bedroom 2/3	FOX GREY (428) 8X16 - SILVER 1 GROUT	Standard Horizontal Stacked Installation
Ensuite Bath - Bedroom 4	FOX GREY (428) 8X16 - SILVER 1 GROUT	Standard Horizontal Stacked Installation
Sunken Mud Room	N/A	
	N/A	
Kitchen Backsplash	N/A	N/A

** Refer to Construction Summary - TITANIUM 50 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



INTERIOR COLOUR SCHEME

Purchaser:CHENHUAN YANG

Telephone Res. / Bus: /

Decor Advisor:Sabrina Carano

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Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Living Room	N/A
Dining Room	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Family Room	Great Rm-HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Den / Library / Study	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Basement Landing(If Applies)	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING
Lower Landing (If Applies)	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Upper Landing	HARDWOOD- VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING (STANDARD)
Upper Hall/lookout	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	TypeArea
	N/AN/A

** Refer to Construction Summary *MAIN HALL REFERS TO HALL BY DEN*

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	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	Great 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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	lookout	22 WARM GREY
	N/A	Bsmt Landing Area	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	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Fireplace Type						As Per Construction Specifications			
Mantle Type						MANTLE M2-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	<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 *9FT BASEMENT CEILING HEIGHT*

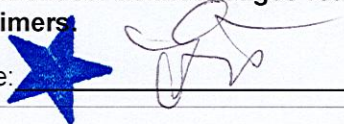
Disclaimers and Notes

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 31, 2023


[illegible]

Diagram of a powder container. The container is labeled "POWDER" and "V700". The width is labeled "CT=780". The height is labeled "DG".

CT= 1930

ENSUITE

V700 VD450 V700



CT=1828

MAIN-BDRM.#2/3

V40L1300

VD400

Diagram of a rectangular panel. The width is labeled $C_T = 880$. The height is labeled V_800 . The panel is labeled "OTHER 1-BDRM, #4".

Technical drawing of a two-person table. The drawing shows two views: a top view and a side view.

Top View:

- Overall width: 1397
- Left side label: W660900 T6P900
- Right side label: W660400F T6P400R

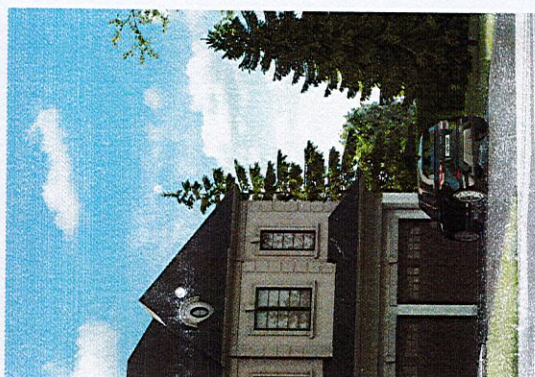
Side View:

- Overall depth: 1397
- Left side label: B900
- Right side label: B400L
- Bottom label: NO UPFERS IN SERVARY
- Dimensions from left to right: 699, 698, 317, 762, 318

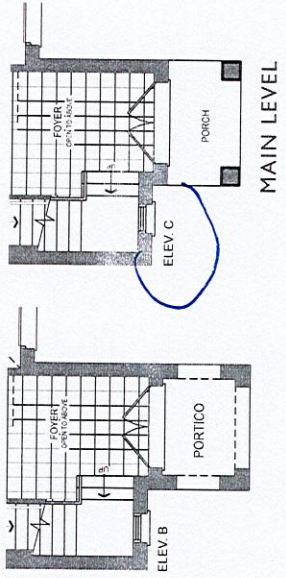
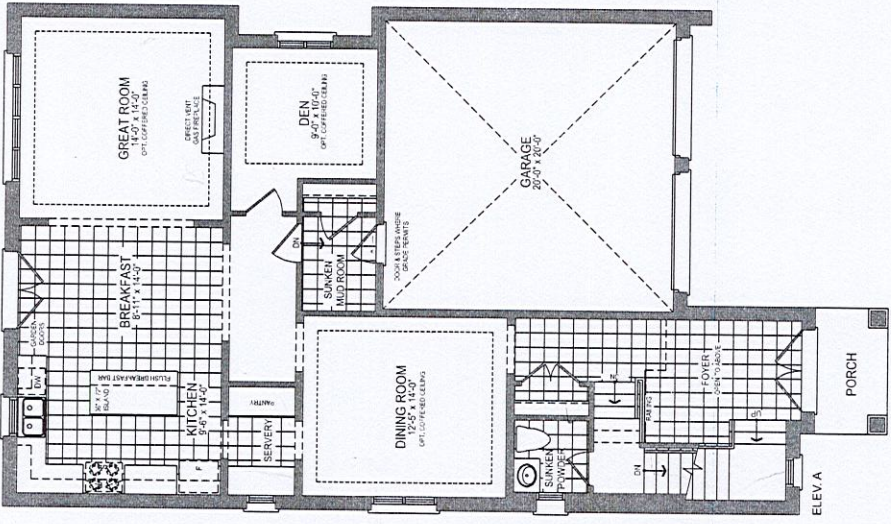
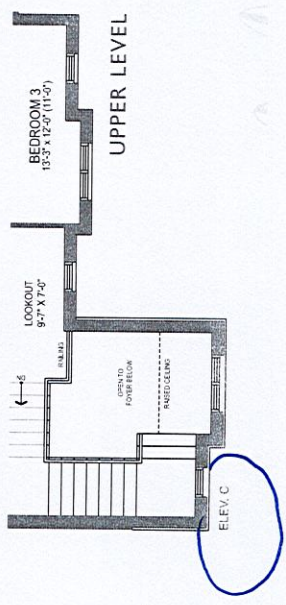
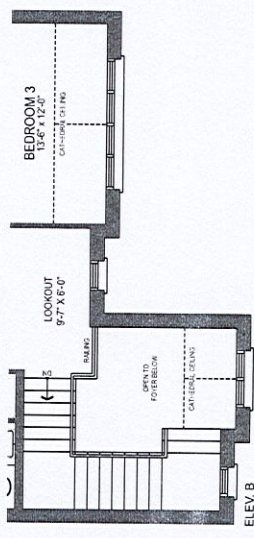
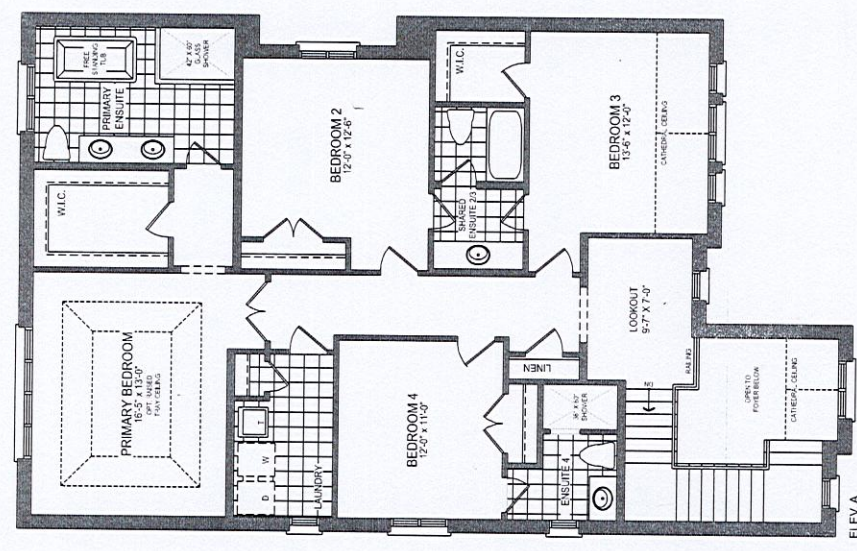
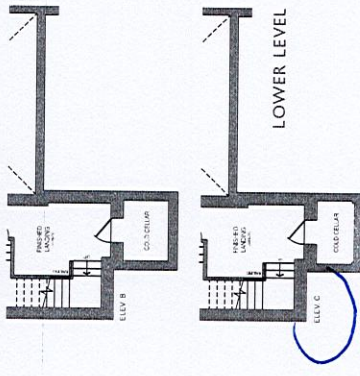
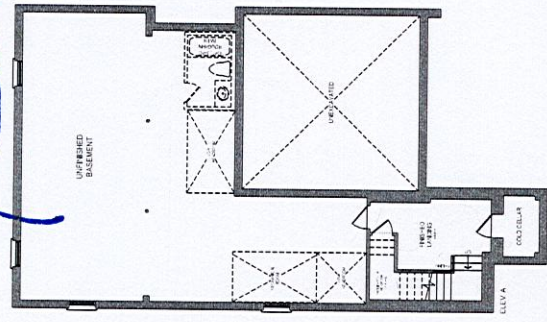
SERVERY

Selba Industries				J #
W WIDTH	W HGT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an unrecorded document. No release or permission to copy or reuse is granted unless applicable fee has been paid or job order placed.	
FLOOR HGT	DOOR HGT		JOB NUMBER: BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 41-3X BIRCH 3 EL A,B,C LOT #: 154	
ST CNT	2X4	VENT BOX COVER	DESIGNER: KS	DATE: OCT 25 21

BIRCH 3 EVER C...



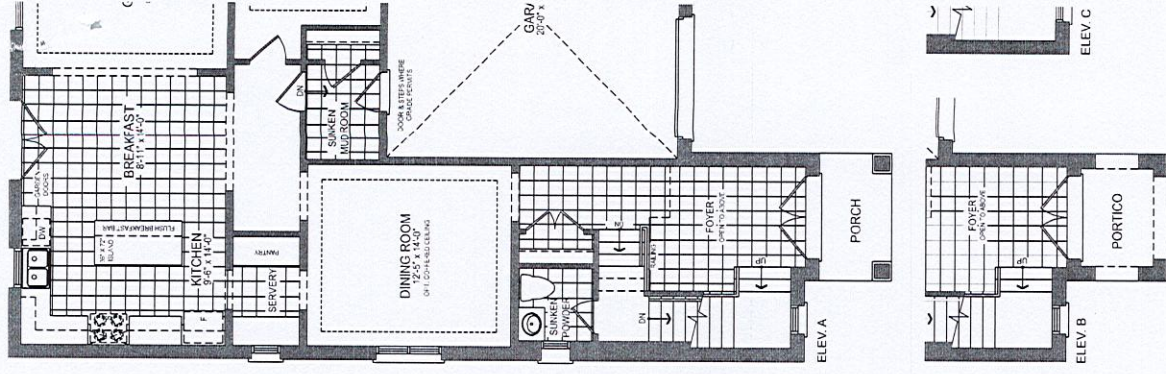
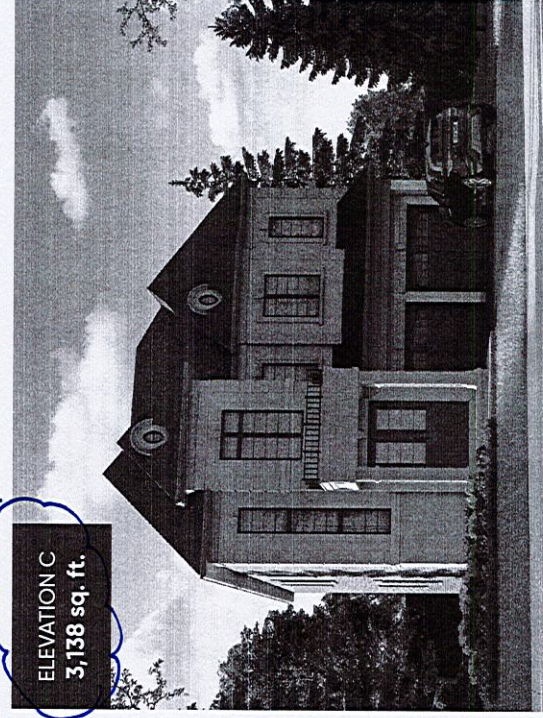
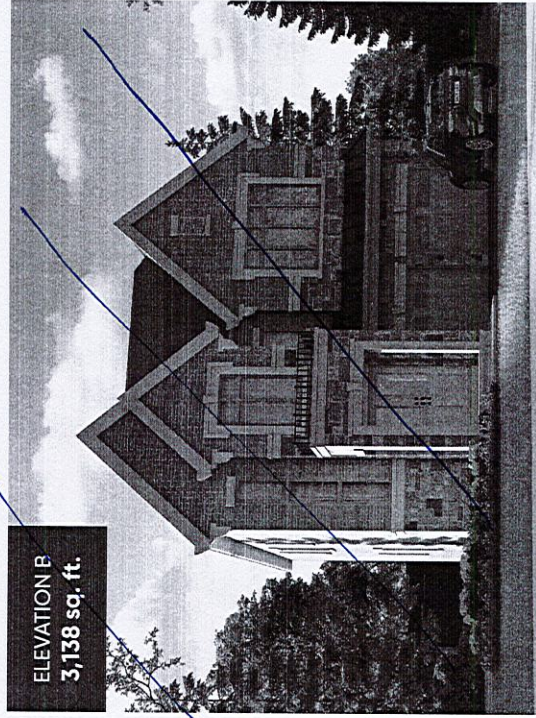
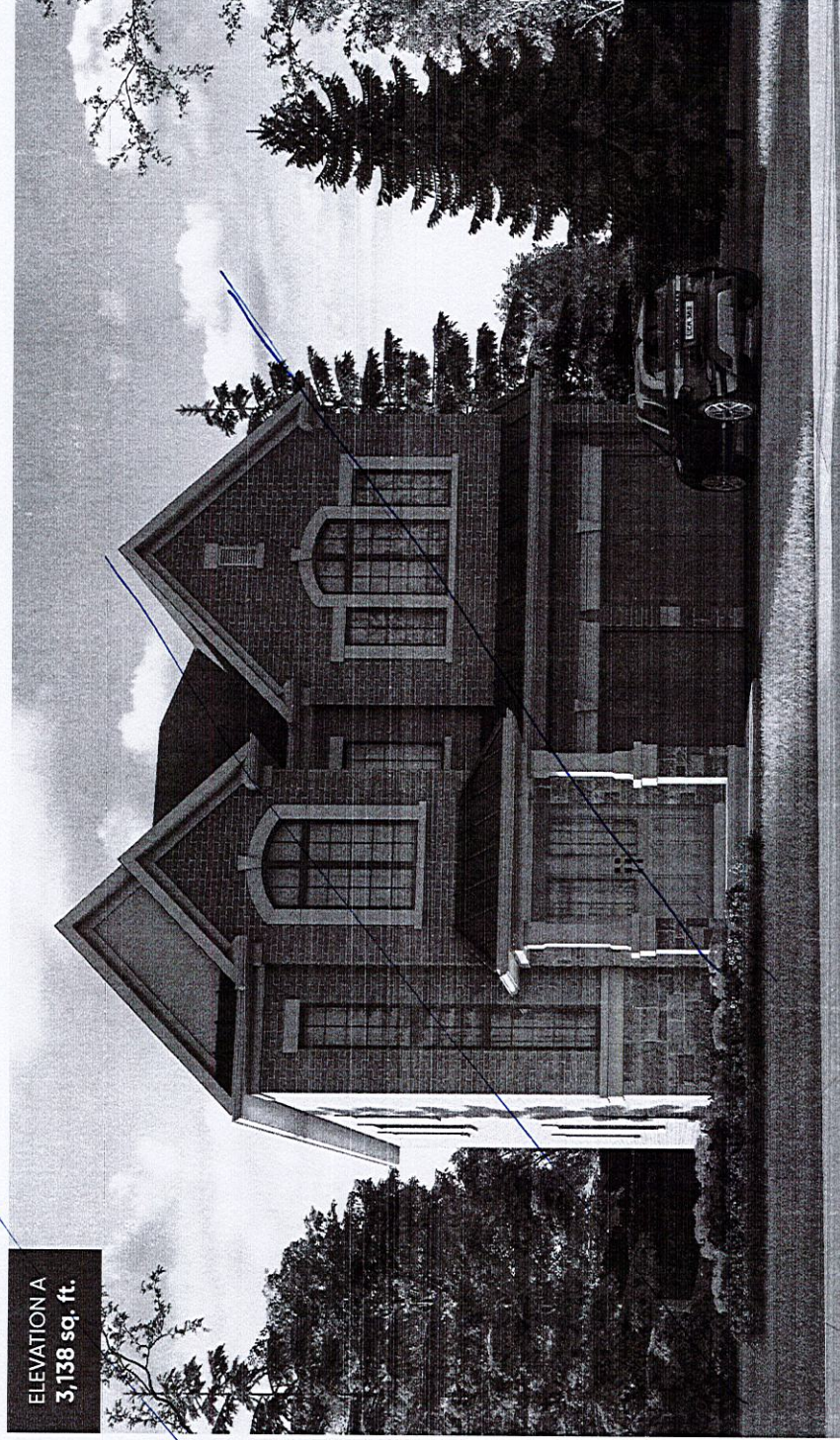
The Birch 3



The Birch 3

41' LOT

LOT 154 TRINIMONT
BIRCH 3 ELEV. C.



The Birch 3 ELEV. A, B