



**Bayview Wellington
Alcona Shores Phase 2**

Customer ID **BAWALC**

Quoted By: DB
of Lots: 84
Expiry Date: 30-Apr-23

Date: Mar 22, 2021
Revised: April 8, 2021 to Update the Expiry Date
Revised: Sept 28, 2021 to Revise S45-3 Base Stair due to Site Conditions
Revised: Nov 9, 2021 to Include Additional Model S39-2COR Starling 2
Revised: Dec 3, 2021 to Include Opt. 10'-0" Main Floor for Model S32-3-12G (Lot 127)
Revised: Dec 3, 2021 to Include Additional Model S39-1 Starling 1
Revised: Mar 8, 2022 to Include an Additional 7% Material Increase and Updated Extra's Pricing

Main: All Oak
Note: All Bullnose Treads Indicated on Plan to be Deleted
Base: Spruce w/ Risers
Base Exposed: All Oak
Grade Stair: Match Main
Stair Run: 10"

Contract Prices

<u>Model</u>	<u>Description</u>	
<u>Towns</u>		
TH-1	Crane 1	3R main top stair closed 2 sides 11R main middle stair open 1 side / closed 2 sides 2R main bottom stair open 1 side 13R base stair spruce w/ risers, w/ step landing at top
TH-2	Crane 2	5R main top stair open 1 side, self support 1 side 8R main middle stair open 1 side 3R main bottom stair open 1 side 4R base top stair closed 2 sides, exposed 10R base stair spruce w/ risers
TH-3	Crane 3	5R main top stair open 1 side, self support 1 side 9R main middle stair open 1 side 2R main bottom stair open 1 side 3R base top stair closed 2 sides, exposed 11R base stair spruce w/ risers
TH-4	Crane 4	5R main top stair open 1 side, self support 1 side 9R main middle stair open 1 side 2R main bottom stair open 1 side 4R base top stair closed 2 sides, exposed 10R base stair spruce w/ risers
TH-5	Crane 5	4R main top stair open 1 side, self support 1 side 10R main middle stair open 1 side 2R main bottom stair open 1 side 2R base top stair closed 2 sides, exposed 12R base stair spruce w/ risers
TH-6	Crane 6	4R main top stair open 1 side, self support 1 side (3'-10" wide) 10R main middle stair open 1 side (3'-10" wide) 2R main bottom stair open 1 side (3'-10" wide) 2R base top stair closed 2 sides, exposed 12R base stair spruce w/ risers
TH-7E TH-7E Upgrade	Crane 7	3R main top stair closed 2 sides 10R main middle stair closed 2 sides 3R main bottom stair closed sides <i>Closest on Main Floor to be left unframed until after Stair Installation</i> 4R base top stair closed 2 sides, exposed 10R base stair spruce w/ risers
TH-8C	Crane 8	7R main top stair open 1 side, self support 1 side (3'-10" wide) 9R main bottom stair open 1 side (3'-10" wide) 2R base top stair closed 2 sides, exposed 3R base middle stair closed 2 sides, exposed 9R base stair spruce w/ risers

11/11/22
7

Main: All Oak

Note: All Bullnose Treads Indicated on Plan to be Deleted

Base: Spruce w/ Risers

Base Exposed: All Oak

Grade Stair: Match Main

Stair Run: 10"

Contract Prices

All
Oak
Standard

Description

5R main top stair open 1 side, self support 1 side
6R main middle stair open 1 side
5R main bottom stair open 2 sides (4'-0" wide)
5R foyer stair open 1 side
4R base top stair closed 2 sides, exposed
10R base stair spruce w/ risers

Crane 9

Model
TH-9

3R main top stair open 1 side, self support 1 side
11R main middle stair open 1 side
2R main bottom stair open 1 side
10R base top stair open 1 side, exposed
4R base bottom stair closed 2 sides, exposed

Crane 10

TH-10

15R main stair closed 2 sides w/ step landing at top
Powder Room on Main Floor to be left unframed until after Stair Installation
10R base top stair open 1 side, exposed
4R base bottom stair closed 2 sides, exposed

Crane 11

TH-11E

13R main top stair open 1 side / closed 2 sides (3'-10" wide)
w/ step landing at top
2R main bottom stair open 2 sides (3'-10" wide)
6R foyer stair closed 2 sides
4R base top stair closed 2 sides (4'-10" wide)
10R base bottom stair spruce w/ risers

Crane 12

TH-12E

30' & 32' Models

S30-1-10 Blue Heron

7R main top stair open 1 side, self support 1 side
9R main bottom stair open 1 side
3R base top stair closed 2 sides, exposed
2R base middle stair closed 2 sides, exposed
8R base bottom stair spruce w/ risers, w/ split landing

S32-1-10G Pelican 1-10

7R main top stair open 1 side, self support 1 side w/ split landing
8R main bottom stair open 2 sides - bullnose step deleted
6R base top stair closed 2 sides, exposed
8R base bottom stair spruce w/ risers

S32-1-12G Pelican 1-12

7R main top stair open 1 side, self support 1 side
4R main middle stair open 1 side
5R main bottom stair open 2 sides - bullnose step deleted
5R base top stair closed 2 sides, exposed
4R base middle stair spruce w/ risers
5R base bottom stair spruce w/ risers

S32-2-10G Pelican 2-10

8R main top stair open 1 side, self support 1 side
8R main bottom stair open 1 side
8R base top stair closed 2 sides, exposed
6R base bottom stair spruce w/ risers

S32-2-12G Pelican 2-12

9R main top stair open 1 side w/ step landing at top
6R main bottom stair open 1 side - bullnose step deleted
3R garage entry closed 2 sides, exposed
2R base top stair closed 2 sides, exposed
4R base middle stair spruce w/ risers
5R base bottom stair spruce w/ risers

S32-3-10G Pelican 3-10

S32-3-12G Pelican 3-12

Opt. 10'-0" Main Floor ADD

3R main top closed 2 sides
9R main middle stair open 1 side
6R main bottom stair open 1 side - bullnose step deleted

Main: All Oak

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Base: Spruce w/ Risers

Base Exposed: All Oak

Grade Stair: Match Main

Stair Run: 10"

Contract Prices

All
Oak
Standard

<u>Model</u>		<u>Description</u>	
S32-4-10G	Pelican 4-10	8R main top stair open 1 side, self support 1 side	
S32-4-12G	Pelican 4-12	8R main bottom stair open 2 sides - bullnose step deleted	
		8R base top stair closed 2 sides, exposed	
		6R base bottom stair spruce w/ risers	
S32-5-10G	Pelican 5-10	8R main top stair open 1 side, self support 1 side	
S32-5-12G	Pelican 5-12	8R main bottom stair open 2 sides - bullnose step deleted	
		8R base top stair closed 2 sides, exposed	
		6R base bottom stair spruce w/ risers	
S32-6-15G	Pelican 6-15	4R main top stair open 1 side, self support 1 side	
		9R main middle stair open 1 side	
		3R main bottom stair open 1 side	
		3R base top stair closed 2 sides, exposed	
		9R base middle stair spruce w/ risers	
		2R base bottom stair spruce w/ risers	
S32-7-15G	Pelican 7-15	13R main top stair open 1 side	
		3R main bottom stair open 1 side	
		3R base top stair closed 2 sides, exposed	
		11R base bottom stair spruce w/ risers	
S32-8-15G	Pelican 8-15	5R main top stair open 1 side, self support 1 side	
		7R main middle stair open 1 side	
		4R main bottom stair open 1 side, bottom step open 2 sides	
		4R base top stair closed 2 sides, exposed	
		10R base bottom stair spruce w/ risers	
S32-9-15G	Pelican 9-15	5R main top stair open 1 side, self support 1 side	
		7R main middle stair open 1 side	
		4R main bottom stair open 1 side, bottom step open 2 sides	
		4R base top stair closed 2 sides, exposed	
		10R base bottom stair spruce w/ risers	
S32-10-15G	Pelican 10-15	8R main top stair open 1 side, self support 1 side	
		8R main bottom stair open 1 side	
		8R base top stair closed 2 sides, exposed	
		6R base bottom stair spruce w/ risers	
39' Models			
S39-1	Starling 1	8R main top open 1 side, self support 1 side	
		8R main bottom open 1 side	
		6R base top closed 2 sides, exposed (44")	
		7R base bottom spruce w/ risers, split landing	
S39-2COR	Starling 2	16R main stair open 1 side / closed 2 sides, winder (2)	
		bottom 2 steps open 1 side	
		3R base top stair closed 2 sides, exposed	
		11R base bottom stair spruce w/ risers	
45' Models			
S45-1	Hummingbird 1	16R main stair open 1 side / open 2 sides	
		bottom 4 steps open 2 sides	
		2R base top stair closed 2 sides, exposed	
		12R base bottom stair spruce w/ risers	
S45-2	Hummingbird 2	6R main top stair open 1 side, self support 1 side (3'-10" wide)	
		10R main bottom stair open 1 side / open 2 sides (3'-10" wide)	
		bottom 2 steps open 2 sides	
		4R base top stair closed 2 sides, exposed (3'-10" wide)	
		10R base bottom stair spruce w/ risers	

Main: All Oak
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Base Exposed: All Oak
Grade Stair: Match Main
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Contract Prices

<u>Model</u>		<u>Description</u>	All Oak Standard
S45-3	Hummingbird 3	6R main top stair open 1 side, self support 1 side (3'-10" wide) 4R main middle stair open 1 side 6R main bottom stair open 2 sides (3'-10" wide) 2R base top stair closed 2 sides, exposed 12R base bottom stair spruce w/ risers, winder (3)	
S45-4C	Hummingbird 4	9R main top stair open 1 side, self support 1 side 7R main bottom stair open 2 sides 7R base top stair closed 2 sides, exposed 7R base bottom stair spruce w/ risers	
48" Models			
S48-1	Golden Eye 1	8R main top stair open 1 side, self support 1 side 8R main bottom stair open 2 sides 7R base top stair closed 2 sides, exposed 7R base bottom stair spruce w/ risers	
S48-2	Golden Eye 2	2R main top stair closed 2 sides 14R main bottom stair open 1 side / open 2 sides bottom 3 steps open 2 sides - square wrapped bullnose step deleted 14R base stair spruce w/ risers	
S48-3	Golden Eye 3	4R main top stair closed 2 sides 12R main bottom stair open 1 side / closed 2 sides 2R base top stair closed 2 sides, exposed 12R base bottom stair spruce w/ risers	

Terms and Conditions:

Stair Openings

Minimum turn around time for "opening sizes / RSO" is two (2) weeks.

Shipway Stairs Service Policy

Shipway Stairs agrees to repair any deficiencies on site as a result of Shipway Factory defects or installation issues. Service will be scheduled in a timely manner.

Minor Construction damage must be repaired by the Builder, Handyman or Site Service personnel. Service training will be provided by Shipway Stairs at no cost to the Builder.

Major Construction damage will be assessed by Shipway Stairs to determine if damage can be repaired or if the Stairs / Railings will need to be replaced. Damage that required replacement include but are not limited to, water damage, excessive heat exposure or incorrect stain.

Major Construction Damage NOT completed by Shipway Stairs will VOID the Warranty.

Pre Delivery Inspections (PDI) work and after sales Warranty work will be completed in a timely manner based on schedule availability.

Home Owner appointments MUST be scheduled by the Builder. Service Rate as per Contract charged per Hour plus travel time.