



CONSTRUCTION SUMMARY
EARLGLEN INVESTMENTS INC.

PURCHASER: GUAN YINGZHUO

TEL: RES.: 416-884-2177

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
119 BLOCK 019	1	THE KATHERINE(END)-ELEV A-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: 12-Aug-25 Invoice Number: 8876

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: 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. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance
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) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; 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. 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 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink – Kindred Undermount Sink – Model #RDU 1831/7 Note:
1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome Note:
1 - APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE (See Attached) Note:
1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop – EVEREST MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes Applicable Splash) (See Sketch) Note:
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) Note:
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) Note:



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Date Added: 12-Aug-25 Invoice Number: 8876

1 - DISCLAIMER - STONE COUNTERTOP;
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 - 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 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 ceiling
Note:

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

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 AUGUST 12,2025
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: 07-Jul-25 Invoice Number: 8862

1 - PRIMARY ENSUITE-Install Frameless Glass shower for the primary Ensuite in lieu of the builders standard (See Sketch)
Note:

1 - PRIMARY ENSUITE- Delete the builders shower pan and install the 2x2 shower floor mosaic, including the curb with white quartz top (See Sketch)
Note: **Shower stall to be enlarged to 42"x60" as per Fonzie

1 - FRONT EXTERIOR- Delete the single door, sidelights and transom above the door, and install Extended Height to 8'-0" Tall DOUBLE DOOR entry (See Sketch)
Note:

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Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DESIGN STUDIO AND HAS DECLINED ANY ADDITIONAL UPGRADES
Note:

1 - BONUS PACKAGE-PURCHASER TO RECEIVE \$10,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DESIGN STUDIO AT TIME OF COLOUR CHART
Note:

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Flooring		Wall Tile				
	Description	Main	Accent/Insert	Border / Listello	Pattern	Plumbing
Primary Ensuite	✓ 13x13 BYZANTINE AZZURO (STD) ✓	8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	NONE	WHITE
Main Bath	✓ 13x13 BYZANTINE AZZURO (STD) ✓	8x10 Uniwall Tender Grey Glossy (STD)	NONE	NONE	NONE	WHITE
Laundry (2nd Floor)	✓ 13x13 BYZANTINE AZZURO (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 13x13 BYZANTINE AZZURO (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 13x13 BYZANTINE AZZURO (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	✓ 13x13 BYZANTINE AZZURO (STD)	NONE	NONE	NONE	NONE	STD
Foyer	✓ 13x13 BYZANTINE AZZURO (STD)	Railings and Stairs Railings ✓ STD - OVAL - Vintage Red Oak Natural ✓ Landing - Upper 7 1/2" Torlys Red Oak Natural (STD) Pickets ✓ STD - Steel 1/2" Square, Plain - Flat Black ✓ Landing - Lower 7 1/2" Torlys Red Oak Natural (STD) Posts ✓ STD - 3 1/2" Square, w/cap Vint. Red Oak Natural Ledge - Upper N/A Stringers ✓ STD - VINTAGE RED OAK NATURAL Ledge - Lower N/A Treads ✓ STD - VINTAGE RED OAK NATURAL Risers ✓ STD - VINTAGE RED OAK NATURAL Runner NONE Trim Baseboard & Casing ✓ STANDARD - MODERN Knobs ✓ STANDARD Front Door Glass ✓ STANDARD Hinges ✓ STANDARD Interior Doors ✓ STANDARD - CARRARA, SMOOTH Grip Set STANDARD				
Main Hall	✓ 7 1/2" Torlys Red Oak Natural EEHN-240 (STD)					
Great Room	✓ 7 1/2" Torlys Red Oak Natural EEHN-240 (STD)					
		Cornice Moulding / Medallion Foyer NONE Living Room NONE Dining Room NONE Family Room NONE Main Hall NONE Kitchen NONE 2nd Floor Hall NONE 				
Upper Hall	✓ 7 1/2" Torlys Red Oak Natural EEHN-240 (STD)					
Primary Bedroom	✓ BROADLOOM - OPENING NIGHT - #04 (STD)					
Bedroom 2	✓ BROADLOOM - OPENING NIGHT - #04 (STD)					
Bedroom 3	✓ BROADLOOM - OPENING NIGHT - #04 (STD)					
		Notes ✓ PRIMARY ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles with 6" Curb with White Quartz to Shower Stall 				

Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

GUAN YINGZHUO

Vendor:

EARLGLEN INVESTMENTS INC.

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* INTERIOR COLOUR SCHEME *

Purchaser GUAN YINGZHUO	Decor Consultant Melissa Di Marino	Model and Elevation 2018 THE KATHERINE(END)-ELEV A-3 BDRM-2 BATHS	Telephone Res. / Bus (416) 884-2177 /	Project EARLGLEN INVESTMENTS INC.	Closing Date 01/04/2026	Property 119 BLOCK 019
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	Interior Paint	Cabinet	
	Description	Style	Countertop Counter Edge Handle / Knob
Primary Ensuite	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - DORATO GREY (TX)(VG) QTS 1022 (STD)	✓ EVEREST MAPLE WHITE (STD) ✓ " A " EDGE (STD) DH00990
Main Bath	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - DORATO GREY (TX)(VG) QTS 1022 (STD)	✓ EVEREST MAPLE WHITE (STD) ✓ " A " EDGE (STD) DH00990
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	NONE	NONE NONE NONE
Powder Room	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - DORATO GREY (TX)(VG) QTS 1022 (STD)	✓ EVEREST MAPLE WHITE (STD) ✓ " A " EDGE (STD) DH00990
Mud Room	STANDARD - SILVER BIRCH	N/A	N/A N/A N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	CATEGORY 1 - LP LAMINATE - DORATO GREY (TX)(VG) QTS 1022 (STD)	✓ EVEREST MAPLE WHITE (STD) ✓ " A " EDGE (STD) DH00990
Foyer	STANDARD - SILVER BIRCH		
Main Hall	STANDARD - SILVER BIRCH		
Great Room	STANDARD - SILVER BIRCH		
Upper Hall	STANDARD - SILVER BIRCH		
Primary Bedroom	STANDARD - SILVER BIRCH		
Bedroom 2	STANDARD - SILVER BIRCH		
Bedroom 3	STANDARD - SILVER BIRCH		

Appliance Opening/Dimension

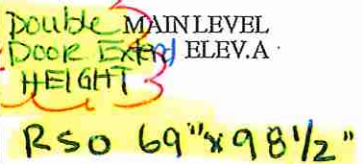
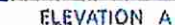
Fridge Size	See Attached QTK Layout	Range	See Attached QTK Layout
Built-Ins	None	Microwave	None
Hood Fan	See Attached QTK Layout	Exhaust Opening	● 6" ○ 8"
Dishwasher Cabinet	See Attached QTK Layout		

Fireplace

Fireplace	N/A	Fireplace	N/A
Location Flooring	N/A	Location Flooring	N/A
Style	N/A	Style	N/A
Finish	N/A	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

Notes

**Kitchen Sink - Install Standard Undermount Sink - Kindred Undermount Sink – Model #RDU1831/7 **Kitchen Faucet - Install Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 – Chrome **APPLIANCES - STANDARD APPLIANCE PACKAGE (See Attached)



Hand-drawn floor plan of the upper level of a house. The plan includes the following rooms and features:

- Primary Bedroom:** 12'4" x 18'0", Carpet.
- Bathroom:** 5'2" x 7'1", includes a tub, toilet, and sink.
- Walk-In Closet:** 4'3" x 3'8".
- Laundry:** Includes a tub and dryer.
- Bedroom 3:** 8'5" x 10'0", Carpet.
- Bedroom 2:** 9'10" x 14'0", Carpet.
- Central Staircase:** Labeled "OPEN TO BELOW" with a railing.
- Other Features:** Freestanding tub, Ensuite, Linen closet, Raised ceiling, Flat roof.

Handwritten notes in blue and yellow ink specify materials and dimensions:

- Carpet:** Written in blue ink in the Primary Bedroom and Bedroom 2.
- Laminate:** Written in blue ink near the central staircase.
- Frameless Glass:** Written in yellow ink near the Primary Bedroom.
- 2x2 Mosaic + CURB:** Written in yellow ink near the Primary Bedroom.
- Dimensions:** Marked in blue ink, including 48" x 36" x 49" for the vanity area and 4'3" x 3'8" for the walk-in closet.

UPPER LEVEL
ELBV.A

BLK. 19 TH. 119 20-18 THE KATHERINE (END) EL. A 3 BDRM 2 BATH 1815 SQ.FT.

Lot 119/BIK19

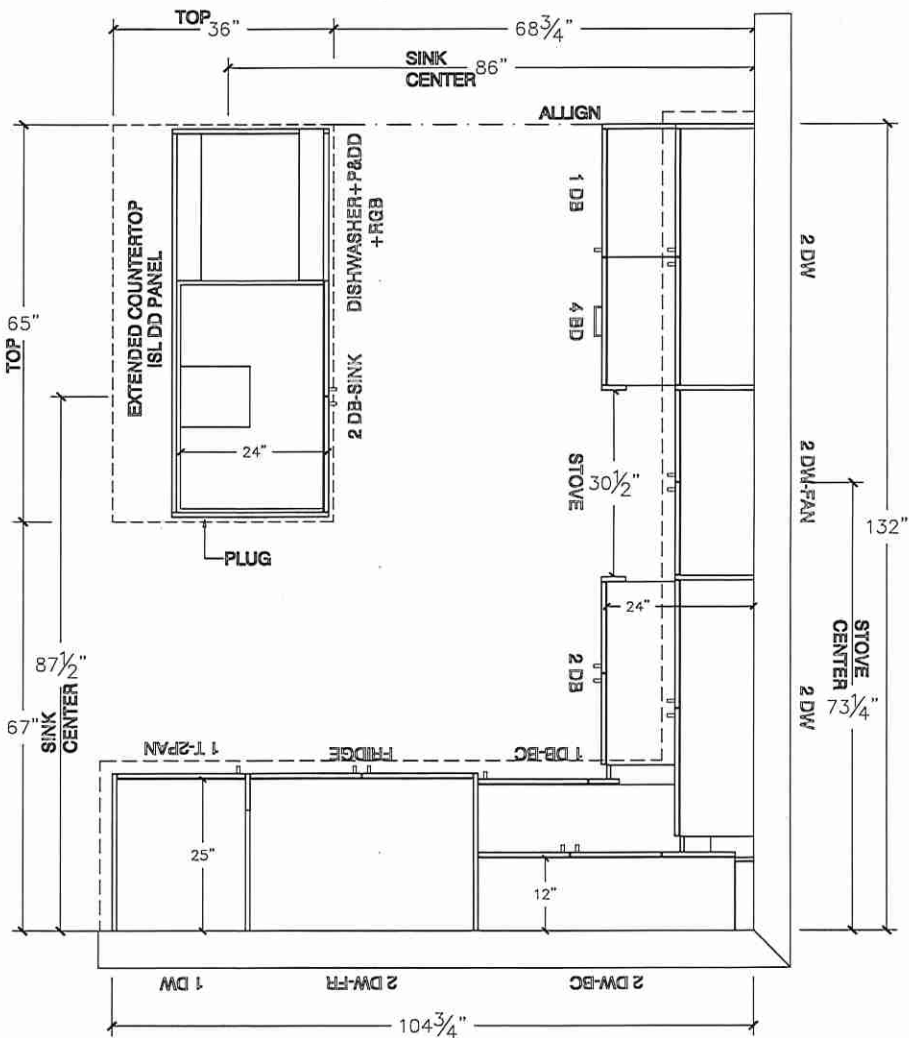


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CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: KITCHEN	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: 07 APRIL 2025
EMAIL: _	SPECIES: _	TOP: _	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS: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

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 119 / BIK19

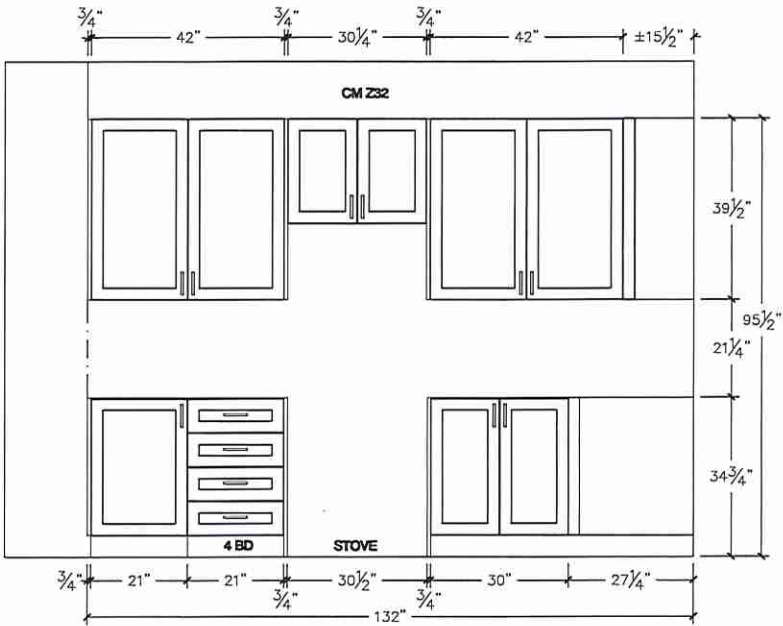


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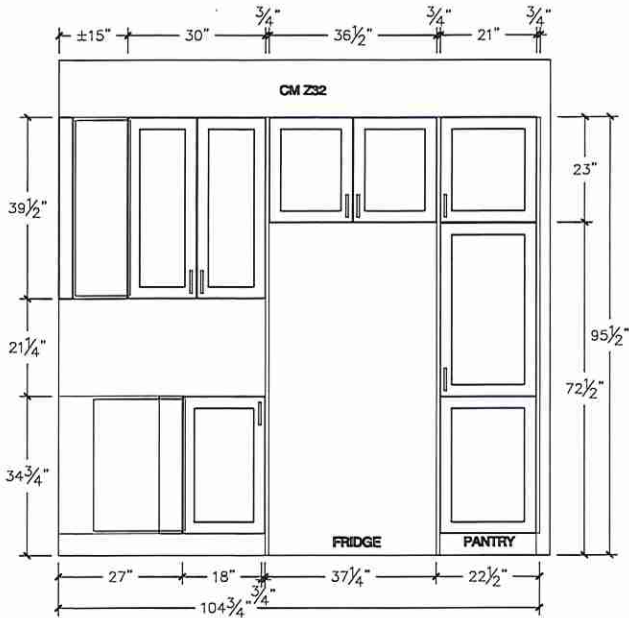
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
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STOVE WALL ELEVATION



FRIDGE WALL ELEVATION



Lot 119/BK19

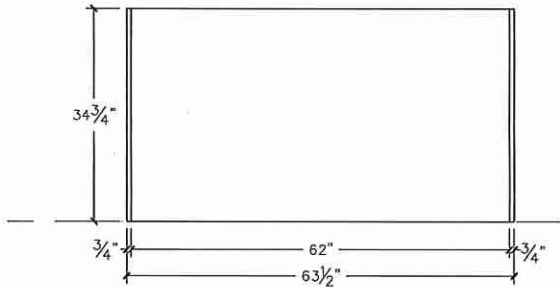


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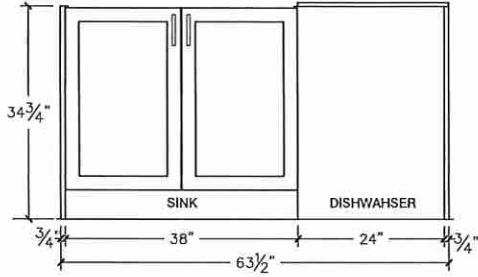
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PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 02 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
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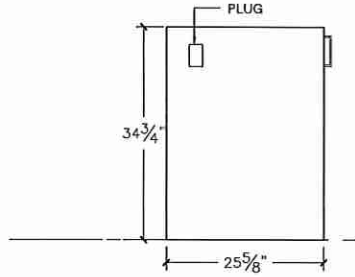
ISLAND REAR ELEVATION



ISLAND FRONT ELEVATION



ISLAND SIDE ELEVATION



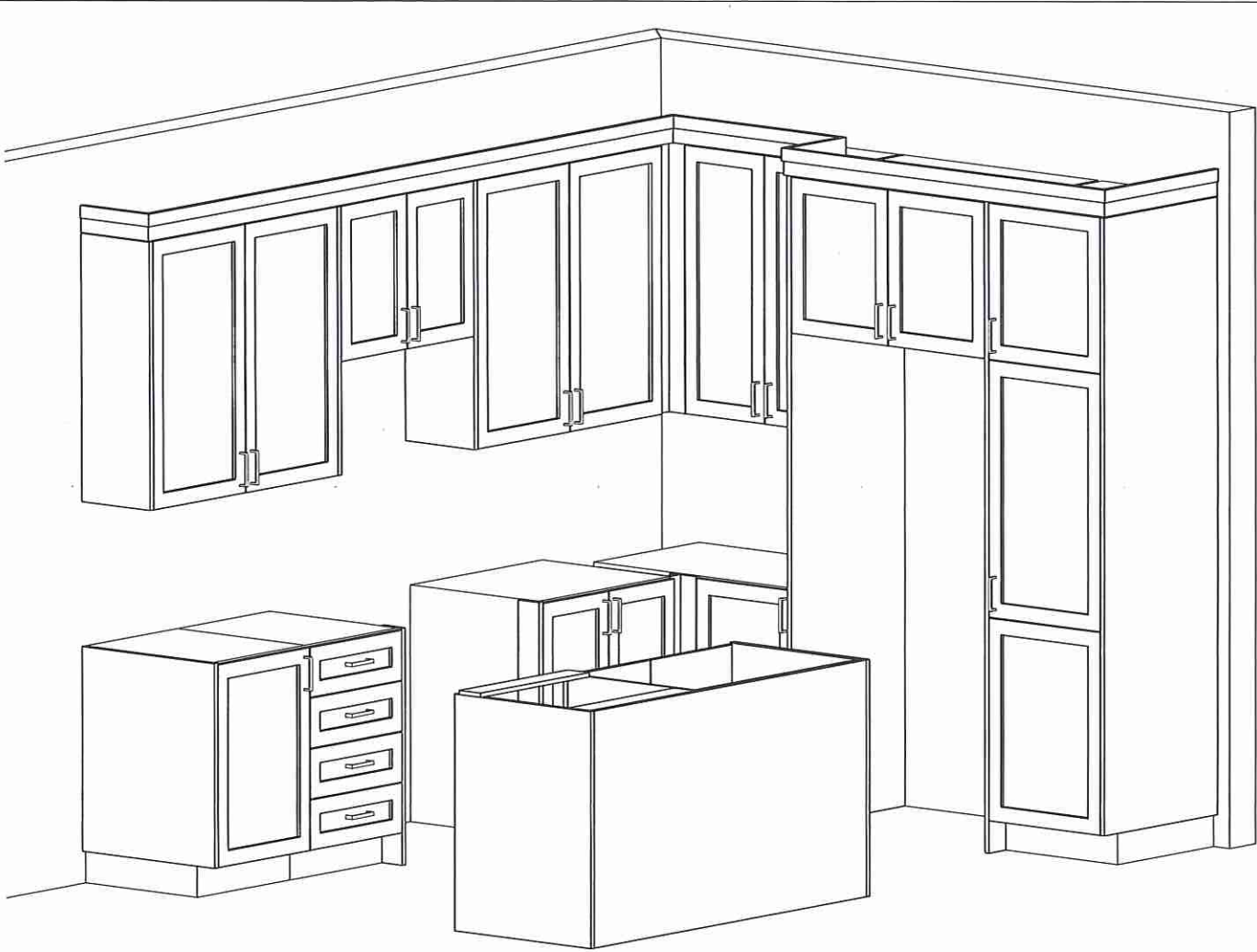
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Lot 119/BIK19



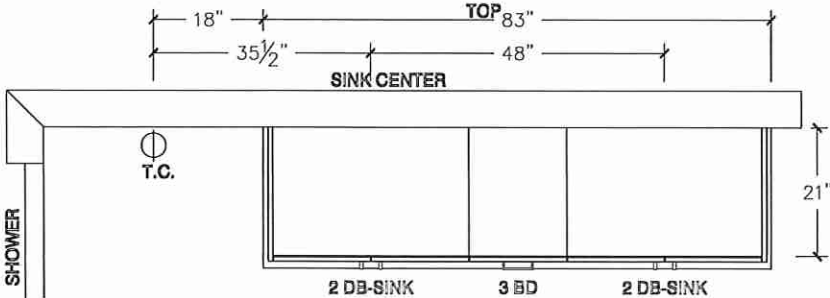
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CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: VANITIES	DRAWN BY: PS
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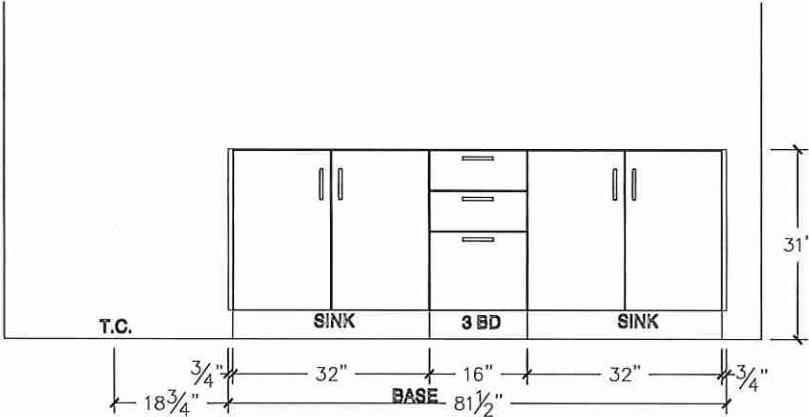
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MASTER ENSUITE PLAN



MASTER ENSUITE ELEVATION



Lot 119/BIK19

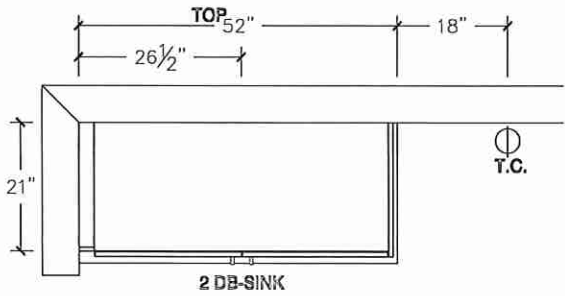


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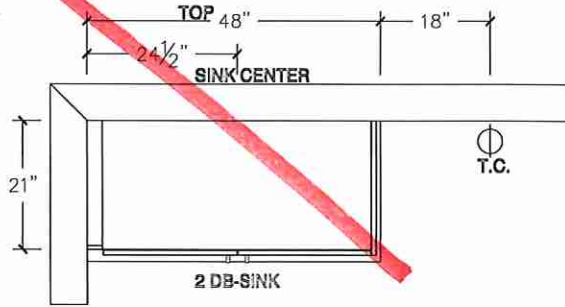
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SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 02 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
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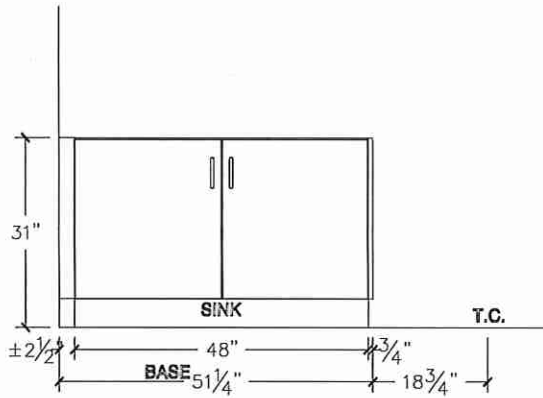
MAIN BATH PLAN



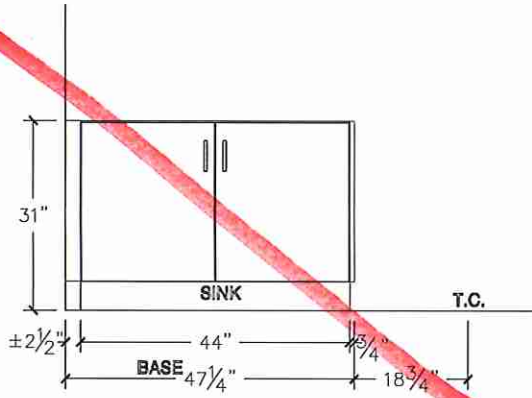
MAIN BATH PLAN (OPT W/ 3 BATH)



MAIN BATH ELEVATION



MAIN BATH ELEVATION (OPT W/ 3 BATH)



Lot 119 1B1K19

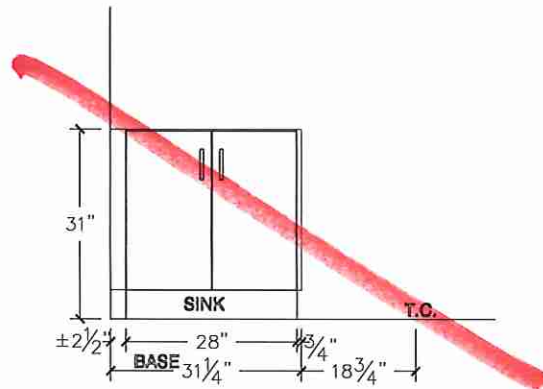


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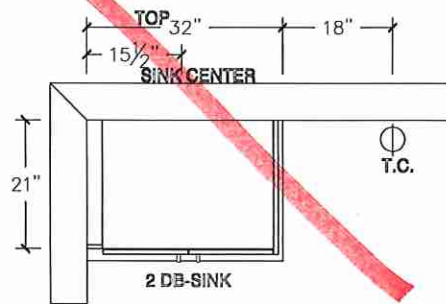
CLIENT: ROYAL PINE HOMES	JOB NAME: 2018	ROOM: VANITIES	DRAWN BY: PS
SITE: EARLGLEN	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: 07 APRIL 2025
EMAIL: —	SPECIES: —	TOP: —	PAGE: 1 OF 1
COMMENTS:	CUSTOMER INITIALS:		

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 its 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.

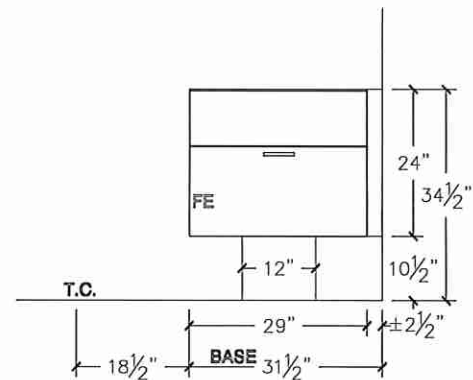
OPT BSMT BATH ELEVATION



OPT BSMT BATH PLAN



POWDER ROOM ELEVATION



POWDER ROOM PLAN

