

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

PURCHASERS: Terence Sin Leung WONG and Vivian TONG

APR 19 2023

TEL: RES.: 416-550-8792

LOT / PHASE 118 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
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CABINETRY

1 - VANITY - ENSUITE 4 - UPGRADE 2 10Apr23 Note:	
1 - VANITY - SHARED ENSUITE 2/3 - UPGRADE 2 10Apr23 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 03Apr23 Note:	

CABINETRY ACCESSORIES

1 - ENSUITE 4 -VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 10Apr23 Note:	
1 - ENSUITE 2/3 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT 10Apr23 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 10Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - ENSUITE 4 - FLOOR 10Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - SHARED ENSUITE 2/3 - FLOOR 10Apr23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - ENSUITE 4 - SHOWER 10Apr23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - SHARED ENSUITE 2/3 - TUB AREA 10Apr23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - LAUNDRY ROOM - 2ND FLOOR - FLOOR 10Apr23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - MUD ROOM 10Apr23 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - FOYER 10Apr23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Apr23 Note:	
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COUNTER TOP

1 - UPGRADE COUNTER TOP VANITY - ENSUITE 4 10Apr23 Note:	
1 - UPGRADE COUNTER TOP VANITY - SHARED ENSUITE 2/3 10Apr23 Note:	

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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 03Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 03Apr23 Note:	
1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 03Apr23 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 10Apr23 Note:	
1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 10Apr23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 03Apr23 Note:	
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PLUMBING

1 - ENSUITE 2/3 - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 14Apr23 Note:	
1 - ENSUITE 4 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 10Apr23 Note:	
1 - ENSUITE 2/3 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 10Apr23 Note:	
1 - HOSE BIB - EXTERIOR FROST FREE 03Apr23 Note:	

BACKYARD

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 10Apr23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9,395.00 BALANCE (\$605.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE DATED 03/07/2023. 03Apr23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 10Apr23 Note:	
1 - EUROLINE 1 BLACK PICKETS 10Apr23 Note:	

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Terence Sin Leung WONG & Vivian TONG

(416) 550-8792 /

Ida Viola

10-Apr-23

Property: 118

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 2 Elev 1

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	467SA
Laundry Room	N/A	Standard
Powder Room	DORAL W500	468SA
Master Ensuite Bathroom	DORAL W500	468SA
Ensuite Bath - Bedroom 2/3	SONATA SATIN SNOW	468SA
Ensuite Bath - Bedroom 4	SONATA SATIN SNOW	468SA

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	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-HIVERNA P-948 CA	
Master Ensuite Bathroom	LAMINATE-HIVERNA P-948 CA	
Ensuite Bath - Bedroom 2/3	QUARTZ-MISTRAL	#360 EDGE
Ensuite Bath - Bedroom 4	QUARTZ-MISTRAL	#360 EDGE

** Refer to Construction Summary

Initials:

TW

V7

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-PURITY LASA LUX 24X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>	
Laundry Room	TILE-NANTES WHITE POLISHED 24X24	<input type="checkbox"/>	
Powder Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED 12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED 12X24	<input type="checkbox"/>	
Mud Room	TILE-PURITY LASA LUX 24X24	<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		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-SILVIA WHITE 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED 12X24	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED 12X24	
Mud Room		
Kitchen Backsplash		

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

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

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE ROCKING HORSE WHITE OAK CHARACTER BRUSHED 61/2 DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE ROCKING HORSE WHITE OAK CHARACTER BRUSHED 61/2 DURAMATT
Family Room	HARDWOOD-MIRAGE ROCKING HORSE WHITE OAK CHARACTER BRUSHED 61/2 DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE ROCKING HORSE WHITE OAK CHARACTER BRUSHED 61/2 DURAMATT
Upper Landing	HARDWOOD-MIRAGE ROCKING HORSE WHITE OAK CHARACTER BRUSHED 61/2 DURAMATT
Upper Hall	LAMINATE-AVENUE MELROSE OAK TL AV232PEFC
Master Bedroom	LAMINATE-AVENUE MELROSE OAK TL AV232PEFC
Bedroom #2	LAMINATE-AVENUE MELROSE OAK TL AV232PEFC
Bedroom #3	LAMINATE-AVENUE MELROSE OAK TL AV232PEFC
Bedroom #4	LAMINATE-AVENUE MELROSE OAK TL AV232PEFC
Bedroom #5	N/A
Mud Room	
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE ROCKING HORSE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE ROCKING HORSE
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE ROCKING HORSE
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> 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	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	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	N/A	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE	Mud Room	43 BIRCH WHITE
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

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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		
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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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		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

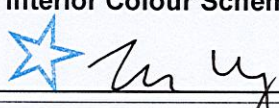
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

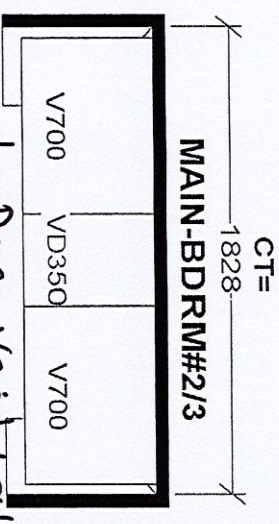
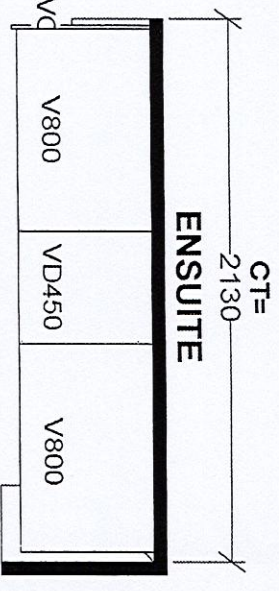
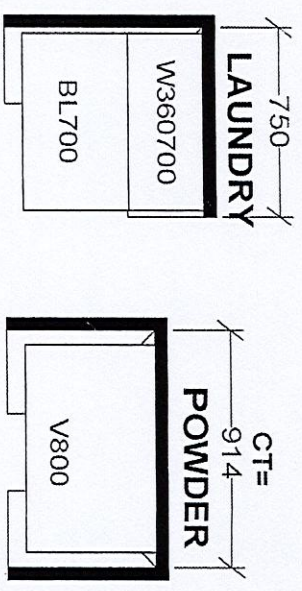
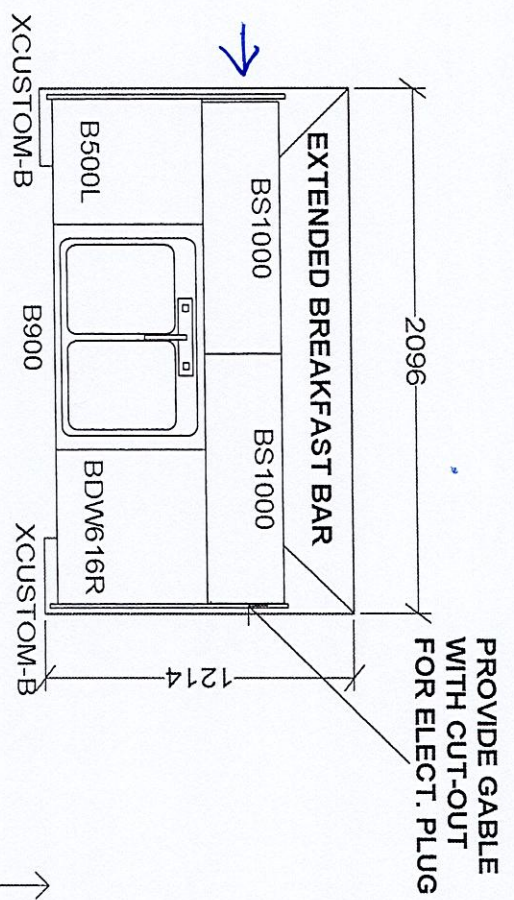
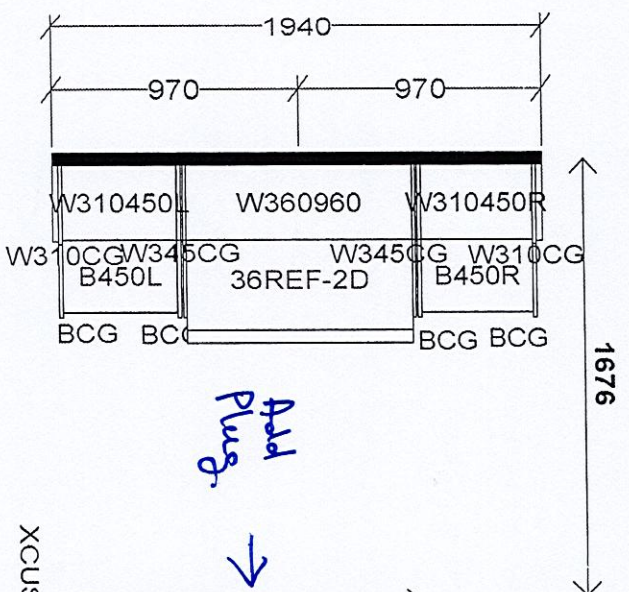
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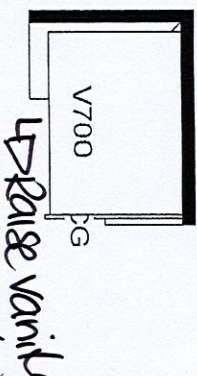
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- Page 4 of 4
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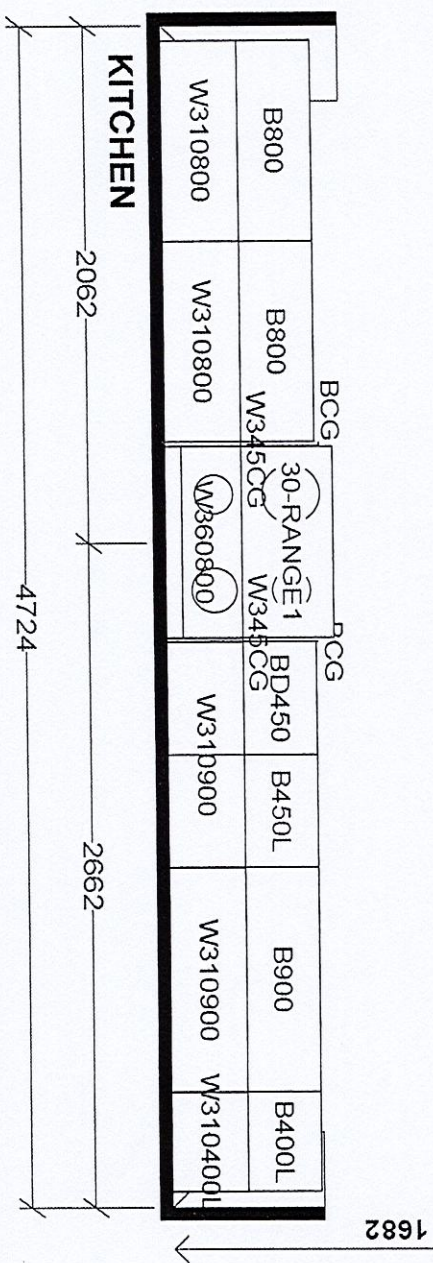
118 Roundel



↳ Raise Vanity 36"
CT=



↳ Raise vanity
36"



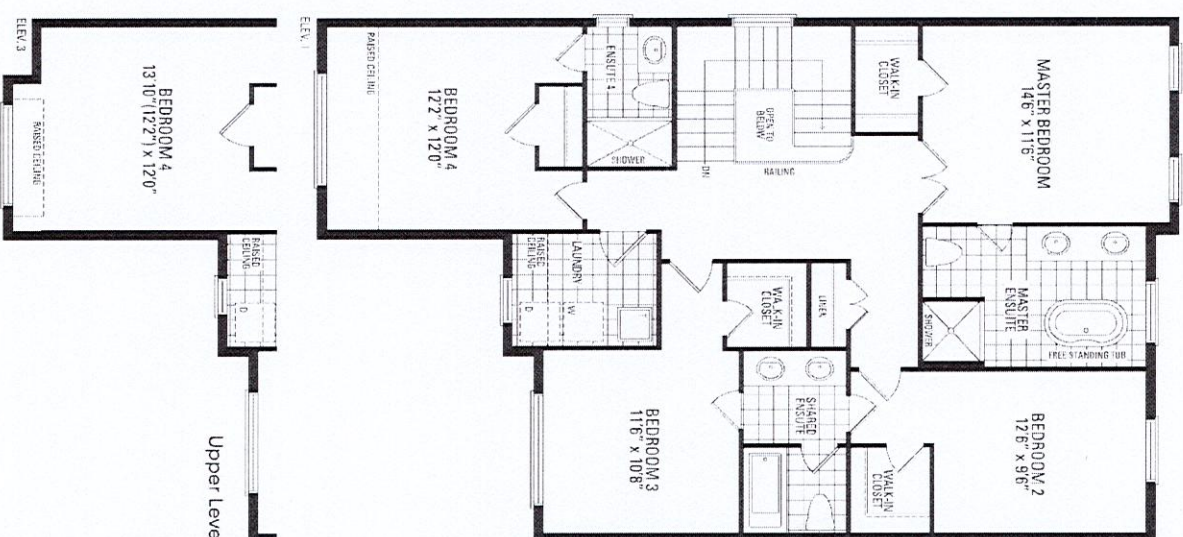
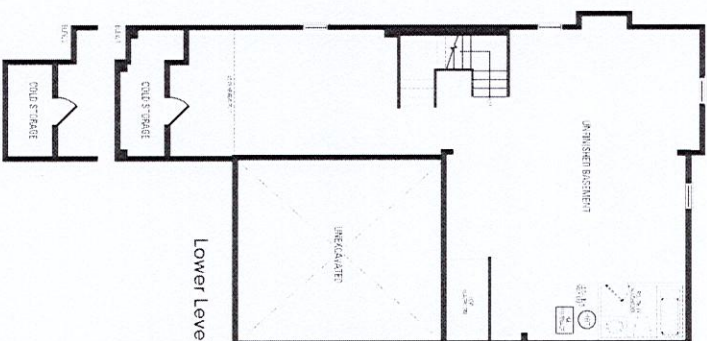
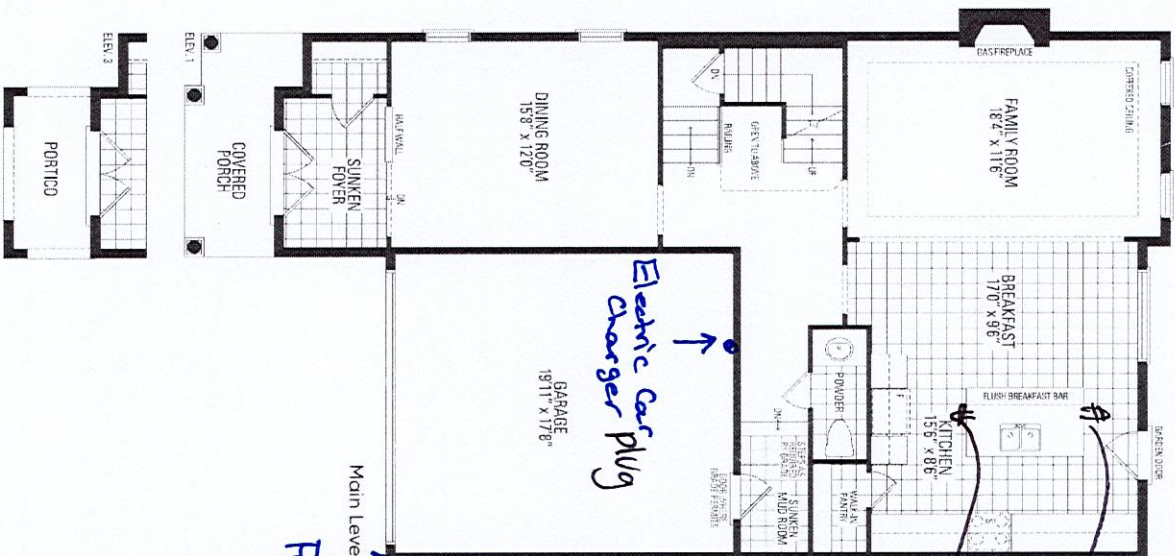
Selba Industries				J #
W WIDTH	W HGT	W CNT	JOB NUMBER:	
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK	
ST CENT	2X4	VENT BOX COVER	SITE: ROUNDEL, Richmond Hill	
			MODEL: PINETREE 2X EL 1,2,3	
			LOT #:	
DESIGNER: KS				
DATE: JUNE 7 21				

(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.)

lot 118 Rounded

Pinetree 2

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