



CONSTRUCTION SUMMARY

231 - 3 - The Rideau 2 (42-2) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,474	1 - CABINETRY - KITCHEN - GROUP 4 - 6 CLASSIC VIKING PAINT
Line14125	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - (H05) DO NOT DRILL HARDWEAR - ON CUBBOARDS 113B ONLY INSTALLED ON SLIDE OUT DRAWERS
Line14997	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line14134	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - (J29) MICROWAVE UNDER COUNTER IN BASE CABINET W/DRAWER BELOW FINISH INTERIOR IN LIEU OF EXISTING BASE CABINET (PURCHASER TO SUPPLY SPECS)
Line14135	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - VALANCE LIGHTING CABNETRY FOR ENTIRE KITCHEN
Line14138	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - DO NOT INSTALL CABINETS ABOVE THE STOVE. LEAVE OPENING TO ACCOMODATE FOR 36" CHIMNEY HOOD FAN
Line15007	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line15000	Note:
27Nov16 / 28Feb17	

CABINETRY - BASE CABINETS

Inv.1,474	1 - INCREASE KITCHEN ISLAND - ISLAND DIMENSIONS TO BE 5.5 X 5 - AS PER SKETCH
Line14144	Note:
27Nov16 / 28Feb17	

CARPET

Inv.1,474	1 - UNDERPAD - 12MM SUPERPAD - BEDROOM 2
Line14140	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - UNDERPAD - 12MM SUPERPAD - BEDROOM 3
Line14141	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - UNDERPAD - 12MM SUPERPAD - BEDROOM 4
Line14142	Note:
27Nov16 / 28Feb17	

CEILINGS

Inv.1,012	1 - SMOOTH CEILINGS - MAIN FLOOR
Line9866	Note:
27Jul16 / 8Sep16	



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Inv.1,012	1 - OPTIONAL TRAY CEILINGS IN MASTER BEDROOM
Line9867	Note:
27Jul16 / 8Sep16	

Inv.1,012	1 - SMOOTH CEILINGS - 2ND FLOOR
Line10994	Note:
27Jul16 / 8Sep16	

DO NOT INSTALL

Inv.1,474	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL IN ALL WASHROOMS
Line14176	Note:
27Nov16 / 28Feb17	

DOOR - INTERIOR

Inv.1,012	1 - PURCHASER IS REQUESTING TO CHANGE DOOR SWING IN SHARED BATH - AS PER SKETCH
Line9884	Note:
27Jul16 / 8Sep16	

ELECTRICAL

Inv.1,012	1 - 200 AMP SERVICE - UPGRADE TO
Line9869	Note:
27Jul16 / 8Sep16	

Inv.1,012	1 - COOKTOP ELECTRICAL - 40 AMP ELECTRICAL PLUG FOR COOKTOP - AS PER SKETCH
Line10997	Note:
27Jul16 / 8Sep16	

Inv.1,012	2 - VALANCE LIGHTING ROUGH-IN ELECTRICAL (PRICE IS PER WALL) - AS PER SKETCH
Line9872	Note:
27Jul16 / 8Sep16	

Inv.1,012	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT - AS PER SKETCH
Line10996	Note:
27Jul16 / 8Sep16	

Inv.1,012	1 - SWITCH - 2 WAY SWITCH FOR LIGHTING - FOR VALANCE LIGHTING IN KITCHEN
Line9873	Note:
27Jul16 / 8Sep16	

Inv.1,112	1 - CENTER LIGHT FIXTURE IN LIVING/DINING ROOM AS PER SKETCH
Line11365	Note:
20Aug16 / 8Sep16	

HARDWOOD FLOORING

Inv.1,474	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - FAMILY
Line14122	Note:
27Nov16 / 28Feb17	

Inv.1,474	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - MAIN HALL
Line14225	Note:
27Nov16 / 28Feb17	



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Inv.1,474	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LANDING
Line14124	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - HARDWOOD FLOORING - UPGRADE 4 - 4 INCH MERCIER OAK ENGINEERED - LIVING AND DINING
Line14123	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - PURCHASER REQUESTS TO HAVE HARDWOOD RUN VERTICALLY ON MAIN FLOOR EXCEPT FAMIY WHICH THEY WISH TO HAVE RUN HORIZONTALLY
Line14996	Note:
27Nov16 / 28Feb17	

PAINT AND STAIN

Inv.1,474	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
Line14177	Note:
27Nov16 / 28Feb17	

PLUMBING

Inv.1,112	1 - POT FILLER ROUGH IN, OVERCENTERED TO THE LFT OF THE STOVE (WHEN FACING IT)
Line11366	Note:
20Aug16 / 8Sep16	
Inv.1,550	1 - Please install all shower curtain rods 86" high measured from the floor in shared bath and in ensuite 2 (as per sketch)
Line15136	Note:
17Dec16 / 28Feb17	

STAIRS AND RAILING

Inv.1,012	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - BLACK
Line9879	Note:
27Jul16 / 8Sep16	

TILE

Inv.1,474	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line14152	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - TILE - UPGRADE 2 - TUB 2 ROWS - MASTER ENSUITE
Line14154	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - TILE - FOYER - UPGRADE 6
Line14179	Note:
27Nov16 / 28Feb17	
Inv.1,474	1 - TILE - POWDER - UPGRADE 6
Line14180	Note:
27Nov16 / 28Feb17	

TRIM CARPENTRY



CONSTRUCTION SUMMARY

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Inv.1,474	1 - INTERIOR TRIM - UPGRADE 2 - 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD
Line14151	Note:
27Nov16 / 28Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

NGHIA DAI LAM & CYPRIL TRESPECES

Property: 231

Telephone Res. / Bus:

(416) 409-4813 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Inna Semikolenniha

Model and Elevation: The Rideau 2 (42-2) Elev B

Lock Date:

2-Dec-17

17-Dec-16

Plan #:

51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#10

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN PAINT - WINTER WHITE (UP2)	113B -DRAWERS ONLY
Laundry Room	BELWOOD -ONTARIO WHITE (STD)	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER OAK - SHALE GREY (STD)	196
SHARED BATH	SLAB PVC - BROWN SUGAR (STD)	9677
ENSUITE 2	MANCHESTER MAPLE - SOAPSTONE CL (UP 1)	9671

Comment

(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)

(J29) MICROWAVE UNDER COUNTER IN BASE CABINET W/DRAWER BELOW FINISH INTERIOR IN LIEU OF EXISTING BASE CABINET

VALANCE LIGHTING CABNETRY FOR ENTIRE KITCHEN

(H05) DO NOT DRILL HARDWEAR - ON CUBBOARDS 113B ONLY INSTALLED ON SLIDE OUT DRAWERS

INCREASE KITCHEN ISLAND - ISLAND DIMENSIONS TO BE 5.5 X 5

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	1876K-52 SPRING CARNIVAL	
Laundry Room	1573-60 FROSTY WHITE (STD)	
Powder Room	N/A	
Master Ensuite Bathroom	1876K-52 SPRING CARNIVAL	
SHARED BATH	1877K - 52 AUTRUMN CARNIVAL	
ENSUITE 2	CALCUTTA MARBLE 4925K-07	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	GRANITO TUV SKYTECH AYQ 17601 PERLA POL POR	24X24 (UP6)
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	BALLINA GREY 46-140 13 X13 (STD)	
Laundry Room	CINQ WHITE 46-145 13 X13 (STD)	
Powder Room	GRANITO TUV SKYTECH AYQ 17601 PERLA POL POR	24X24 (UP6)
Master Ensuite Bathroom	69-945 MAYFAIR STRADA ASH HD POL POR REC 12X24 (UP2)	
SHARED BATH	KEATON ICE 46-173 13 X13 (STD)	
ENSUITE 2	MALENA ICE 46-164 13 X 13 (STD)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	69945 MAYFAIR STRADA ASH HD POL POR REC 12X24	
Tub Deck	69945 MAYFAIR STRADA ASH HD POL POR REC 12X24	
Tub Deck Skirt	69945 MAYFAIR STRADA ASH HD POL POR REC 12X24	
Shower Stall	BELLINA GREY 52-166 8 X 10 (STD)	
SHARED BATH ENSUTE 2	KEATON ICE 52-192 8 X 10 (STD)	
	CINQ GREY 52-174 8 X 10 (STD)	
Kitchen Backsplash		

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

Comment

** Refer to Construction Summary -
1)STANDARD GROUT THROUGHOUT UNLESS SPECIFIED
2)TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL IN ALL WASHROOMS

5. Carpeting

Main Hall	SEE CERAMIC DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	SEE HARDWOOD DETAILS
Upper Hall	2369 SUN RIVER - 728 SUMAC
Master Bedroom	2369 SUN RIVER - 728 SUMAC
Bedroom #2	2369 SUN RIVER - 728 SUMAC
Bedroom #3	2369 SUN RIVER - 728 SUMAC
Bedroom #4	2369 SUN RIVER - 728 SUMAC
Bedroom #5	N/A

Underpad	Type	Area
	12MM (UPGRADE 1)	BEDROOM 2,3, 4
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	NONE

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Decor Advisor:	Inna Semikolenniha	Model and Elevation:	The Rideau 2 (42-2) Elev B
Lock Date:	2-Dec-17	17-Dec-16	Plan #: 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	MERCIER - RED OAK- ARABICA -4 1/2 (UP4)
Living Room	MERCIER - RED OAK- ARABICA -4 1/2 (UP4)
Dining Room	MERCIER - RED OAK- ARABICA -4 1/2 (UP4)
Family Room	MERCIER - RED OAK- ARABICA -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- ARABICA -4 1/2 (UP4)
Upper Hall	SEE CARPET DETAILS
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A

Comment

PURCHASER IS AWARE THERE IS NO WARREANTY ON THE HARDWOOD PROVIDED IN THE KITCHEN AREA .

7. Plumbing Fixtures

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

Waterline for Fridge ☐ Yes ☒ No

Comment



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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STD

Interior Trim

UPGRADE 2

Comment

** Refer to Construction Summary
INTERIOR TRIM UPGRADE 2 - 3 INCH BACKBAND CASING 7 1/4 MDF BASEBOARD

9. Electrical

Plugs and Switches

☒ White

Hood Fan

36" CHIMNEY HOOD FAN

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
36" CHIMNEY HOOD FAN FROM GOEMANS
J(29) MICROWAVE UNDER COUNTER IN BASE CABINET W/DRAWER BELOW FINISH INTERIOR IN LIEU OF EXISTING
BASE CABINET (PURCHASER TO SUPPLY SPECS)

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary
STAIN STAIRCASE TO MATCH HARDWOOD - MERCIER - RED OAK- ARABICA -4 1/2 (UP4)



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17-Dec-16

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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	BIRCH FLAT
Second Floor	BIRCH FLAT

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary
SMOOTH CEILING MAIN & SECOND FLOOR

13. Fireplace

	<div>Living Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input type="radio"/><input checked="" type="radio"/></div>	<div>Family Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input checked="" type="radio"/><input type="radio"/></div>	<div>Other Room - Specify</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/><input type="radio"/><input checked="" type="radio"/></div>
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO 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

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: _____

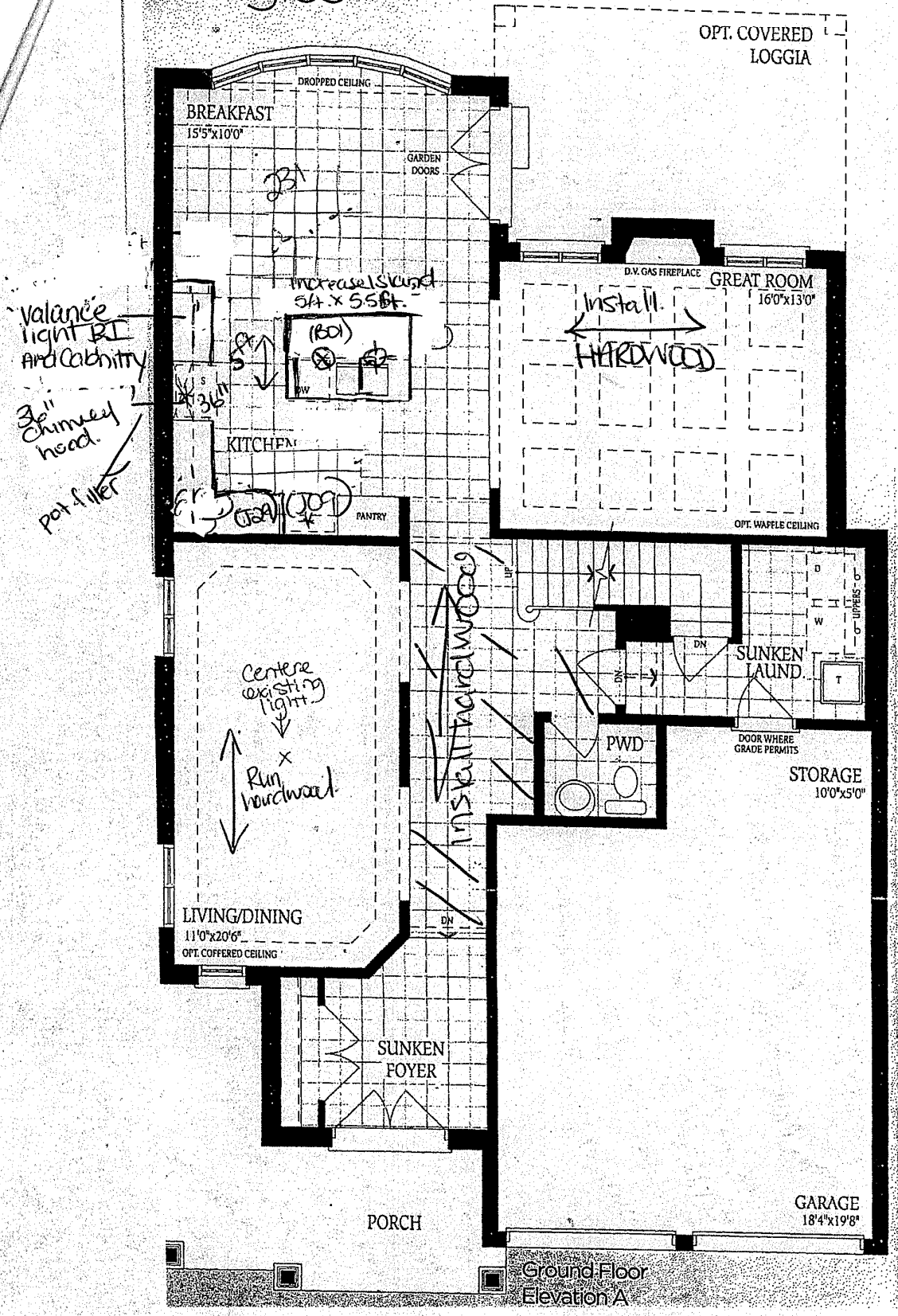


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Lot 231

ESTATES
2' singles



Ground Floor
Elevation A

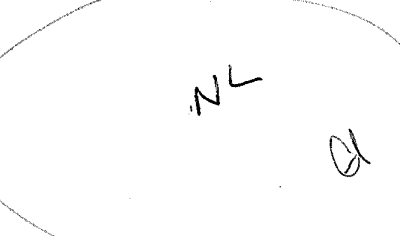
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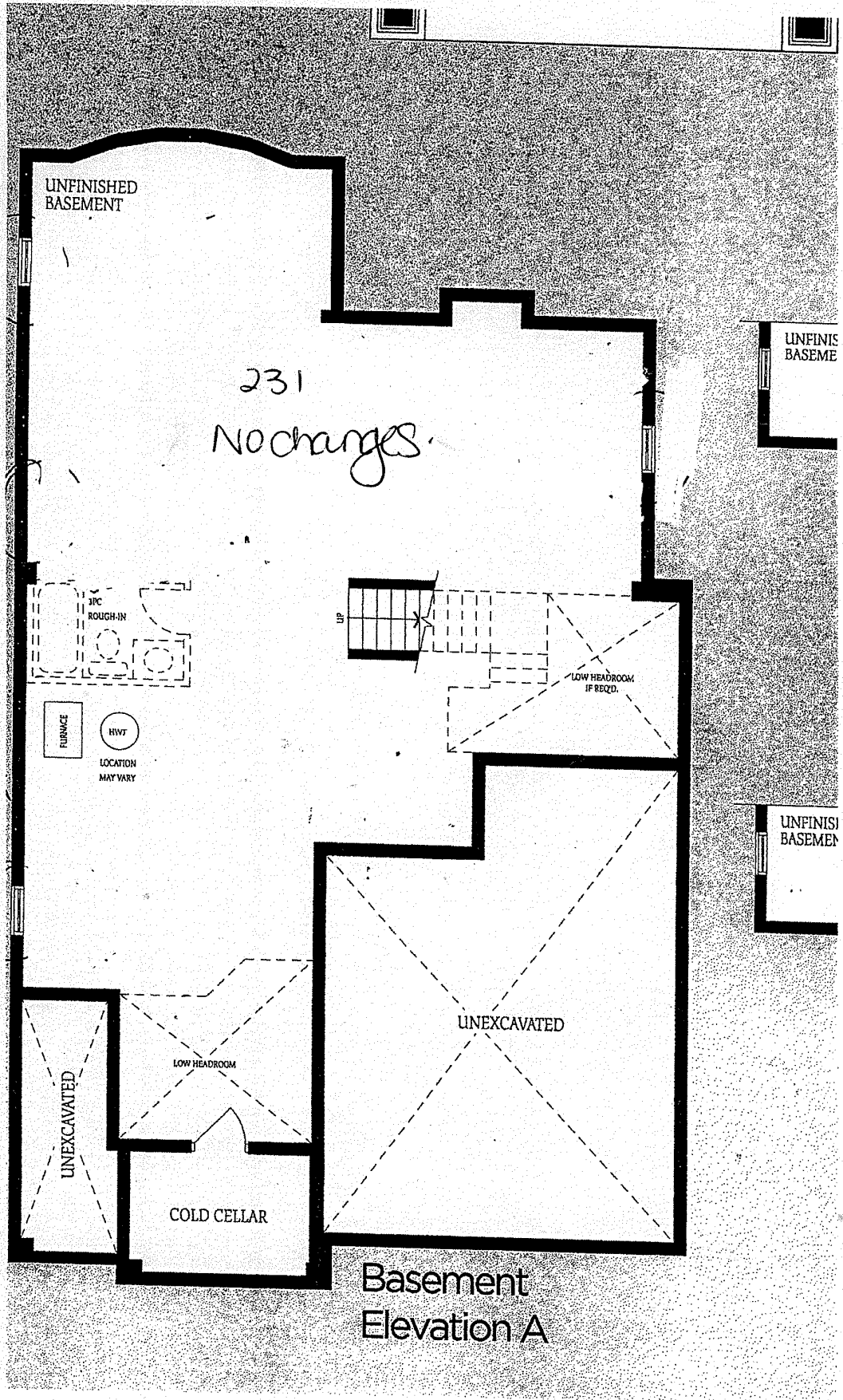
Lot 231

The floor plan shows the second floor of a house. The layout includes:

- Master Bedroom:** 19'7" x 13'2", featuring an optional raised tray ceiling, a glass shower, and a seat. A large area is marked with a dashed line and the number 231.
- Bedroom 4:** 12'0" x 11'8", with a note to "Upgrade Underpad".
- Bedroom 3:** 13'5" (10'1") x 12'0" (10'0"), with a vaulted ceiling and a note to "Upgrade Underpad".
- Bedroom 2:** 13'0" x 13'6", with a note to "Upgrade Underpad".
- Ensuite:** Located off the Master Bedroom, featuring an oval tub and a glass shower.
- Ensuite 2:** Located off Bedroom 2, featuring a glass shower.
- Shared Bath:** Located off Bedroom 4, featuring a glass shower.
- Wardrobes (WIC):** Located in the Master Bedroom, Bedroom 4, Bedroom 3, and Bedroom 2.
- Linens:** Located in the Master Bedroom.
- Handwritten Notes:** "Upgrade Underpad" is written in three locations. "Change door swing" is written near Bedroom 3. "HW" is written near the Master Bedroom and Bedroom 2.

Second Floor
Elevation A

A large, hand-drawn oval containing the handwritten letters 'NL' in the center and a stylized 'Q' or '9' on the right side.



OK GT