

CONSTRUCTION SUMMARY

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

PURCHASERS: Shahbaz Mohammad KHAN and Mohammad Asad KHAN // Somaiya ALI // Iqr

RECEIVED

JUN 29 2021

TEL:

| LOT / PHASE | REG. PLAN # | HOUSE TYPE | | |
|-------------|-------------|------------------------------------|--|--|
| 67 / 3 | 62M-1266 | Mountainash Two (4 Bedroom) Elev 3 | | |

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 03Dec20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED | |
|---|--|

CABINETRY ACCESSORIES

| | |
|---|--|
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Dec20 Note: PANTRY AT END OF CABINETRY RUN | |
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 03Dec20 Note: PANTRY BESIDE FRIDGE | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 03Dec20 Note: | |
| 1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 03Dec20 Note: | |

CERAMIC TILE

| | |
|--|--|
| 1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 03Dec20 Note: | |
| 1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 03Dec20 Note: | |
| 1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 03Dec20 Note: | |

CONSTRUCTION

| | |
|--|--|
| 1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 03Dec20 Note: | |
| 3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 10Jul20 Note: IF CONSTRUCTION PERMITS | |

ELECTRICAL

| | |
|--|--|
| 1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 03Dec20 Note: | |
| 1 - 200 AMP ELECTRICAL SERVICE 10Jul20 Note: | |

FIREPLACE AND ACCESSORIES

| | |
|---|--|
| 1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 03Dec20 Note: | |
|---|--|

HARDWOOD FLOORING

| | |
|--|--|
| 1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 03Dec20 Note: | |
|--|--|

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DEC 10 2020



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| | | | | |
|-------------|-------------|------------------------------------|--|--|
| LOT / PHASE | REG. PLAN # | HOUSE TYPE | | |
| 67 / 3 | 62M-1266 | Mountainash Two (4 Bedroom) Elev 3 | | |

| | |
|---|--|
| 1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 03Dec20 Note: | |
|---|--|

PLUMBING

| | |
|--|--|
| 1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 03Dec20 Note: | |
|--|--|

PROMOTIONAL

| | |
|---|--|
| 1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 03Dec20 Note: | |
| 1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,320.00 BALANCE (\$9,680.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 06/30/2020 10.Jul20 Note: | |

STAIRS AND RAILINGS

| | |
|---|--|
| 1 - STAIRCASE - V GROOVE HANDRAIL 03Dec20 Note: | |
| 1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 03Dec20 Note: | |
| 1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 03Dec20 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 Two Worksheet Note: | |
|--|--|

This Document is Extremely Time Sensitive - Printed 3 Dec 20 at 10:54

Purchasers:Shahbaz Mohammad KHAN & Mohammad Asad

Property: 67

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Two (4 Bedroom) Elev 3

Lock Date: 3-Dec-20

3-Dec-20

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

| | Style and Colour | Hardware |
|----------------------------|---------------------------------|----------|
| Kitchen / Breakfast | CONTINENTAL 814 DARK CHOCOLATE | 431SA |
| Laundry Room | ELISSE | Standard |
| Powder Room | MONACO 823 DRIFTWOOD | 431SA |
| Master Ensuite Bathroom | DORAL H3453 LAVA GREY FLEETWOOD | 447SA |
| Ensuite Bath - Bedroom 2/3 | MONACO 350 PLATINUM SILVER | 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

Frige 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-WHITE CARRARA 4924-38 | |
| Laundry Room | N/A | |
| Powder Room | LAMINATE-PALOMA POLAR 6698-46 | |
| Master Ensuite Bathroom | LAMINATE-WHITE TIGRIS 4783-60 | |
| Ensuite Bath - Bedroom 2/3 | LAMINATE-WHITE CARRARA 4924-38 | |
| Ensuite Bath - Bedroom 4 | LAMINATE-CALCUTTA MARBLE 4925K-07 | |
| | N/A | |
| | N/A | |
| | N/A | |

** Refer to Construction Summary

Initials:

Page 1 of 4

Printed 12/3/2020 10:53:57

Purchasers:Shahbaz Mohammad KHAN & Mohammad Asad

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:3-Dec-20

Property: 67

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Two (4 Bedroom) Elev 3

3-Dec-20

Plan #: 62M-1266

3. Ceramic Flooring

| | | At a 45 | Threshold-If App. |
|----------------------------|-------------------------------|--------------------------|------------------------------|
| Entrance Vestibule | TILE-VARENNA CARRARA-24X24 | <input type="checkbox"/> | metal strip where applicable |
| Main Hall | N/A | <input type="checkbox"/> | |
| Kitchen / Breakfast | TILE-VARENNA CARRARA-24X24 | <input type="checkbox"/> | |
| Laundry Room | TILE-RAINBOW WHITE-13X13 | <input type="checkbox"/> | |
| Powder Room | TILE-VARENNA CARRARA-12X24 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-STRATA GRAPHITE-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2/3 | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 4 | TILE-RAINBOW LIGHT GREY-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-LUC CONCEPT NEVE-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 | |
| | 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

Initials:

Purchasers:

Shahbaz Mohammad KHAN & Mohammad Asad

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

3-Dec-20

Property: 67

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Two (4 Bedroom) Elev 3

Plan #: 62M-1266

7. Other Flooring

| | | |
|------------------------------|---|------|
| Main Hall | N/A | |
| Living Room | STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5" | |
| Dining Room | STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5" | |
| Family Room | STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5" | |
| Den / Library / Study | N/A | |
| Basement Landing(If Applies) | N/A | |
| Lower Landing (If Applies) | STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-5" | |
| Upper Landing | STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-OPHELIA-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 | Type | Area |
| | N/A | N/A |

** Refer to Construction Summary

8. Railings and Pickets

| | | | |
|------------------|----------------------------------|--------|-------------------------|
| Railing Type | V-GROOVE | Colour | VINTAGE OPHELIA RED OAK |
| Picket Type | EUROLINE 1 | Colour | BLACK |
| Stringer / Riser | AS PER CONSTRUCTION SPECIFICATIO | Colour | VINTAGE OPHELIA RED OAK |
| Treads | AS PER CONSTRUCTION SPECIFICATIO | Colour | VINTAGE OPHELIA 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 | N/A | 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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Lock Date: 3-Dec-20

3-Dec-20

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 | 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

- 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:

Signature:

Date:

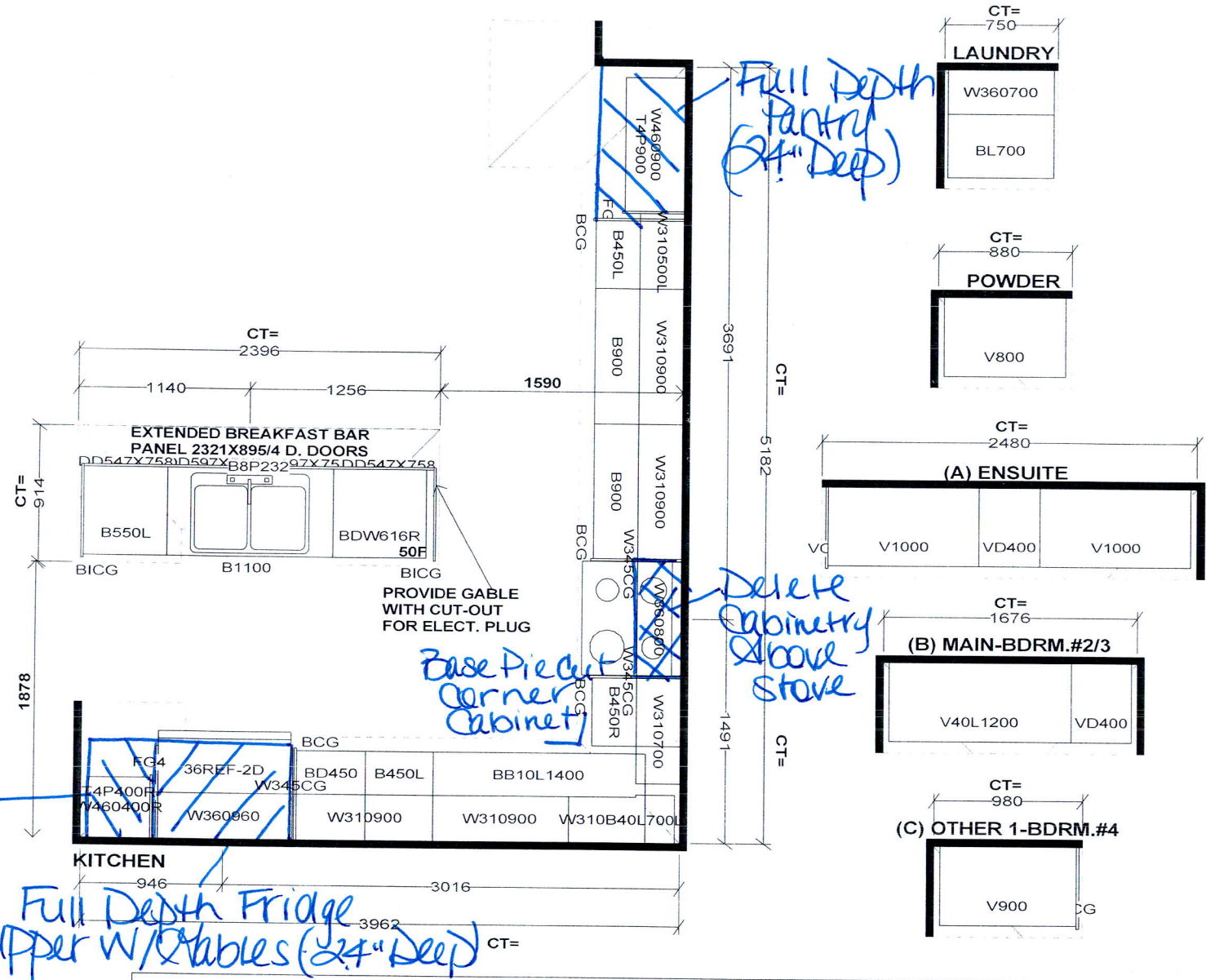
Full Depth
Pantry
(24" Deep)

Full Depth Fridge
upper w/tables (24" Deep)

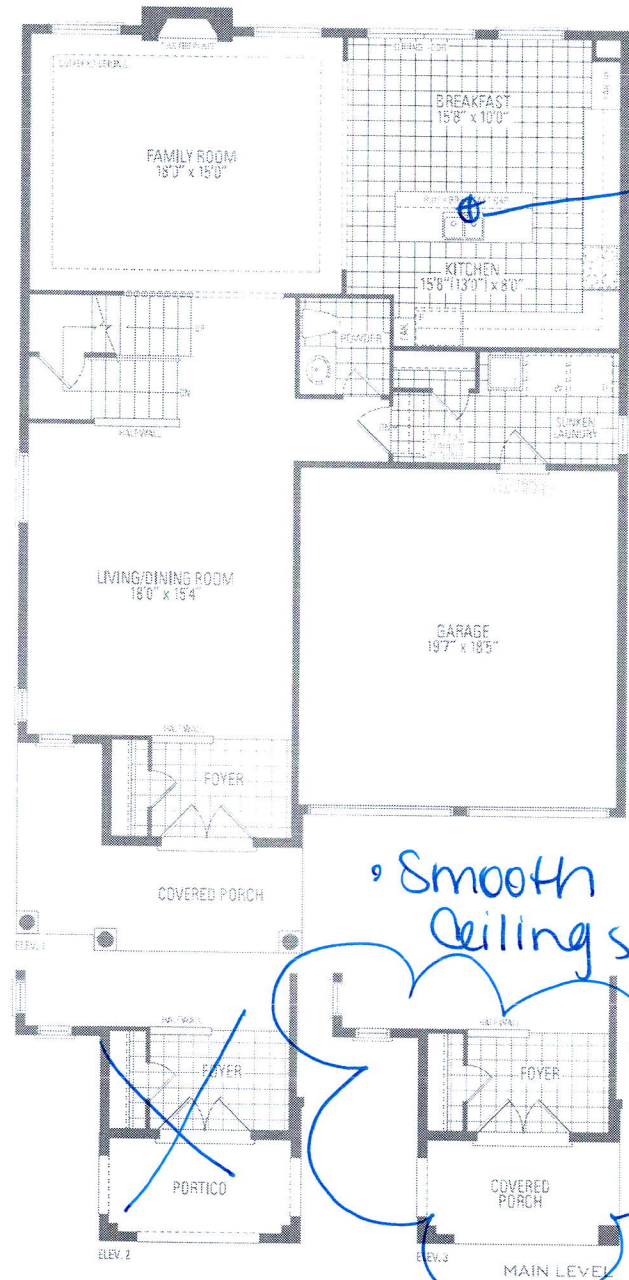
Full Depth
Pantry
(24" Deep)

Delete
Cabinetry
Above
Stove

Base Pie Cut
Corner
Cabinetry

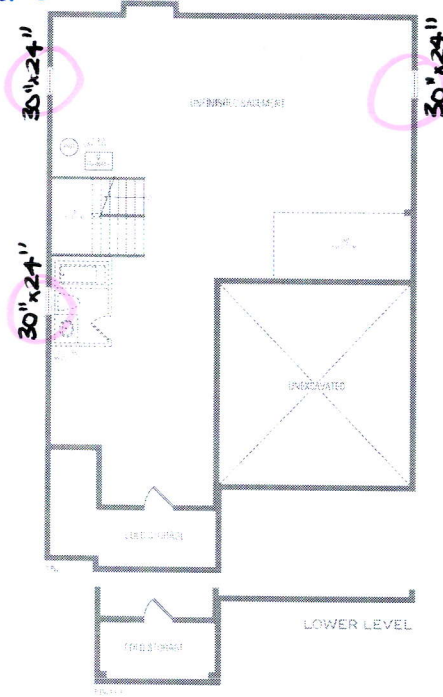


| Selba Industries | | | | J# |
|------------------|-----------|---------------------------------|--|----|
| W WDTH | W HGHT | W CNT | This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed. | |
| FLOOR HGHT | DOOR HGHT | DESIGNER: KS DATE: MAY 13 20 | | |
| ST. CENT | 2X4 | VENT BOX COVER | JOB NUMBER: BUILDER: GREENPARK SITE: RUSSEL GARDENS PH.3 MODEL: MOUNTAINASH 2X EL 1,2,3 LOT #: | |

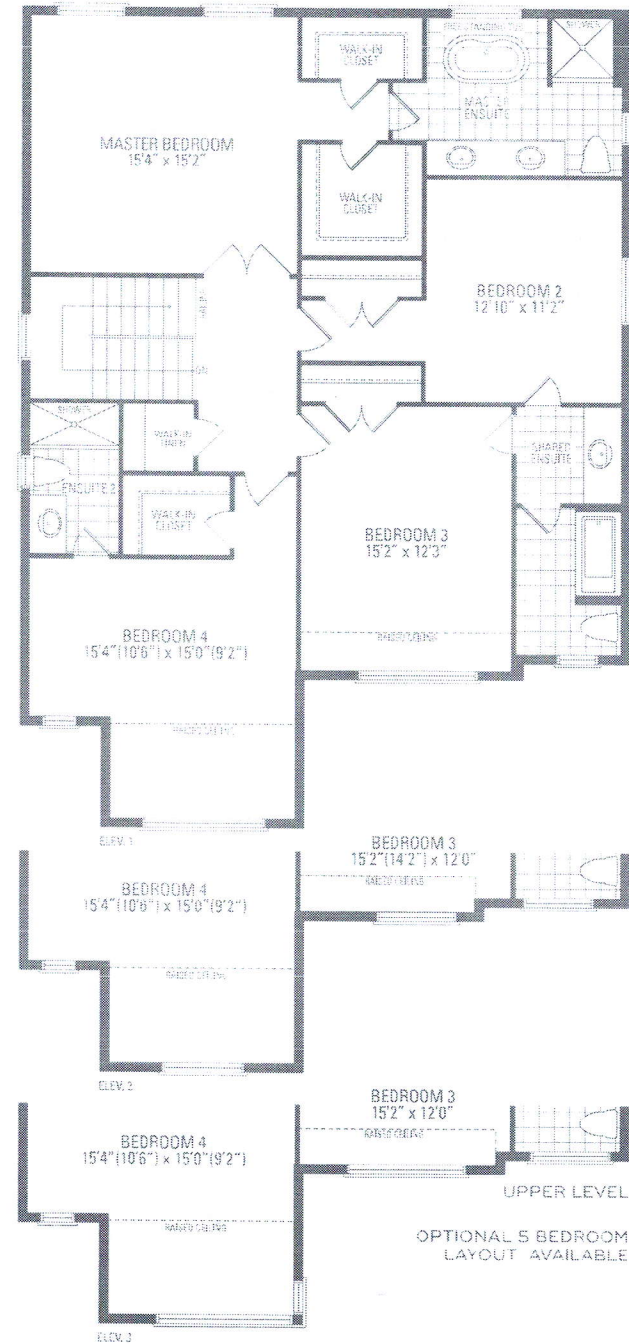


Enlarge Basement Windows

Add Light Above Island



200 AMP



Lot 67 Russell Gardens III

MOUNTAINASH TWO

ELEV. 1 • 2,848 sq.ft. | ELEV. 2 • 2,846 sq.ft. | ELEV. 3 • 2,847 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 a firm's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to styling. E. & D. E. May 2020

67-Russell Gardens

KitchenAid®
FOR THE WAY IT'S MADE.®

30" (72.6 cm) and 36" (91.4 cm) Wall-Mount Canopy Range Hood

PRODUCT MODEL NUMBERS

KVWB600D KVWB606D

Electrical: A 120 volt, 60 Hz., AC only, 15-amp, fused electrical circuit is required.

VENTING METHODS

This canopy range hood is factory set for venting through the roof or through the wall.

A 6" (15.2 cm) round vent system is needed for installation (not included). The hood exhaust opening is 6" (15.2 cm) round.

NOTE: Flexible vent is not recommended. Flexible vent creates back pressure and air turbulence that greatly reduce performance.

Vent system can terminate either through the roof or wall. To vent through a wall, a 90° elbow is needed.

Rear Discharge

A 90° elbow may be installed immediately above the hood.

For Non-Vented (Recirculating) Installations

If it is not possible to vent cooking fumes and vapors to the outside, the hood can be used in the non-vented (recirculating) version, using a Recirculation Kit (which includes charcoal filters and a deflector). To order, see the "Assistance or Service" section.

Roof Venting

A. Roof cap
B. 6" (15.2 cm) round vent

Wall Venting

A. Wall cap
B. 6" (15.2 cm) round vent

Non-Vented (Recirculating)

A. Diverter
B. 6" (15.2 cm) round vent

Calculating Vent System Length

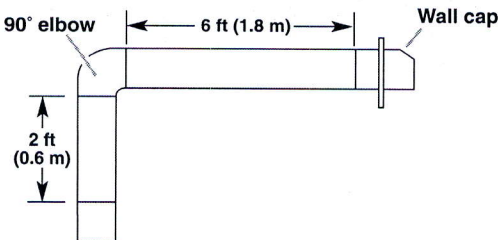
To calculate the length of the system you need, add the equivalent feet (meters) for each vent piece used in the system.

Vent System

| Vent Piece | 6" (15.2 cm) Round | |
|------------|--------------------|--|
| 45° elbow | 2.5 ft (0.8 m) | |
| 90° elbow | 5.0 ft (1.5 m) | |

Maximum equivalent vent length is 35 ft (10.7 m).

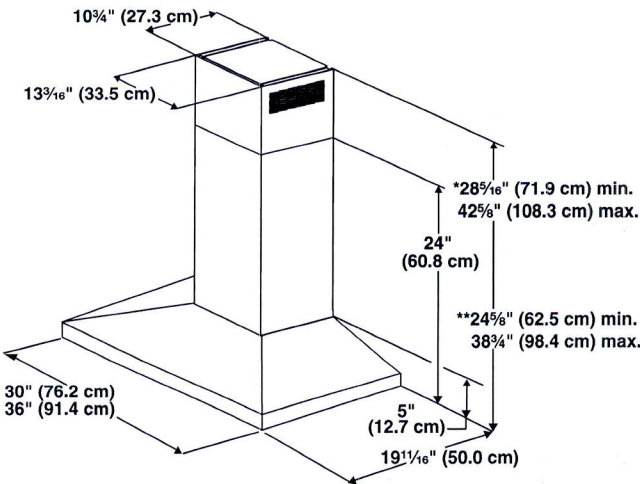
Example Vent System



The following example falls within the maximum recommended vent length of 35 ft (10.7 m).

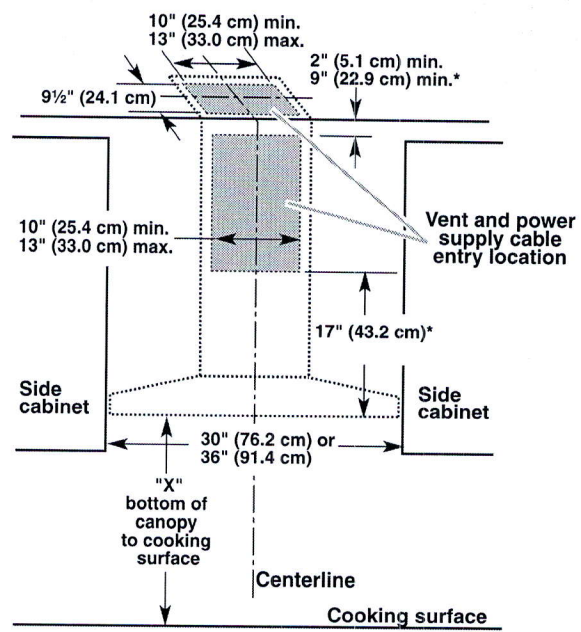
| | |
|-----------------------|-------------------|
| 1 - 90° elbow | = 5.0 ft (1.5 m) |
| 1 - wall cap | = 0.0 ft (0.0 m) |
| 8 ft (2.4 m) straight | = 8.0 ft (2.4 m) |
| Length of system | = 13.0 ft (3.9 m) |

PRODUCT DIMENSIONS



*For non-vented (recirculating) installations
**For vented installations

CABINET DIMENSIONS



*For non-vented (recirculating) installations

IMPORTANT:

- Minimum distance "X": 24" (61.0 cm) from electric cooking surface.
- Minimum distance "X": 27" (68.6 cm) from gas cooking surfaces.
- Suggested maximum distance "X": 36" (91.4 cm)

The chimneys can be adjusted for different ceiling heights. See the following chart.

| Vented Installations | | |
|--------------------------|---------------------|---------------------|
| | Min. ceiling height | Max. ceiling height |
| Electric cooking surface | 7' 1" (2.16 m) | 9' 2" (2.79 m) |
| Gas cooking surface | 7' 4" (2.23 m) | 9' 2" (2.79 m) |

| Non-vented (recirculating) Installations | | |
|--|---------------------|---------------------|
| | Min. ceiling height | Max. ceiling height |
| Electric cooking surface | 7' 1" (2.16 m) | 9' 6" (2.9 m) |
| Gas cooking surface | 7' 4" (2.23 m) | 9' 6" (2.9 m) |

***NOTE:** The range hood chimneys are adjustable and designed to meet varying ceiling or soffit heights depending on the distance "X" between the bottom of the range hood and the cooking surface. For higher ceilings, a Chimney Extension Kit is available from your dealer or an authorized parts distributor. The chimney extension replaces the chimney shipped with the range hood. To order, see the "Assistance or Service" section.