

CONSTRUCTION SUMMARY

RECEIVED

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

JUN 17 2021

PURCHASER: JAVAID FAZAL

TEL:

LOT / PHASE 238 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 2		
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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 14Jun21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 14Jun21 Note:	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 14Jun21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - MICROWAVE SHELF STANDARD - 700MM WIDE - STANDARD 14Jun21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 14Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 14Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - STANDARD 14Jun21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 14Jun21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 14Jun21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 14Jun21 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR MICROWAVE SHELF 14Jun21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 14Jun21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 14Jun21 Note:	

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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 14Jun21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 14Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 14Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 14Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 14Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Jun21 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 14Jun21 Note:	
1 - STAIRCASE - EUROLINE 2 IRON PICKETS - BLACK 14Jun21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 14Jun21 Note:	

EXTRAS AS PER OFFER

lower level and main level to be as per engineering sketch dated august 27, 2020. Worksheet Note:	
(1) 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 Worksheet Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor's approval, in its sole and unfettered discretion The Purchaser acknowledges and ag Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 14 Jun 21 at 11:51



Purchaser:

JAVAID FAZAL

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

14-Jun-21

Property: 238

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four Elev 2

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	722SC
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	SABRA 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3081 HACIENDA BLACK	431SA
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

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initial:

Purchaser:

JAVOID FAZAL

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

14-Jun-21

Property: 238

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-213X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
GARAGE ENTRY	TILE-RAINBOW WHITE-13X13	<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-LUC BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16	
GARAGE ENTRY	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

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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7. Other Flooring

Main Hall	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Living Room	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Dining Room	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Family Room	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
Upper Landing	STRIP-MIRAGE-IMAGINE-CORK CHARACTER-RED OAK-DURA MATT-DRIFTWOOD-5"
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	TypeArea
	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 2	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

☒ Yes☐ 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	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	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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14-Jun-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			

\*\* 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	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
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		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 type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

\*\* Refer to Construction Summary

14. General Comments

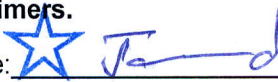
\*\* Refer to Construction Summary

Disclaimers and Notes

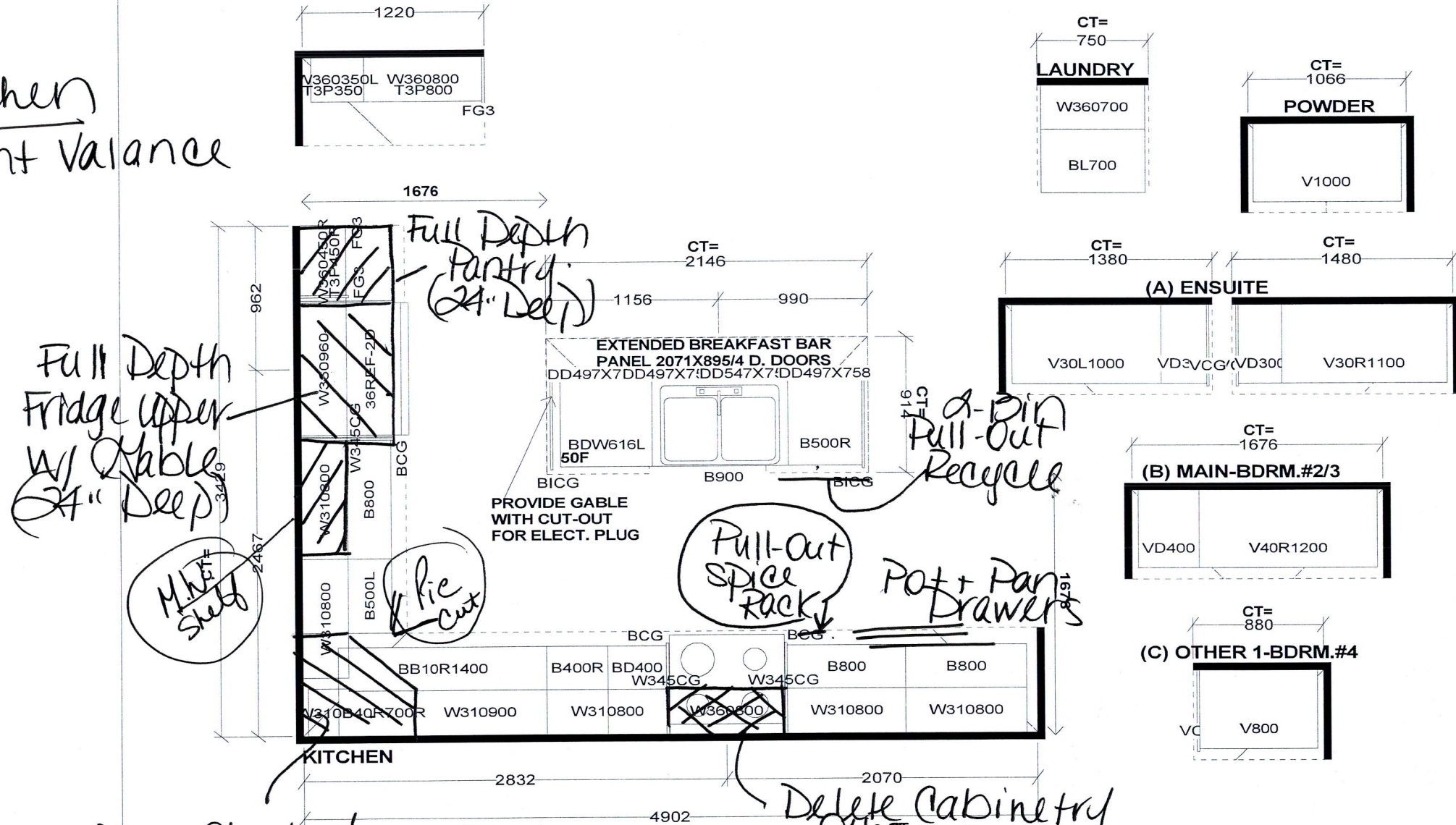
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.
- Signature:  Date: 12-06-2021

Kitchen  
→ Light Valve



upper angled  
corner cabinet  
w/ beveled  
glass door.

<h2 style="margin: 0;">Selba Industries</h2>			<b>J#</b> _____
<b>W WDT</b> _____ <b>W HGT</b> _____ <b>W CNT</b> _____	<b>FLOOR HGT</b> _____ <b>DOOR HGT</b> _____	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="font-size: small; margin: 0;">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.</p> </div> <div style="width: 45%; text-align: center;">  </div> </div> <div style="margin-top: 10px;"> <b>DESIGNER:</b> KS  <b>DATE:</b> MAY 13 20         </div>	
<b>ST. CENT</b> _____ <b>2X4</b> _____ <b>VENT BOX COVER</b> _____	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>JOB NUMBER:</b></p> <p><b>BUILDER:</b> GREENPARK</p> <p><b>SITE:</b> RUSSELL GARDENS PH.3</p> <p><b>MODEL:</b> VALLEYCREEK 4X EL 2</p> <p><b>LOT #:</b></p> </div> <div style="width: 45%;"></div> </div>		

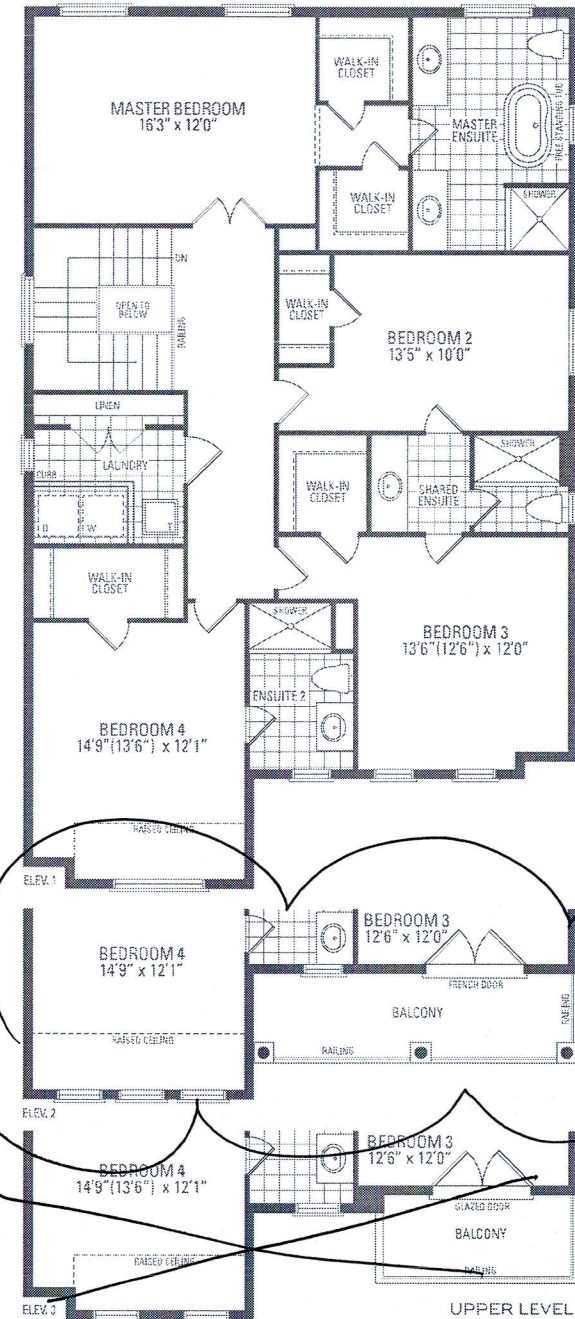
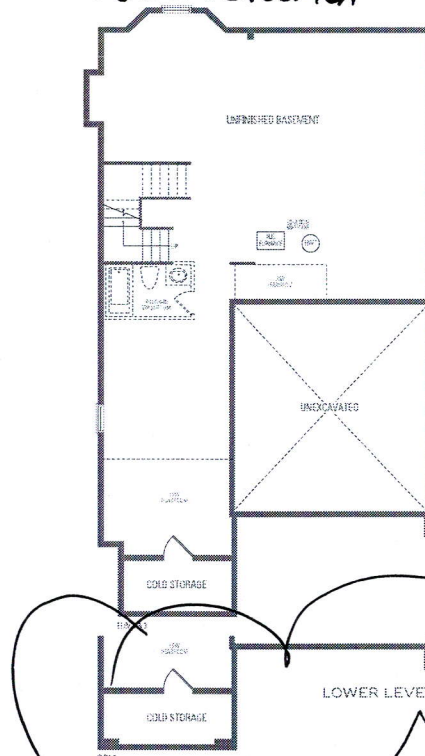
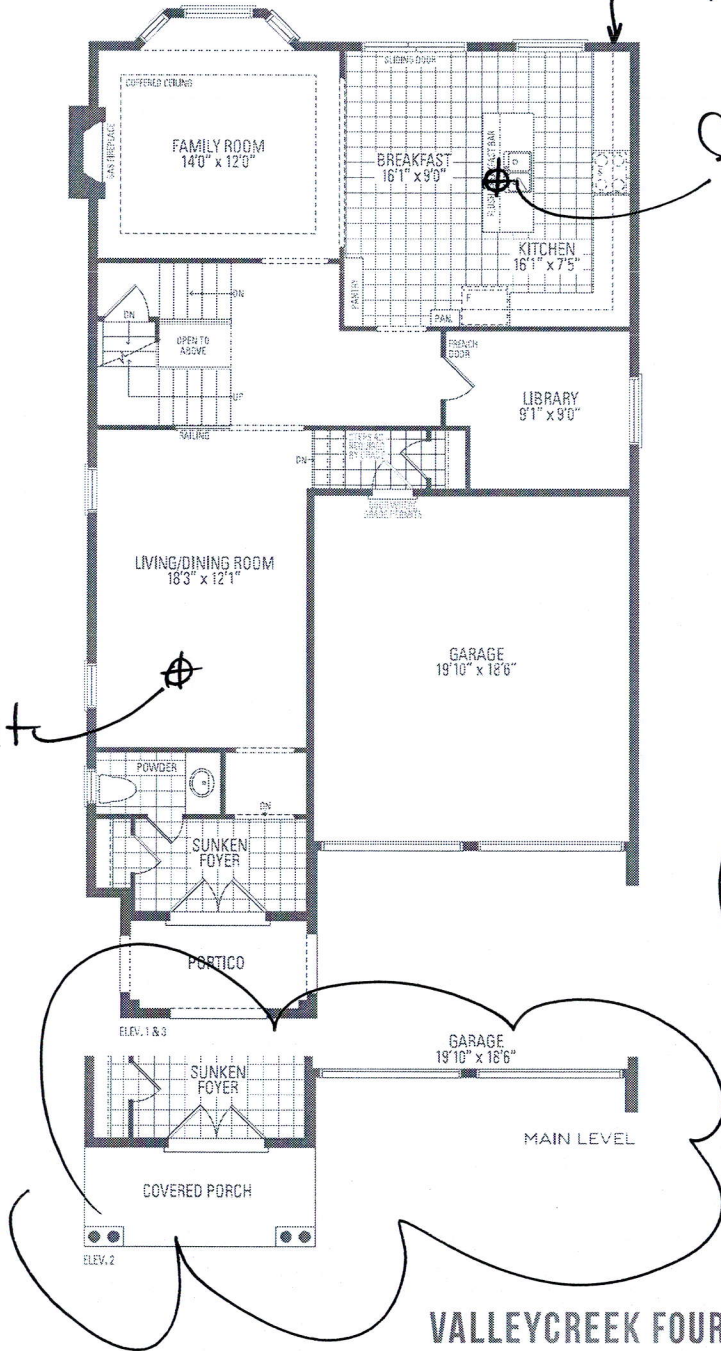


TM

Has Line R.1  
for BBQ.

Add Light  
above Island

Add  
Light



**VALLEYCREEK FOUR** ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 sq.ft.

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. & D. E. May 2020



PURCHASER ALTERATION FORM

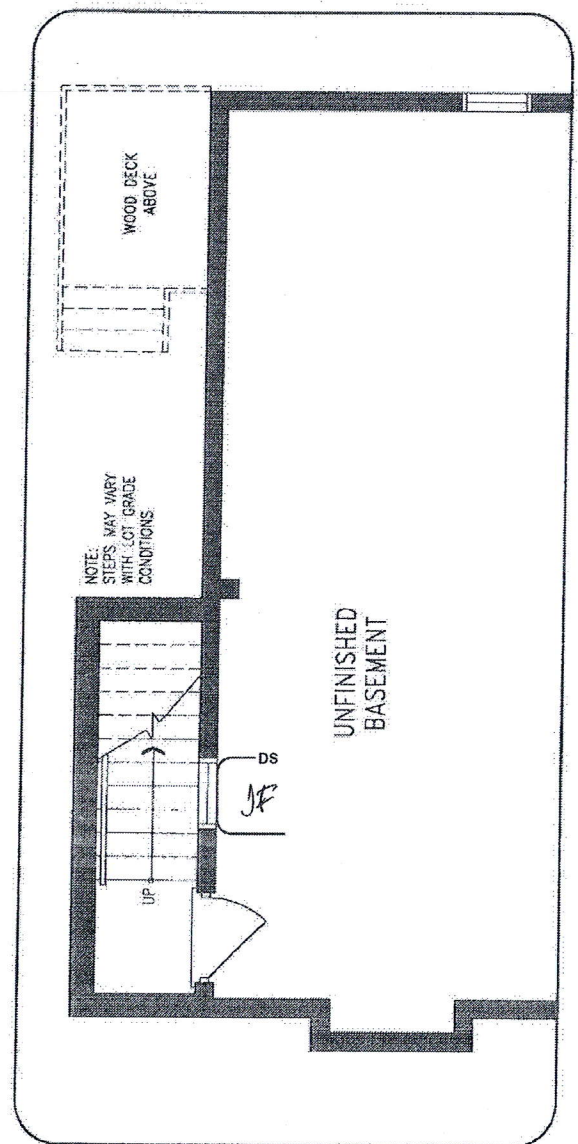
LOT 238  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 4  
ELEV. 2

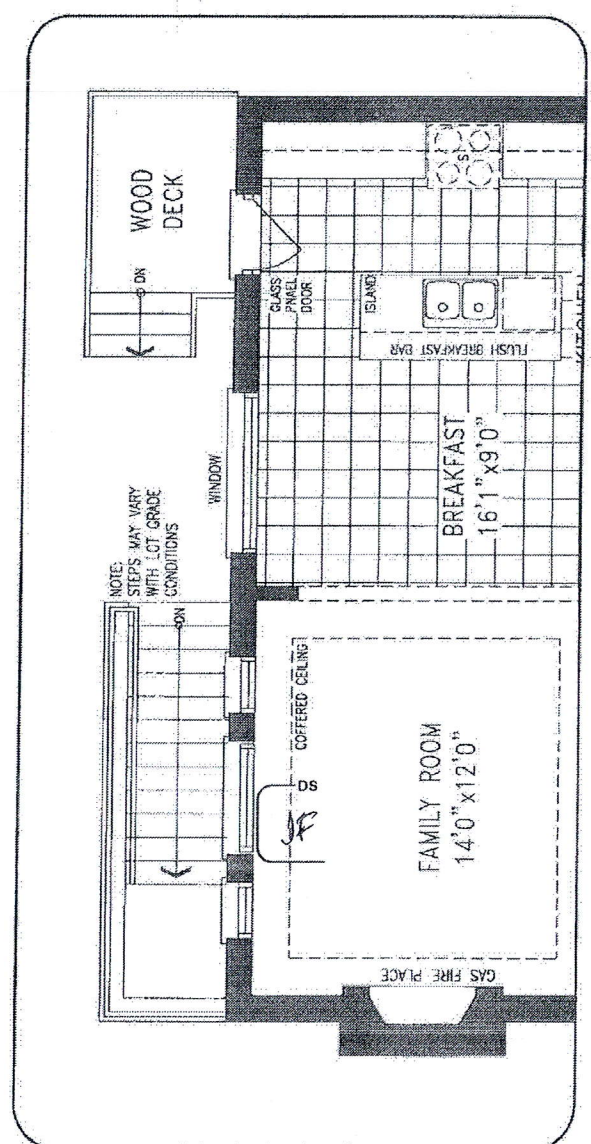
REVISION:

1. ADD EXTERIOR BASEMENT WALK-UP STEPS
2. FAMILY ROOM - REMOVE BAY WALL AND STRAIGHTEN THE WALL TO ACCOMMODATE WALK UP STEPS AS PER SKETCH
3. DECK AS PER GRADE CONDITION, REPLACE SLIDING GLASS DOOR WITH NEW WINDOW, REPLACE WINDOW IN KITCHEN TO GLASS PANEL DOOR AS PER SKETCH

DocuSigned by:  
*Jam*  
01-Sep-20



LOWER LEVEL



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE, DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION DESIGN INC.	SCALE	N.T.S.
	BY	PAGE No.
	VO	1 OF 1

