



CONSTRUCTION SUMMARY

320 - 3 - The Barossa 5 (38-5) Elev C

Extras at Time of Sale

CABINETRY

Inv.1,397	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line13137	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line13130	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) SHARED BATH
Line13139	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line13138	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - (D14) VANITY BANK OF DRAWERS (55CM MAX) MASTER ENSUITE
Line13140	Note:
1Nov16 / 16Mar17	

CEILINGS

Inv.984	1 - 9 FOOT CEILINGS IN BASEMENT
Line9463	Note:
18Jul16 / 16Mar17	
Inv.984	1 - SMOOTH CEILINGS - MAIN FLOOR
Line9465	Note:
18Jul16 / 16Mar17	
Inv.984	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 M
Line9464	Note:
18Jul16 / 16Mar17	

CONSTRUCTION

Inv.984	1 - DELETE LOW WALL IN FOYER, MAKE OPEN STRINGER STAIRS WITH UPGRADE 2 LEVEL 3 WROUGHT IRON AND NEWEL POST
Line11592	Note:
18Jul16 / 16Mar17	

COUNTERTOP-LAMINATE

Inv.1,397	1 - COUNTERTOP - OTHER STANDARD LAMINATE SELECTION IN LAUNDRY ROOM
Line13598	Note:
1Nov16 / 16Mar17	

DO NOT INSTALL

Inv.1,397	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line13150	Note:
1Nov16 / 16Mar17	



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ELECTRICAL

Inv.1,451	1 - 200 AMP SERVICE - UPGRADE TO
Line13913	Note:
20Nov16 / 16Mar17	

HARDWOOD FLOORING

Inv.984	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line11591	Note:
18Jul16 / 16Mar17	

Inv.1,397	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - FAMILY
Line13108	Note:
1Nov16 / 16Mar17	

Inv.1,397	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LANDING
Line13109	Note:
1Nov16 / 16Mar17	

Inv.1,397	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LIVING AND DINING
Line13110	Note:
1Nov16 / 16Mar17	

Inv.1,397	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - MAIN HALL
Line13111	Note:
1Nov16 / 16Mar17	

Inv.1,451	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - UPPER HALL
Line13914	Note:
20Nov16 / 16Mar17	

HEATING AND AIR CONDITIONING

Inv.984	2 - GAS LINE - ROUGH IN GAS LINE - BBQ & STOVE -
Line9471	Note:
18Jul16 / 16Mar17	

PAINT AND STAIN

Inv.1,397	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
Line13112	Note:
1Nov16 / 16Mar17	

PLUMBING

Inv.984	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line9478	Note:
18Jul16 / 16Mar17	

STAIRS AND RAILING

Inv.984	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON-GREY
Line9481	Note:
18Jul16 / 16Mar17	



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TILE

Inv.1,397	1 - TILE - MASTER ENSUITE - UPGRADE 2 - TUB 2 ROWS
Line13129	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 3
Line13600	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - POWDER - UPGRADE 3
Line13602	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - MASTER ENSUITE - UPGRADE 2 - SHOWER
Line13128	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - ENSUITE 2 - UPGRADE 2
Line13131	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - SHARED BATH - UPGRADE 2
Line13132	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - FOYER - UPGRADE 3
Line13599	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - MUD ROOM - UPGRADE 3
Line13601	Note:
1Nov16 / 16Mar17	
Inv.1,397	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line13603	Note:
1Nov16 / 16Mar17	

TRIM CARPENTRY

Inv.1,397	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line13147	Note:
1Nov16 / 16Mar17	



INTERIOR COLOUR SCHEME

Purchasers:

LYUDMILA PETROVNA LAZAREVA & GENNADI

Telephone Res. / Bus:

(416) 822-0315 /

Decor Advisor:

Inna Semikolenniha

Lock Date:

31-May-17

Property:

320

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Barossa 5 (38-5) Elev C

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

2

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	TORONTO OAK - OYSTER CL	9661
Laundry Room	BELLWOOD - ONTARIO WHITE	171
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE - CHOCOLATE (UP1)	9661
ENSUITE 2	CAMDEN MAPLE - CHOCOLATE (UP1)	9661
SHARED BATH	CAMDEN MAPLE - CHOCOLATE (UP1)	9661

Comment

(D14) VANITY BANK OF DRAWERS (55CM MAX) SHARED BATH
(D14) VANITY BANK OF DRAWERS (55CM MAX) MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	MILANO QUARTZ 4726K-52	
Laundry Room	KALAHARI TOPAZ 4588K-07 (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	4924-38 WHITE CARRARA (STD)	
ENSUITE 2	4924-38 WHITE CARRARA (STD)	
SHARED BATH	4924-38 WHITE CARRARA (STD)	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	67-800 OTTOMANO IVORY HD POLISHED REC POR 18X18 (UP3)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	67-800 OTTOMANO IVORY HD POLISHED REC POR 18X18 (UP3)	
Laundry Room	MALENA IVORY 46-168 13 X 13	
Powder Room	67-800 OTTOMANO IVORY HD POLISHED REC POR 18X18 (UP3)	
Master Ensuite Bathroom	69-800 OTTOMANO IVORY HD POLISHED REC POR 12"X24" (UP2)	
ENSUITE 2	69-800 OTTOMANO IVORY HD POLISHED REC POR 12"X24" (UP2)	
SHARED BATH	69-800 OTTOMANO IVORY HD POLISHED REC POR 12"X24" (UP2)	
MUD ROOM	67-800 OTTOMANO IVORY HD POLISHED REC POR 18X18 (UP3)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom		Selection	Describe
Tub Deck Wall		69-800 OTTOMANO IVORY HD POL REC POR12X24	
	Tub Deck	69-800 OTTOMANO IVORY HD POL REC POR12X24	
Tub Deck Skirt		69-800 OTTOMANO IVORY HD POL REC POR12X24	
Shower Stall		69-800 OTTOMANO IVORY HD POL REC POR12X24	
ENSUITE 2		52-191 MALENA IVORY 8 X 10	
		52-191 MALENA IVORY 8 X 10	
SHARED BATH			
Kitchen Backsplash		N/A	

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

Comment

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

DO NOT INSTALL CERAMIC ACCESSORIES IN ANY OF THE BATHROOMS.**

5. Carpeting

Main Hall	SEE HARWOOD DETAILS
Living Room	SEE HARWOOD DETAILS
Dining Room	SEE HARWOOD DETAILS
Family Room	SEE HARWOOD DETAILS
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	SEE HARWOOD DETAILS
Upper Hall	2369 SUNRIVER - 713 SILVER MAPLE
Master Bedroom	2369 SUNRIVER - 713 SILVER MAPLE
Bedroom #2	2369 SUNRIVER - 713 SILVER MAPLE
Bedroom #3	2369 SUNRIVER - 713 SILVER MAPLE
Bedroom #4	2369 SUNRIVER - 713 SILVER MAPLE
Bedroom #5	N/A

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

Comment

** Refer to Construction Summary



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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Living Room	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Dining Room	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Family Room	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Upper Hall	MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	

Comment

*** 1/2" NOISING TO MATCH ENGINEERED HARDWOOD ***

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
Kitchen	KITCHEN STANDARD- 7545C
ENSUITE 2	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621

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

UPGRADE 1

Comment

INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD

** 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

200 amp electrical service*.

* Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 3 WROUGHT IRON

Colour

GREY

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary ***

*** 1/2" NOISING TO MATCH ENGINEERED HARDWOOD ***

*** STAIN TO MATCH ****

MERCIER - RED OAK MEDIUM BROWN- 4 1/2" (UP4)



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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	WARM GREY
Second Floor	WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary

13. Fireplace

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

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	
** 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: _____



INTERIOR COLOUR SCHEME

Purchasers:	LYUDMILA PETROVNA LAZAREVA & GENNADI	Property:	320
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