

CONSTRUCTION SUMMARY

RECEIVED

Red Oaks - Roundel Homes Inc.

SEP 19 2023

PURCHASERS: Kangxue YIN and Jingwen ZHANG

TEL: RES.: 778-788-8607

LOT / PHASE 39 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 1		
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CERAMIC TILE

1 - TILE - UPGRADE 4 WALL TILE - ENSUITE 4 - SHOWER 18Sep23 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A HERRING BONE PATTERN - SHARED ENSUITE 2/3 - TUB AREA 18Sep23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - SHARED ENSUITE 2/3 - TUB AREA 18Sep23 Note:	
1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE - SHOWER LAID VERTICALLY 18Sep23 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR- LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - MAIN LEVEL & UPPER LEVEL WHERE APPLICABLE 18Sep23 Note:	
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ELECTRICAL

4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN ALL BATHS 19May23 Note:	
1 - ENSUITE 2/3 - POT LIGHT - SHOWER POT LIGHT IN TUB CEILING 19May23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 19May23 Note:	
1 - ENSUITE 2/3 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 19May23 Note:	
1 - ENSUITE 4 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 19May23 Note:	
1 - MASTER ENSUITE - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 19May23 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 19May23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19May23 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) 19May23 Note:	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 19May23 Note:	
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MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 19May23 Note:	
1 - ENSUITE 4 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES 19May23 Note:	

PLUMBING

1 - ENSUITE 4 - TOE TESTER - ADD TOE TESTER TO SHOWER 19May23 Note:	
1 - PRIMARY ENSUITE - TOE TESTER - ADD TOE TESTER TO SHOWER 19May23 Note:	
3 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH ALL 2ND FLOOR BATHS 19May23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 19May23 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19May23 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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This Document is Extremely Time Sensitive - Printed 18 Sep 23 at 15:39

Purchasers:	Kangxue YIN & Jingwen ZHANG	Property:	39
Telephone Res. / Bus:	(778) 788-8607 /	Project:	Roundel Homes Inc.
Decor Advisor:	Ida Viola	Model and Elevation:	Pinetree 2 Elev 1
Lock Date:	18-Sep-23	18-Sep-23	Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	464A
Laundry Room	ELISSE	Standard
Powder Room	DORAL K43 SUMMIT WHITE	464SA
Master Ensuite Bathroom	DORAL W500	464SA
Ensuite Bath - Bedroom 2/3	DORAL W500	464SA
Ensuite Bath - Bedroom 4	DORAL W500	464SA

Stove Opening	STANDARD	NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening	STANDARD	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	Niche
Kitchen / Breakfast	GRANITE-GRIGIO SARDO	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-LIME STONE 7264-58		
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38		
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38		
Kitchen Backsplash	N/A		

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Initials: ky JW

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3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-CONCRETE BEIGE 13X13	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-CONCRETE BEIGE 13X13	<input type="checkbox"/>
Laundry Room	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Powder Room	TILE-CONCRETE BEIGE 13X13	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-CONCRETE WHITE 13X13	<input type="checkbox"/>
Mud Room	TILE-CONCRETE BEIGE 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		
Shower Stall	TILE- BROOKLYN SNOW BRILL 3X12	LAID VERTICALLY
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE4500 GLOSSY WHITE (OT011) 4X16	LAID IN A HERRING BONE PATTERN
Ensuite Bath - Bedroom 4	TILE-CRAFT COTTON 12X24	
Mud Room		
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications

** Refer to Construction Summary

6. 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				

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Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Living Room	N/A
Dining Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Family Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Landing	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Hall	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Master Bedroom	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #2	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #3	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #4	LAMINATE-LEXINGTON-KORTEMARK OAK-TL-LW1312 PEFC
Bedroom #5	N/A

Underpad

Standard☐

Upgrade

** Refer to Construction Summary ***PURCHASER IS AWARE THEY HAVE SELECTED A LAMINATE COLOUR THAT DOES NOT MATCH THE HARDWOOD ON MAIN LEVEL OR STAIR COLOUR*** NOT RECOMMENDED BY VENDOR - NO CHANGES CAN BE MADE TO LAMINATE OR HARDWOOD FLOORS

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	RED OAK- NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	RED OAK- NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	RED OAK- NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	RED OAK- NATURAL

Red Oak Stairs as Per Vendor's Standard

** 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	BIRCH WHITE	Mud Room	43 BIRCH WHITE

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10. 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	<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"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				GRIGIO CARNICO					
				NO					

** Refer to Construction Summary

11. Air Conditioning

Air Conditioning

NO

Comment

** Refer to Construction Summary

12. 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.

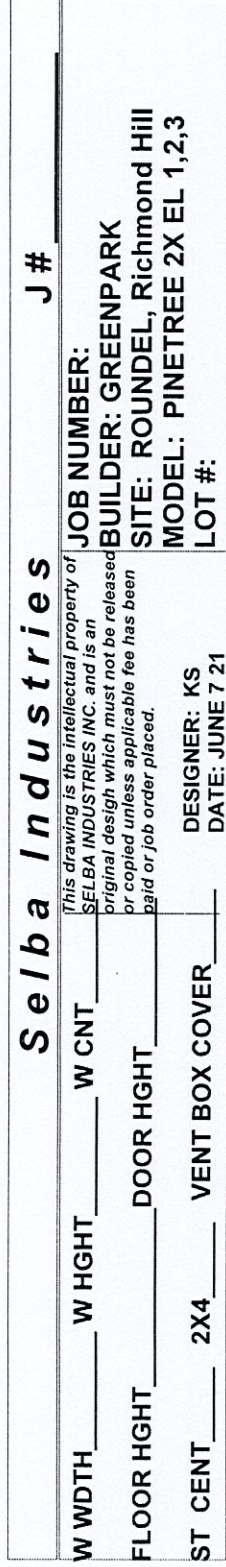
Signature: 

Date: Sep. 18, 2023

Signature: 

Date: 9/18/2023

No upgrades



PineTree 2

Includes 16 sq.ft. of open area.

