

CONSTRUCTION SUMMARY		RECEIVED JUL 28 2023	TEL: RES.: 647-746-1727
Red Oaks - Roundel Homes Inc.			
PURCHASERS: Lai Yee Ada LEUNG and Hung-Lan LEUNG TANG			

LOT / PHASE 29 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 1 Elev 2		
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CABINETRY

1 - KITCHEN - PROVISION - GABLE CUT OUT FOR ELECTRICAL PLUG AT KITCHEN ISLAND 31Jan23 Note:	
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 24Mar23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 24Mar23 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 24Mar23 Note:	
1 - KITCHEN - VALENCE WOOD SHIELD 31Jan23 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 31Jan23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 31Jan23 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 31Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - POWDER ROOM 24Mar23 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - FOYER 24Mar23 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON SECOND FLOOR ONLY - DET 31Jan23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 31Jan23 Note:	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 24Mar23 Note:	
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ELECTRICAL

2 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED ON WALL 5 FEET FROM FINISH FLOOR FOR FUTURE TV MASTER BEDROOM x1 AND BEDROOM 2 X1 SEE SKETCH 31Mar23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND - SEE SKETCH 31Jan23 Note:	



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1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING (WHITE) 31Jan23 Note:	
1 - ENSUITE 2 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 31Jan23 Note:	
1 - MASTER ENSUITE - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 31Jan23 Note:	
1 - ENSUITE 3/4 - ADD SHOWER POT LIGHT AT TUB 31Jan23 Note:	
4 - POT LIGHT - LED - ADD 4 POT LIGHTS IN DINING ROOM -SEE SKETCH 31Jan23 Note: STANDARD LIGHT TO REMAIN ON SEPARATE SWITCH	
4 - POT LIGHT - LED - ADD 4 POTLIGHTS IN FAMILY ROOM -SEE SKETCH 31Jan23 Note: STANDARD LIGHT TO REMAIN ON SEPARATE SWITCH	
4 - POT LIGHT - LED - ADD 4 POTLIGHTS AT BREAKFAST AREA -SEE SKETCH 31Jan23 Note: STANDARD LIGHT TO REMAIN ON SEPARATE SWITCH	
6 - POT LIGHT - LED - ADD 6 POTLIGHTS IN KITCHEN WORK AREA - SEE SKETCH 31Jan23 Note: STANDARD LIGHT TO REMAIN ON SEPARATE SWITCH	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 31Jan23 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 31Jan23 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 24Mar23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 24Mar23 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 14 SEER - 2.5 TON 24Mar23 Note:	
1 - HUMIDIFER 31Jan23 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - SHOWER DOOR HANDLE - CHROME D-RING/TOWEL BAR COMBO 31Jan23 Note:	
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1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME ~~NOB~~ HINGES

31Jan23 Note:

UPGRADE HANDLE

PLUMBING

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH

ALL WASHROOMS

24Mar23 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH

ALL WASHROOMS

24Mar23 Note:

1 - ENSUITE 2 - CHATEAU POSI TEMP TUB/SHOWER FAUCET WITH 4 FUNCTION HAND SHOWER - MODEL TL2359EP/62320 - CHROME

24Mar23 Note:

1 - MASTER ENSUITE - 90 DEGREE CHROME ~~TWO~~ HANDLE HIGH ARC ROMAN TUB FAUCET INCLUDING HANDHELD SHOWER - MODEL-TS904/9796

31Jan23 Note:

1 - MASTER ENSUITE - MOEN 90 DEGREE POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721

31Jan23 Note:

1 - ENSUITE 2 - TOE TESTER - ADD TOE TESTER TO SHOWER

31Jan23 Note:

1 - MASTER ENSUITE - TOE TESTER - ADD TOE TESTER TO SHOWER

31Jan23 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

31Jan23 Note:

STAIRS AND RAILINGS

1 - ~~***INSERT***~~ - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

20Jul23 Note: AS PER COLOUR SCHEME

NEW

1 - ~~***DELETE***~~ - STAINED HANDRAIL, TREADS, RISERS AND STRINGER WITH PAINTED PICKETS - STANDARD STAIRCASE - PRICE IS PER SET

20Jul23 Note: AS PER PE #28141

~~1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER WITH PAINTED PICKETS – STANDARD STAIRCASE – PRICE IS PER SET~~

24Mar23 Note:

REVISED

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:

Purchasers:

Lai Yee Ada LEUNG & Hung-Lan LEUNG TANG

Property: 29

Telephone Res. / Bus:

(647) 746-1727 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Pinetree 1 Elev 2

Lock Date:

31-Mar-23

24-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 H3078 HACIENDA WHITE	465SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3081 HACIENDA BLACK	465SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	468SA
Ensuite Bath - Bedroom 2	MONACO 350 PLATINUM SILVER	468SA
Ensuite Bath - Bedroom 3/4	MONACO 350 PLATINUM SILVER	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	GANITE - WHITE ICE	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-HIVERNA P-948 CA	

** Refer to Construction Summary

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Plan #: 65M-4737

3. Ceramic Flooring

At a 45

Threshold-If App.

Entrance Vestibule	TILE-MARMORE CARRARA 12X24	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-PETRA CENDRA 13X13	☐	
Laundry Room	TILE-NEO GREY 12X12	☐	
Powder Room	TILE-MARMORE CARRARA 12X24	☐	
Master Ensuite Bathroom	TILE-NEO GREY 12X12	☐	
Ensuite Bath - Bedroom 2	TILE-NEO GREY 12X12	☐	
Ensuite Bath - Bedroom 3/4	TILE-NEO GREY 12X12	☐	
		☐	
		☐	
		☐	

** 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	TILE-CONCEPT NEVE LUCIDO 8X16	
Ensuite Bath - Bedroom 3/4	TILE-CONCEPT NEVE LUCIDO 8X16	
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

** Refer to Construction Summary

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31-Mar-23

24-Mar-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	N/A	
Dining Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Landing	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Hall	HARDWOOD-MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
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 DRIFTWOOD RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK

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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room		Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary **SMOOTH CEILINGS FOR FIRST & SECOND FLOOR

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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
	☐	☐	☐	☐	☒	☐	☐	☐	☐
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	YES	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE TEMP.		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	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:

Signature

Date:



Buy it for looks. Buy it for life.®

29 Roundel Master Ensuite Specifications

DESCRIPTION

- Metal construction with various finishes identified by suffix
- Includes hot and cold temperature indicators

OPERATION

- Lever style handles
- Rotate hot side handle counterclockwise to open (clockwise to close)
- Rotate cold side handle clockwise to open (counterclockwise to close)

FLOW

- EP suffix models are limited to 2.0 gpm (7.6 L/min) max for products manufactured prior to June 30, 2018. EP suffix models manufactured after June 30, 2018 are limited to 1.75 gpm (6.7 L/min) max.

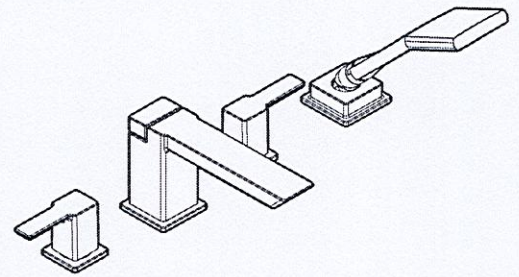
STANDARDS

- Third party certified to CSA B-125.1, ASME A112.18.1, and all applicable requirements referenced therein
- **ADA**  for lever handles

WARRANTY

- Lifetime limited warranty against leaks, drips and finish defects to the original homeowner
- 10 year limited warranty when used in a multifamily installation
- 5 year limited warranty when used in a commercial installation

Visit www.moen.com/support for complete details and limitations



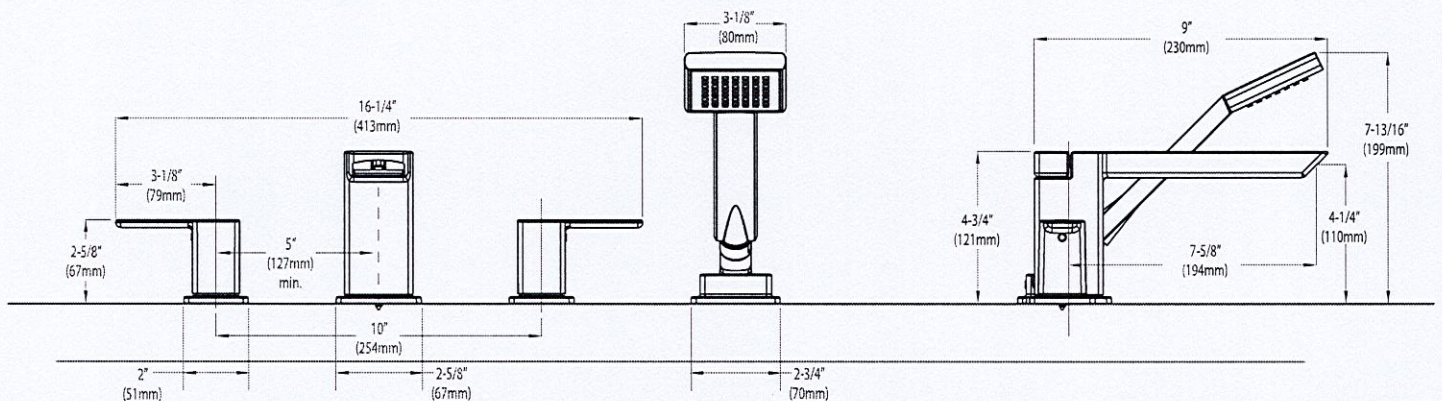
90 degree™ Two-Handle Roman Tub Faucet Trim w/Built In Diverter Valve

Models: TS904 series

Valves: 9992, 9993



Handshower S3879EP



CRITICAL DIMENSIONS

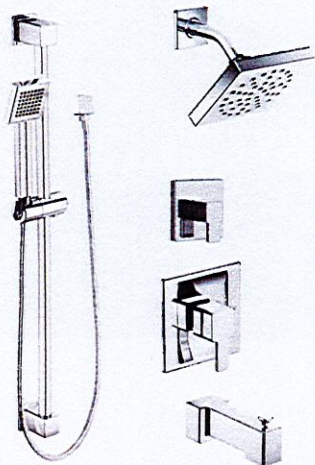
(DO NOT SCALE)

Rev. 12/17

FOR MORE INFORMATION CALL: 1-800-BUY-MOEN
www.moen.com

90°™

POSI-TEMP®



**Posi-Temp® Tub/Shower Faucet
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower***

TS2713EP / U361CI / UTS4172 /
62320 / S3879EP / A721

Chrome

Other

29 Roundel Master Ensuite



**Posi-Temp® Shower Only with 3
Function Transfer Valve/Trim and
Slide Bar with Hand Shower***

TS2712EP / U361CI / UTS4172 /

Chrome



**Eco-Performance Posi-Temp®
Tub/Shower Faucet***

TS2713EP / U361CI / UTS4172 /

Chrome

Other



**Eco-Performance Posi-Temp®
Shower Only**

TS2712EP / U361CI / UTS4172 /

Chrome

Other

90° FINISH OPTIONS



Chrome, LifeShine®
Brushed Nickel (BN)

To order, combine the model number with one of these finish letter(s). LifeShine® Brushed Nickel (BN). To order Chrome (C) model, use model number only.

*Refer to the Shower Design Guide for Installation Instructions

DESCRIPTION

- Metal construction with various finishes identified by suffix
- Includes non-metallic handheld, arm, flange and non-metallic diverter tub spout
- 59" double interlock spiral hose (metal)
- Double check valves in handheld

OPERATION

- Handle operates counterclockwise through a 270° arc with off at 6 o'clock and maximum hot at the 9 o'clock position. Shut off in clockwise direction
- Adjustable temperature limit stop to control maximum hot water temperature
- Pressure balancing mechanism maintains selected discharge temperature to $\pm 3^\circ$
- 4-function: massage, vigorous, full and combination

FLOW

- EP suffix models are limited to 2.0 gpm (7.6 L/min) max for products manufactured prior to June 30, 2018. EP suffix models manufactured after June 30, 2018 are limited to 1.75 gpm (6.7 L/min) max.

CARTRIDGE

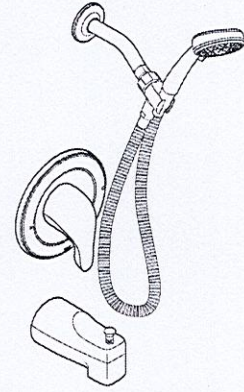
- 1222 cartridge design
- Accommodates back to back installations
- Nonmetallic/nonferrous and stainless steel material

STANDARDS

- Third party certified to meet ASME A112.18.1/CSA B125.1 and all applicable requirements referenced therein
- EP suffix models are third party certified to WaterSense®
- ADA ♿ for lever handle

WARRANTY

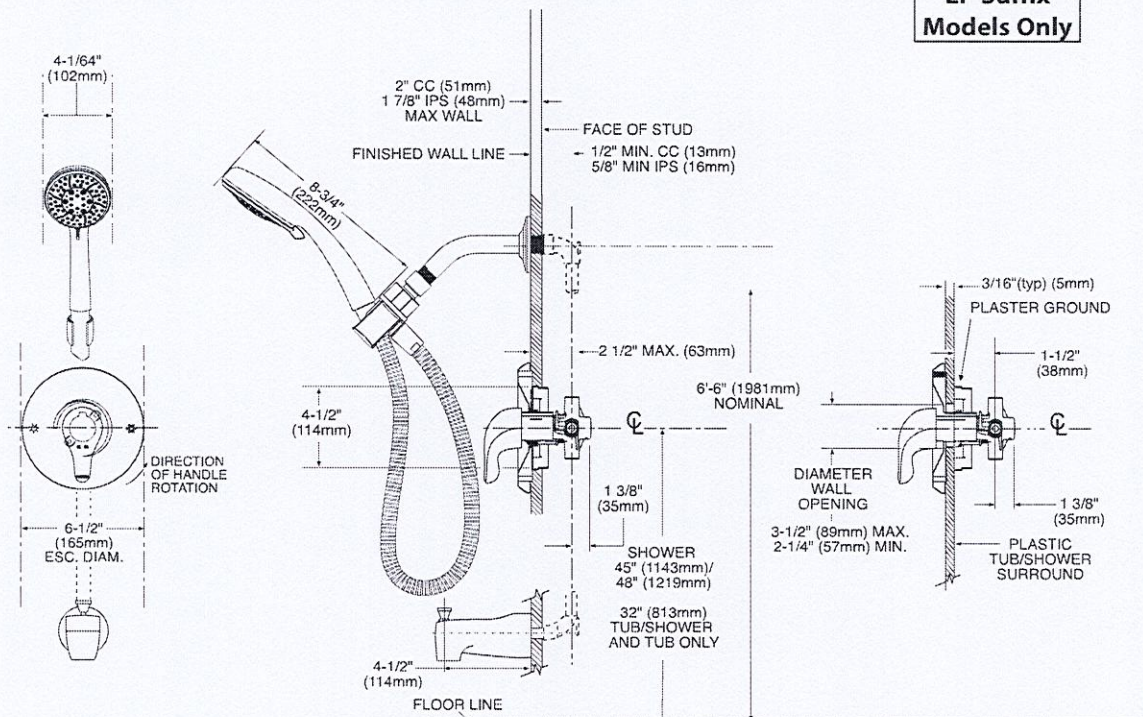
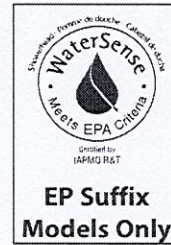
- Lifetime limited warranty against leaks, drips and finish defects to the original homeowner
 - 10 year limited warranty when used in a multifamily installation
 - 5 year limited warranty when used in a commercial installation
- Visit www.moen.com/support for complete details and limitations



CHATEAU® POSI-TEMP® Single-Handle Tub/Shower Trim Kit with Handheld

Models: TL2359EP

Valves: 62300 series
2500 series



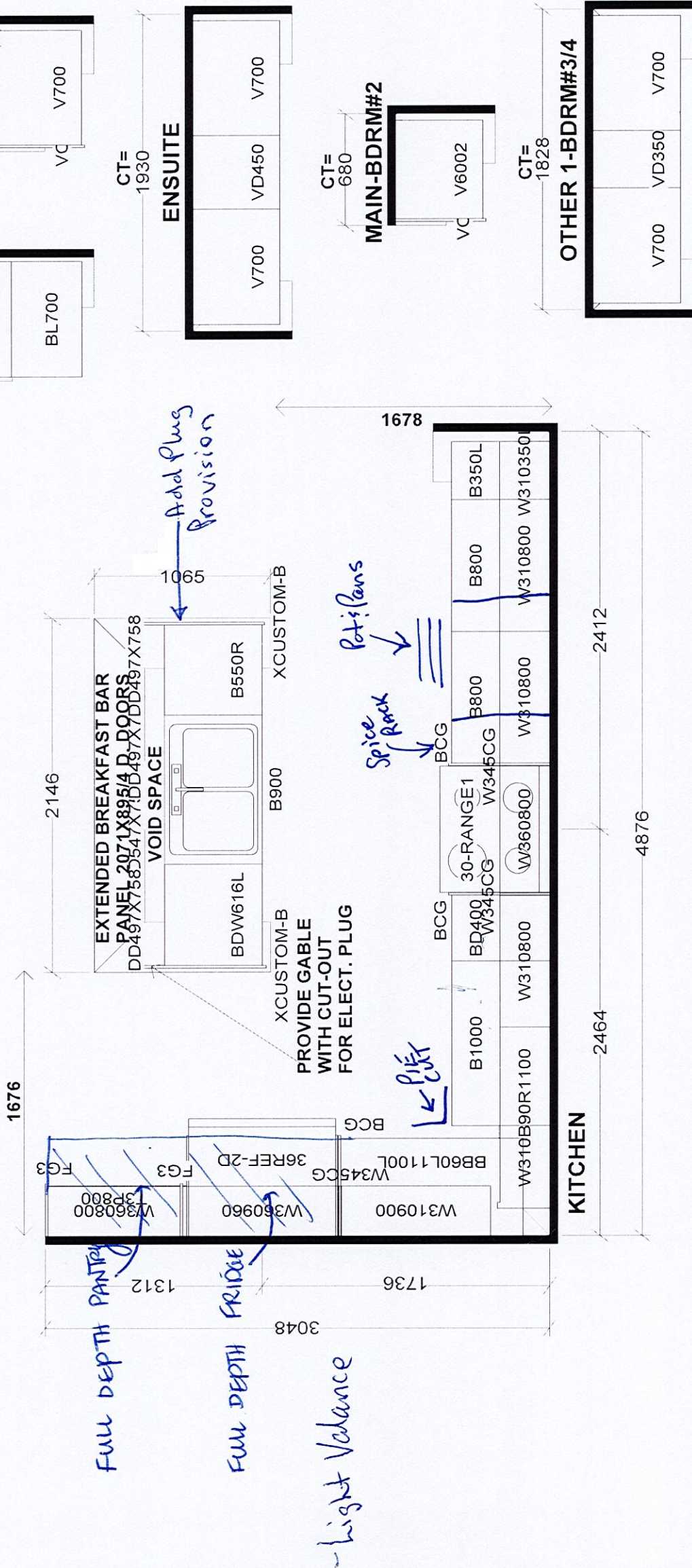
THICK WALL APPLICATION

THIN WALL APPLICATION

CRITICAL DIMENSIONS

(DO NOT SCALE)

lot 29. Roundel



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

lot 29.

Lot 29
4 pots
one switch

separate
switch

separate
switch

separate
switch

separate
switch

PineTree

ELEV. 1 2,365 sq. ft.

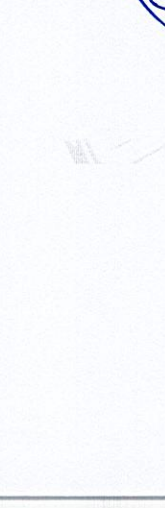
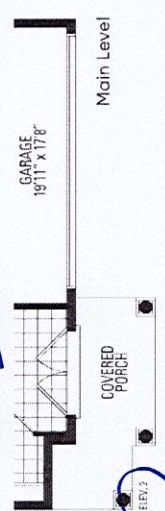
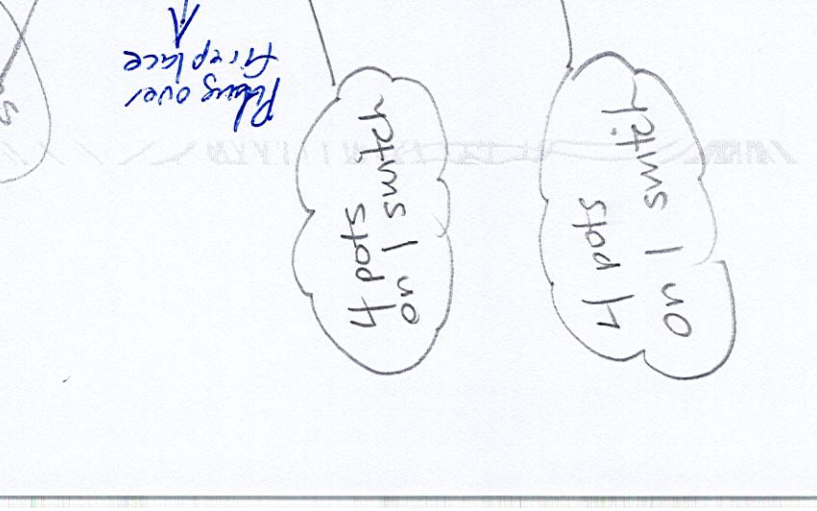
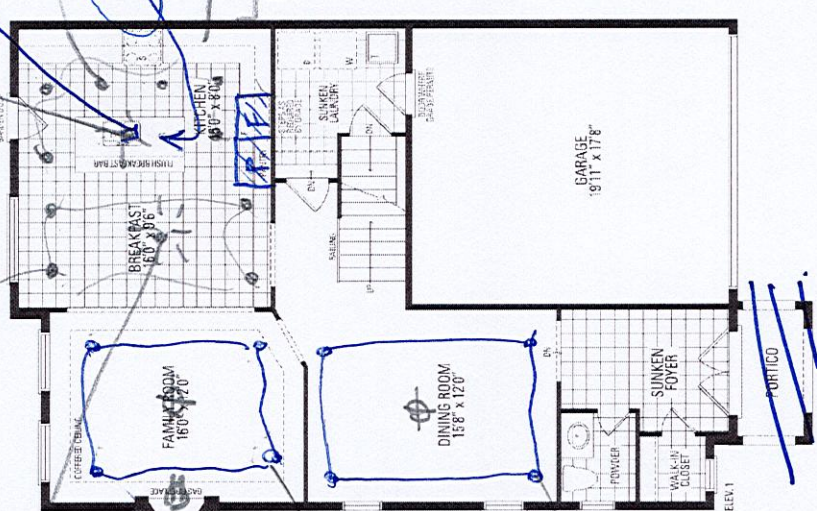
6 pots
one switch

Add Plug to Island

Under
light
balance

4 pots
on 1 switch

4 pots
on 1 switch



* Smooth Ceilings
1st & 2nd Floor

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 29 Rounded

Frameless Door
Glass

Toe Tester

Plug Si from floor

Toe Tester

Add Light in Tub

Plug Si from floor

Toe Tester

Upper Level

Upper Level

Upper Level

Upper Level