



CONSTRUCTION SUMMARY

14 - 1 - The Rideau 4 (42-4) Elev A Opt. 5th Bedrm.

CABINETRY

Inv.339	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line2987	Note:
24Sep15 / 10Nov15	

CABINETRY - VANITY CABINETS

Inv.339	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE
Line2990	Note:
24Sep15 / 10Nov15	

CEILINGS

Inv.38	1 - OPTIONAL WAFFLE CEILINGS -GREAT ROOM
Line421	Note:
1Jun15 / 2Sep15	
Inv.38	1 - SMOOTH CEILINGS - 2ND FLOOR
Line423	Note:
1Jun15 / 2Sep15	
Inv.38	1 - SMOOTH CEILINGS - MAIN FLOOR
Line424	Note:
1Jun15 / 2Sep15	

CONSTRUCTION

Inv.38	1 - CLOSE OFF BOTH LOW WALLS IN LIVING ROOM AND MAKE FULL- AS PER SKETCH
Line432	Note:
1Jun15 / 2Sep15	
Inv.38	1 - CLOSE IN WALLS BETWEEN LIVING ROOM AND HALLWAY LEAVE 64" SPACE FOR FUTURE FRENCH DOORS
Line433	Note:
1Jun15 / 2Sep15	
Inv.38	1 - REMOVE DOOR IN SHARED BATHROOM-AS PER SKETCH
Line434	Note:
1Jun15 / 2Sep15	
Inv.38	1 - REMOVE DOOR IN ENSUITE FOR TOILET AREA-AS PER SKETCH
Line435	Note:
1Jun15 / 2Sep15	
Inv.38	1 - REMOVE WALL IN ENSUITE BATHROOM NEXT TO VANITY- AS PER SKETCH
Line436	Note:
1Jun15 / 2Sep15	

DO NOT INSTALL

Inv.339	5 - TOILET PAPER HOLDER, TOWEL RACKS, SOAP DISHES, - DO NOT INSTALL IN ALL BATHS
Line2992	Note:
24Sep15 / 10Nov15	

ELECTRICAL



CONSTRUCTION SUMMARY

14 - 1 - The Rideau 4 (42-4) Elev A Opt. 5th Bedrm.

Inv.38	1 - 200 AMP SERVICE - UPGRADE TO
Line425	Note:
1Jun15 / 2Sep15	
Inv.38	6 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - 6 IN TOTAL FOR GREAT ROOM WAFFLE CEILING- AS PER SKETCH
Line426	Note:
1Jun15 / 2Sep15	

HARDWOOD FLOORING

Inv.339	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - MAIN HALL
Line2985	Note:
24Sep15 / 10Nov15	
Inv.38	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL
Line427	Note:
1Jun15 / 2Sep15	
Inv.38	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line428	Note:
1Jun15 / 2Sep15	

PAINT AND STAIN

Inv.339	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line2984	Note:
24Sep15 / 10Nov15	

STAIRS AND RAILINGS / NOSINGS

Inv.38	1 - UPGRADE RAILING-UPGRADE #2 WROUGHT IRON , LEVEL #1- BLACK
Line430	Note:
1Jun15 / 2Sep15	

TILE

Inv.339	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line2988	Note:
24Sep15 / 10Nov15	
Inv.339	1 - TILE - UPGRADE 1 - SHOWER-MASTER ENSUITE
Line2989	Note:
24Sep15 / 10Nov15	



INTERIOR COLOUR SCHEME

Purchaser: MICHAEL J KIPIS

Property: 14

Telephone Res. / Bus: (416) 725-3473 /

Project: Bradford Capital Holdings Inc.

Decor Advisor: Jessica Boardman

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Lock Date: 1-Oct-15

1-Oct-15

Plan #: 51M-1063

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	BELWOOD VANILLA	196
Laundry Room	BELWOOD ONTARIO WHITE	9622
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE SOAPSTONE CL	12801
SHARED BATH 1	CAMDEN OAK SHALE GREY CL	12801
SHARED BATH 2	CAMDEN OAK SHALE GREY CL	9651

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	4752K-52 MILANO BROWN	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	4924-38 WHITE CARRARA	
SHARED BATH 1	4924-38 WHITE CARRARA	
SHARED BATH 2	4922K-52 MADURA PEARL	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	46-128 PRATO IVORY 13 X 13	
Main Hall	SEE HARDWOOD DETAIL	
Kitchen / Breakfast	46-128 PRATO IVORY 13 X 13	
Laundry Room	46-173 KEATON ICE	
Powder Room	46-128 PRATO IVORY 13 X 13	
Master Ensuite Bathroom	SEE COMMENTS	
SHARED BATH 1	46-145 CINQ WHITE 13 X 13	
SHARED BATH 2	46-173 KEATON ICE 13 X 13	
MUD ROOM	46-128 PRATO IVORY 13 X 13	

Comment

MASTER ENSUITE: MONTECELIO ARGENTO HD PORCELAIN 57-800 18 X 18



INTERIOR COLOUR SCHEME

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MICHAEL J KIPIS

Property: 14

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(416) 725-3473 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Lock Date:

1-Oct-15

1-Oct-15

Plan #:

51M-1063

4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

N/A

Tub Deck

N/A

Tub Deck Skirt

N/A

Shower Stall

MONTECELIO ARGENTO HD PORCELAIN 57-800 18x18

SHARD BATH 1

TUB/SHOWER

52-170 CINQ WHITE 8 x 10

SHARED BATH 2

TUB/SHOWER

52-192 KEATON ICE 8 X 10

Kitchen Backsplash

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

☒ Yes

☐ No

Comment

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

5. Carpeting

Main Hall

SEE CERAMIC

Living Room

SEE HARWOOD

Dining Room

SEE HARWOOD

Family Room

SEE HARWOOD

Den / Library / Study

N/A

Basement Landing(If Applies)

N/A

Lower Landing (If Applies)

SEE HARDWOOD

Upper Landing

SEE HARDWOOD

Upper Hall

SEE HARDWOOD

Master Bedroom

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #2

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #3

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #4

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #5

2369 SUN RIVER - 717 VALLEY OAK

Underpad

Type

10MM STD

Area

Carpet on Stairs

Capped

NONE

Runner - *Upgrade

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Telephone Res. / Bus:

(416) 725-3473 /

Decor Advisor:

Jessica Boardman

Lock Date:

1-Oct-15

Property:

14

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Plan #:

51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAIL
Main Hall	2-1/4" RED OAK - MOCCASIN
Living Room	2-1/4" RED OAK - MOCCASIN
Dining Room	2-1/4" RED OAK - MOCCASIN
Family Room	2-1/4" RED OAK - MOCCASIN
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	2-1/4" RED OAK - MOCCASIN
Upper Hall	2-1/4" RED OAK - MOCCASIN
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	SEE CARPET DETAIL

Comment

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
Main Bath	STD
Shared Bath 1	STD
Shared Bath 2	STD

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MICHAEL J KIPIS

Property: 14

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Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Lock Date:

1-Oct-15

1-Oct-15

Plan #:

51M-1063

8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

NONE

Door Handles

3820 STANDARD

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN MOCCASIN

SpindleType

UPGRADE 2 LEVEL 1

Colour

BLACK

Stringer / Riser

OAK

Treads

STAIN MOCCASIN

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:
Telephone Res. / Bus:
Decor Advisor:
Lock Date:

MICHAEL J KIPIS
(416) 725-3473 /
Jessica Boardman
1-Oct-15

Property: 14
Project: Bradford Capital Holdings Inc.
Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr
Plan #: 51M-1063

11. Crown Mouldings

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A			N/A	
Family Room	N/A				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	7713 BIRCH FLAT
Second Floor	7713 BIRCH FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary

13. 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				DV GAS FIREPLACE					
Mantle Type				M1 STANDARD					
Colour / Stain				WHITE					
Surround				CREMO MARFIL					
Hearth				N/A					

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:	MICHAEL J KIPIS	Property:	14
Telephone Res. / Bus:	(416) 725-3473 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Jessica Boardman	Model and Elevation:	The Rideau 4 (42-4) Elev A Opt. 5th Bedr
Lock Date:	1-Oct-15	1-Oct-15	Plan #: 51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
** Refer to Construction Summary	

15. General Comments

** Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials	
	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.
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	4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.
This Interior Colour Selection is final and approved by:	
Signature:	Date:



INTERIOR COLOUR SCHEME

Purchaser:	MICHAEL J KIPIS	Property:	14
Telephone Res. / Bus:	(416) 725-3473 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Jessica Boardman	Model and Elevation:	The Rideau 4 (42-4) Elev A Opt. 5th Bedr
Lock Date:	1-Oct-15	1-Oct-15	Plan #: 51M-1063



INTERIOR COLOUR SCHEME

Purchaser:

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Property: 14

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Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Lock Date:

1-Oct-15

1-Oct-15

Plan #:

51M-1063

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	BELWOOD VANILLA	196
Laundry Room	BELWOOD ONTARIO WHITE	9622
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE SOAPSTONE CL	12801
SHARED BATH 1	CAMDEN OAK SHALE GREY CL	12801
SHARED BATH 2	CAMDEN OAK SHALE GREY CL	9651

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	4752K-52 MILANO BROWN	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	4924-38 WHITE CARRARA	
SHARED BATH 1	4924-38 WHITE CARRARA	
SHARED BATH 2	4922K-52 MADURA PEARL	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	46-128 PRATO IVORY 13 X 13	
Main Hall	SEE HARDWOOD DETAIL	
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SHARED BATH 2	46-173 KEATON ICE 13 X 13	
MUD ROOM	46-128 PRATO IVORY 13 X 13	

Comment

MASTER ENSUITE: MONTECELIO ARGENTO HD PORCELAIN 57-800 18 X 18



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Decor Advisor:

Lock Date:

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(416) 725-3473 /

Jessica Boardman

1-Oct-15

Property: 14

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

1-Oct-15

Plan #: 51M-1063

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		MONTECELIO ARGENTO HD PORCELAIN 57-800 18x18	
SHARD BATH 1			
TUB/SHOWER		52-170 CINQ WHITE 8 x 10	
SHARED BATH 2			
TUB/SHOWER		52-192 KEATON ICE 8 X 10	
Kitchen Backsplash			

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) ☒ Yes ☐ No

Comment

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

5. Carpeting

Main Hall	SEE CERAMIC	
Living Room	SEE HARWOOD	
Dining Room	SEE HARWOOD	
Family Room	SEE HARWOOD	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	SEE HARDWOOD	
Upper Landing	SEE HARDWOOD	
Upper Hall	SEE HARDWOOD	
Master Bedroom	2369 SUN RIVER - 717 VALLEY OAK	
Bedroom #2	2369 SUN RIVER - 717 VALLEY OAK	
Bedroom #3	2369 SUN RIVER - 717 VALLEY OAK	
Bedroom #4	2369 SUN RIVER - 717 VALLEY OAK	
Bedroom #5	2369 SUN RIVER - 717 VALLEY OAK	
Underpad	Type	Area
	10MM STD	
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MICHAEL J KIPIS

Telephone Res. / Bus:

(416) 725-3473 /

Decor Advisor:

Jessica Boardman

Lock Date:

1-Oct-15

Property:

14

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Plan #:

51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAIL
Main Hall	2-1/4" RED OAK - MOCCASIN
Living Room	2-1/4" RED OAK - MOCCASIN
Dining Room	2-1/4" RED OAK - MOCCASIN
Family Room	2-1/4" RED OAK - MOCCASIN
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
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Upper Landing	2-1/4" RED OAK - MOCCASIN
Upper Hall	2-1/4" RED OAK - MOCCASIN
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	SEE CARPET DETAIL

Comment

7. Plumbing Fixtures

Powder Room	STD
Master Ensuite Bathroom	STD
Main Bath	STD
Shared Bath 1	STD
Shared Bath 2	STD

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MICHAEL J KIPIS

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(416) 725-3473 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Lock Date:

1-Oct-15

1-Oct-15

Plan #:

51M-1063

8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

NONE

Door Handles

3820 STANDARD

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN MOCCASIN

SpindleType

UPGRADE 2 LEVEL 1

Colour

BLACK

Stringer / Riser

OAK

Treads

STAIN MOCCASIN

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary



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The Rideau 4 (42-4) Elev A Opt. 5th Bedr

Plan #:

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11. Crown Mouldings

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A			N/A	
Family Room	N/A				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	7713 BIRCH FLAT
Second Floor	7713 BIRCH FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary

13. 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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Fireplace Type				DV GAS FIREPLACE					
Mantle Type				M1 STANDARD					
Colour / Stain				WHITE					
Surround				CREMO MARFIL					
Hearth				N/A					

Comment

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Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MICHAEL J KIPIS

(416) 725-3473 /

Jessica Boardman

1-Oct-15

Property: 14

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Model and Elevation: The Rideau 4 (42-4) Elev A Opt. 5th Bedr

1-Oct-15

Plan #:

51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div>** Refer to Construction Summary</div>	

15. General Comments

** Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials

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Lock Date:	1-Oct-15	1-Oct-15	Plan #: 51M-1063

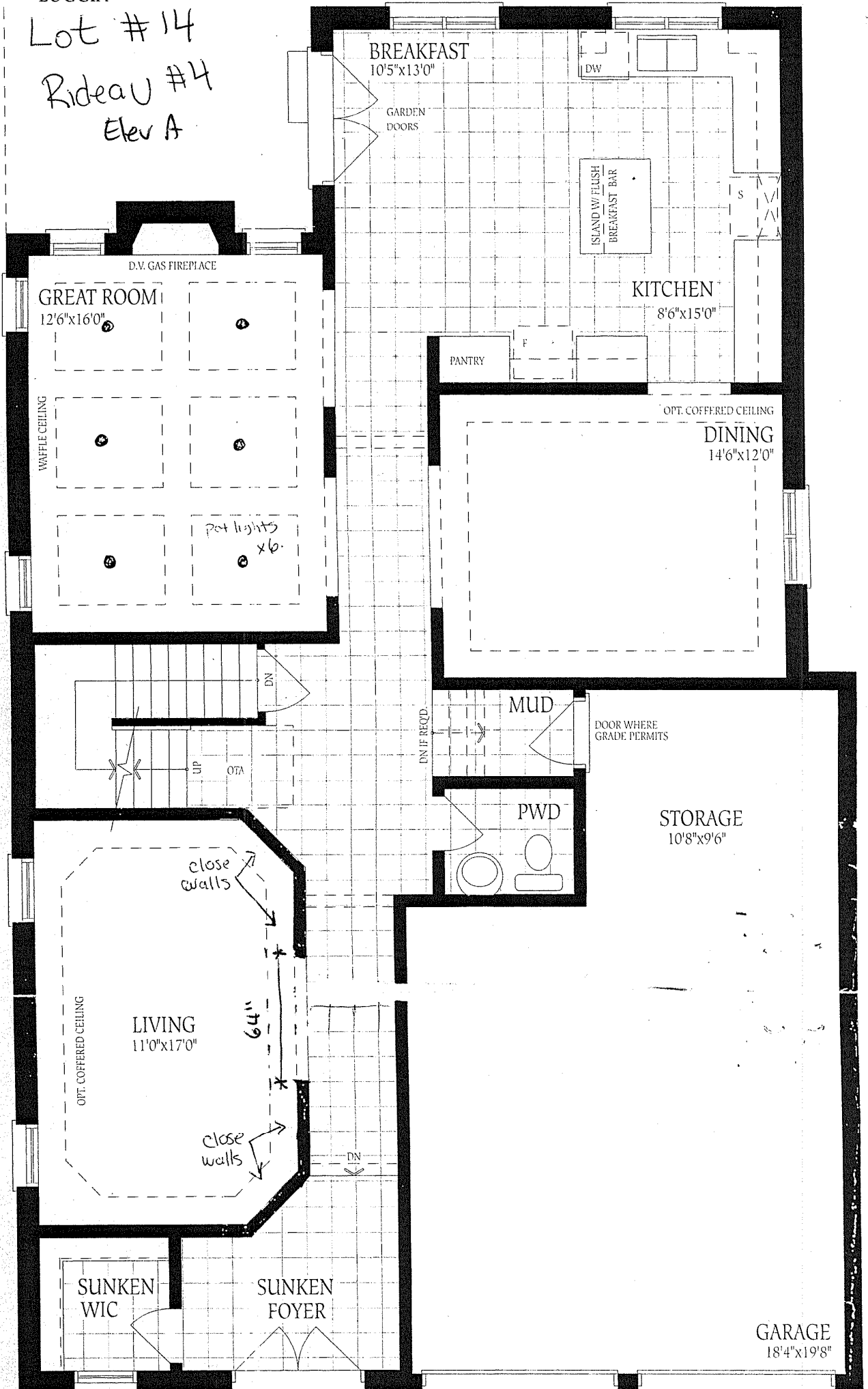
singles

OPT. COVERED
LOGGIA

Lot #14

Rideau #4

Elev A



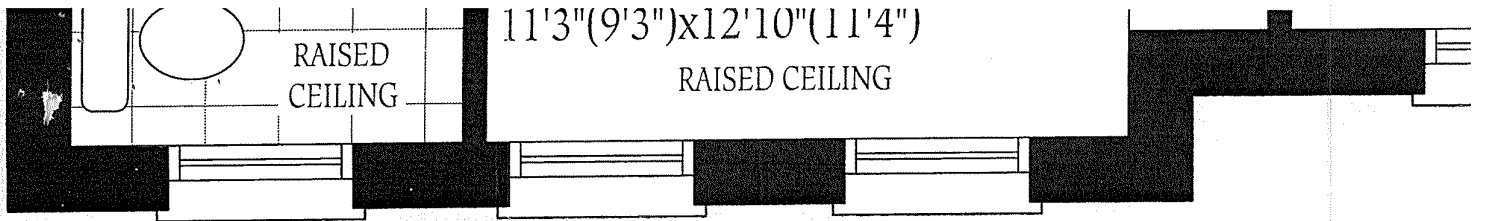
Ground Floor
Elevation A

au 4 3245 3270 3265 SQ.FT.

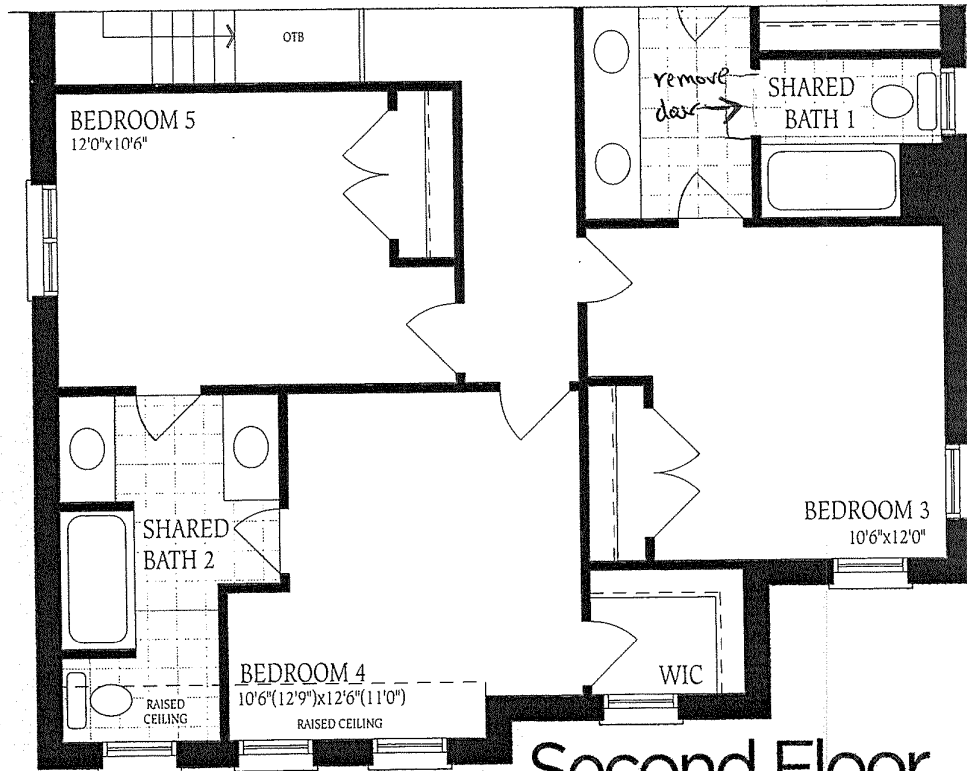
Lot #14

Rideau #14 Elev A
* 5th Bedroom Plan *

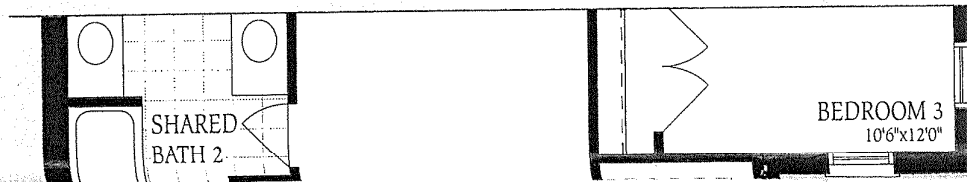




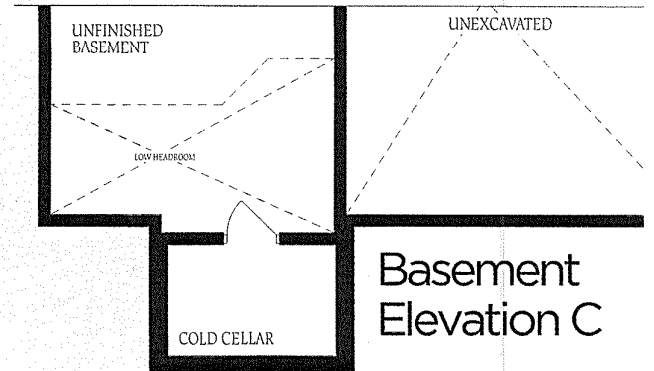
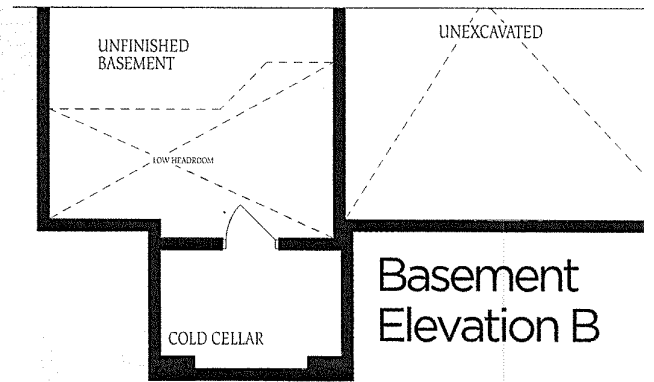
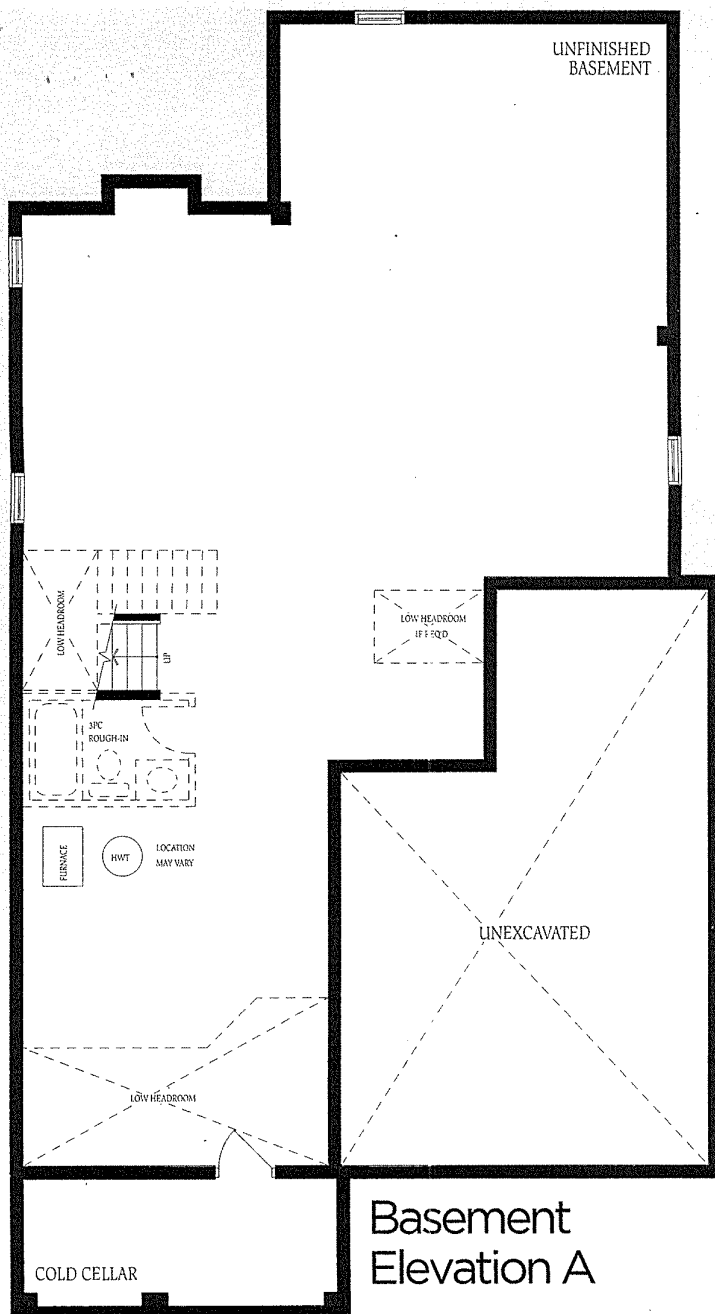
Lot #14
Rideau #4 Elev A
5th bedroom Plan.



Second Floor
Elevation A
5 Bedroom



und Floor
ation B



Lot #14
Rideau #4
Elev A.

- no charges -
to basement