

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: Kin-Kei Fung and Kai Yee Rita Leung			RECEIVED	TEL:
APR 13 2023				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
93 / 1	65M-4737	Birch 2 Elev B		

CABINETRY

1 - KITCHEN CABINETRY - DELETE HARDWARE - NO HOLES DRILLED (AS PER PURCHASERS DIRECT REQUEST) 12Apr23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT KITCHEN HARDWARE WILL NOT SUPPLIED.	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL CABINETRY 12Apr23 Note: NEXT TO STOVE	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 12Apr23 Note: 600MM DEEP PANTRY - STANDARD FEATURE AS PER PLAN.	

CONSTRUCTION

* 1 - SMOOTH CEILINGS ON SECOND FLOOR * 12Apr23 Note:	
1 - PURCHASER HAS SELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALED AND ATTACHED TO THIS AMENDMENT. 31Jan23 Note:	
* 1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET *	
06Sep22 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 06Sep22 Note: SEE SKETCH	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION-see SKETCH 06Sep22 Note: 1 @ GREAT RM, 1 @ DEN, 1 @ DINING RM, 1 @ KITCHEN ***STANDARD LIGHTS TO REMAIN ***SEE SKETCH	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 06Sep22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 06Sep22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH AT - KITCHEN/ BREAKFAST (IN LIEU OF TILE) 12Apr23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 12Apr23 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 06Sep22 Note:	
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PROMOTIONAL

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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 06Sep22 Note:	
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STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 12Apr23 Note:	
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EXTRAS AS PER OFFER

The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 12 Apr 23 at 12:09

Purchasers:Kin-Kei Fung & Kai Yee Rita Leung

Property: 93

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Birch 2 Elev B

Lock Date: 12-Apr-23

12-Apr-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 814 DARK CHOCOLATE	DELETE
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL K44 TITAN GREY	464SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	464SA

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet ☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

Vendors Std Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary -

***PURCHASER REQUESTS NO HOLES TO BE DRILLED ON CABINETRY - DO NOT INSTALL HARDWARE IN KITCHEN.

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-PORTICO MARBLE 7735-58	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	

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Initials:

Page 1 of 4

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3. Ceramic Flooring

Entrance Vestibule

TILE-FORM LTE GREY 13X13

At a 45

Threshold-If App.

Metal Strip Where Applic.

Main Hall

HARDWOOD

Kitchen / Breakfast

HARDWOOD

Laundry Room

TILE-CONCRETE GREY 13X13

Powder Room

TILE-FORM LTE GREY 13X13

Master Ensuite Bathroom

TILE-FRIGIA WHITE 13X13

Master Ens Shower Floor

2X2 WHITE TILE

Ensuite Bath #2/3

TILE-CONCRETE WHITE 13X13

Ensuite Bath #4

TILE-CONCRETE WHITE 13X13

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom

Selection

Describe

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

TILE- SILVIA WHITE 8X16

Bathtub Enclosure Walls

Master Ens Shower Floor

N/A

Ensuite Bath #2/3

TILE-FOX GREY 428 8X16

Ensuite Bath #4

TILE-FOX GREY 428 8X16

Kitchen Backsplash

N/A

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

ALL SHOWER THRESHOLDS / JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN)

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

Yes No

Dishwasher Rough-In

Yes No

Waterline for Fridge

Yes No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors

As Per Construction Specifications

Interior Trim

As Per Construction Specifications

Door Handles

As Per Construction Specifications

Exterior Front Door Handle

As Per Construction Specifications

** Refer to Construction Summary

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7. Outer Flooring

Main Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Family Room	GREAT RM - SEE BELOW
Den / Library / Study	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Basement Landing(If Applies)	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Lower Landing (If Applies)	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Landing	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Hall	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #5	N/A
GREAT RM	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
KITCHEN/BREAKFAST	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Underpad	Type: N/A Area: N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE DRIFTWOOD RED OAK

Red Oak Stairs with Semi Gloss Finish ☒ Yes ☐ No


** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	GREAT RM - WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Basement LandingArea	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary ***SMOOTH CEILINGS AT FIRST AND SECOND FLOOR***

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	N/A				

** Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify			GREAT RM
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Fireplace Type						As Per Construction Specifications			
Mantle Type						MANTLE M2-STANDARD			
Colour / Stain						AS PER CONSTRUCTION SPECIFICATIONS			
Surround						NERO			
Hearth						N/A			

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

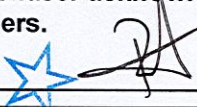
** Refer to Construction Summary

14. General Comments

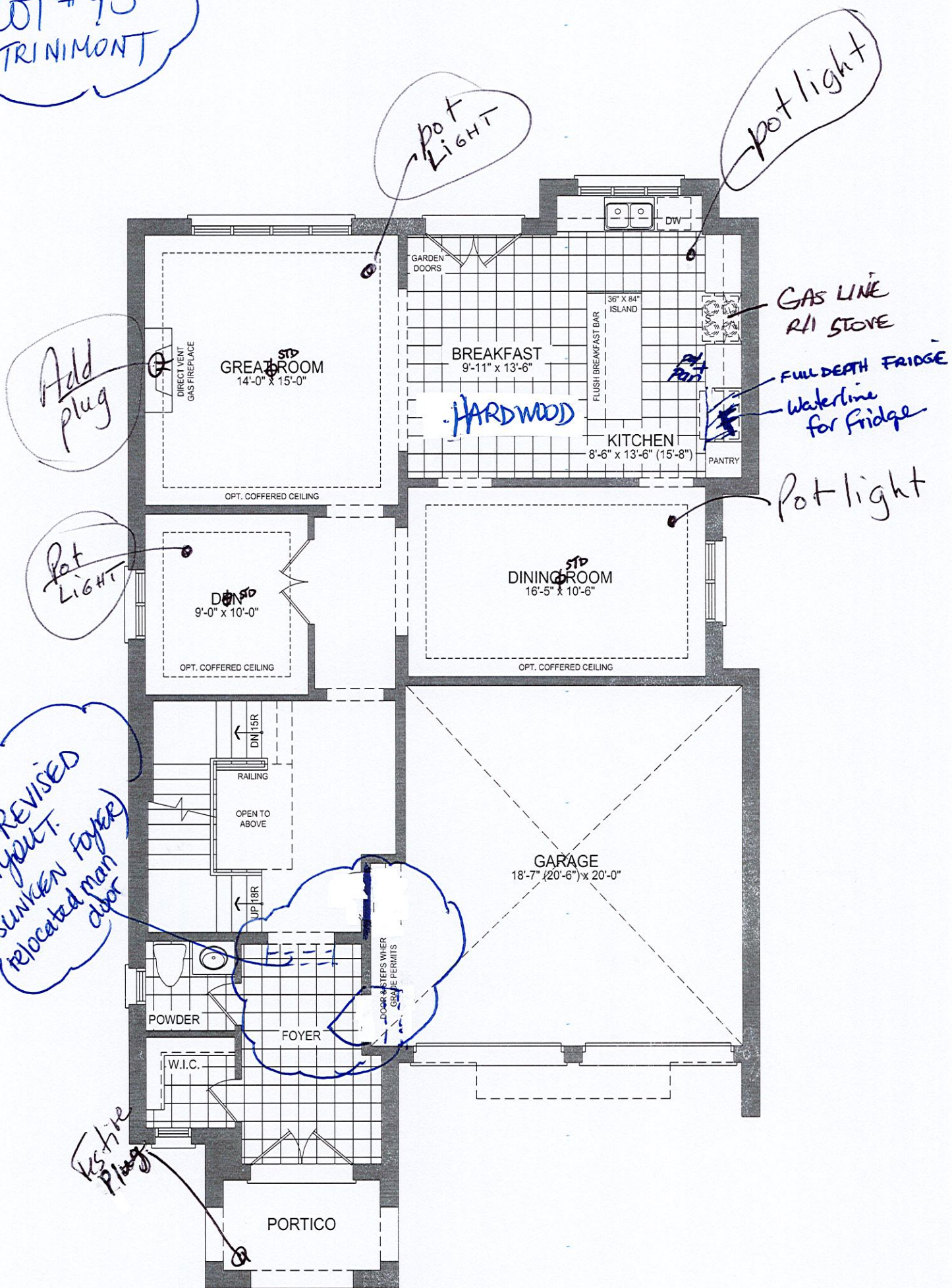
** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: April 12, 23 Signature: _____ Date: _____

LOT #93
TRINIMONT



41-2 GROUND FLOOR PLAN EL. B - 10' CEILING

* Smooth Ceilings 1st & 2nd Floor. *

MASTER BEDROOM
18'-1" x 12'-6"
OPT. TRAY CEILING

MASTER ENSUITE
FREE STANDING TUB
60" X 48" GLASS SHOWER

BEDROOM 2
12'-6" x 13'-0"

BEDROOM 3
14'-6" x 13'-0" (11'-0")
CATHEDRAL CEILING

BEDROOM 4
12'-7" x 16'-0" (14'-0")
CATHEDRAL CEILING

LAUNDRY
D, W, T, CURB

ENS. 2/3

ENS. 4
60" X 36" SHOWER

W.I.C. (multiple locations)

OPEN TO BELOW

DN 1BR

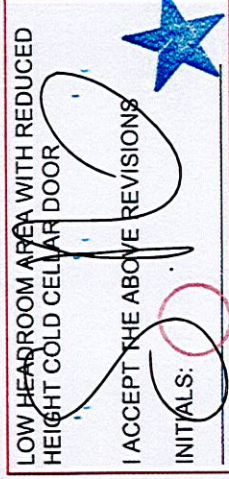
RAILING

DRESSER NICHE

LINEN

41-2 SECOND FLOOR PLAN EL. B - 9' CEILING

SKETCH FOR
SUNKEN
FOYER



BIRCH 2 - EL. B

Plan not to scale. Dimensions, specifications and architectural details subject to modification by the Vendor. Purpose of plan is to show the revisions to the plan as noted. E & O.E.

* NO HARDWARE
@ KITCHEN
* DO NOT DRILL ANY HOLES
IN KITCHEN CABINETRY

