

CONSTRUCTION SUMMARY

Red Oaks - Roundel Homes Inc.

RECEIVED

SEP 8 - 2023

PURCHASER: XUAN CEN LI

TEL:

LOT / PHASE 55 / 2	REG. PLAN # 65M-4737	HOUSE TYPE Pinetree 3 Elev 3		
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DOORS AND TRIM

1 - DOORS INTERIOR - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - THROUGHOUT INTERIOR DOORS WHERE APPLICABLE 07Sep23 Note:	
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ELECTRICAL

1 - ELECTRICAL PLUG - ADD TO LIVING ROOM/DINING ROOM INSTALLED AT STANDARD HEIGHT - SEE SKETCH 07Sep23 Note:	
4 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET 07Sep23 Note: ALL TOILETS - SEE SKETCH	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN ***PRIMARY ENSUITE, ENSUITE 2, ENSUITE 3/4*** 07Sep23 Note:	
1 - PLUG - ELECTRICAL PLUG - FAMILY ROOM - SEE SKETCH (STANDARD HEIGHT) 07Sep23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 07Sep23 Note:	
1 - LIGHT - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Sep23 Note:	
1 - LIGHT ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 07Sep23 Note:	
6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - SEE SKETCH 07Sep23 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 07Sep23 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) 07Sep23 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST LEVEL 07Sep23 Note:	
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HEATING AND AIR CONDITIONING

1 - HUMIDIFER 07Sep23 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 07Sep23 Note:	
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PROMOTIONAL



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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Sep23 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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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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This Document is Extremely Time Sensitive - Printed 7 Sep 23 at 11:06

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

XUAN CEN LI

/

Ida Viola

7-Sep-23

Property: 55

Project: Roundel Homes Inc.

Model and Elevation: Pinetree 3 Elev 3

7-Sep-23

Plan #: 65M-4737

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	466SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W500	466SA
Master Ensuite Bathroom	DORAL W500	466SA
Ensuite Bath - Bedroom 2	DORAL W500	466SA
Ensuite Bath - Bedroom 3/4	DORAL W500	466SA
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	LAMINATE-CARRARA BIANCO 6696-46		
Laundry Room	N/A		
Powder Room	LAMINATE-CARRARA BIANCO 6696-46		
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46		
Ensuite Bath - Bedroom 2	LAMINATE-CARRARA BIANCO 6696-46		
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46		
Kitchen Backsplash	N/A		

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3. Ceramic Flooring		At a 45
Entrance Vestibule	TILE-FRIGIA WHITE 13X13	☐
Main Hall	LAMINATE	☐
Kitchen / Breakfast	TILE-FRIGIA WHITE 13X13	☐
Laundry Room	TILE-FRIGIA WHITE 13X13	☐
Powder Room	TILE-FRIGIA WHITE 13X13	☐
Master Ensuite Bathroom	TILE-FRIGIA WHITE 13X13	☐
Ensuite Bath - Bedroom 2	TILE-FRIGIA WHITE 13X13	☐
Ensuite Bath - Bedroom 3/4	TILE-FRIGIA WHITE 13X13	☐
Mud Room	TILE-FRIGIA WHITE 13X13	☐
		☐
		☐

** Refer to Construction Summary ** METAL STRIP THRESHOLD WHERE APPLICABLE UNLESS SPECIFIED **

4. Ceramic Wall Tile		
Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Shower Stall	TILE-FOX GREY 428 8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-FOX GREY 428 8X16	
Ensuite Bath - Bedroom 3/4	TILE-FOX GREY 428 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	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				

** Refer to Construction Summary

Initial:

Purchaser:

XUAN CEN LI

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

Lock Date:

7-Sep-23

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7. Other Flooring

Main Hall	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Living Room	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Dining Room	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Family Room	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Upper Landing	HARDWOOD - STANDARD 3 1/4" NATURAL RED OAK
Upper Hall	LAMINATE - STANDARD NATURAL RED OAK
Master Bedroom	LAMINATE - STANDARD NATURAL RED OAK
Bedroom #2	LAMINATE - STANDARD NATURAL RED OAK
Bedroom #3	LAMINATE - STANDARD NATURAL RED OAK
Bedroom #4	LAMINATE - STANDARD NATURAL RED OAK
Bedroom #5	N/A

Underpad

Standard ☐

Upgrade

** Refer to Construction Summary

8. Railings and Pickets

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

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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	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	Mud Room	22 WARM GREY

** Refer to Construction Summary

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Telephone Res. / Bus:	/	Project:	Roundel Homes Inc.
Decor Advisor:	Ida Viola	Model and Elevation:	Pinetree 3 Elev 3
Lock Date:	7-Sep-23	7-Sep-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
Fireplace Type	☐	☐	☐	☐	☒	☐	☐	☐	☐
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M2-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.

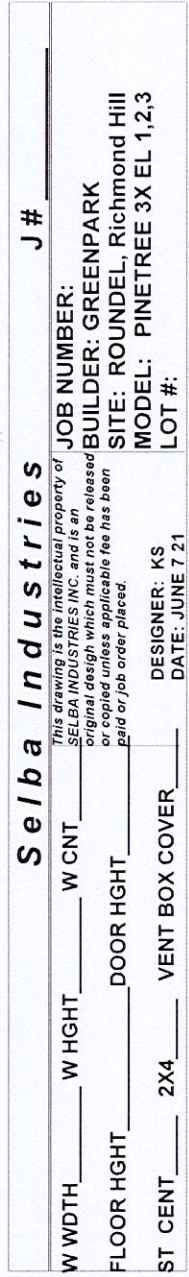
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

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.

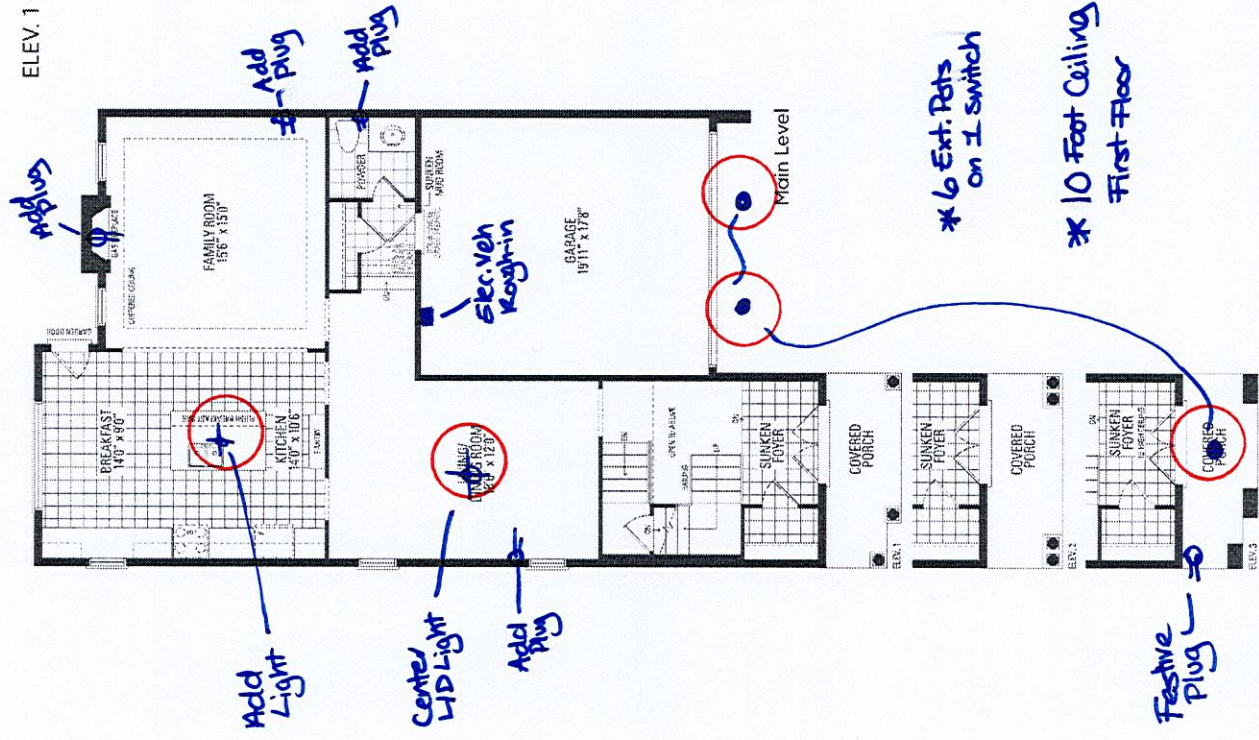
Signature: 

Date:

* No upgrades



Pinetree 3

[illegible]

★ Sept. 7/23.

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



ELEVATION 2 • 2,673 sq.ft.



Lot 55
Roundel
Phase 2

6 Exterior
Pot Lights
on 1
Interior
Switch

ELEVATION 3 • 2,686 sq.ft.

variance wave due to grading variance Actual usable floor space may vary from the stated

Orientation