



CONSTRUCTION SUMMARY
EARLGLEN INVESTMENTS INC.

PURCHASERS: JASON TAM and DIANE ELAYNE YUTI ONG
TEL: RES.: 416-568-5553

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
060 BLOCK 009	1	THE KATHERINE(END)-ELEV B-3 BDRM-2 BATHS	01-Apr-26

Offer Worksheet	BONUS PACKAGE: PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTER AT TIME OF COLOUR CHART. Note:
Offer Worksheet	APPLIANCE PACKAGE: PURCHASER TO RECEIVE 5 APPLIANCES TO INCLUDE FRIDGE, STOVE, DISHWASHER WITH STAINLESS STEEL FINISH AND WHITE WASHER & DRYER AS PER VENDORS SAMPLES. Note:
Offer Worksheet	COMPLETE CENTRAL AIR CONDITIONING SYSTEM, AS PER VENDORS STANDARD SAMPLES. Note:
Offer Worksheet	VENDOR AGREES TO SUPPLY AND INSTALL 7 1/2inch LAMINATE FLOORING ON UPPER HALLWAY, AS PER PLAN AND AS PER VENDORS STANDARD SAMPLES. Note:



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Date Added: 09-Jul-25 Invoice Number: 8835

<p>1 - Install Builders Standard Cable Rough-Ins (x2) and Install Builders Standard Telephone Rough-Ins (x2) (See Sketch)</p> <p>Note:</p>
<p>1 - 2ND FLOOR BEDROOMS - FLOORING - Install Upgrade Laminate Flooring - 7 1/2" Torlys Red Oak Natural EEH-N-240 in lieu of builders standard broadloom. To be installed throughout 2nd floor bedrooms, where applicable.</p> <p>Note: To Include; Primary Bedroom, Bedroom #2 & Bedroom #3 (See Sketch)</p>
<p>1 - STAIRCASE - RAILING - Install UPGRADE PACKAGE #3 - To be installed throughout staircase from main floor to second floor, where applicable (See Sketch)</p> <p>Note: To Include;</p> <p>HANDRAIL - Tudor</p> <p>PICKETS - Steel 1/2" Square, Plain / Single Collar with Shoes - Flat Black</p> <p>POST - 3 1/2" Square, IRP-1 w/ PC1 Cap</p>
<p>1 - STAIRCASE VS FLOORING</p> <p>WOOD SPECIES DIFFERENCE:</p> <p>STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance.</p> <p>Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)</p> <p>Note:</p>
<p>1 - APPLIANCES – INSTALL STANDARD APPLIANCE PACKAGE (See Attached)</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP;</p> <p>KITCHEN - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone products, stone installed will not be identical to the samples displayed.</p> <p>Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP;</p> <p>KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN SINK - Install UPGRADE Undermount Sink – Kindred BROOKMORE Undermount Sink – Model #BDU1831/9 (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome</p> <p>Note:</p>
<p>1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - PRIMARY ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout primary ensuite vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes Applicable Splash) (See Sketch)</p> <p>Note:</p>



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ALL BATHROOMS - Due to the many variables that can affect the pattern, colour and/or design and “pitting” of stone products, stone installed will not be identical to the samples displayed.
Note: Every effort is made to provide stone countertops as close as possible but the vendor is not responsible for results which differ from the sample displayed. All countertop surfaces may have seams, and product pattern and shade can change in areas containing seams.

1 - CLARIFICATION; PLUMBING FIXTURES & PLUMBING FAUCETS;
ALL BATHROOMS - Install Builders Standard Plumbing Fixtures and Install Builders Standard Plumbing Faucets throughout all bathrooms, where applicable.
Note: To Include; Powder Room, Primary Ensuite and Main Bath (See Sketch)

1 - PRIMARY ENSUITE - Purchaser has DECLINED Upgrade to Install tiles on Primary Ensuite shower stall ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on primary ensuite shower stall ceiling.
Note:

1 - MAIN BATH - Purchaser has DECLINED Upgrade to Install tiles on Main Bath tub/shower stall ceiling.
Purchaser accepts and acknowledges NO TILES will be installed on main bath tub/shower stall ceiling.
Note:

1 - BONUS PACKAGE - REFER TO PE #8832, ITEM #5 - PURCHASER HAS APPLIED REMAINING \$5,254.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE
Note:

1 - PURCHASER HAS ATTENDED A DECOR APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on JUNE 17,2025
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000
Note:

Date Added: 08-Jul-25 Invoice Number: 8852

1 - REFER TO PE #8832 ITEM #1
CLARIFICATION - BASEMENT - Purchaser has decided to proceed with upgrading Remaining Two (2) Basement Windows. See Below Item
Note:

1 - BASEMENT - Delete Two (2) Standrard Basement Windows 30 IN (W) x 16 IN (H) Install ONE (1) LARGER Basement Window 48 IN (W) x 24 IN (H) (with Possible Window Well) (See Sketch)
Note: As per Fonzie C.

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000
Note:

Date Added: 17-Jun-25 Invoice Number: 8832

1 - BASEMENT - Enlarge Basement Window at Rear Elevation from Standard 30 IN (W) x 16 IN (H) to LARGER 48 IN (W) x 24 IN (H) (with Possible Window Well) (See Sketch)
To Accommodate Deck Conditon as per Fonzie C.
Note: Purchaser Accepts and Acknowledges Remaining Two (2) Basement Windows will remain Standard Size of 30 IN (W) x 16 IN (H)

1 - CLARIFICATION;
COLD CELLAR - Purchaser has DECLINED Upgrade to add basement window to cold cellar. Purchaser accepts & acknowledges NO Window will be installed at cold cellar as per standard plan (See Sketch)
Note:



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060 BLOCK 009	1	THE KATHERINE(END)-ELEV B-3 BDRM-2 BATHS	01-Apr-26	

Date Added: 17-Jun-25 Invoice Number: 8832

<p>1 - BASEMENT - Install UPGRADE 200 AMP SERVICE in lieu of standard 100 Amp Service (See Sketch)</p> <p>Note:</p>
<p>1 - UPPER HALL - CEILINGS - Install UPGRADE SMOOTH CEILINGS - To be installed throughout 2nd Floor UPPER HALL ONLY, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$10,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE</p> <p>Note: **Remaining Bonus Package of \$5,254.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on JUNE 17,2025</p> <p>Note:</p>
<p>1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000</p> <p>Note:</p>

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* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
JASON TAM & DIANE ELAYNE YUTI ONG	Melissa Di Marino	10-18 THE KATHERINE(END)-ELEV B-3 BDRM-2 BATHS	(416) 568-5553 /	EARLGLEN INVESTMENTS INC.	01/04/2026	060 BLOCK 009

Page 1 of 3

	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Primary Ensuite	✓ 13x13 ALTEZZA CARRARA MATTE (STD)	✓ 8x10 NEW REEDS GREY (STD)	NONE	NONE	NONE	WHITE
Main Bath	✓ 13x13 ALTEZZA CARRARA MATTE (STD)	✓ 8x10 KEATON ICE (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	✓ 13x13 ALTEZZA CARRARA MATTE (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 13x13 NEW REEDS SILVER (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 13x13 NEW REEDS SILVER (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	✓ 13x13 NEW REEDS SILVER (STD)	NONE	NONE	NONE	NONE	See Notes
Foyer	✓ 13x13 NEW REEDS SILVER (STD)					
Main Hall	✓ 7 1/2 Torlys Red Oak Natural EEH-N-240 (STD)					
Great Room	✓ 7 1/2 Torlys Red Oak Natural EEH-N-240 (STD)					
		</				

Page 1 of 3

BAYVIEW HEIGHTS RICHMOND HILL



Cable - (x2)
Telephone - (x2)
Conduit (x)

Deck

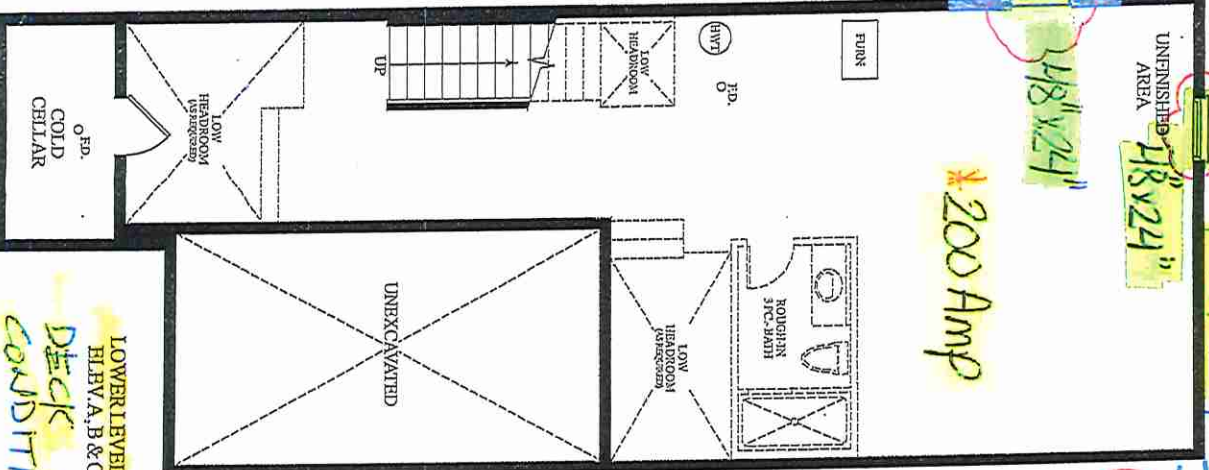
Deck ELEVATION B

June 17, 2025

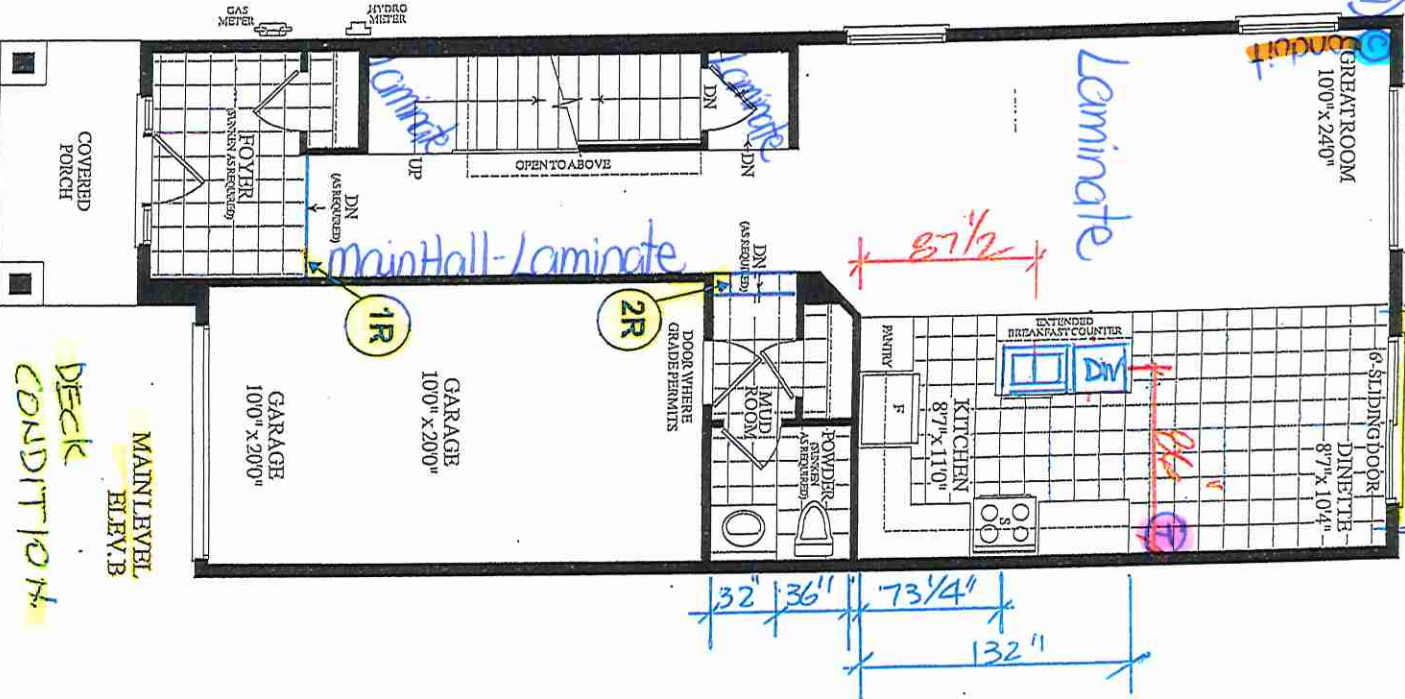
15 94

*200 Amp

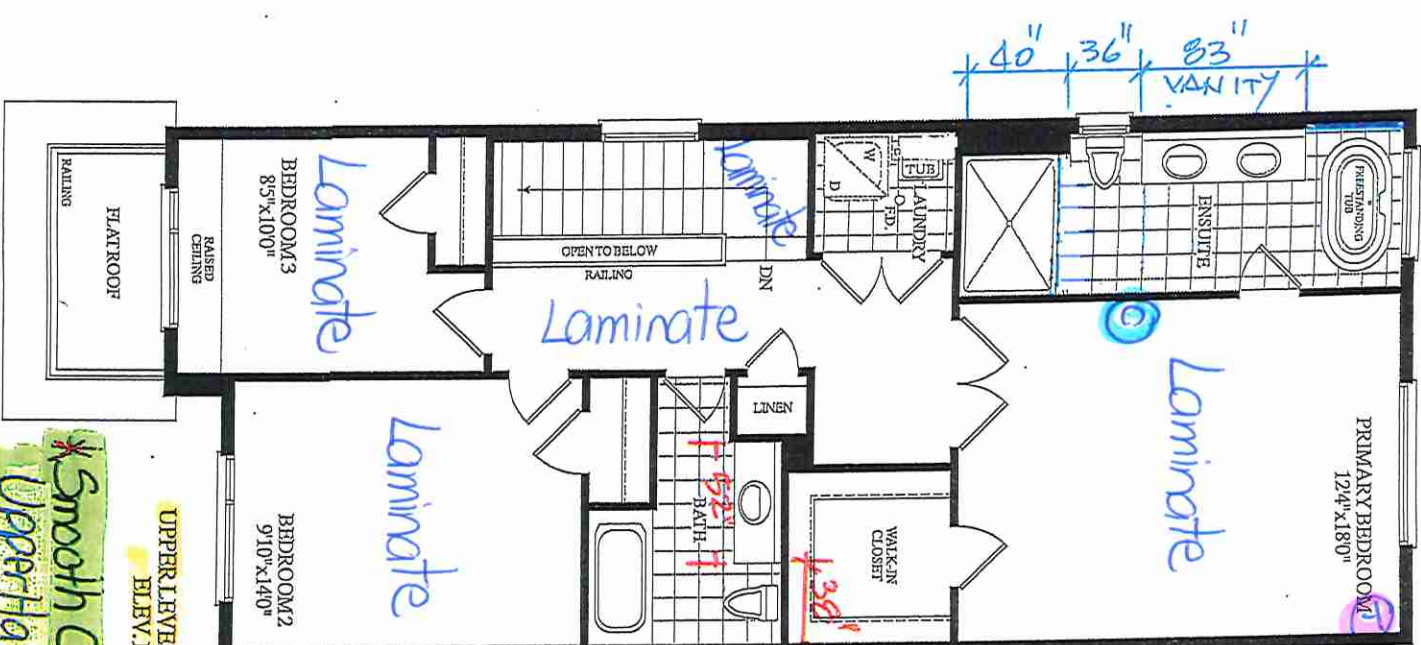
UNFINISHED AREA
48" x 24"



LOWER LEVEL
ELEV. A, B & C
Deck
CONDITION

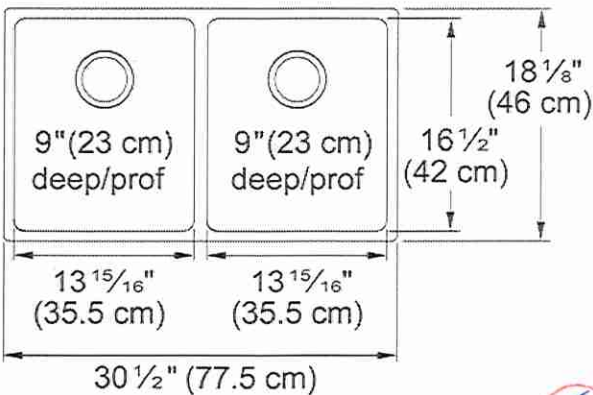


MAIN LEVEL
ELEV. B
Deck
CONDITION



UPPER LEVEL
ELEV. B
Smooth Ceiling
Upper Hall Only

*Kitchen Sink



*Install w Standard Faucet



Brookmore Collection 12.1-in x 18.2-in Undermount Double Bowl Stainless Steel Kitchen Sink. The Brookmore stainless steel sink collection will create something truly unique that fits both prepping and cleaning needs. Made with high-quality 18-gauge stainless steel with a rich chromium content that helps shield the material from corrosion and prevents bacterial growth. The undermount sink style provides a sleek, modern look and makes cleaning up spills and messes easy. The spacious 9" deep bowls are perfect for soaking and washing stacks of dishes, and the sound-dampening system goes to work to reduce the noise caused by a garbage disposal or running water.

Aspect	
Sink type	Sink
Type of material	Stainless steel
Number of bowls	2
Color	Steel
Surface finsh	Pearl
Product Dimensions	
Length (right to left)	30.512
Width (front to back)	18.11
Large bowl size: right to left	14.016
Large bowl size: front to back	16.535
Large bowl: depth	9.055
Small bowl size: right to left	14.016
Small bowl size: front to back	16.535
Small bowl: depth	9.055
Installation	
Minimum cabinet size	33"
Product specifications	
Installation type	Undermount
Drain hole	3 1/2"
Position of drainer	No drainer
Product identification	
Product brand	Kindred
Collection	Brookmore
Certified by	IAPMO
Features	

Lot 60 / BIK 9

Lot 60/BK9

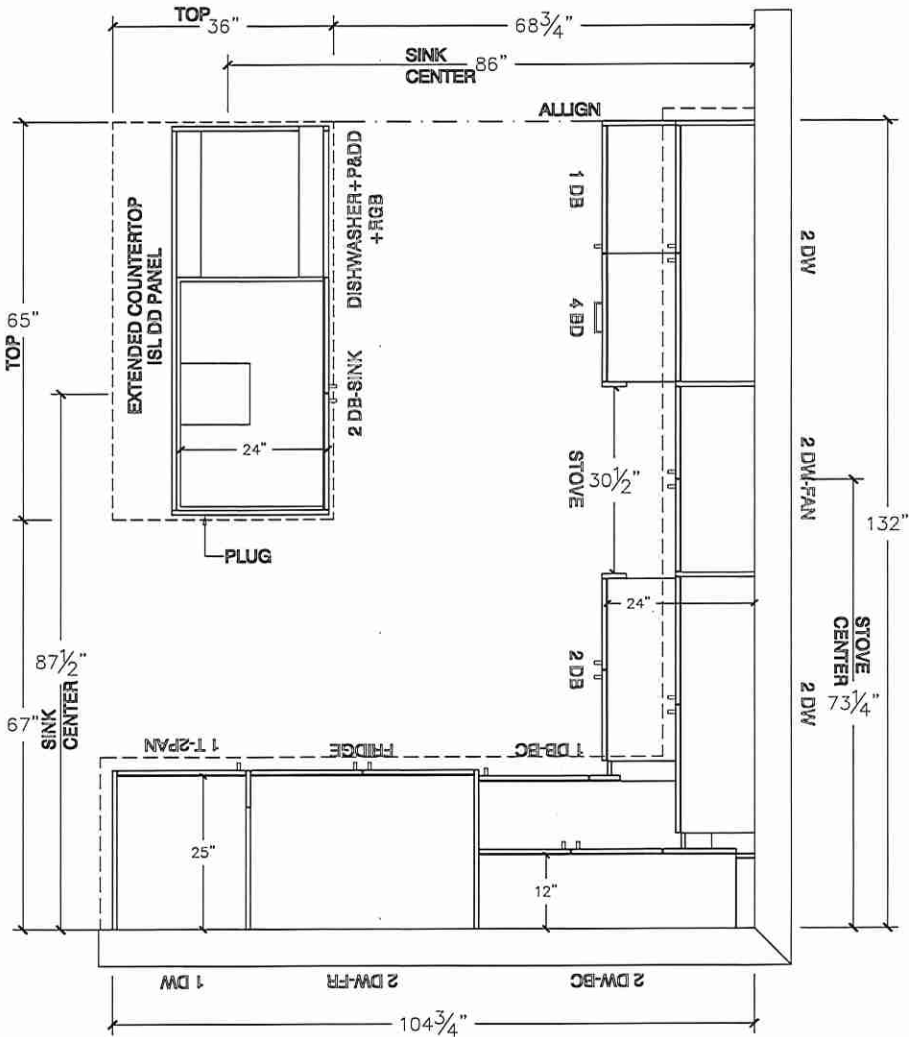


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: KITCHEN	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 07 APRIL 2025
EMAIL:	SPECIES:	TOP:	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: JS CUSTOMER INITIALS: JS		

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer. Door/drawer fronts with inner profiles may receive slab fronts due to rail size restrictions based on width/height of the panels or site conditions.

KITCHEN PLAN



Lot 60/BIK 9

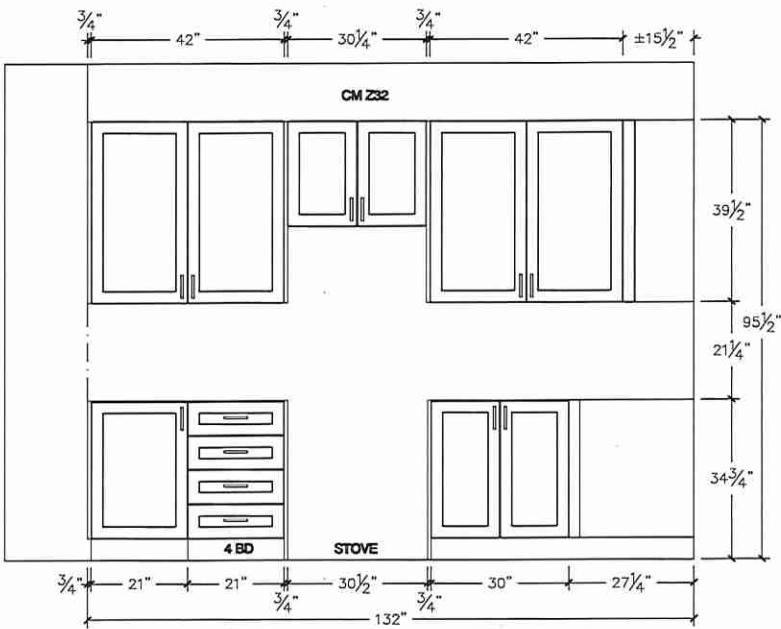


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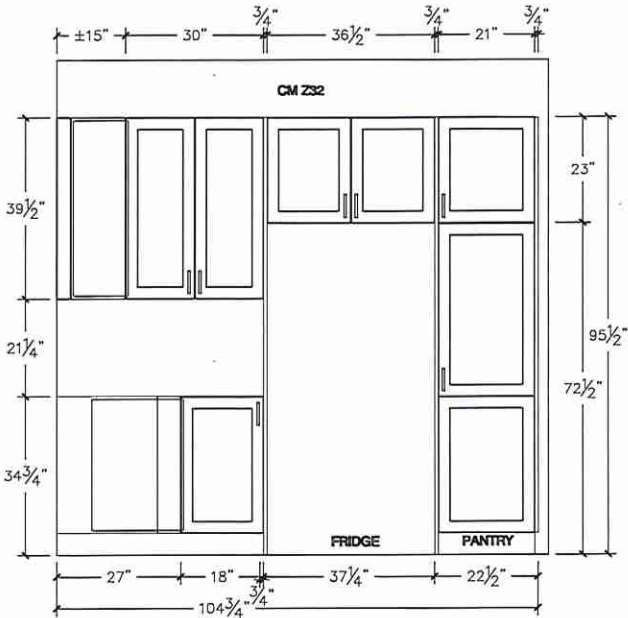
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SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: <i>QK</i>	CUSTOMER INITIALS: <i>ST</i>	

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STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 60/BIK9

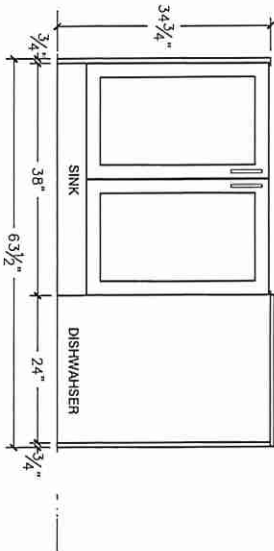


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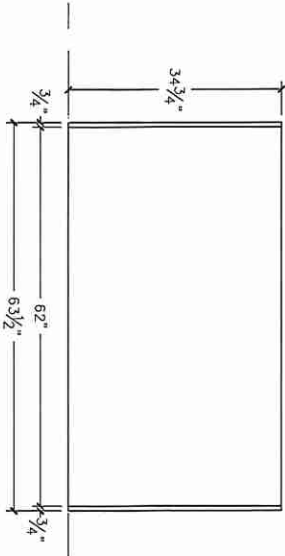
CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: ROOM	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 02 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: 48 CUSTOMER INITIALS: PS		

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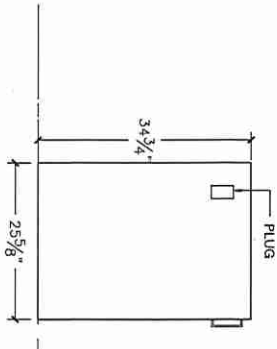
ISLAND FRONT ELEVATION



ISLAND REAR ELEVATION



ISLAND SIDE ELEVATION



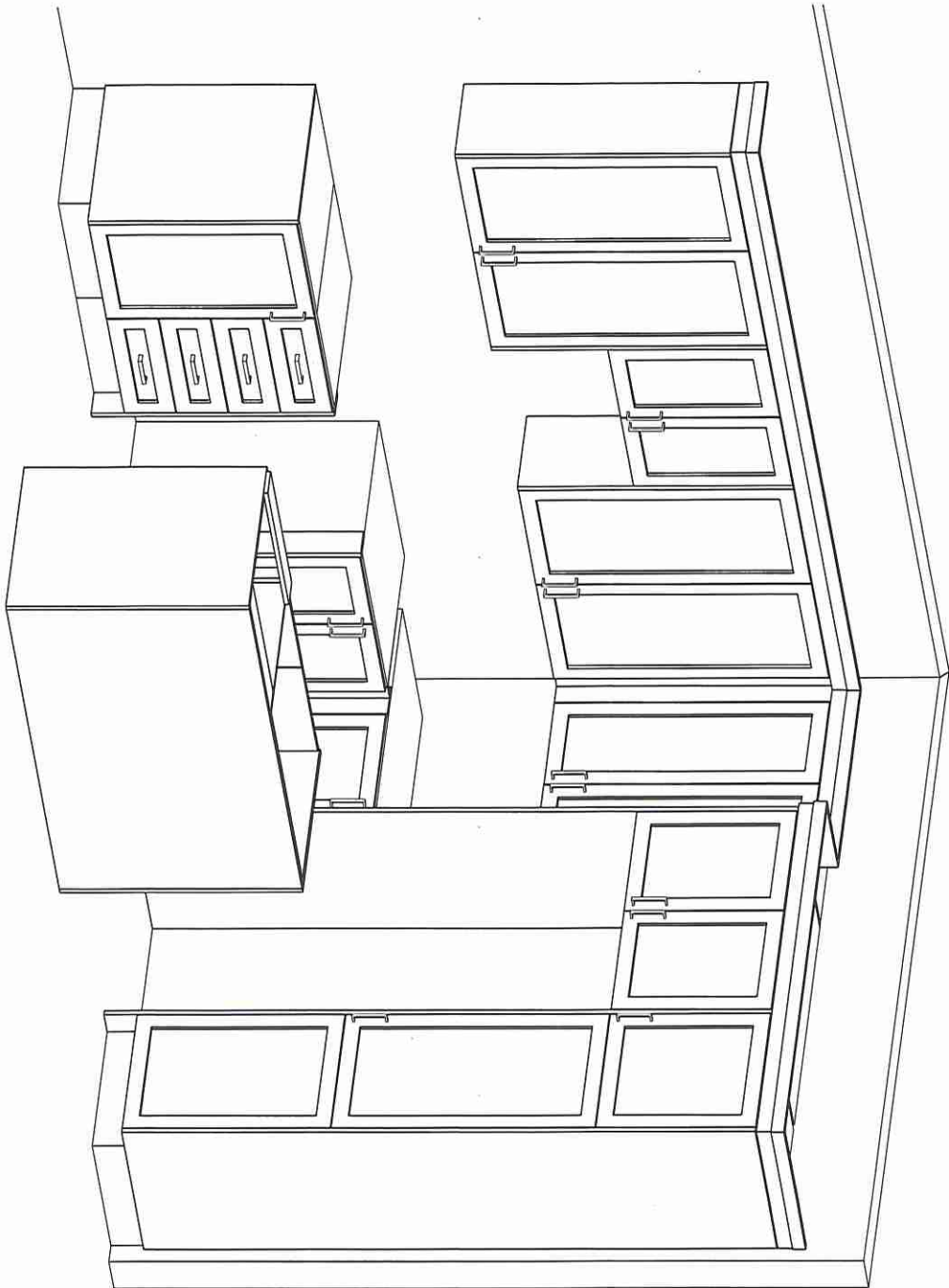
Lot 60/BIK9



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CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: ROOM	DRAWN BY: PS
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PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: 98 CUSTOMER INITIALS: ST		

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69

Lot 60/BIK9

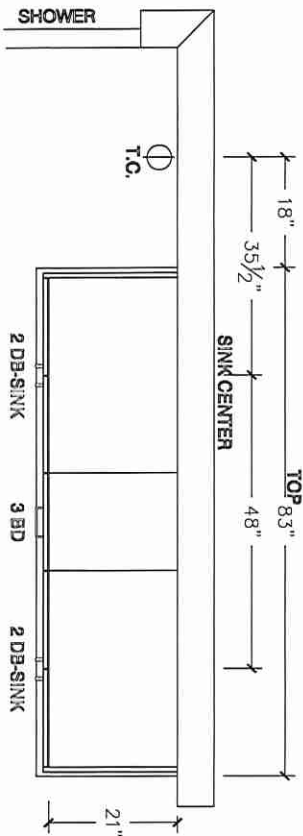


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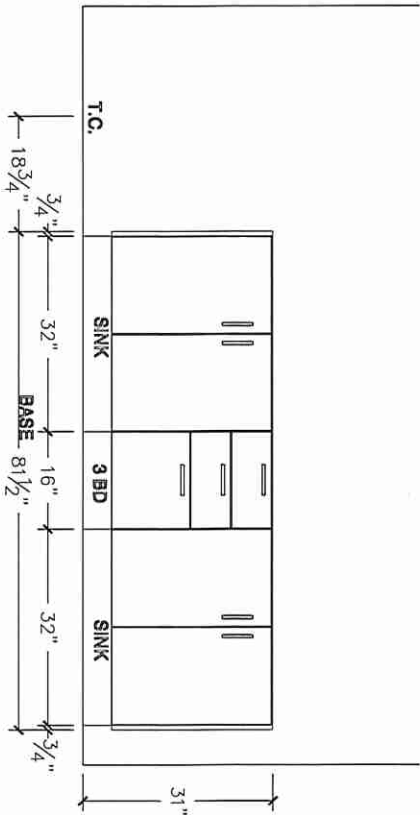
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SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		CUSTOMER INITIALS:

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MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



Lot 60 / BIK 9

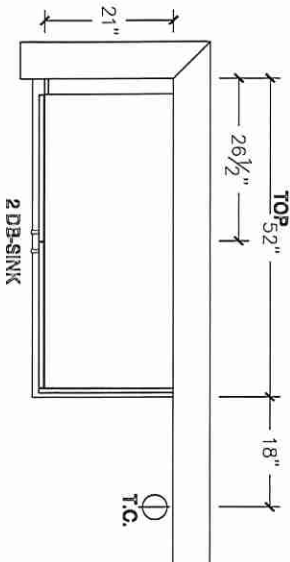


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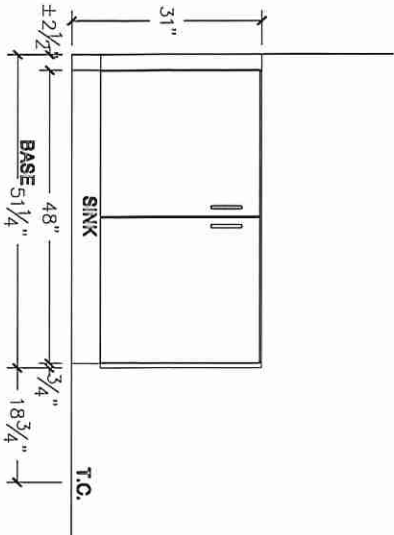
CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 02 APRIL 2025
EMAIL: _	SPECIES: _	TOP: <u>QTK</u>	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: _____	CUSTOMER INITIALS: <u>PS</u>	

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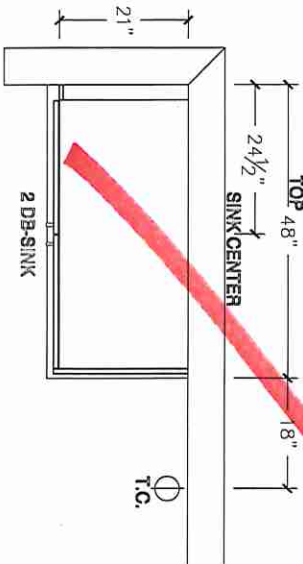
MAIN BATH PLAN



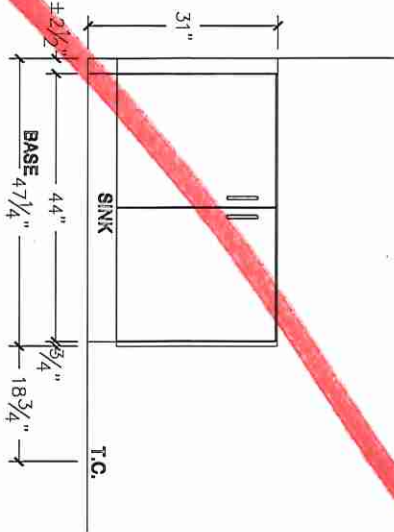
MAIN BATH ELEVATION



MAIN BATH PLAN (OPT W/ 3 BATH)



MAIN BATH ELEVATION (OPT W/ 3 BATH)



Lot 60/BIK 9

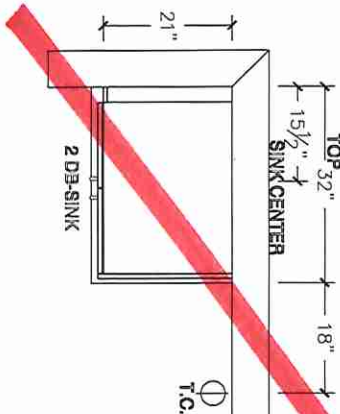


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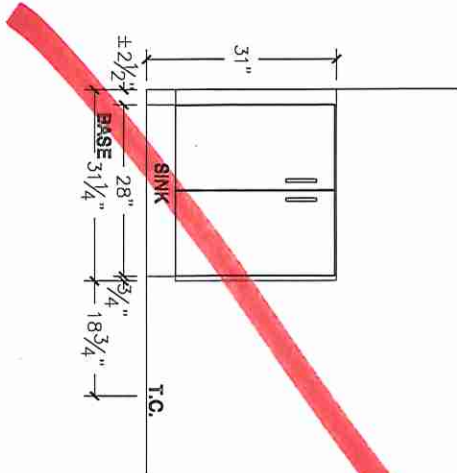
CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 07 APRIL 2025
EMAIL:	SPECIES:	TOP:	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: 92	CUSTOMER INITIALS: 32	

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer. Door/drawer fronts with inner profiles may receive slab fronts due to rail size restrictions based on width/height of the panels or site conditions.

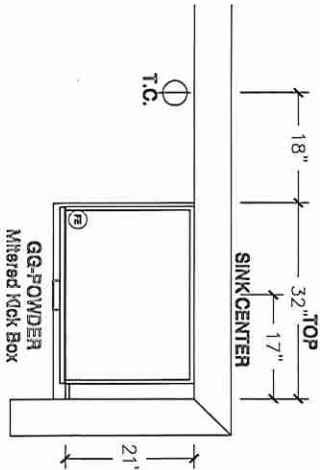
OPT BSMT BATH PLAN



OPT BSMT BATH ELEVATION



POWDER ROOM PLAN



POWDER ROOM ELEVATION

