



CONSTRUCTION SUMMARY

174 - 3 - The Rideau 1 (42-1B LOFT) Elev C With Loft

Extras at Time of Sale

CABINETRY

Inv.1,356	1 - (B05) BASE PIE CUT CORNER
Line12798	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - (A02) UPPER ANGLE CORNER UNIT
Line12797	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE & 66CM DEEP UPPER)
Line12799	Note:
23Oct16 / 7Feb17	

CABINETRY - ACCESSORIES

Inv.1,356	1 - LIGHT VALANCE KITCHEN
Line12800	Note:
23Oct16 / 7Feb17	

CONSTRUCTION

Inv.1,215	1 - DELETE WALL BETWEEN KITCHEN AND HALL WAY AS PER SKETCH
Line11847	Note:
11Sep16 / 7Feb17	
Inv.1,215	1 - UPGRADE FLOORS TO PLYWOOD
Line11838	Note:
11Sep16 / 7Feb17	

ELECTRICAL

Inv.1,215	1 - 2 WAY SWITCH FOR POT LIGHTS IN LIVING/DINING ROOM
Line11841	Note:
11Sep16 / 7Feb17	
Inv.1,215	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER ISLAND
Line11839	Note:
11Sep16 / 7Feb17	
Inv.1,215	5 - POT LIGHT EXTERIOR AS PER SKETCH
Line11843	Note:
11Sep16 / 7Feb17	
Inv.1,215	4 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - LIVING/DINING ROOM AS PER SKETCH
Line11840	Note:
11Sep16 / 7Feb17	
Inv.1,215	1 - DO NOT DELETE EXISTING LIGHT FIXTURE IN LIV/DIN ROOM. POT LIGHTS ARE IN ADDITION TO THIS.
Line11842	Note:
11Sep16 / 7Feb17	



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Inv.1,215	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH CENTERED ON CEILING OF PORTICO - AS PER SKETCH
Line12198	Note:
11Sep16 / 7Feb17	

HARDWOOD FLOORING

Inv.1,215	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL - LOFT
Line11837	Note:
11Sep16 / 7Feb17	
Inv.1,356	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - BEDROOM 3
Line12786	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - MASTER BEDROOM
Line12785	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - BEDROOM 2
Line12787	Note:
23Oct16 / 7Feb17	

PAINT AND STAIN

Inv.1,356	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
Line12803	Note:
23Oct16 / 7Feb17	

STAIRS AND RAILING

Inv.1,215	1 - STAIRS - TO BASEMENT - OAK - INCLUDES OAK HAND RAIL AND TRIM
Line11844	Note:
11Sep16 / 7Feb17	
Inv.1,215	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 2 - WROUGHT IRON - BLACK
Line11845	Note:
11Sep16 / 7Feb17	

TILE

Inv.1,356	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line12788	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - TILE - FOYER - UPGRADE 2
Line12789	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - TILE - MAIN HALL - UPGRADE 2
Line12790	Note:
23Oct16 / 7Feb17	
Inv.1,356	1 - TILE - LAUNDRY - UPGRADE 2
Line12791	Note:
23Oct16 / 7Feb17	



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Inv.1,356	1 - TILE - MAIN BATH GROUND FLOOR - UPGRADE 2
Line12793	Note:
23Oct16 / 7Feb17	

WINDOWS - BASEMENT

Inv.1,215	2 - BASEMENT WINDOW - 30 X 24 - AS PER SKETCH
Line11846	Note:
11Sep16 / 7Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

LUIS A SIMBANA & MARIA SIMBANA

Property: 174

Telephone Res. / Bus:

(905) 893-8537 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Lock Date:

23-Oct-16

23-Oct-16

Plan #: 51M-1063

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

3

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	TORONTO OAK - OYSTER (STD)	9677
Laundry Room	BELWOOD ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	TORONTO OAK - OYSTER (STD)	9677
MAIN BATH/POWDER	TORONTO OAK - SHALE GREY (STD)	9661
LOFT SHARED BATH	TORONTO OAK - CHOCOLATE (STD)	9677

Comment

(A02) UPPER ANGLE CORNER UNIT
(B05) BASE PIE CUT CORNER
(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE & 66CM DEEP UPPER)
LIGHT VALANCE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	CIPOLLINO BIANCO 1881K-52	
Laundry Room	FROSTY WHITE 1563-70	
Powder Room	N/A	
Master Ensuite Bathroom	6699-46 SAND FLOW	
MAIN BATH/POWDER	P-344-LM INUKSHUK GREY	
LOFT SHARED BATH	GIRONA CAVERN 4897K-52	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-800 OTTOMANO IVORY POLISHED RECT PORC 12 X 24 (UP 2)	
Main Hall	69-800 OTTOMANO IVORY POLISHED RECT PORC 12 X 24 (UP 2)	
Kitchen / Breakfast	69-800 OTTOMANO IVORY POLISHED RECT PORC 12 X 24 (UP 2)	
Laundry Room	69-800 OTTOMANO IVORY POLISHED RECT PORC 12 X 24 (UP 2)	
Powder Room	N/A	
Master Ensuite Bathroom	MALENA IVORY 46-168 13 X 13	
Main Floor Bath	69-800 OTTOMANO IVORY POLISHED RECT PORC 12 X 24 (UP 2)	
Loft Shared Bath	BALLINA CREAM 46-142 13 X13	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	MALENA IVORY 52-191 8 X 10	
Tub Deck	MALENA IVORY 52-191 8 X 10	
Tub Deck Skirt	MALENA IVORY 52-191 8 X 10	
Shower Stall	MALENA IVORY 52-191 8 X 10	
Main Floor Tub/Shower	KEATON CARBON 52-193 8 X 10	
Loft Shared Bath	BELLINA CREAM 52-168 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 DETAIL
Living Room	SEE HARDWOOD DETAIL
Dining Room	SEE HARDWOOD DETAIL
Family Room	N/A
Den / Library / Study	SEE HARDWOOD DETAIL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	SEE HARDWOOD DETAIL
Bedroom #2	SEE HARDWOOD DETAIL
Bedroom #3	SEE HARDWOOD DETAIL
Bedroom #4	SEE HARDWOOD DETAIL
Bedroom #5	N/A
LOFT	SEE HARDWOOD DETAIL

Underpad	Type	Area

Carpet on Stairs	Capped	Runner - *Upgrade

Comment

** Refer to Construction Summary



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6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
BATH	BATH. SINK STANDARD-L4621
LOFT BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary



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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

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 2 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary

OAK STAIRS TO BASEMENT - NATURAL STAIN

STAIRS FROM MAIN TO LOFT - STAIN TO MATCH "ACORN BROWN"



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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	OYSTER FLAT
Second Floor	OYSTER 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 checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" 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	PERLATTO SICILLIA MARBLE		
Hearth			

Comment

** Refer to Construction Summary



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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

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.

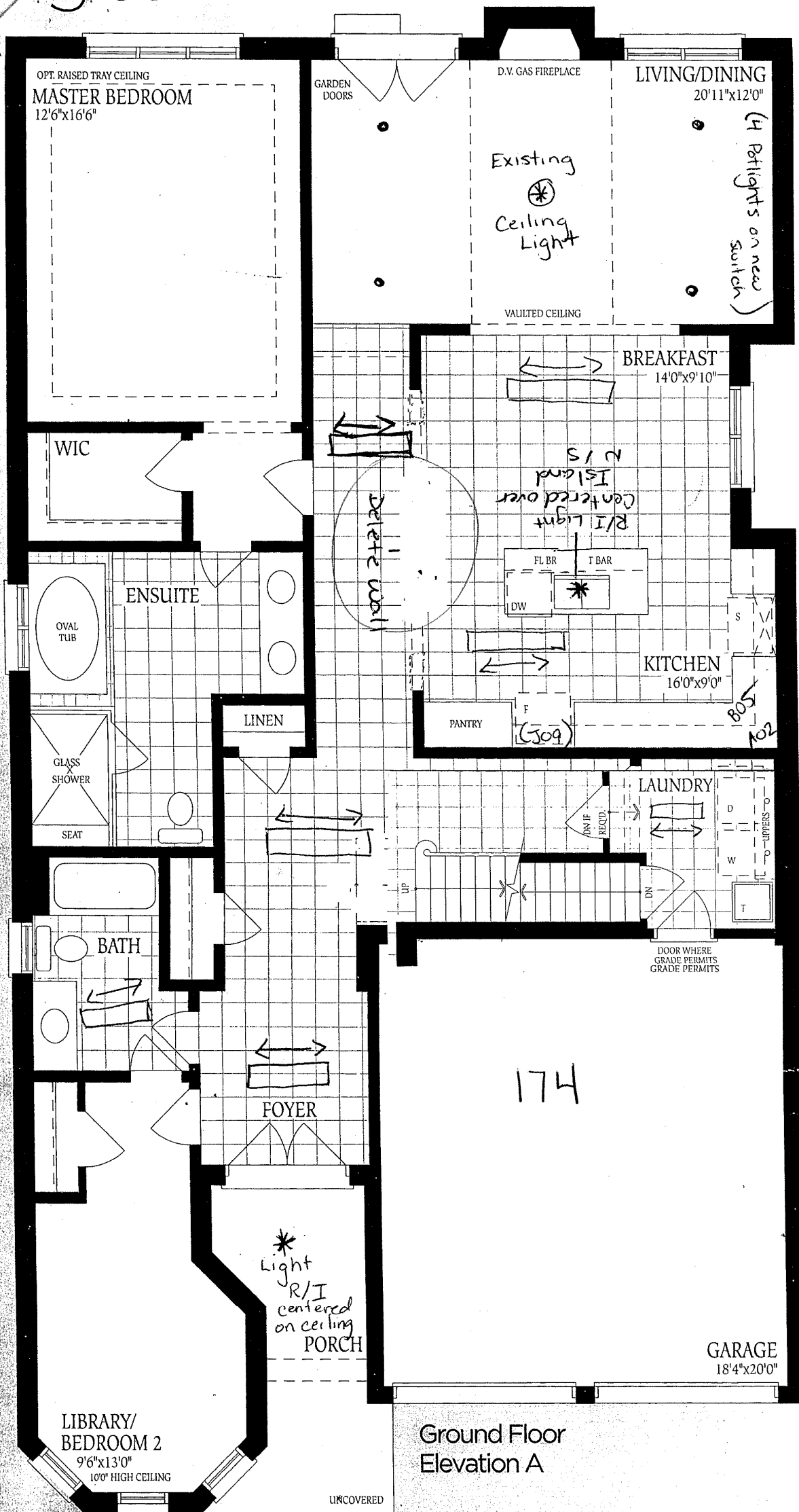
This Interior Colour Selection is final and approved by:

Signature: _____ Date: _____ Signature: _____ Date: _____

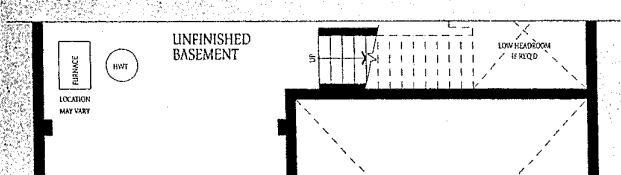


INTERIOR COLOUR SCHEME

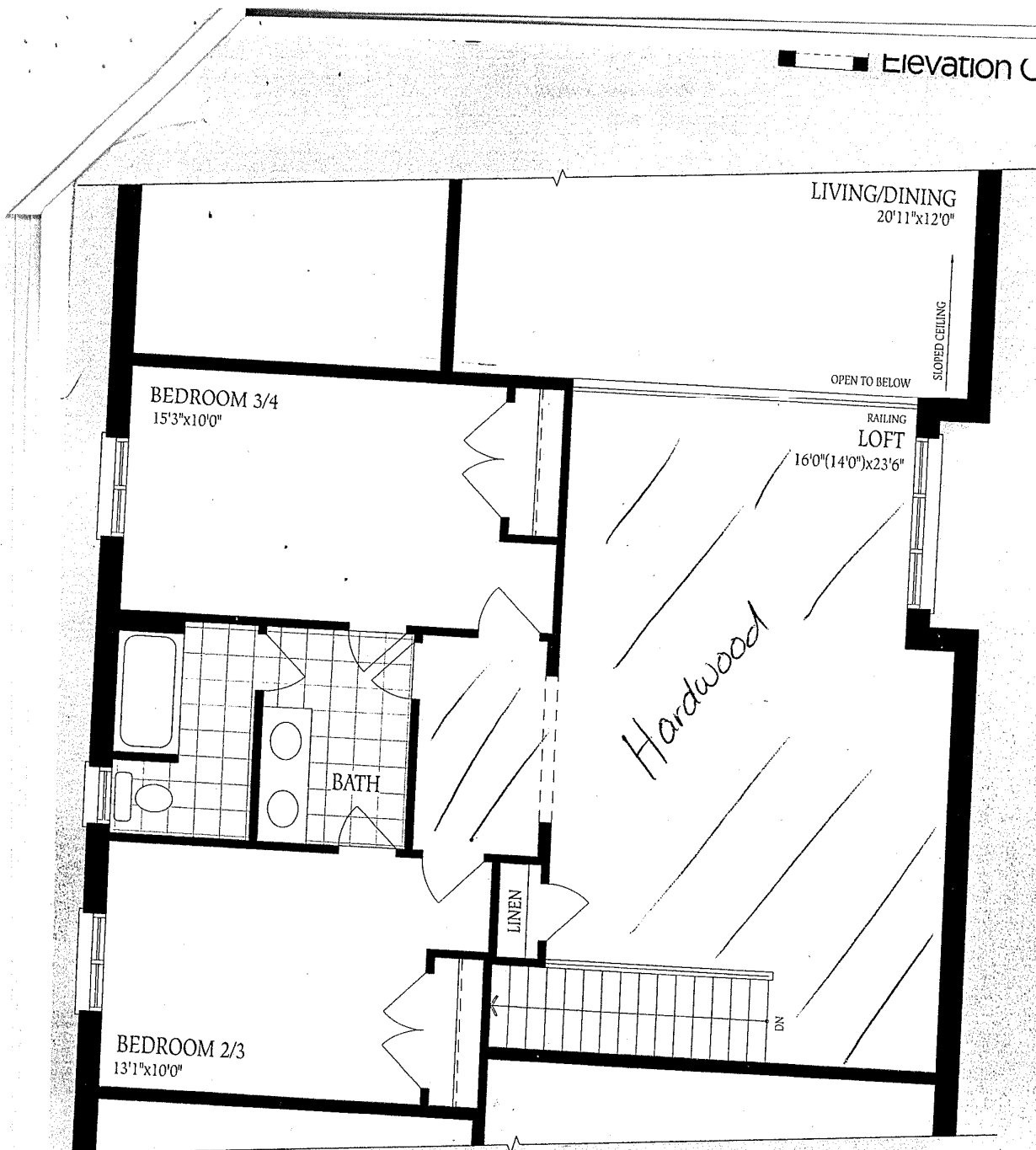
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Ground Floor
Elevation A

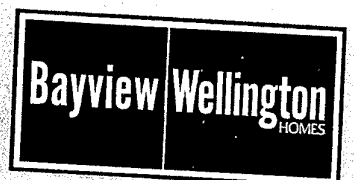


Elevation C



Loft Plan
Elevation A, B & C

d elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the s. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation ials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable from the stated floor area. All options shown are upgrades. Railings on front porch only where required by O.B.C. E. & O. E. Nov 2015



PORCH

GARAGE
18'4"x20'0"

LIBRARY/
BEDROOM 2
9'6"x13'0"
10'0" HIGH CEILING

UNCOVERED

Ground Floor
Elevation A

UNFINISHED
BASEMENT

174

30x24

UPC
ROUGH-IN

STAIRCASE
LOCATION
MAY VARY

30x24

COLD CELLAR

UNEXCAVATED

Basement
Elevation A

UNFINISHED
BASEMENT

STAIRCASE
LOCATION
MAY VARY

UNIT

COLD CELLAR

UNEXCAVATED

Basement w/ Loft
Elevation A

UNFINISHED
BASEMENT

COLD CELLAR

UNEXCAVATED

Basement
Elevation B

UNFINISHED
BASEMENT

COLD CELLAR

UNEXCAVATED

Basement
Elevation C

5 exterior Pot Lights
1714

