

CONSTRUCTION SUMMARY RECEIVED

Red Oaks - Roundel Homes Inc.

AUG 17 2023

PURCHASER: Chengjie LIANG

TEL: RES.: 647-868-2866

LOT / PHASE 62 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 3		
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CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM 15Aug23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - FOYER 15Aug23 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 15Aug23 Note:	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 26Apr23 Note: MASTER ENSUITE	
1 - FRAMELESS GLASS SHOWER ENCLOSURE PROVISION - REMOVE SIDE WALL AND REPLACE WITH GLASS TO ACCOMODATE FRAMELESS GLASS SHOWER ENCLOSURE SEE SKETCH 26Apr23 Note:	

COUNTER TOP

1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 26Apr23 Note: SUPPLY & INSTALL  MASTER ENSUITE	
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DOORS AND TRIM

1 - DOORS INTERIOR - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - INTERIOR DOORS WHERE APPLICABLE 15Aug23 Note:	
1 - TRIM - UPGRADE 3 - 5 1/4 INCH BASEBOARD AND 3 1/4 INCH CASING - STEP BEVEL 15Aug23 Note:	

ELECTRICAL

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 26Apr23 Note: MASTER ENSUITE ENSUITE 2 ENSUITE 3/4	
1 - POT LIGHT - SHOWER POT LIGHT 26Apr23 Note: ENSUITE 3/4	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 26Apr23 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 26Apr23 Note: SEE SKETCH FOR LOCATION	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 26Apr23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 26Apr23 Note: @COVERED PORCH	





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1 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)  
26Apr23    Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR  
26Apr23    Note:

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR  
26Apr23    Note:

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE  
15Aug23    Note:

1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - - FIRST FLOOR IN STANDARD HARDWOOD AREAS  
15Aug23    Note:

HEATING AND AIR CONDITIONING

1 - HUMIDIFER  
26Apr23    Note:

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL - MATTE BLACK FINISH  
15Aug23    Note: INCLUDES CLIPS IN MATTE BLACK FINISH

MASTER ENSUITE

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES  
26Apr23    Note:

PLUMBING

3 - TOILET - CONTRAC AVENAL TWO PIECE TOILET #4772HNW/4771HHVU SINGLE FLUSH  
15Aug23    Note: POWDER ROOM  
                  ENSUTIE 2  
                  ENSUITE 3/4

1 - 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  
26Apr23    Note: PRICE INCLUDES TO TESTER  
  
                  MASTER ENSUITE

1 - TOE TESTER - ADD TOE TESTER TO SHOWER  
26Apr23    Note: ENSUITE 2

1 - HOSE BIB - EXTERIOR FROST FREE  
26Apr23    Note: 1 @ REAR OF HOUSE

1 - KITCHEN – POT FILLER – MOEN MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS – #S665 CHROME  
26Apr23    Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY  
26Apr23    Note:

PROMOTIONAL





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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

26Apr23 Note:

STAIRS AND RAILINGS

1 - 4 X 4 RING POSTS

15Aug23 Note:

1 - CONTEMPORARY HANDRAIL

15Aug23 Note:

1 - EUROLINE CONTEMPORARY PICKETS

15Aug23 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

15Aug23 Note:

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:

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:

This Document is Extremely Time Sensitive - Printed 15 Aug 23 at 16:26



Purchaser:Chengjie LIANG

Telephone Res. / Bus: (647) 868-2866 /

Decor Advisor:Giulia Di Girolamo

Lock Date:15-Aug-23

Property: 62

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 3

15-Aug-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO -324 ENGLISH TOFFEE	223SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO -324 ENGLISH TOFFEE	223SA
Master Ensuite Bathroom	MONACO -324 ENGLISH TOFFEE	223SA
Ensuite Bath - Bedroom 2	MONACO -324 ENGLISH TOFFEE	223SA
Ensuite Bath - Bedroom 3/4	MONACO -324 ENGLISH TOFFEE	223SA
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-NERO IMPALA	#360 EDGE	
Laundry Room	N/A		
Powder Room	LAMINATE-BAHIA GRANITE 4595K-52		
Master Ensuite Bathroom	LAMINATE-BAHIA GRANITE 4595K-52		QUARTZ-METROLIS GREY
Ensuite Bath - Bedroom 2	LAMINATE-BAHIA GRANITE 4595K-52		
Ensuite Bath - Bedroom 3/4	LAMINATE-BAHIA GRANITE 4595K-52		
Kitchen Backsplash	N/A		

\*\* Refer to Construction Summary



3. Ceramic Flooring

At a 45

Entrance Vestibule	TILE-METROPOLITAN FAIR 12X24	<input type="checkbox"/>
Main Hall	HARDWOOD	<input type="checkbox"/>
Kitchen / Breakfast	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>
Laundry Room	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>
Powder Room	TILE-METROPOLITAN FAIR 12X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE BIANCO 13X13	<input type="checkbox"/>
Mud Room	TILE-ESSENZE BIANCO 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	N/A	
Shower Stall	TILE-EXTRA WHITE/GREY (722) 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY (722) 8X16	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA WHITE/GREY (722) 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Trim Carpentry

Interior Doors	LINCON-SMOOTH
Interior Trim	3 1/4" BB CASING WITH 5 1/4" BASEBOARD - STEP BEVEL

\*\* Refer to Construction Summary

6. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

\*\* Refer to Construction Summary

Cd



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Chengjie LIANG

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Decor Advisor:

Giulia Di Girolamo

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Living Room	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Dining Room	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Family Room	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Upper Landing	HARDWOOD-MIRAGE-SMC- CAROUSEL-WHITE OAK CHARACTER-BRUSHED 61/2"-DURAMATT
Upper Hall	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Master Bedroom	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #2	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #3	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #4	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #5	N/A
Underpad	Standard <input type="checkbox"/> Upgrade N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	CONTEMPORARY HANDRAIL/4X4 RING POST	Colour	MIRAGE-WHITE OAK-CAROUSEL
Picket Type	EUROLINE CONTEMPORARY	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-WHITE OAK-CAROUSEL
Treads	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE-WHITE OAK-CAROUSEL


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	43 BIRCH WHITE	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	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	43 BIRCH WHITE	Mud Room	43 BIRCH WHITE

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Initial: 



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Lock Date: 15-Aug-23

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15-Aug-23  
Plan #: 65M-4737

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
	<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 M2-STANDARD					
Colour / Stain				BIRCH WHITE					
Surround				NERO					
Hearth				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: 2023-08-15



LOT # 62 - Roundel

Kitchen - pot filler

Relocate  
std. kitchen  
light above  
island

Add light in  
living rm

std. dining rm  
light to  
remain

Gas line r/l  
B88

Add  
plug

Electric  
vehicle r/l  
(conduit)

\*10' ceiling

## Pinetree 3

~~ELEV. 1~~ 2,602 sq.ft. | ~~ELEV. 2~~ 2,675 sq.ft. | ELEV. 3 - 2,686 sq.ft.  
Includes 38 sq.ft. of open area.

Shampoo  
Niche

Frameless glass enclosure  
Remove glaze wall + replace w/  
glass

Add toe kicker

Add light

\* Gas line r/l for stove  
\* Humidifier  
\* Waterline r/l for fridge

Cut

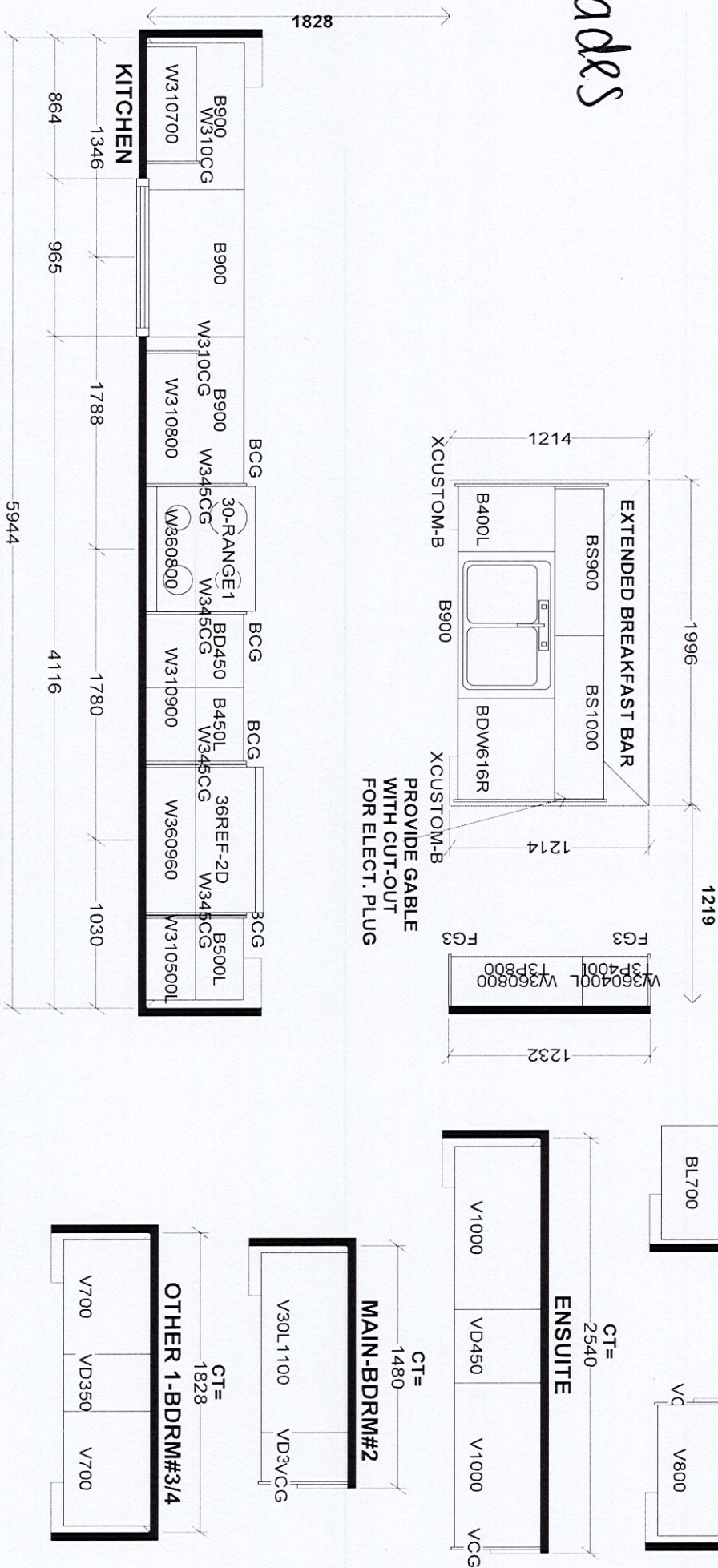
Festive plug

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#62 - Roundel

\*NO upgrades



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