



CONSTRUCTION SUMMARY

159 - 3 - The Rideau 15 (42-15) Elev A

Extras at Time of Sale

VENDOR TO SUPPLY AND INSTALL A 5 FT. BY 8 FT. DECK WITH STAIRS TO GRADE
Worksheet Note:

CABINETRY

Inv.1,407	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line13868	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - CABINETRY - KITCHEN/SERVERY - GROUP 3 VIKING 3
Line13329	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line13865	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - VANITY - MAIN BATHROOM - GROUP 3 VIKING 3
Line13867	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - (F08) NO BACKSPLASH (CLEAN CUT) ON STANDARD COLOUR SELECTION COUNTERTOPS, MANDATORY PER OBC FOR ALL GAS STOVES AND SLIDE IN STOVE
*****DO NOT INSTALL *****	
CREDIT ON CLOSING - SEE PE 1473	
Line13869	Note:
5Nov16 / 6Feb17	

CABINETRY - VANITY CABINETS

Inv.1,407	1 - (D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX IN MASTER ENSUITE
Line13866	Note:
5Nov16 / 6Feb17	

CEILINGS

Inv.634	1 - 10 FOOT CEILING ON MAIN FLOOR - INCLUDES 8 FOOT HIGH FRONT ENTRY DOOR WITH 18 INCH HIGH TRANSOM ON MAIN FLOOR - SIDE WINDOWS 18 INCH TRANSOMS ON MAIN FLOOR PATIO DOOR 24 INCH HIGH TRANSOM IF IT IS A GARDEN/FRENCH DOOR 8 FOOT DOOR AND 12 INCH TRANSOM ON
Line11173	Note:
16Feb16 / 6Feb17	

CONSTRUCTION

Inv.634	1 - REMOVE DOOR IN BEDROOM 2 TO SEMI ENSUITE- AS PER SKETCH
Line11183	Note:
16Feb16 / 6Feb17	
Inv.634	1 - CLOSE OFF WALL FROM LIVING/DINING ROOM TO SERVERY- AS PER SKETCH
Line11184	Note:
16Feb16 / 6Feb17	
Inv.634	1 - ADD DOOR TO SERVERY FROM KITCHEN - AS PER SKETCH
Line11185	Note:
16Feb16 / 6Feb17	



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Inv.634	1 - MOVE DOWN STOVE SO THAT IT IS ALIGNED WITH THE ISLAND - AS PER SKETCH
Line11186	Note: CHARGE IS FOR MOVING MECHANICAL
16Feb16 / 6Feb17	
Inv.634	1 - PLEASE MOVE DOOR TO SHARED BATHROOM OVER 4" SO THAT THE TWO DOORS DO NOT LINE UP -
Line11187	Note:
16Feb16 / 6Feb17	
Inv.634	1 - MOVE DOOR TO CLOSET (HIS) IN MASTER BEDROOM SHELVING IS ON OPOSITE SIDE , AND HIS AND HERS CLOSET DOORS DO NOT LINE UP
Line11188	Note:
16Feb16 / 6Feb17	

COUNTER TOP

Inv.1,407	1 - COUNTER TOP - ENSUITE - UPGRADE 3
Line13334	Note:
5Nov16 / 6Feb17	

ELECTRICAL

Inv.634	1 - 200 AMP SERVICE - UPGRADE TO
Line11175	Note:
16Feb16 / 6Feb17	
Inv.634	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- IN MASTER ENSUITE - AS PER SKETCH
Line11177	Note:
16Feb16 / 6Feb17	
Inv.634	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- IN LIVING ROOM DINING ROOM - AS PER SKETCH
Line11176	Note:
16Feb16 / 6Feb17	
Inv.634	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- OVER ISLAND IN KITCHEN - AS PER SKETCH
Line11178	Note:
16Feb16 / 6Feb17	

HARDWOOD FLOORING

Inv.634	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line11181	Note:
16Feb16 / 6Feb17	
Inv.1,407	1 - HARDWOOD FLOORING - LIVING DINING - UPGRADE 3B
Line13860	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 3B
Line13862	Note:
5Nov16 / 6Feb17	
Inv.1,407	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 3B
Line13864	Note: PRICE DIFFERENCE
5Nov16 / 6Feb17	



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Inv.1,407	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 3B
Line13859	Note:
5Nov16 / 6Feb17	

Inv.1,407	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 3B
Line13861	Note:
5Nov16 / 6Feb17	

HEATING AND AIR CONDITIONING

Inv.1,411	1 - GAS LINE - ROUGH IN GAS LINE STOVE Purchaser wants to keep the standard electrical plug that comes with the house AND purchased gas line
Line13338	Note:
5Nov16 / 10Feb17	

PAINT AND STAIN

Inv.1,407	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS COMPLETE- - STAIN OAK INCLUDING VARNISH- - PRICE IS PER SET
Line13321	Note:
5Nov16 / 6Feb17	

PLUMBING

Inv.634	1 - DRAIN - ADDITIONAL DRAIN- POWDER ROOM - AS PER SKETCH
Line11795	Note:
16Feb16 / 6Feb17	

Inv.634	1 - DRAIN - ADDITIONAL DRAIN- LAUNDRY ROOM - AS PER SKETCH
Line11179	Note:
16Feb16 / 6Feb17	

Inv.1,407	1 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN IN MASTER ENSUITE
Line13335	Note:
5Nov16 / 6Feb17	

Inv.1,407	1 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN IN MASTER ENSUITE
Line13336	Note:
5Nov16 / 6Feb17	

STAIRS AND RAILING

Inv.634	1 - UPGRADE RAILING - UPGRADE 1 - OAK
Line11180	Note:
16Feb16 / 6Feb17	

TILE

Inv.1,407	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line13327	Note:
5Nov16 / 6Feb17	

Inv.1,407	1 - TILE - ENTRY - UPGRADE 2
Line13328	Note:
5Nov16 / 6Feb17	

WINDOWS - BASEMENT



CONSTRUCTION SUMMARY

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Inv.634	1 - BASEMENT WINDOW - 47 X 36 - BACKYARD WINDOW - AS PER SKETCH
Line11793	Note:
16Feb16 / 6Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

SHUAI XIE & YAOKUN ZHAO

Property: 159

Telephone Res. / Bus:

(416) 858-8670 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation: The Rideau 15 (42-15) Elev A

Lock Date:

19-Nov-16

19-Nov-16

Plan #:

51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

6

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	SLAB MAPLE- CASHEW CL (UP 1)	9677
Laundry Room	BELWOOD- ONTARIO WHITE (STD)	103B
Powder Room	N/A	N/A
Master Ensuite Bathroom	SLAB MAPLE- CASHEW CL (UP 1)	149
SHARED BATH	SLAB MAPLE- CASHEW CL (UP 1)	103B
SEMI ENSUITE	SLAB MAPLE- CASHEW CL (UP 1)	103B

Comment

(D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX IN MASTER ENSUITE
(F08) NO BACKSPLASH (CLEAN CUT) ON STANDARD COLOUR SELECTION COUNTERTOPS, MANDATORY PER OBC
FOR ALL GAS STOVES AND SLIDE IN STOVE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	WHITE CARRARA 4924-38 (STD)	
Laundry Room	1573-60 FROSTY WHITE (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	CALCUTA QUARTZ - (UP 3)	1/4 BEVEL
SHARED BATH	WHITE CARRARA 4924-38	
SEMI ENSUITE	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-947 MAYFAIR SUAVE BIANCO HD POL REC POR. 12X24 (UP 2)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-947 MAYFAIR SUAVE BIANCO HD POL REC POR. 12X24 (UP 2)	
Laundry Room	BALLINA GREY 46-140 13 X13	
Powder Room	BALLINA GREY 46-140 13 X13	
Master Ensuite Bathroom	BALLINA GREY 46-140 13 X13	
SHARED BATH	BALLINA GREY 46-140 13 X13	
SEMI ENSUITE	BALLINA GREY 46-140 13 X13	

Comment



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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	BELLINA GREY 52-166 8 X 10	
SHARED BATH SEMI ENSUITE	BELLINA GREY 52-166 8 X 10	
	BELLINA GREY 52-166 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 HARDWOOD FLOOR DETAILS
Living Room	SEE HARDWOOD FLOOR DETAILS
Dining Room	SEE HARDWOOD FLOOR DETAILS
Family Room	SEE HARDWOOD FLOOR DETAILS
Den / Library / Study	SEE HARDWOOD FLOOR DETAILS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	SEE HARDWOOD FLOOR DETAILS
Master Bedroom	2369 SUN RIVER - 713 SILVER MAPLE
Bedroom #2	2369 SUN RIVER - 713 SILVER MAPLE
Bedroom #3	2369 SUN RIVER - 713 SILVER MAPLE
Bedroom #4	2369 SUN RIVER - 713 SILVER MAPLE
Bedroom #5	N/A
MEDIA LOFT	2369 SUN RIVER - 713 SILVER MAPLE

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
	N/A	N/A

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Lock Date:	19-Nov-16	19-Nov-16	Plan #: 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Living Room	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Dining Room	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Family Room	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Den / Library / Study	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	MERCIER MAPLE 3 1/4 GRIZZLY (UP 3)
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A
MEDIA LOFT	SEE CARPET DETAILS

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
SEMI ENSUITE	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary
X2 MASTER ENSUITE SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN



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51M-1063

19-Nov-16

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes

☒ No

Built in Oven

☐ Yes

☒ No

Gas Stove

☒ Yes

☐ No

Microwave

☐ Yes

☐ OTR

☒ No

Comment

GAS LINE TO STOVE -

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 1 OAK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Comment

Colour

STAIN TO MATCH HARDWOOD

Colour

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Oak Stairs

☒ Yes

☐ No

STAIN TO MATCH HARDWOOD MERCIER MAPLE 3 1/4 GRIZZLY (UP 3) *

* Refer to Construction Summary

Initials:_____

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Printed 2/6/2017 16:37:58



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Plan #: 51M-1063

11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	BIRCH FLAT
Second Floor	BIRCH FLAT

Smooth Ceilings First Floor ☐ Yes ☒ No

Comment

** Refer to Construction Summary

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs 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		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO MARBLE	
Hearth		N/A	

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:	SHUAI XIE & YAOKUN ZHAO	Property:	159
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Lock Date:	19-Nov-16	19-Nov-16	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

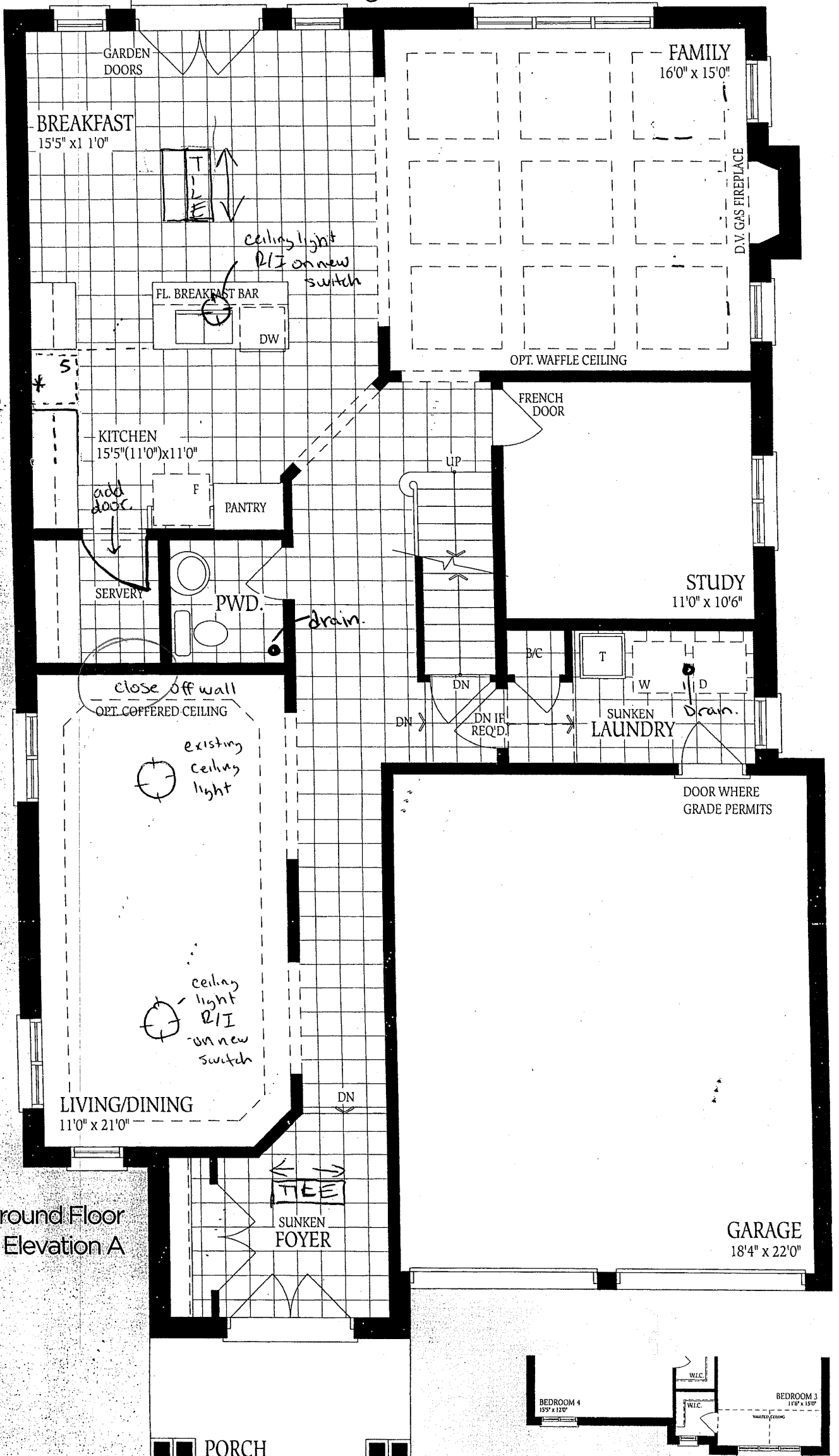
Purchaser Initials	
	1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
	2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
	3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.
	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: _____
Signature:_____	Date: _____



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Lot 159
Rideau 15
Elev A.



deau 15

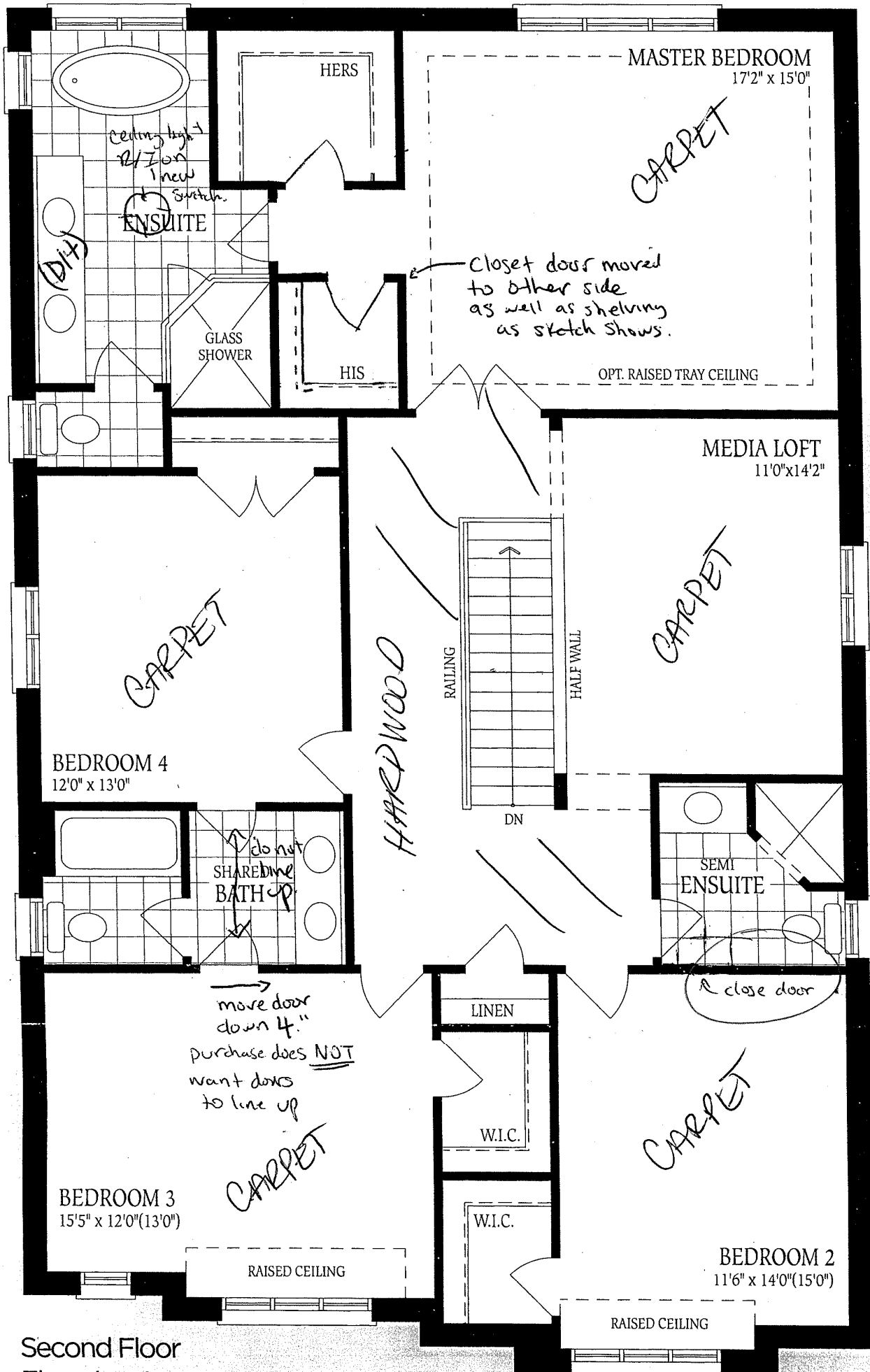
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3316

ELEV. B
3309

ELEV. C
3324

SQ.FT.

Lot 159
Rideau 15
Elev A.

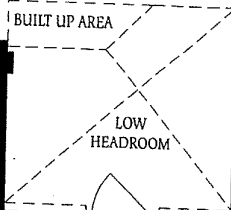
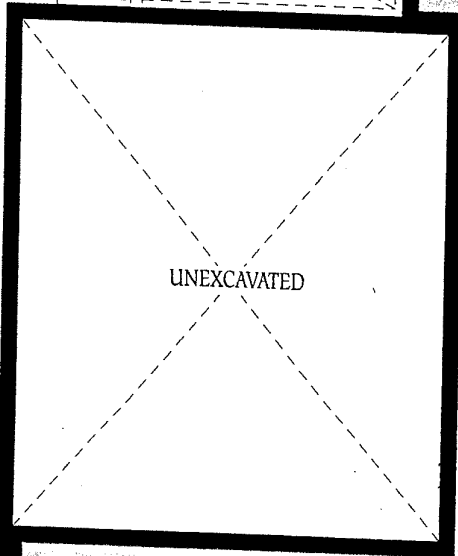
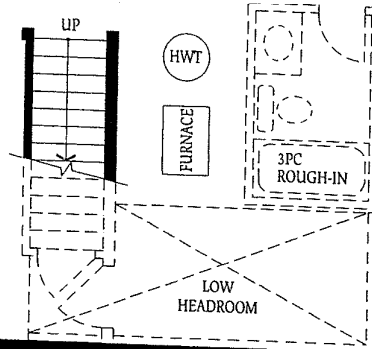


Second Floor
Elevation A

Lot 159
Rideau 15
Elev A.

UNFINISHED
BASEMENT

Increase
to
47x36.



COLDCELLAR

Basement
Elevation A