

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: HUAN ZHOU YAN and CHENG HUA LI				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
127 / 1	65M-4737	Birch 3 Elev C		

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 13Sep23 Note: TITANIUM 50 GROUT THROUGHOUT**	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST/SERVERY 13Sep23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER AND MAIN HALL 13Sep23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 13Sep23 Note:	
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MISCELLANEOUS

1 - Purchaser acknowledges that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor 13Sep23 Note: to proceed accordingly. The purchaser(s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be Final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability.	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 13Sep23 Note:	
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STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 13Sep23 Note: 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.	
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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 Fiv 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 or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 9 - Crimson Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:	
X Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and ag Worksheet Note:	

Purchasers:

HUAN ZHOU YAN & CHENG HUA LI

Property: 127

Telephone Res. / Bus:

/

Project: Trinimont Developments Inc.

Decor Advisor:

Sabrina Carano

Model and Elevation: Birch 3 Elev C

Lock Date:

13-Sep-23

13-Sep-23

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast and	/Servery - MONACO 350 PLATINUM SILVER	226 SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO 350 PLATINUM SILVER	226 SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	226 SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	226 SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	226 SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

STD OPENING

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

Fridge Opening

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

2. Counters

	Counter	Edge
Kitchen / Breakfast	STD - GRIGIO SARDO GRANITE	#360
Laundry Room	N/A	N/A
Powder Room	LAMINATE-ARGENTO ROMANO 6697-46	
Master Ensuite Bathroom	LAMINATE-ARGENTO ROMANO 6697-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-ARGENTO ROMANO 6697-46	
Ensuite Bath - Bedroom 4	LAMINATE-ARGENTO ROMANO 6697-46	
	N/A	N/A
	N/A	N/A
	N/A	N/A

** Refer to Construction Summary

Initials:

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Lock Date: 13-Sep-23

13-Sep-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Threshold-If App.

Entrance Vestibule	SMOT WHITE LAPP 24 X 24 - TITANIUM 50	☐	Metal Strip Where Applic.
Main Hall (Area by powder rm)	SMOT WHITE LAPP 24 X 24 - TITANIUM 50	☐	N/A
Kitchen / Breakfast	/Servery - SMOT WHITE LAPP 24 X 24 - TITANIUM 50	☐	Standard Stacked Installation
Laundry Room	CONCEPT 602 GREY 12 X 12 - TITANIUM 50	☐	Standard Stacked Installation
Powder Room	CONCRETE WHITE 13 X 13 - TITANIUM 50	☐	Standard Stacked Installation
Master Ensuite Bathroom	CONCRETE WHITE 13 X 13 - TITANIUM 50	☐	Standard Stacked Installation
Master Ens. Shower Flr	2x2 WHITE MOSAIC - TITANIUM 50 GROUT	☐	
Ensuite Bath - Bedroom 2/3	CONCRETE WHITE 13 X 13 - TITANIUM 50	☐	Standard Stacked Installation
Ensuite Bath - Bedroom 4	CONCRETE WHITE 13 X 13 - TITANIUM 50	☐	Standard Stacked Installation
Sunken Mud Room	CONCRETE WHITE 13 X 13 - TITANIUM 50	☐	Standard Stacked Installation
	N/A	☐	N/A

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	N/A
Tub Deck	N/A	N/A
Tub Deck Skirt	N/A	N/A
Shower Stall	EXTRA WHITE/GREY 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	N/A
Master Ens. Shower Flr	N/A	N/A
Ensuite Bath - Bedroom 2/3	EXTRA WHITE/GREY 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	EXTRA WHITE/GREY 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Sunken Mud Room	N/A	N/A
	N/A	N/A
Kitchen Backsplash	N/A	N/A

** Refer to Construction Summary - TITANIUM 50 GROUT THROUGHOUT**

*** 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

Initials: joe.

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

HUAN ZHOU YAN & CHENG HUA LI

/

Sabrina Carano

13-Sep-23

Property: 127

Project: Trinimont Developments Inc.

Model and Elevation: Birch 3 Elev C

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	(Hall by Den)
Living Room	N/A	
Dining Room	HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	
Family Room	Great Room - HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	
Den / Library / Study	HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	
Basement Landing(If Applies)	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Lower Landing (If Applies)	HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	
Upper Landing	HARDWOOD- Mirage -Imagine - Dirftwood Red Oak Character Cork Duramatt 5"	
Upper Hall	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Master Bedroom	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Bedroom #2	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Bedroom #3	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Bedroom #4	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
Bedroom #5	N/A	
Lookout	LAMINATE-LEXINGTON-W ROCHEFORT OAK TL-LW-1317-PEFC	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

MAIN HALL REFERS TO HALL BY DEN/BREAKFAST AREA

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	DRIFTWOOD (MIRAGE)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	DRIFTWOOD (MIRAGE)

Red Oak Stairs with Semi Gloss Finish

☒ Yes ☐ No

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9. Wall Paint Flat Finish

Main & Upper Hall	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	Great Rm- 43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Lookout	43 BIRCH WHITE
	N/A	Bsmt Landing Area	43 BIRCH WHITE
	N/A		N/A

Smooth Ceilings First Floor

☐ Yes ☒ No

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Telephone Res. / Bus:	/	Project:	Trinimont Developments Inc.
Decor Advisor:	Sabrina Carano	Model and Elevation:	Birch 3 Elev C
Lock Date:	13-Sep-23	13-Sep-23	Plan #: 65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	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	
	☐	☐	☒	☐	☐	☒	☐	☒	☐	
Fireplace Type							As Per Construction Specifications			
Mantle Type							MANTLE M2-STANDARD			
Colour / Stain							BIRCH			
Surround							GRIGIO CARNICO			
Hearth							N/A			

**** Refer to Construction Summary**

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	N/A
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
Comment			
** Refer to Construction Summary			

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes	☒ No
Dishwasher Rough-in	No				

**** Refer to Construction Summary**

14. General Comments

**** Refer to Construction Summary **BASEMENT WALK UP STAIR (IN OFFER)****

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: Sept 13/23
Signature: _____
Date: _____

LOT 127
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 3
ELEVATION C

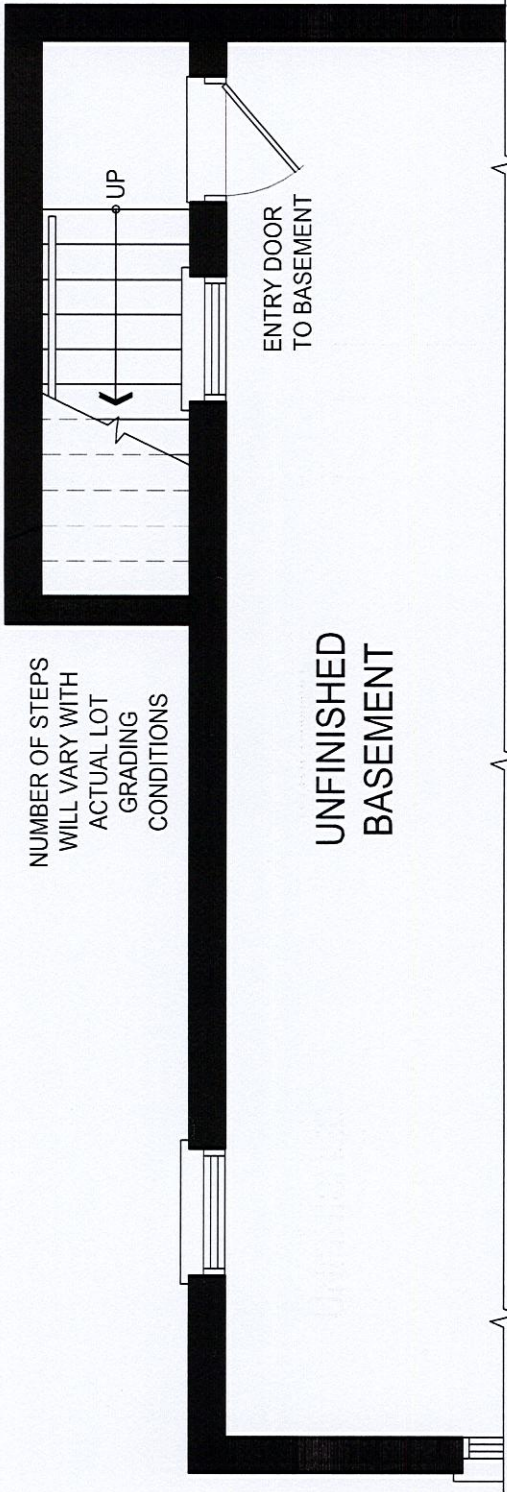
REVISIONS:

1. ADD EXTERIOR BASEMENT
WALK-UP STAIRS TO REAR
OF HOUSE.

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS

UNFINISHED
BASEMENT

LOWER LEVEL

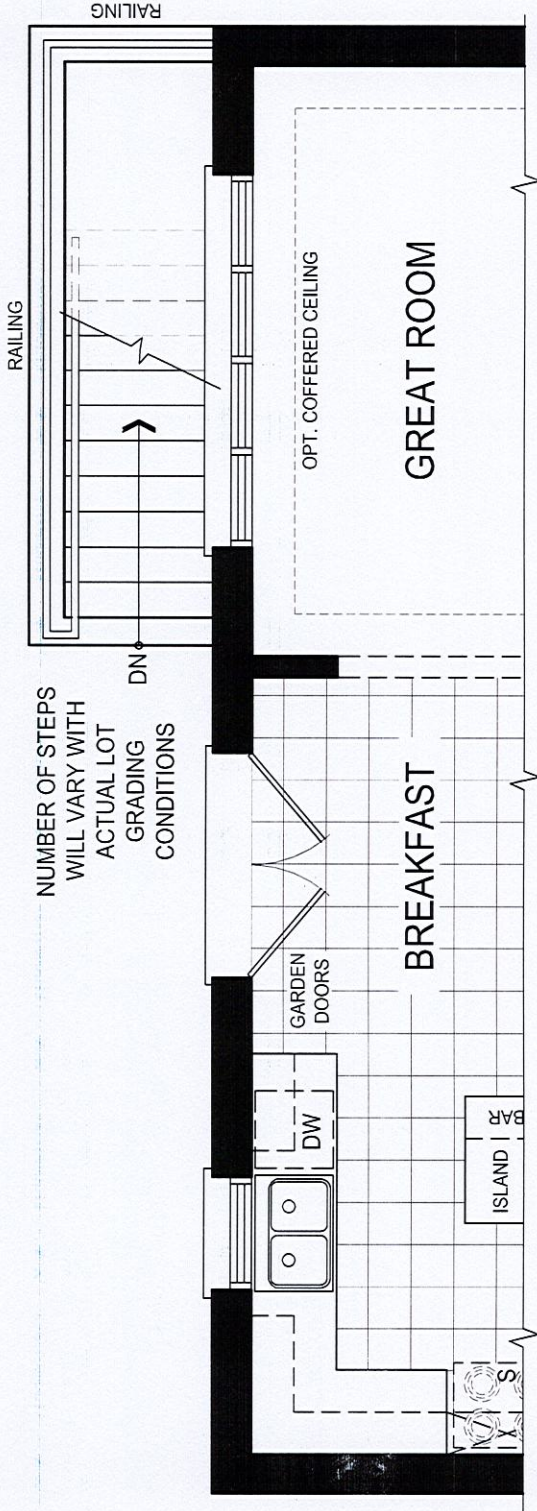


NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS

BREAKFAST

GREAT ROOM

MAIN LEVEL



DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
BY MB
N.T.S.
PAGE No.
1 OF 1

TRINITY POINT

BIRCH 3 elev C.

***BASEMENT WALK UP STAIR. (IN OFFER)**

UPPER LEVEL

LOWER LEVEL

MAIN LEVEL

he Birch 3 ELEV. ~~A~~ **C** • 3,138 SQ.FT.
includes 78 sq.ft. of open area and 120 sq.ft. of finished lower level area.

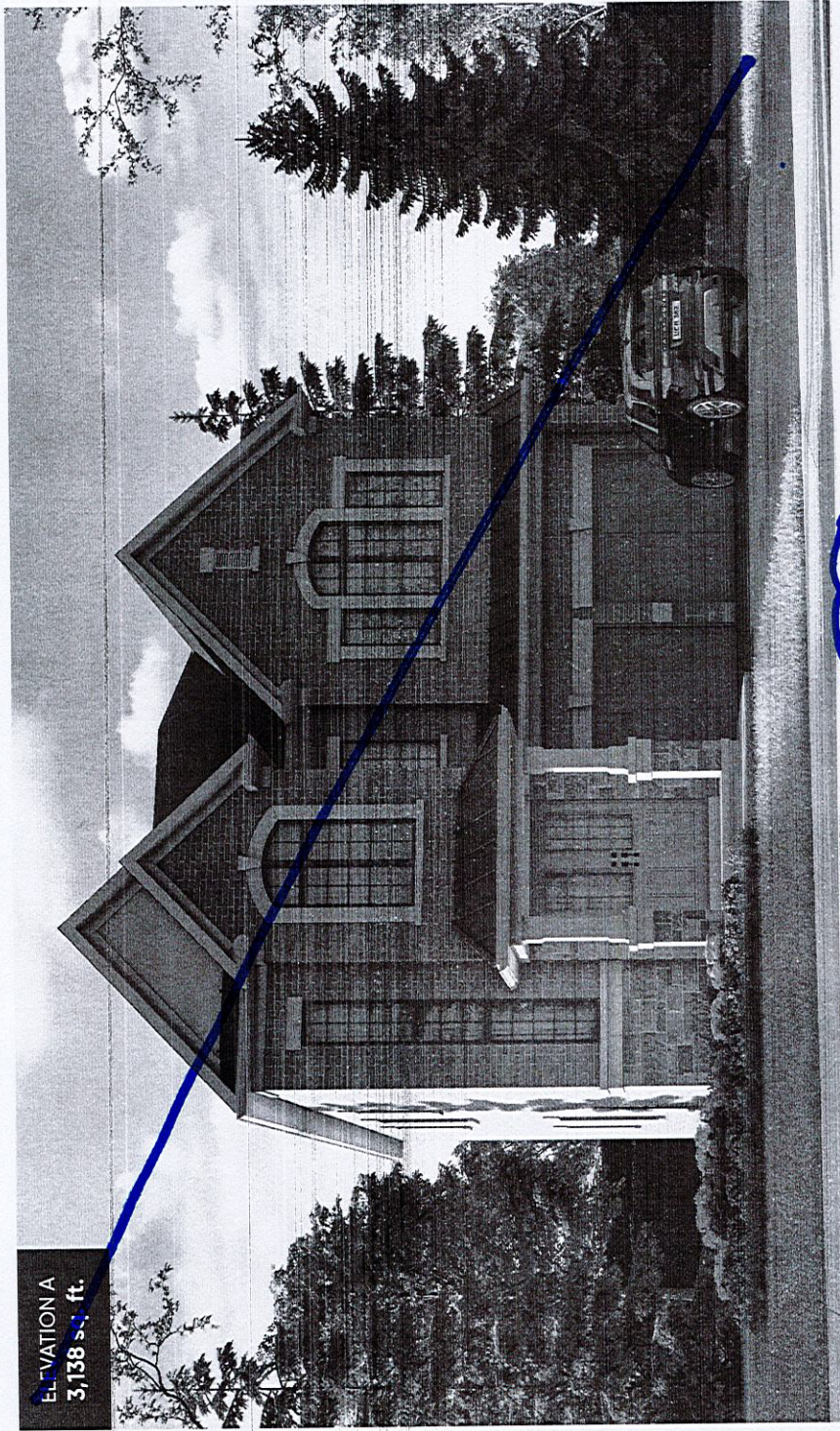
Includes 78 sq.ft. of open area and 120 sq.ft. of finished lower level area.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.

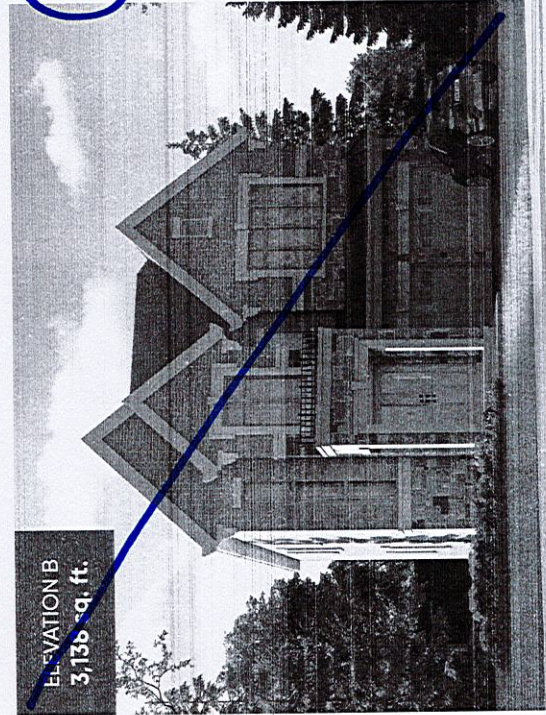
LOT 127 TRINIMONT
BIRCH 3 ELEV C.

The Birch 3

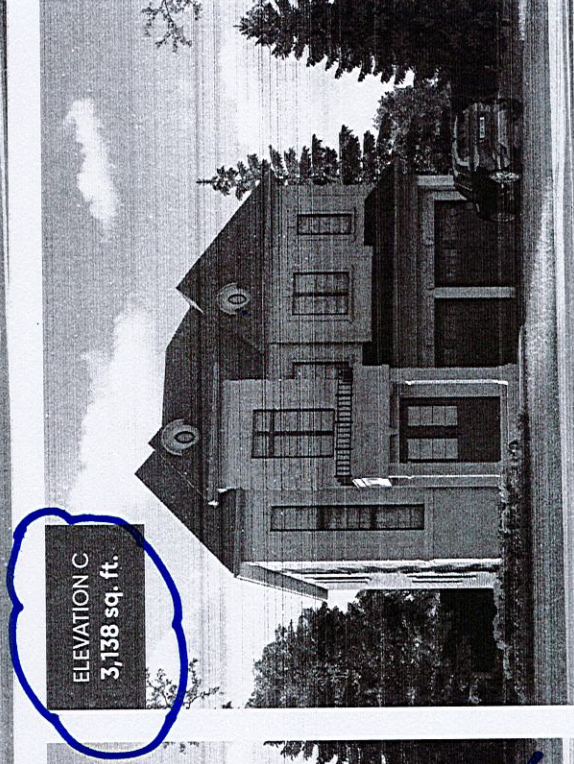
41' LOT



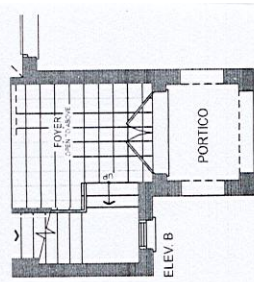
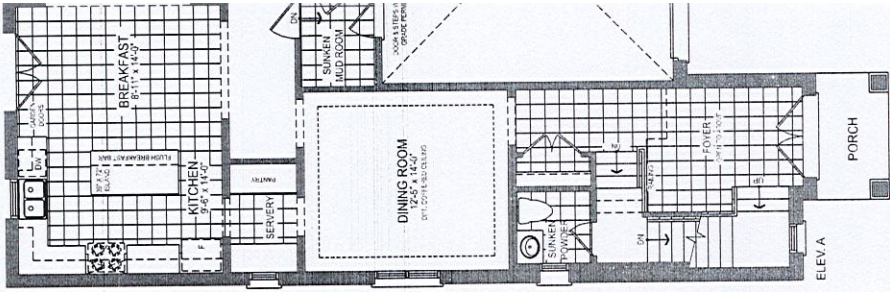
ELEVATION A
3,138 sq. ft.



ELEVATION B
3,136 sq. ft.



ELEVATION C
3,138 sq. ft.



The Birch 3 ELE
127 TRINIMONT

BIRCH 3 EVEN C.



Selba Industries				J #
W WDTH	W HGHT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released without the written consent of Selba Industries Inc. or a non-refundable fee has been paid for job order placed.	
FLOOR HGHT	DOOR HGHT		JOB NUMBER: BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 41-3X BIRCH 3 E A,B,C	
ST CNT	2X4	VENT BOX COVER	DESIGNER: KS	LOT #:
			DATE: OCT 25 21	

127