



CONSTRUCTION SUMMARY **RECEIVED**

Red Oaks - Roundel Homes Inc.

PURCHASER: Andrei BUZDUGAN

APR 25 2023

TEL: RES.: 416-419-4801

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
114 / 1	65M-4737	Pinetree 1 Elev 2		
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 24Apr23 Note:				
1 - HARDWOOD - GROUP C SERIES 5 INCH - - UPPER HALL 24Apr23 Note:				

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 21Apr23 Note:	
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MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEY PAD & 2 HANDHELD CONTROL - PRICE IS PER GARAGE DOOR 24Apr23 Note:	
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PAINTING

1 - UPGRADE TRIM AND DOOR PAINT PACKAGE -IN LIEU OF STANDARD BIRCH WHITE 24Apr23 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 24Apr23 Note:	
1 - RAISE STANDARD SHOWER FIXTURE TO APPROX. 94 INCHES FROM SHOWER PAN/TUB FLOOR 21Apr23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Apr23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,670.00.BALANCE FORWARD \$8,330.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 12Apr23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 24Apr23 Note:	
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CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 24Apr23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 24Apr23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS FOR SECOND FLOOR 21Apr23 Note:	
1 - SMOOTH CEILINGS FOR FIRST FLOOR 21Apr23 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 12Apr23 Note: MASTER ENSUITE	

COUNTER TOP

1 - UPGRADE QUARTZ COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 24Apr23 Note:	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION **MASTER ENSUITE 12Apr23 Note: SUPPLY & INSTALL	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 21Apr23 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 21Apr23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
1 - POT LIGHT - SHOWER POT LIGHT 21Apr23 Note: ENSUITE 3/4	
11 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - SEE SKETCH 21Apr23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 21Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 21Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 21Apr23 Note: @COVERED PORCH	

HARDWOOD FLOORING

Purchaser:

Andrei BUZDUGAN

Telephone Res. / Bus:

(416) 419-4801 /

Decor Advisor:

Giulia Di Girolamo

Lock Date:

24-Apr-23

Property: 114

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 1 Elev 2

24-Apr-23

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL -350 PLATINUM SILVER	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL -H3078 HACIENDA WHITE	179SA
Master Ensuite Bathroom	DORAL -H3078 HACIENDA WHITE	179SA
Ensuite Bath - Bedroom 2	DORAL -H3078 HACIENDA WHITE	179SA
Ensuite Bath - Bedroom 3/4	DORAL -H3078 HACIENDA WHITE	179SA

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-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	

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**MASTER ENSUITE SHAMPOO NICHE: NICHE:QUARTZ-VIRGINIA

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3. Ceramic Flooring

Entrance Vestibule

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Main Hall

HARDWOOD

☐

Metal Strip Where Applic.

Kitchen / Breakfast

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Laundry Room

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Powder Room

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Master Ensuite Bathroom

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Ensuite Bath - Bedroom 2

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

Ensuite Bath - Bedroom 3/4

TILE-ESSENZE BIANCO 13X13

☐

GROUT #20 LIGHT BONE

☐

☐

☐

** Refer to Construction Summary ** GROUT #20 LIGHT BONE FLOOR AND WALL TILES**

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-CARRARA MATTE 8X10

NICHE:QUARTZ-VIRGINIA

Bathtub Enclosure Walls

N/A

Ensuite Bath - Bedroom 2

TILE-CARRARA MATTE 8X10

GROUT #20 LIGHT BONE

Ensuite Bath - Bedroom 3/4

TILE-CARRARA MATTE 8X10

GROUT #20 LIGHT BONE

Kitchen Backsplash

N/A

** Refer to Construction Summary - ** GROUT #20 LIGHT BONE FLOOR AND WALL TILES**

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

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Family Room	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Upper Hall	HARDWOOD-MIRAGE-SMC-ROCKING HORSE-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314
Bedroom #5	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-white oak-ROCKING HORSE
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-white oak-ROCKING HORSE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-white oak-ROCKING HORSE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-white oak-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	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Living Room	N/A	Bedroom #2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom #3	BIRCH WHITE
Kitchen / Breakfast	BIRCH WHITE	Bedroom #4	BIRCH WHITE
Family Room	BIRCH WHITE	Bedroom #5	N/A
Powder Room	BIRCH WHITE	Master Ensuite	BIRCH WHITE
Laundry Room	BIRCH WHITE	Ensuite Bath - Bedroom 2	BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	BIRCH WHITE
Trim & Door Paint-Semi Gloss	WHITE		
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

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**SMOOTH CEILINGS FIRST & SECOND FLOOR

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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		
PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/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 type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	
Fireplace Type			FLAT ON WALL			
Mantle Type			MANTLE M1-STANDARD			
Colour / Stain			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

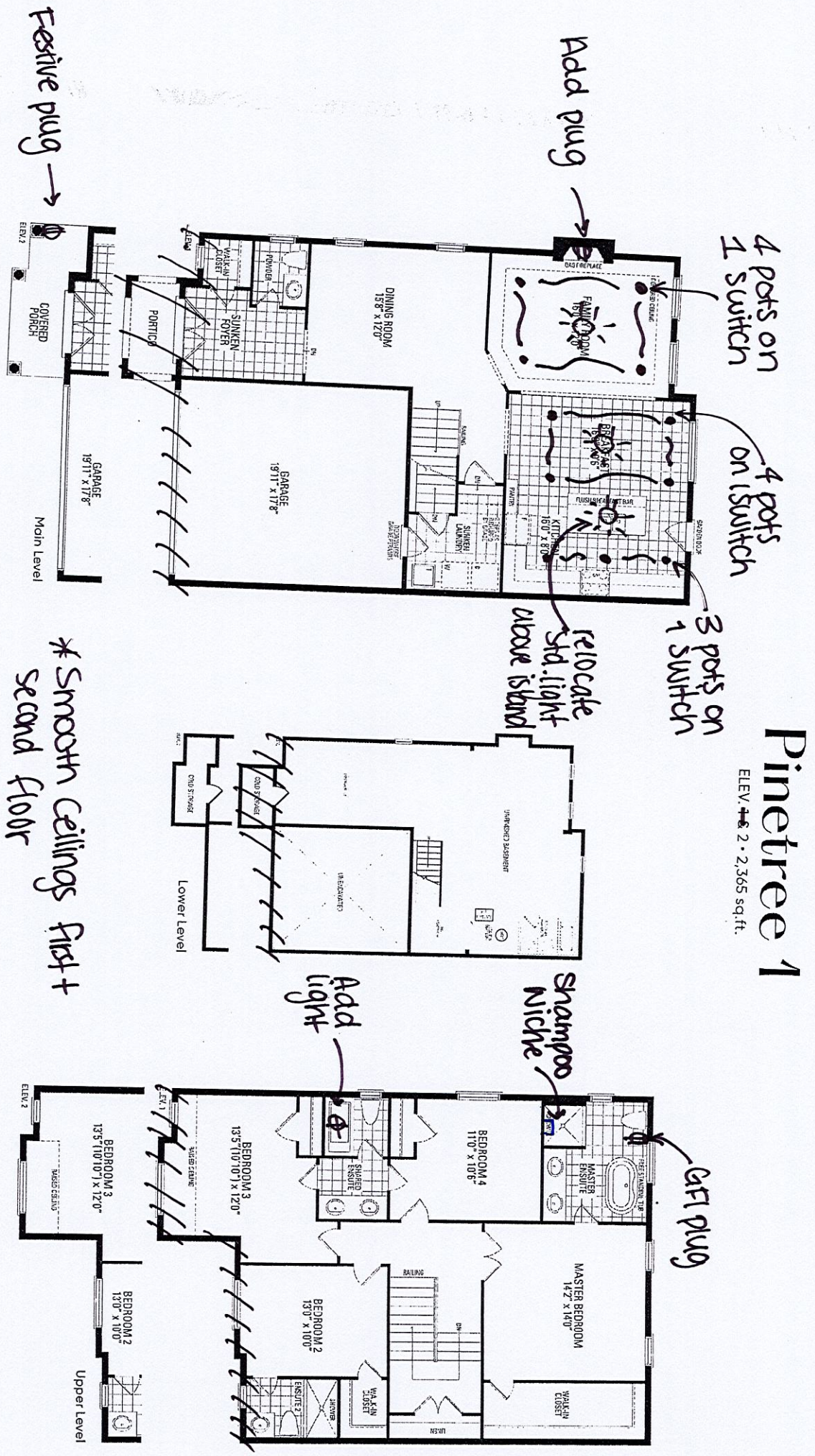
Disclaimers and Notes

- 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: *Andrei Buzdugan*

Date: *April 24, 2023*

Roundel Lot # 114



Pinetree 1

ELEV. 1 & 2 • 2,365 sq. ft.

113

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

