

CONSTRUCTION SUMMARY				
Red Oaks - Roundel Homes Inc.				
PURCHASERS: Ahmad Nazir HAJ MOHAMMAD and Parima MOHAMMAD FAQEER // Elyas AHMAD NA			TEL: RES.: 416-471-5423	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
116 / 1	65M-4737	Pinetree 2 Elev 3		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 20Apr23 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL 20Apr23 Note:	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 03Mar23 Note:	
MASTER ENSUITE SHOWER- SEE SKETCH	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN - IN LIEU OF STANDARD MATERIAL 20Apr23 Note:	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 03Mar23 Note: SUPPLY & INSTALL	
MASTER ENSUITE SHOWER	

ELECTRICAL

1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 03Mar23 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20Apr23 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 03Mar23 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS 20Apr23 Note:	
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HEATING AND AIR CONDITIONING

1 - HUMIDIFER 03Mar23 Note:	
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PLUMBING

1 - KITCHEN SINK - UNDERMOUNT SINK - TECO KITCHEN #170 20Apr23 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03Mar23 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 20Apr23 Note:	
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LOT / PHASE 116 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 2 Elev 3		
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This Document is Extremely Time Sensitive - Printed 20 Apr 23 at 15:25

Purchasers:

Ahmad Nazir HAJ MOHAMMAD & Parima MOH

Property: 116

Telephone Res. / Bus:

(416) 471-5423 /

Project: Roundel Homes Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Pinetree 2 Elev 3

Lock Date:

20-Apr-23

20-Apr-23

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL H3078 HACIENDA WHITE	464SA
Master Ensuite Bathroom	DORAL W500	464SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 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-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	

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Initials:

PM

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Page 1 of 4

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Laundry Room	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Powder Room	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE- E.B. LOFT CENDRA 12.5X12.5	<input type="checkbox"/>	
Mud Room	TILE- E.B. LOFT CENDRA 12.5X12.5	<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	NICHE - VEGA
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Mud Room		
Kitchen Backsplash	N/A	

** 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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Initials:

PM

Purchasers:

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Decor Advisor:

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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	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW 1317 PEFC
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 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 <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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	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	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library		Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Mud Room	22 WARM GREY
Smooth Ceilings First Floor <input type="radio"/> Yes <input checked="" type="radio"/> No			

** Refer to Construction Summary



Initials: _____

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 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			AS PER CONSTRUCTION SPECIFICATIONS					
Surround			BIANCO					
Hearth			NO					

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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 checked="" type="radio"/> Yes <input 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

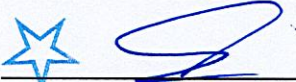
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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: 20/04/23

Signature:

Date:

The floor plan shows a house with the following layout and dimensions:

- Overall Dimensions:** 1676 (width) x 4724 (depth).
- Kitchen:** Located at the front (top) of the house. It includes a 30-RANGE1, a 36REF-2D, and a 36DW616R. The kitchen is divided into two sections, each 2062 wide, with a total width of 4124. The depth is 1682.
- Laundry:** Located to the left of the kitchen. It includes a W360700 and a BL700. The width is 750 and the depth is 914.
- Powder:** Located to the right of the laundry. It includes a V800. The width is 914 and the depth is 750.
- Ensuite:** Located to the right of the powder. It includes a V800, a VD450, and a V700. The width is 2130 and the depth is 914.
- Main-BDRM#2/3:** Located to the right of the ensuite. It includes a V800, a VD450, and a V700. The width is 1828 and the depth is 914.
- Other 1-BDRM#4:** Located to the right of the main bedroom. It includes a V700. The width is 780 and the depth is 914.
- Handwritten Notes:**
 - "Full Depth" with an arrow pointing to the kitchen area.
 - "Pot & Pans" with an arrow pointing to the kitchen area.

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

Pinetree 2

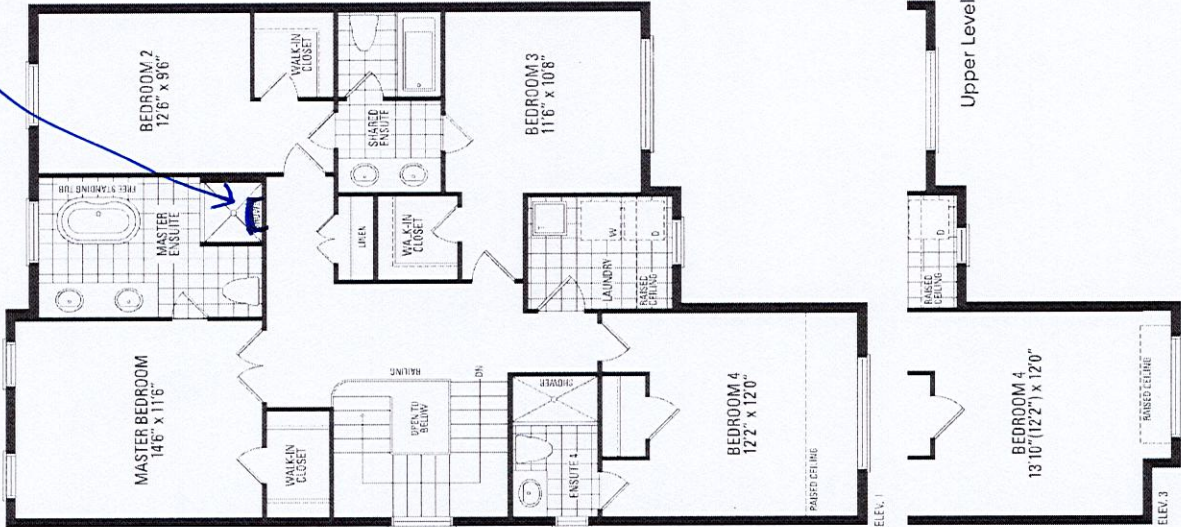
ELEV. 1 • 2,581 sq.ft. | ELEV. 3 • 2,598 sq.ft.
Includes 16 sq.ft. of open area.

Gas Line
for BBQ.

Gas Line
stove.
Waterline.
for Fridge

Electric Car
Charger

Niche.



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