

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Shui Yan ZHENG and Yuan ZHENG

TEL: RES.: 647-287-8451

LOT / PHASE 113 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
------------------------	-------------------------	---------------------------------	--	--

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - KITCHEN/BREAKFAST 08Mar23 Note:	
--	--

CONSTRUCTION

1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 08Mar23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 09Dec22 Note:	

COUNTER TOP

1 - UPGRADE COUNTER TOP QUARTZ- KITCHEN - IN LIEU OF STANDARD MATERIAL 08Mar23 Note:	
---	--

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 09Dec22 Note: FAMILY ROOM	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 09Dec22 Note: **SEE SKETCH FOR REQUESTED LOCATION -IF CONSTRUCTION PERMITS	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 08Mar23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 08Mar23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 09Dec22 Note:	
--------------------------------	--

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 08Mar23 Note:	
--	--

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Mar23 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 09Dec22 Note: PROMO BALANCE REMAINING \$1,855.00	

STAIRS AND RAILINGS

1 - EUROLINE I BLACK PICKETS 08Mar23 Note:	
---	--





CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

PURCHASERS: Shui Yan ZHENG and Yuan ZHENG

TEL: RES.: 647-287-8451

LOT / PHASE 113 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
------------------------	-------------------------	---------------------------------	--	--

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Mar23 Note:	
---	--

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:	
---	--

This Document is Extremely Time Sensitive - Printed 8 Mar 23 at 10:32



Purchasers:

Shui Yan ZHENG & Yuan ZHENG

Property: 113

Telephone Res. / Bus:

(647) 287-8451 /

Project: Roundel Homes Inc.

Decor Advisor:

Giulia Di Girolamo

Model and Elevation: Pinetree 2 Elev 3

Lock Date:

8-Mar-23

8-Mar-23

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL WHITE W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL WHITE W500	464SA
Master Ensuite Bathroom	DORAL WHITE W500	464SA
Ensuite Bath - Bedroom 2/3	DORAL WHITE W500	464SA
Ensuite Bath - Bedroom 4	DORAL WHITE W500	464SA

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

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

Fridge 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	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary



Purchasers:Shui Yan ZHENG & Yuan ZHENG

Property: 113

Telephone Res. / Bus: (647) 287-8451 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 2 Elev 3

Lock Date: 8-Mar-23

8-Mar-23

Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-FRIGIA LIGHT GREY 13X13	<input type="checkbox"/>	
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-CARRARA MARMORE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	
Powder Room	TILE-FRIGIA LIGHT GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-FRIGIA WHITE 13X13	<input type="checkbox"/>	
Mud Room	TILE-FRIGIA LIGHT GREY 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE- BIANCO MATTE 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE- BIANCO MATTE 8X16	
Ensuite Bath - Bedroom 4	TILE- BIANCO MATTE 8X16	
Mud Room	N/A	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initials:\_\_\_\_\_

Page 2 of 4



Purchasers:Shui Yan ZHENG & Yuan ZHENG

Property: 113

Telephone Res. / Bus: (647) 287-8451 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 2 Elev 3

Lock Date: 8-Mar-23

8-Mar-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Living Room	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Dining Room	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Family Room	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Upper Landing	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Upper Hall	HARDWOOD-SWEET MEMORIES COLLECTION-TREASURE-RED OAK CHARACTER-BRUSHED-5"-DURAMATT
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #5	N/A

Underpad

Type

Area

N/A

N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-TREASURE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-TREASURE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-TREASURE

Red Oak Stairs

☒ 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	WARM GREY	Master Bedroom	WARM GREY
Living Room	WARM GREY	Bedroom #2	WARM GREY
Dining Room	WARM GREY	Bedroom #3	WARM GREY
Kitchen / Breakfast	WARM GREY	Bedroom #4	WARM GREY
Family Room	WARM GREY	Bedroom #5	N/A
Powder Room	WARM GREY	Master Ensuite	WARM GREY
Laundry Room	WARM GREY	Ensuite Bath - Bedroom 2/3	WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	WARM GREY

Smooth Ceilings First Floor

☒ Yes

☐ No

\*\* Refer to Construction Summary



Purchasers:Shui Yan ZHENG & Yuan ZHENG

Property: 113

Telephone Res. / Bus: (647) 287-8451 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 2 Elev 3

Lock Date: 8-Mar-23

8-Mar-23

Plan #: 65M-4737

10. Plaster Mouldings and Medallions

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

\*\* Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify		
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 checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Fireplace Type		FLAT ON WALL	
Mantle Type		MANTLE M2-STANDARD	
Colour / Stain		BIRCH WHITE	
Surround		NERO	
Hearth		NO	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
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 type="radio"/> Yes <input checked="" 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


- 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 agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:

Date: 08/03/2023

Signature:

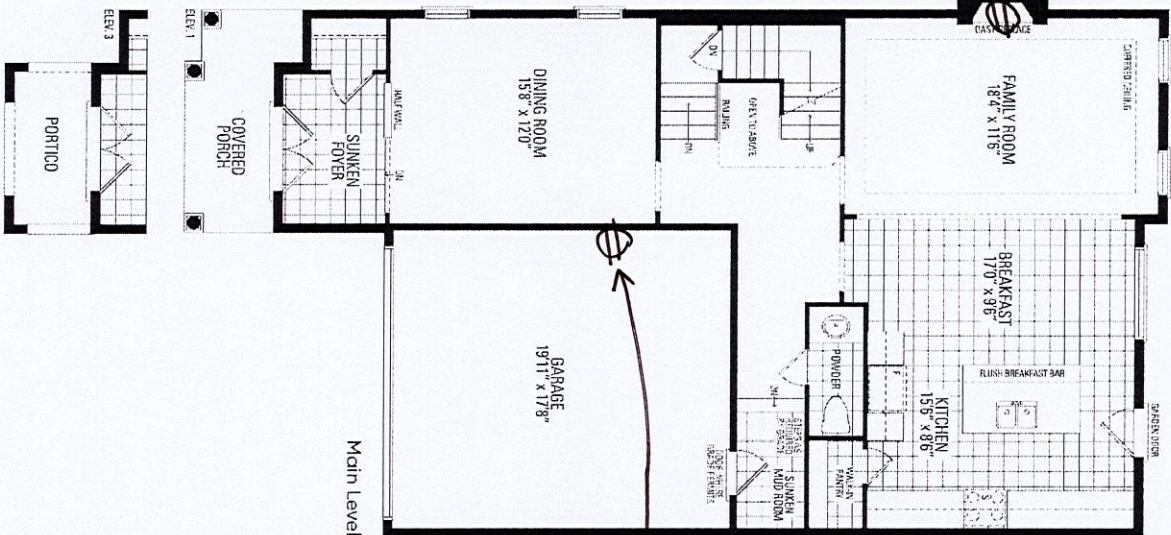
Date:



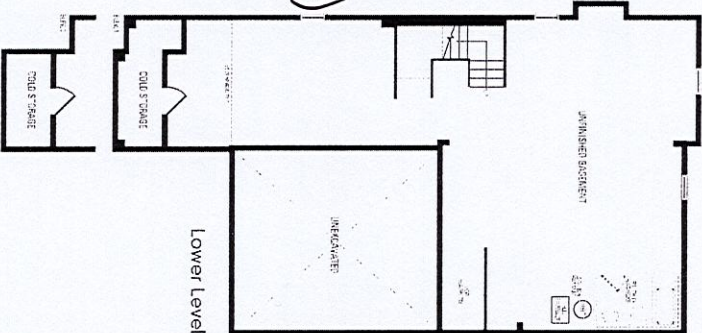
Pinetree 2

ELEV. 1 • 2,581 sq. ft. | ELEV. 3 • 2,598 sq. ft.  
Includes 16 sq. ft. of open area.

Add a →  
Plug



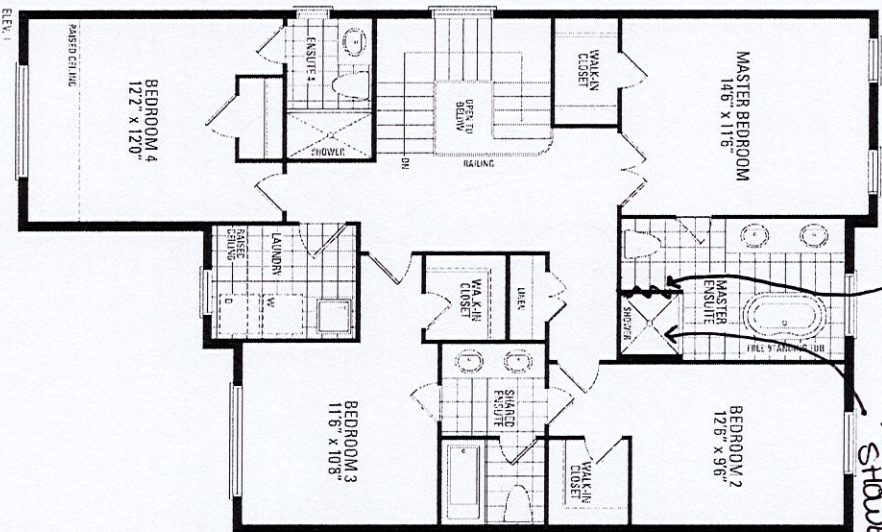
Electric  
Vehicle  
R/I (conduit)



\*Smooth Ceilings - First Floor  
\*Humidifier

REMOVE SIDE  
WALL + REPLACE  
W/ GLASS

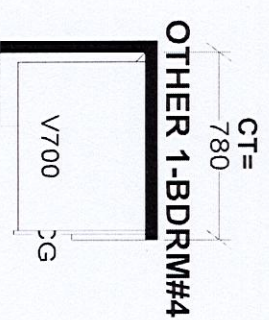
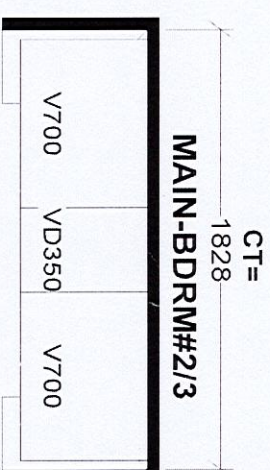
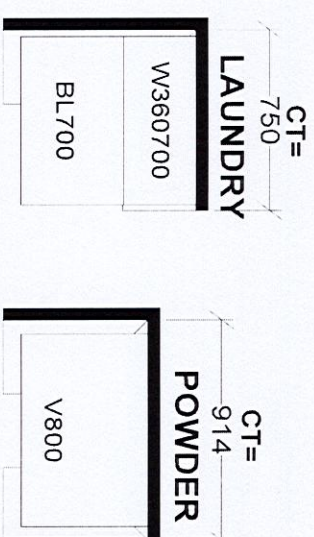
FRAMELESS GLASS  
SHOWER ENCLOSURE



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



\*NO upgrades



Selba Industries		J #
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.		
W W D T H	W H G H T	W C N T
F L O O R H G H T	D O O R H G H T	
S T C E N T	2 X 4	V E N T B O X C O V E R
D E S I G N E R : K S		
D A T E : J U N E 7 ' 2 1		
J O B N U M B E R :		
B U I L D E R : G R E E N P A R K		
S I T E : R O U N D E L , R i c h m o n d H i l l		
M O D E L : P I N E T R E E 2 X E L 1 , 2 , 3		
L O T # :		112