

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

MAY - 4 2023

PURCHASER: Tsz Tung CHAN

TEL: RES.: 647-679-2260

LOT / PHASE 59 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 1 Elev 3		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 03May23 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE - SHOWER 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - PRIMARY ENSUITE - FLOOR 03May23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - SHARED ENSUITE 3/4 - TUB AREA 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - SHARED ENSUITE 3/4 - FLOOR 03May23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - ENSUITE 2 - SHOWER 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - ENSUITE 2 - FLOOR 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST 03May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER 03May23 Note:	

COUNTER TOP

1 - UPGRADE QUARTZ COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 03May23 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 24Apr23 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) 24Apr23 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 03May23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 03May23 Note:	

HEATING AND AIR CONDITIONING



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1 - HUMIDIFIER
24Apr23 Note:

PLUMBING

1 - HOSE BIB - EXTERIOR FROST FREE 24Apr23 Note: @REAR OF HOUSE	
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2 - MOEN CHATEAU POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME TL183EP/U361CI/UT2721/3669EP/A725/62320 24Apr23 Note: PRICE INCLUDES TO TESTER MASTER ENSUITE & ENSUITE 2	
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1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 24Apr23 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03May23 Note:	
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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$6,195.00.BALANCE FORWARD TO BE USED AT A LATER DATE \$3,805.00. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 24Apr23 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03May23 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:	
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Gas fireplace to project into Family room due to lot conditions, as per attached Purchaser Alteration Form, dated February 15, 2023. Worksheet Note:	
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10 foot ceiling height on Main Floor. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor's standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including Worksheet Note:	
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Purchaser: Tsz Tung CHAN

Property: 59

Telephone Res. / Bus: (647) 679-2260 /

Project: Roundel Homes Inc.

Decor Advisor: Giulia Di Girolamo

Model and Elevation: Pinetree 1 Elev 3

Lock Date: 3-May-23

3-May-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DANA- 1048 FLAX	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL - K44 TITAN GREY	464SA
Master Ensuite Bathroom	DORAL - K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2	DORAL - K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 3/4	DORAL - K44 TITAN GREY	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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-WHITE CARRARA 4924-38	

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Giulia Di Girolamo

Lock Date:

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POLISHED 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-LITIUM SILVER POLISHED 24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-SMOT GREY 12X24	<input type="checkbox"/>	
		<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-TILE-LITIUM SILVER POLISHED 24X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-TILE-LITIUM SILVER POLISHED 24X24	
Ensuite Bath - Bedroom 3/4	TILE-SMOT WHITE 12X24	
Kitchen Backsplash	N/A	

** 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

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Upper Hall	HARDWOOD-MIRAGE-IMAGINE COLLECTION-DRIFTWOOD-RED OAK CHARACTER CORK-5"-DURAMATT
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
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-RED OAK-DRIFTWOOD
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
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	WARM GREY	Master Bedroom	WARM GREY
Living Room	N/A	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	WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		
Smooth Ceilings First Floor <input type="radio"/> Yes <input checked="" type="radio"/> No			

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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		
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		As Per Construction Specifications	
Mantle Type		MANTLE M1-STANDARD	
Colour / Stain		BIRCH WHITE	
Surround		BIANCO	
Hearth		NO	

** 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	<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.

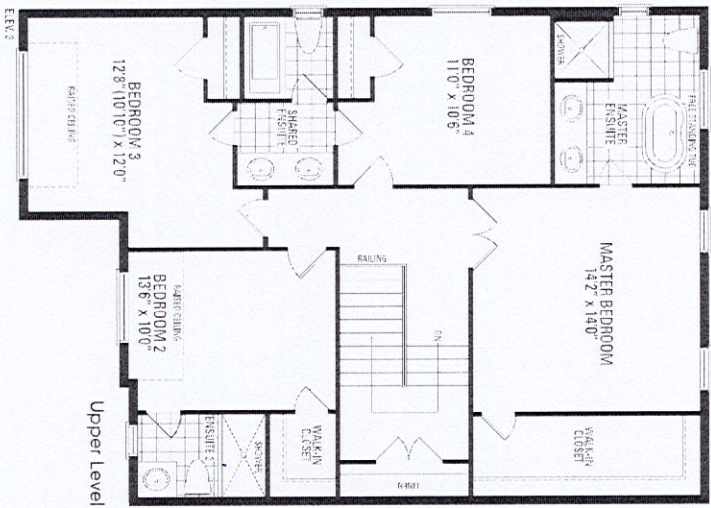
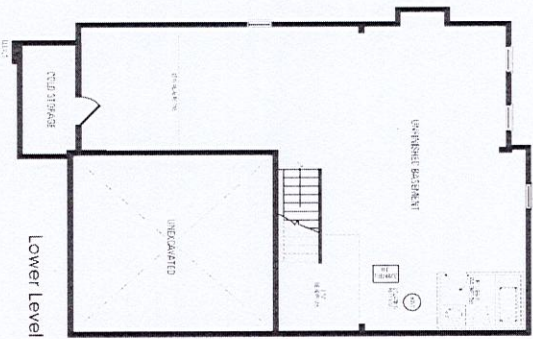
Signature: 

Date:

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Pinetree 1
ELEV. 3 • 2,360 sq.ft.



*Humidifier
*Waterline P/I for fridge

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. March 2023

- Upgrade 1:

Dana 1048 Flax

- Quartz-Mistral

countertop only

