

CONSTRUCTION SUMMARY

MAR 18 2021

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

PURCHASERS: Abdul SAMI and Sadaf SAMI

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
304 / 3	62M-1266	Valleycreek Five Elev 2		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 16Mar21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - KITCHEN CABINETRY - DIFFERENT COLOUR ISLAND - FLAT FEE 16Mar21 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 16Mar21 Note:	
1 - CABINETRY - KITCHEN - CM3 CROWN MOULDING 16Mar21 Note:	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 16Mar21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 5 16Mar21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN - BLU MOTION DRAWERS 16Mar21 Note:	
1 - KITCHEN - SLOW CLOSING CABINETRY 16Mar21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 5 16Mar21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 5 16Mar21 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - FROSTED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 5 16Mar21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 5 16Mar21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 5 16Mar21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 16Mar21 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - POWDER ROOM ***LAY TILES VERTICAL TO VANITY 16Mar21 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - KITCHEN 16Mar21 Note:	

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1 - TILE - UPGRADE 6 FLOOR TILE - - FOYER 16Mar21 Note:				
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 16Mar21 Note:				
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 16Mar21 Note:				

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 16Mar21 Note:				
1 - MASTER ENSUITE BATHROOM - REMOVE WALLS AND DOORS SURROUNDING WATER CLOSET 16Mar21 Note:				
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 16Mar21 Note:				

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼" BASEBOARD AND 3" CASING 16Mar21 Note:				
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 16Mar21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 4' FROM FLOOR - LIBRARY 16Mar21 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 16Mar21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 21Jul20 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 16Mar21 Note:				
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 16Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 16Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 16Mar21 Note:				
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 16Mar21 Note:				

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LOT / PHASE 304 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 2		
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HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 16Mar21 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 16Mar21 Note:	
1 - FRAMELESS GLASS SHOWER ENCLOSURE FOR 5 FOOT SHOWER – INCLUDES CHROME KNOB & HINGES 16Mar21 Note: Master Ensuite:	

PLUMBING

1 - MOEN 90 DEGREE POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2713EP/U361CI/UTS4172/62320/S3879EP/A721 16Mar21 Note:	
4 - HOT WATER VALVE NEXT TO TOILET - ALL BATHROOMS 16Mar21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 21Jul20 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 16Mar21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1,165.00 BALANCE (\$13,835.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$15,000.00 AS PER SCHEDULE PE DATED 07/05/2020. 21Jul20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 16Mar21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 16Mar21 Note:	
1 - STAIRCASE - 4 X 4 POSTS 16Mar21 Note:	
1 - STAIRCASE - EUROLINE I IRON PICKETS - BLACK 16Mar21 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 Fif Worksheet Note:	
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Purchasers: Abdul SAMI & Sadaf SAMI
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 16-Mar-21

Property: 304
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Five Elev 2
Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	PERIMETER-MISSION 614 CRISP WHITE**ISLAND-MISSION 715 SIMPLY NAVY	See Below
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	447SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL W-500	447SA
Ensuite Bath - Bedroom 4	DORAL H3081 HACIENDA BLACK	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

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

KITCHEN HARDWARE - CABINETRY - 526MC *** DRAWERS - 214ME
Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-PEARL SOAPSTONE 4886-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PEWTER P-999CA	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

Entrance Vestibule	TILE-PURITY STATUARIO LUX-24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	STRIP	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	TILE-PURITY STATUARIO LUX-24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-PURITY STATUARIO LUX-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	***LAY VERTICAL TO VANITY
Ensuite Bath - Bedroom 2/3	TILE-COLOURS NERO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-VARENNA CARRARA POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA DARK GREY-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC AFRICA-8X16	
	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms	White	<div>Whirlpool</div> <div>N/A <input type="radio"/> Yes <input checked="" type="radio"/> No</div> <div>Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No</div> <div>Waterline for Fridge <input type="radio"/> Yes <input checked="" type="radio"/> No</div>
	N/A	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Family Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Den / Library / Study	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Landing	STRIP-MIRAGE-TRUBALANCE-IMAGINE-CHARACTER-RED OAK-DURAMATT-DRIFTWOOD-6 1/2"	
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE & 4X4 POSTS	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Red Oak Stairs with Semi Gloss Finish		<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	N/A
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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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16-Mar-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	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	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A		GRIGIO CARNICO			N/A		
Hearth	N/A		NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
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 TEMP.		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

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

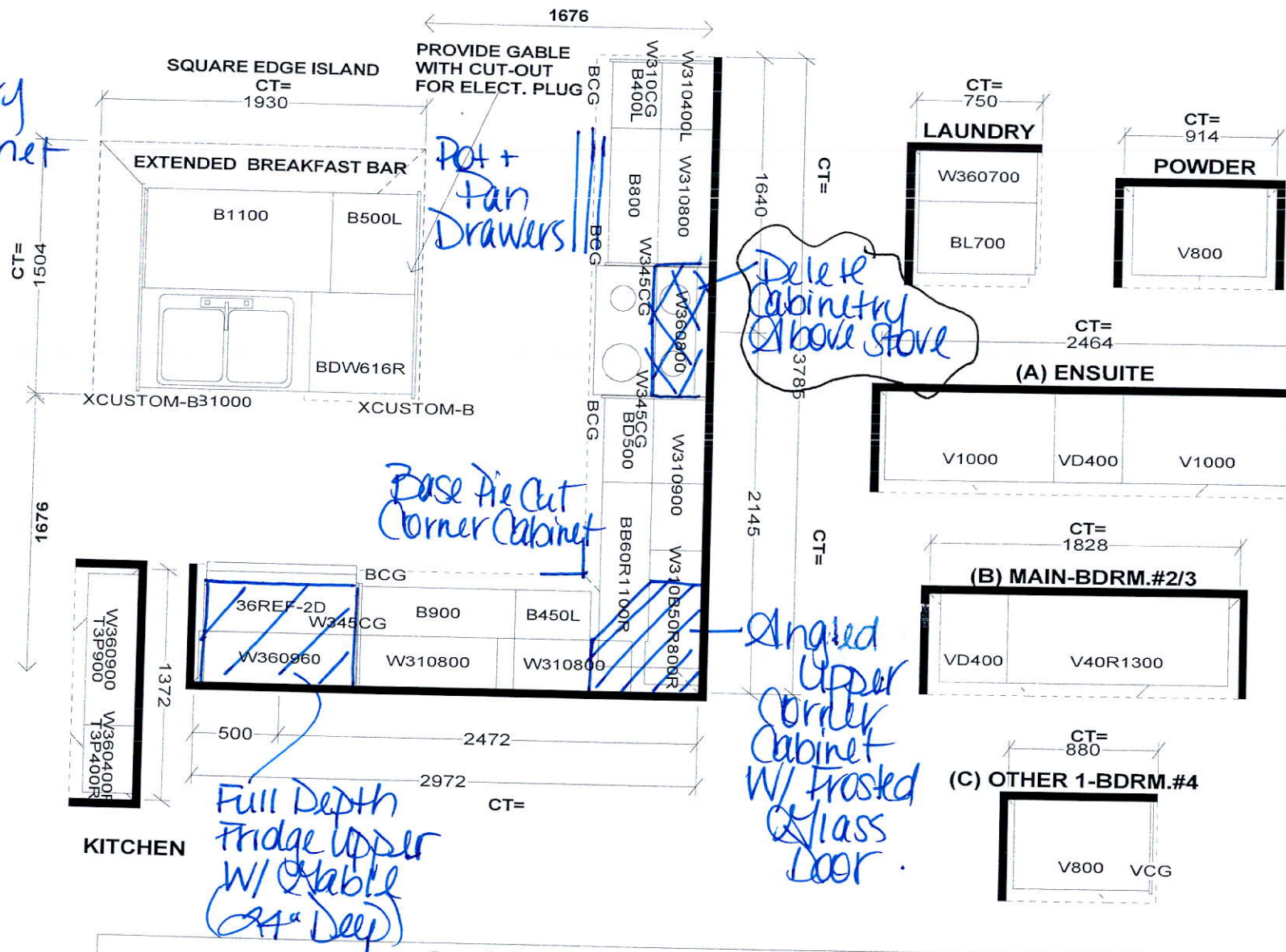
Date: Mar 16, 2021

Signature: 

Date: Mar. 16, 2021

Kitchen

- upgrade 5 Mission Cabinetry
- 2nd Colour Cabinet on Island.
- am 3 mouliding
- Light Valance
- upg. & Hardware
- Blue motion Drawers
- Slow Closing Cabinetry



Selba Industries				J#
WWIDTH	W HGT	W CNT	JOB NUMBER:	
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK	
ST CENT	2X4	VENT BOX COVER	SITE: RUSSELL GARDENS PH.3	
			MODEL: VALLEYCREEK 5X EL 1,2,3	
			LOT #:	

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.

DESIGNER: KS
DATE: MAY 13 20

Add Plug Above
Fireplace

Delete Walls
+ Door

Lot. 304

No framing
RECEIVED

MAR 14 2021

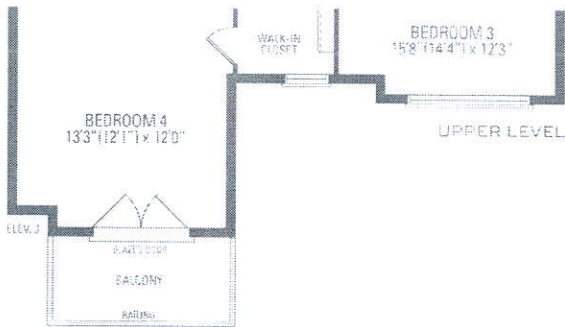
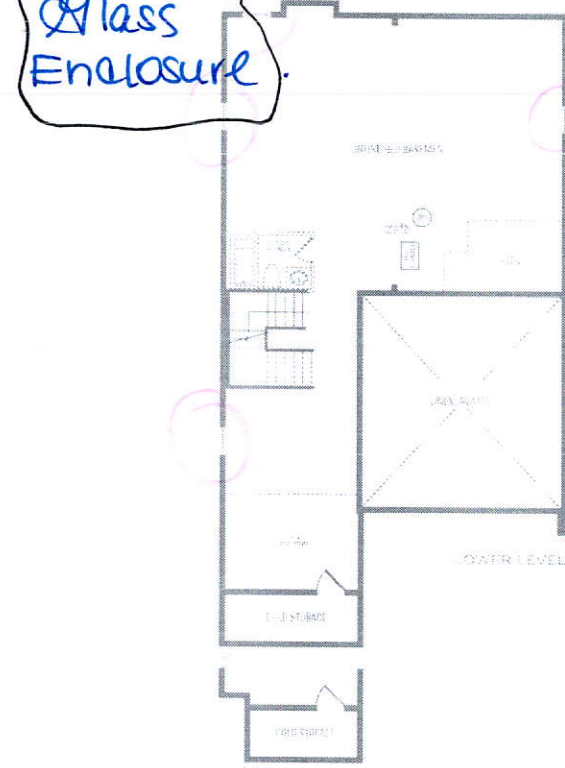
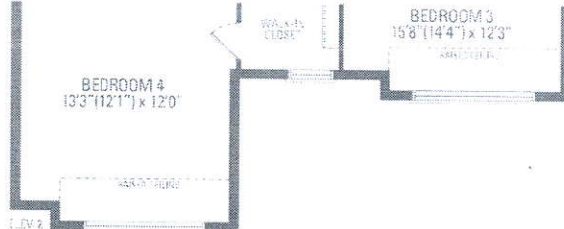
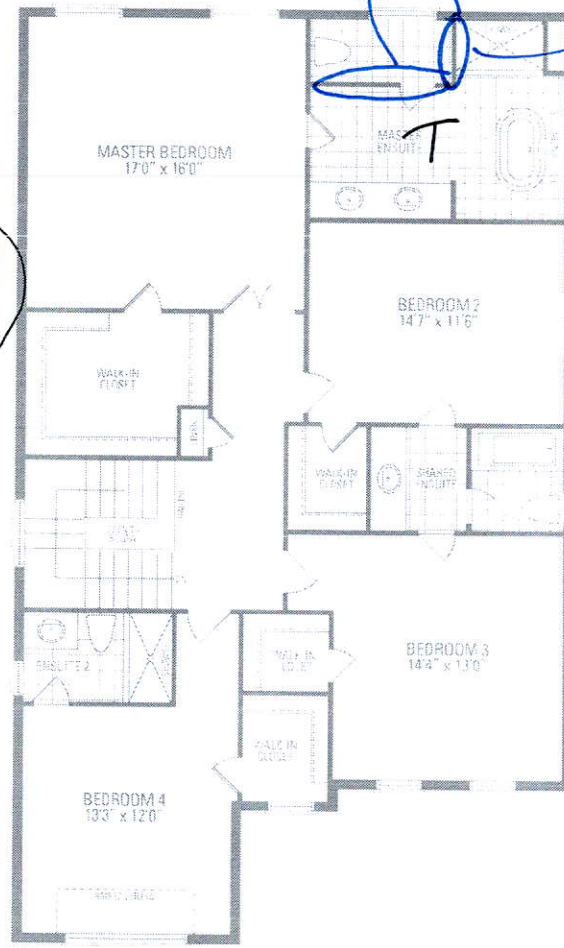
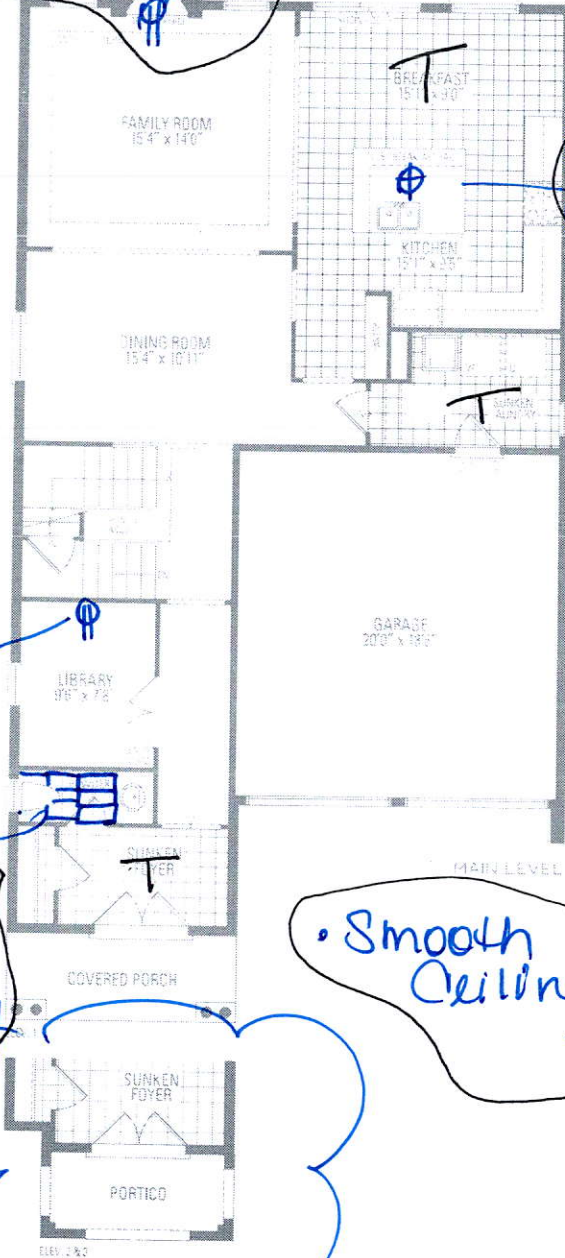
Frameless
Glass
Enclosure

Add Light
Above
Island

Add Plug
4' from
floor

Lay Tiles
vertically
to Vanity

• Smooth
Ceiling



VALLEYCREEK FIVE ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 sq.ft.

Orientation or home may be viewed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variations. Actual usable floor space may vary from the plotted floor areas. All renderings are artist's concept. Dimensions, specifications, and architectural detailing subject to modifications. Roadline and adjoining model types may vary due to zoning. © & D. E. May 2020