



CONSTRUCTION SUMMARY

152 - 4 - The Rideau 14 (42-14) Elev C

Extras at Time of Sale

CABINETRY

Inv.1,809	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line17733	Note:
2May17 / 29Jun17	
Inv.1,809	1 - (K14) FASCIA CEILING PANELS FOR CROWN MOLDING (PRICE INCLUDES STANDARD CROWN MOULDINGS)
Line17739	Note:
2May17 / 29Jun17	
Inv.1,809	1 - DO NOT INSTALL CABNITRY ABOVE STOVE TO ACCOMMODATE A CHIMNEY HOOD FAN FROM GOEMANS
Line17740	Note:
2May17 / 29Jun17	
Inv.1,809	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line17749	Note:
2May17 / 29Jun17	
Inv.1,809	1 - VANITY - SHARED BATHROOM 2/3 - GROUP 3 VIKING 3
Line17750	Note:
2May17 / 29Jun17	
Inv.1,809	1 - VANITY - SHARED BATHROOM 4/5 - GROUP 3 VIKING 3
Line17751	Note:
2May17 / 29Jun17	

CEILINGS

Inv.1,714	1 - CEILINGS - SMOOTH CEILINGS ON MAIN FLOOR
Line17201	Note:
8Mar17 / 24Apr17	
Inv.1,714	1 - CEILINGS - SMOOTH CEILINGS ON SECOND FLOOR
Line17202	Note:
8Mar17 / 24Apr17	

COUNTER TOP

Inv.1,809	1 - COUNTER TOP - ISLAND - UPGRADE 2
Line17735	Note:
2May17 / 29Jun17	
Inv.1,809	1 - COUNTER TOP - KITCHEN - UPGRADE 2
Line17734	Note:
2May17 / 29Jun17	
Inv.1,809	1 - COUNTER TOP - ENSUITE - UPGRADE 1
Line17741	Note:
2May17 / 29Jun17	

ELECTRICAL

Inv.1,714	1 - 200 AMP SERVICE - UPGRADE TO
Line17203	Note:
8Mar17 / 24Apr17	



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Inv.1,714	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH
Line17204	Note: OVER KITCHEN ISELAND - CENTERED . AS PER SKETCH.
8Mar17 / 24Apr17	
Inv.1,714	1 - PLUG ON SEPARATE CIRCUIT - FOR MICROWAVE,
Line17205	Note: AS PER SKETCH
8Mar17 / 24Apr17	

HARDWOOD FLOORING

Inv.1,809	1 - HARDWOOD FLOORING - DINING - UPGRADE 2
Line17727	Note:
2May17 / 29Jun17	
Inv.1,809	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 2
Line17729	Note:
2May17 / 29Jun17	
Inv.1,809	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 2
Line17728	Note:
2May17 / 29Jun17	
Inv.1,809	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 2
Line17752	Note:
2May17 / 29Jun17	

HEATING AND AIR CONDITIONING

Inv.1,714	1 - GAS LINE - ROUGH IN GAS LINE - FOR BARBEQUE.
Line17206	Note: AS PER SKETCH.
8Mar17 / 24Apr17	

PAINT AND STAIN

Inv.1,809	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
Line17730	Note:
2May17 / 29Jun17	

PLUMBING

Inv.1,809	1 - SINK - KITCHEN - UNDERMOUNT - SOUTHPORT
Line17753	Note:
2May17 / 29Jun17	
Inv.1,809	2 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN IN MASTER ENSUITE
Line17748	Note:
2May17 / 29Jun17	

STAIRS AND RAILING

Inv.1,714	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON
Line17208	Note:
8Mar17 / 24Apr17	

WINDOWS - BASEMENT



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Inv.1,714	4 - BASEMENT WINDOW - 47 X 36 - EGRESS WINDOW
Line17209	Note:
8Mar17 / 24Apr17	



INTERIOR COLOUR SCHEME

Purchaser:

JIACHUN LU

Property:

152

Telephone Res. / Bus:

(647) 866-1109 /

Project:

Bradford Capital Holdings Inc.

Decor Advisor:

Inna Semikolenniha

Model and Elevation:

The Rideau 14 (42-14) Elev C

Lock Date:

1-Jul-17

2-May-17

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	MANCHESTER MAPLE - SOAPSTONE CL	9677
Laundry Room	BELWOOD ONTARIO WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	HUDSON COCONUT (UP 1)	9660
SHARED BATH 2/3	HUDSON COCONUT (UP 1)	9660
SHARED BATH 4/5	HUDSON COCONUT (UP 1)	9660
KITCHEN ISELAND		

Comment

(K14) FASCIA CEILING PANELS FOR CROWN MOLDING (PRICE INCLUDES STANDARD CROWN MOULDINGS)
DO NOT INSTALL CABNITRY ABOVE STOVE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	BIANCO ALPINE (UP 2)	SINGLE STRAIGHT
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	SERENATA (UP 1)	SINGLE STRAIGHT
SHARED BATH 2/3	4921K-52 MADURA GARNET	
SHARED BATH 4/5	4921K-52 MADURA GARNET	
KITCHEN ISELAND	BIANCO ALPINE (UP 2)	SINGLE STRAIGHT

Comment

SINK - KITCHEN - UNDERMOUNT - SOUTHPORT
SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN IN MASTER ENSUITE,

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	BALLINA GREY 46-140 13 X13 (STD)	
Main Hall	BALLINA GREY 46-140 13 X13 (STD)	
Kitchen / Breakfast	BALLINA GREY 46-140 13 X13 (STD)	
Laundry Room	KEATON ICE 46-173 13 X13 (STD)	
Powder Room	BALLINA GREY 46-140 13 X13 (STD)	
Master Ensuite Bathroom	KEATON ICE 46-173 13 X13 (STD)	
SHARED NATH 2/3	KEATON ICE 46-173 13 X13 (STD)	
SHARED BATH 4/5	KEATON ICE 46-173 13 X13 (STD)	
MUD ROOM	BALLINA GREY 46-140 13 X13 (STD)	

Comment



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4. Ceramic Wall Tile

4. Ceramic Wall Tile		Selection	Describe
Master Ensuite Bathroom	Tub Deck Wall	N/A	
	Tub Deck	N/A	
	Tub Deck Skirt	N/A	
	Shower Stall	KEATON ICE 52-192 8 X 10 (STD)	
SHARED BATH 2/3		KEATON ICE 52-192 8 X 10 (STD)	
SHARED BATH 4/5		KEATON ICE 52-192 8 X 10 (STD)	
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 DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	SEE HARDWOOD DETAILS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	2369 SUN RIVER - 713 SILVER MAPLE
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	2369 SUN RIVER - 713 SILVER MAPLE

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS

Carpet on Stairs	Capped	Runner - *Upgrade
	NONE	NONE

Comment

** Refer to Construction Summary



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6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
SHARED BATH 2/3	BATH. SINK STANDARD-L4621
SHARED BATH 4/5	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

CHIMNEY HOOD FAN FROM GOEMANS

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☐ OTR ☒ No

Comment

DO NOT INSTALL CABNITRY ABOVE STOVE
PURCHASER PURCHASED MICRO PLUFG BUT DOES NOT WANT MICRO SHELF
** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 2 LEVEL 3 WROUGHT IRON

Stringer / Riser

STAIN TO MATCH HARDWOOD

Comment

Colour

STAIN TO MATCH HARDWOOD

Colour

BLACK

Treads

STAIN TO MATCH HARDWOOD

Oak Stairs

☒ Yes ☐ No

STAIN TO MATCH 2 1/4 MERCIER RED OAK - CARBON (UP 2)
** Refer to Construction Summary



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2-May-17

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	CAMEO FLAT
Second Floor	CAMEO FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

SMOOTH CEILINGS ON SECOND FLOOR

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
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		PERLATTO SICILLIA MARBLE	
Hearth		NONE	

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:

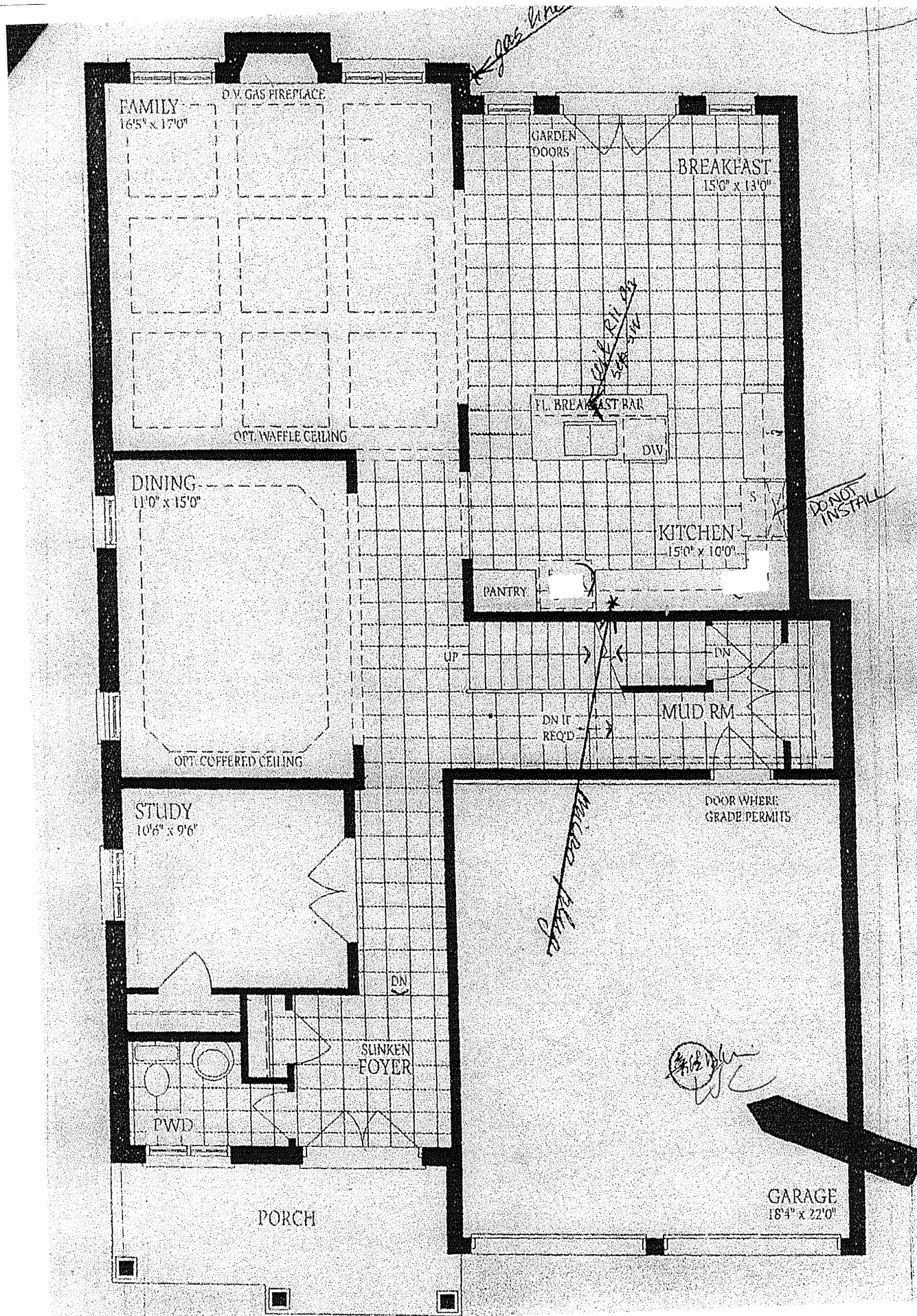
Signature:_____ Date: _____



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Decor Advisor:	Inna Semikolenniha	Model and Elevation:	The Rideau 14 (42-14) Elev C
Lock Date:	1-Jul-17	2-May-17	Plan #: 51M-1063

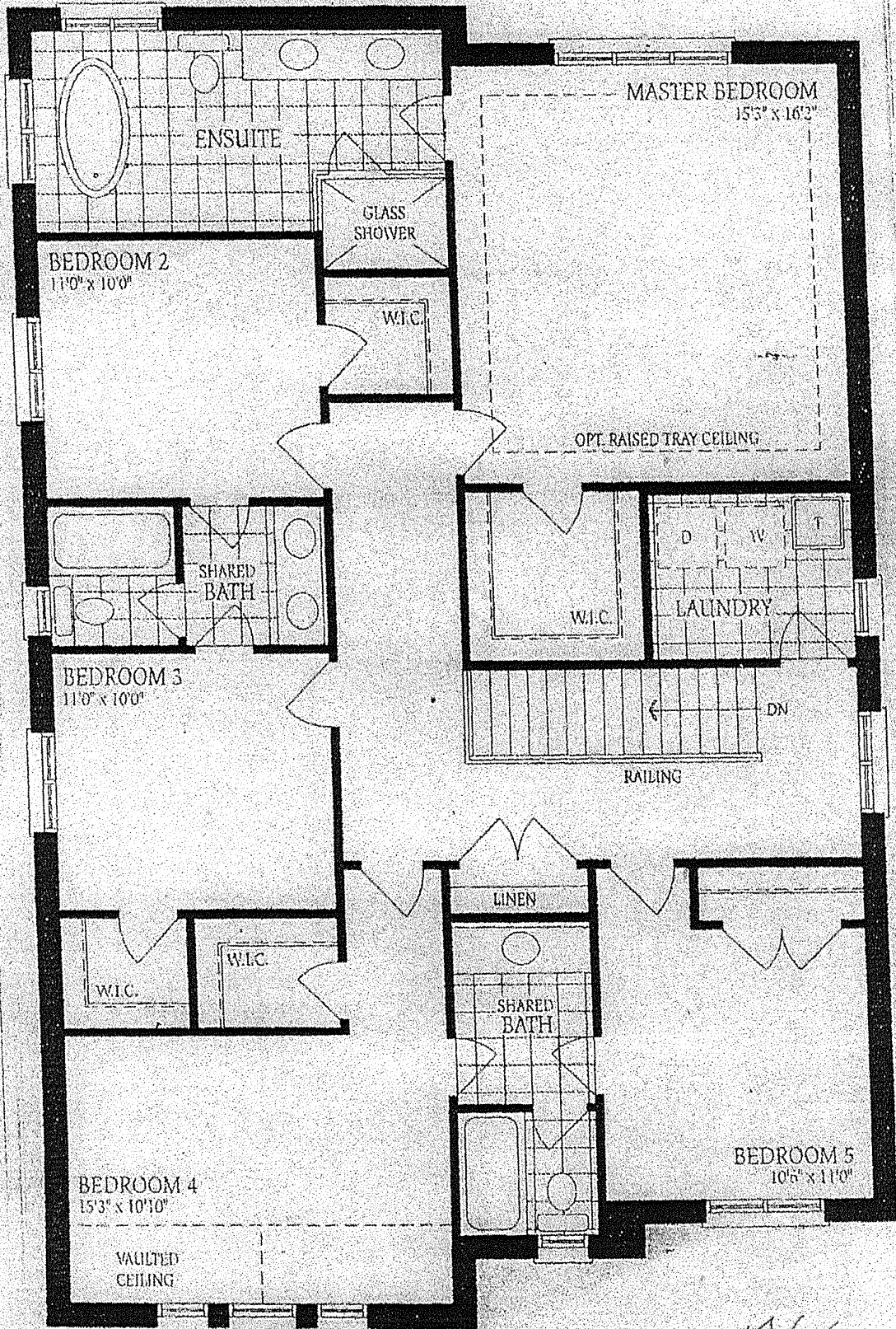
152



152

Rideau 14

Elev - C



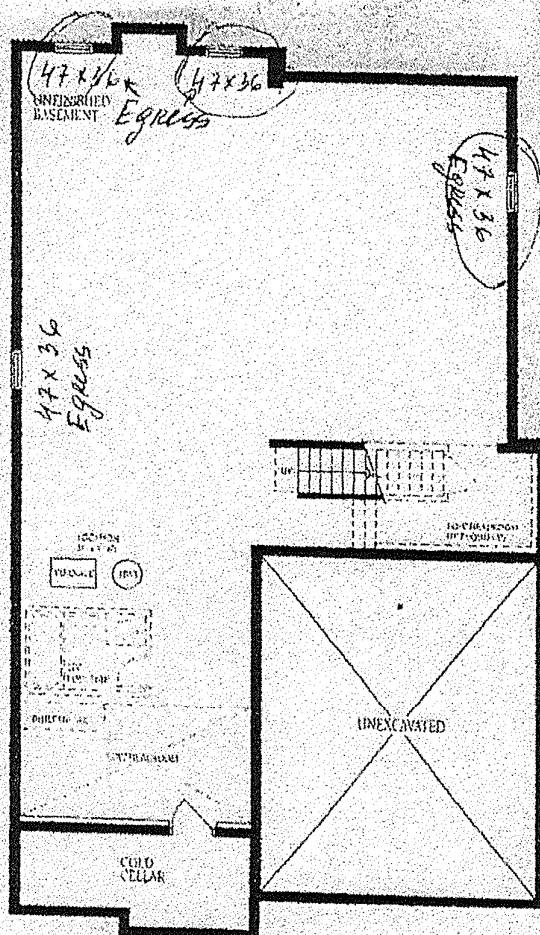
Second Floor
Elevation A

WC

152

Rideau 14

Elev - C



Basement - Elevation A

Handwritten signature and initials

