

CONSTRUCTION SUMMARY

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

RECEIVED

AUG 18 2021

TEL:

PURCHASERS: Rahat Hafiz BAIG and Mirza Mohammad Ayaz BAIG

| | | | | |
|------------------------|-------------------------|---|--|--|
| LOT / PHASE 255 / 3 | REG. PLAN # 62M-1266 | HOUSE TYPE Valleycreek Twelve Elev 3 | | |
|------------------------|-------------------------|---|--|--|

CABINETRY ACCESSORIES

| | |
|---|--|
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 18Aug21 Note: | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 18Aug21 Note: | |

ELECTRICAL

| | |
|---|--|
| 1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 18Aug21 Note: | |
|---|--|

FIREPLACE AND ACCESSORIES

| | |
|---|--|
| 1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 18Aug21 Note: | |
|---|--|

HARDWOOD FLOORING

| | |
|---|--|
| 1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 18Aug21 Note: | |
| 1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 18Aug21 Note: | |
| 1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 18Aug21 Note: | |

MISCELLANEOUS

| | |
|--|--|
| 1 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 18Aug21 Note: | |
|--|--|

PLUMBING

| | |
|--|--|
| 1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Aug21 Note: | |
|--|--|

PROMOTIONAL

| | |
|---|--|
| 1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Aug21 Note: | |
|---|--|

STAIRS AND RAILINGS

| | |
|---|--|
| 1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 18Aug21 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:

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE.
Worksheet Note:

| CONSTRUCTION SUMMARY | | | | |
|--|-------------|---------------------------|--|------|
| Mountainview Heights 3 (G) - Russell Gardens Building Ltd. | | | | |
| PURCHASERS: Rahat Hafiz BAIG and Mirza Mohammad Ayaz BAIG | | | | TEL: |
| LOT / PHASE | REG. PLAN # | HOUSE TYPE | | |
| 255 / 3 | 62M-1266 | Valleycreek Twelve Elev 3 | | |

This Document is Extremely Time Sensitive - Printed 18 Aug 21 at 12:19

Purchasers: Rahat Hafiz BAIG & Mirza Mohammad Ayaz BAIG

Property: 255

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Twelve Elev 3

Lock Date: 18-Aug-21

18-Aug-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

| | Style and Colour | Hardware |
|----------------------------|----------------------------|----------|
| Kitchen / Breakfast | EVEREST - WHITE CRYSTAL | 431SA |
| Laundry Room | ELISSE | Standard |
| Powder Room | EVEREST - WHITE CRYSTAL | 431SA |
| Master Ensuite Bathroom | MONACO 350 PLATINUM SILVER | 431SA |
| Ensuite Bath - Bedroom 2/3 | MONACO 350 PLATINUM SILVER | 431SA |
| Ensuite Bath - Bedroom 4 | MONACO 350 PLATINUM SILVER | 431SA |
| | | |
| | | |
| | | |

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-WHITE CARRARA 4924-38 | |
| Laundry Room | N/A | |
| Powder Room | LAMINATE-WHITE CARRARA 4924-38 | |
| Master Ensuite Bathroom | LAMINATE-CALCUTTA MARBLE 4925K-07 | |
| Ensuite Bath - Bedroom 2/3 | LAMINATE-CALCUTTA MARBLE 4925K-07 | |
| Ensuite Bath - Bedroom 4 | LAMINATE-CALCUTTA MARBLE 4925K-07 | |
| | | |
| | | |
| | | |

** Refer to Construction Summary

Initials:

SP

HB

Page 1 of 4

Printed 8/18/2021 12:15:20

Purchasers:

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Decor Advisor:

Lock Date:

Rahat Hafiz BAIG & Mirza Mohammad Ayaz BAIG

/

Aly Aversa

18-Aug-21

Property: 255

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Model and Elevation: Valleycreek Twelve Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

| | | | |
|----------------------------|-------------------------------|--------------------------|---------------------------|
| Entrance Vestibule | TILE-ESSENZE GRIGIO 13X13 | <input type="checkbox"/> | Metal Strip Where Applic. |
| Main Hall | N/A | <input type="checkbox"/> | |
| Kitchen / Breakfast | TILE-ESSENZE GRIGIO 13X13 | <input type="checkbox"/> | |
| Laundry Room | TILE-RAINBOW LIGHT GREY 13X13 | <input type="checkbox"/> | |
| Powder Room | TILE-ESSENZE GRIGIO 13X13 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-RAINBOW LIGHT GREY 13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2/3 | TILE-RAINBOW LIGHT GREY 13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 4 | TILE-RAINBOW LIGHT GREY 13X13 | <input type="checkbox"/> | |
| SIDE ENTRANCE | TILE-ESSENZE GRIGIO 13X13 | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | |

** Refer to Construction Summary

4. Ceramic Wall Tile

SelectionDescribe

| | | |
|----------------------------|------------------------|--|
| Master Ensuite Bathroom | | |
| Tub Deck Wall | N/A | |
| Tub Deck | N/A | |
| Tub Deck Skirt | N/A | |
| Shower Stall | TILE-SILVIA WHITE 8X16 | |
| Bathtub Enclosure Walls | N/A | |
| Ensuite Bath - Bedroom 2/3 | TILE-SILVIA WHITE 8X16 | |
| Ensuite Bath - Bedroom 4 | TILE-SILVIA WHITE 8X16 | |
| SIDE ENTRANCE | N/A | |
| | | |
| | | |
| Kitchen Backsplash | N/A | |

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

5. Plumbing Fixtures

All BathroomsWhite

Whirlpool

Dishwasher Rough-In

Waterline for Fridge

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors

Interior Trim

Door Handles

Exterior Front Door Handle

As Per Construction Specifications

As Per Construction Specifications

As Per Construction Specifications

As Per Construction Specifications

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7. Outer Flooring

| | | |
|------------------------------|--|--|
| Main Hall | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| Living Room | N/A | |
| Dining Room | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| Family Room | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| Den / Library / Study | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| Basement Landing(If Applies) | N/A | |
| Lower Landing (If Applies) | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| Upper Landing | HARDWOOD-MIRAGE-IMAGINE COLLECTION -DRIFTWOOD RED OAK 5" CHARACTER CORK DURAMATT | |
| 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 | |
| | | |
| | | |
| | | |

Underpad

Type

Area

N/A

N/A

** Refer to Construction Summary

8. Railings and Pickets

| | | | |
|------------------|------------------------------------|--------|--------------------------|
| Railing Type | AS PER CONSTRUCTION SPECIFICATIONS | Colour | MIRAGE-RED OAK-DRIFTWOOD |
| Picket Type | AS PER CONSTRUCTION SPECIFICATIONS | Colour | MIRAGE-RED OAK-DRIFTWOOD |
| Stringer / Riser | AS PER CONSTRUCTION SPECIFICATIO | Colour | MIRAGE-RED OAK-DRIFTWOOD |
| Treads | AS PER CONSTRUCTION SPECIFICATIO | Colour | MIRAGE-RED OAK-DRIFTWOOD |

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 | 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 | 22 WARM GREY |
| 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 | | |
| | | | |
| | | | |

Smooth Ceilings First Floor

☐ Yes

☒ No

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10. Plaster Mouldings and Medallions

| | | | | | |
|--------------------|--|--|-------------------|--|--|
| Entrance Vestibule | | | Kitchen/Breakfast | | |
| Main Hall | | | Den/Library | | |
| Living Room | | | Lower Landing | | |
| Dining Room | | | | | |
| Family Room | | | | | |

** 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 | | | | As Per Construction Specifications | | | | | |
| Mantle Type | | | | MANTLE M2-STANDARD | | | | | |
| Colour / Stain | | | | AS PER CONSTRUCTION SPECIFICATIONS | | | | | |
| Surround | | | | BIANCO | | | | | |
| Hearth | | | | 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 | <input type="text" value="Standard"/> | Above Kitchen Cabinet Light | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Hood Fan | <input type="text" value="STANDARD WHITE"/> | | Below Kitchen Cabinet Light | <input type="radio"/> Yes | <input checked="" type="radio"/> No |
| Appliances | | | Gas Stove | Microwave | |
| | Built in Cooktop | Built in Oven | | | |
| | <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 | <input type="text" value="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.

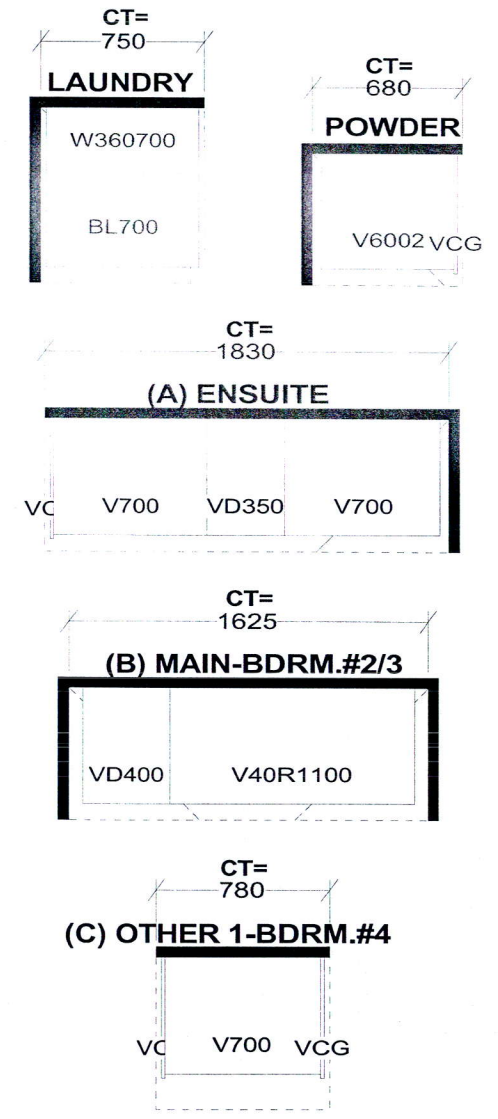
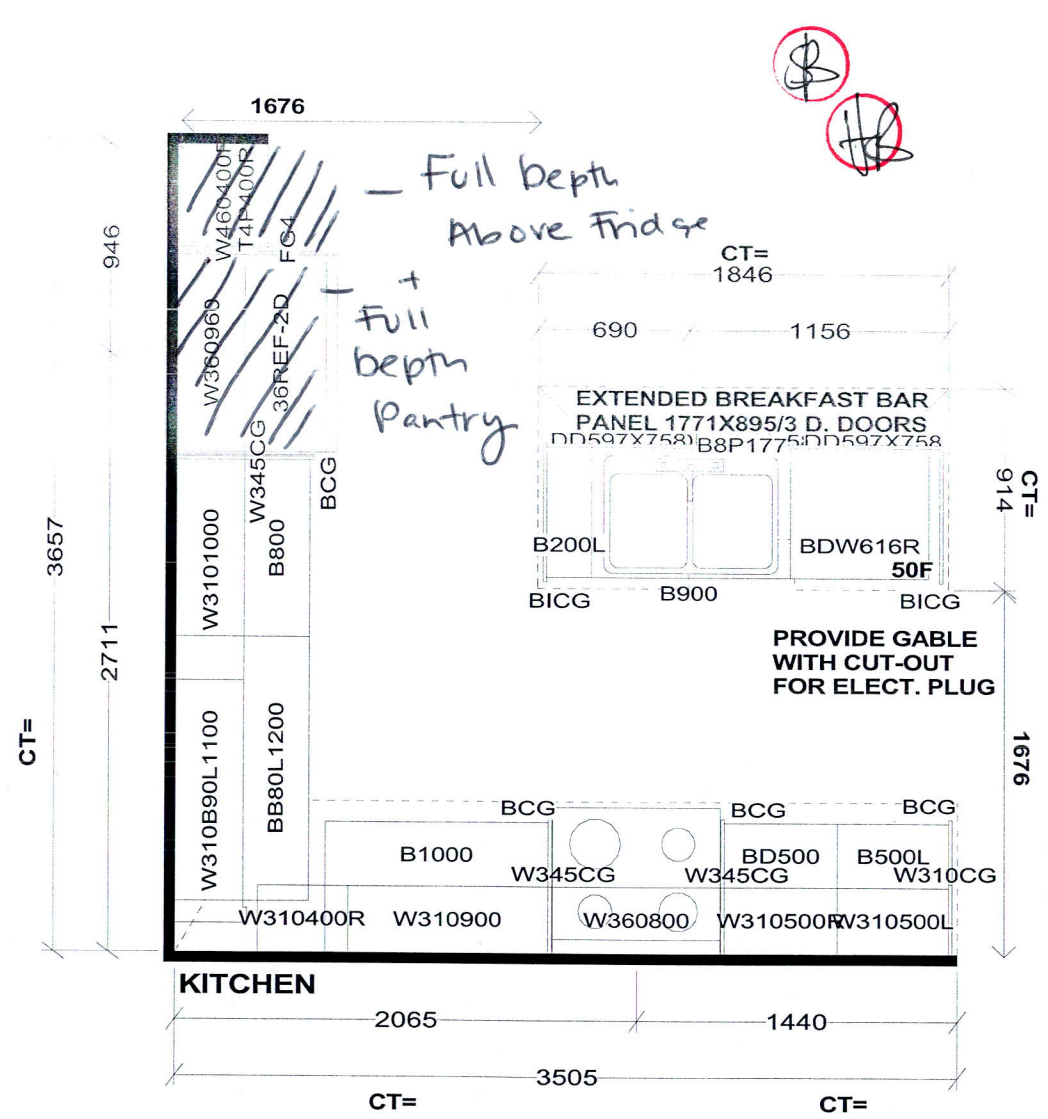
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

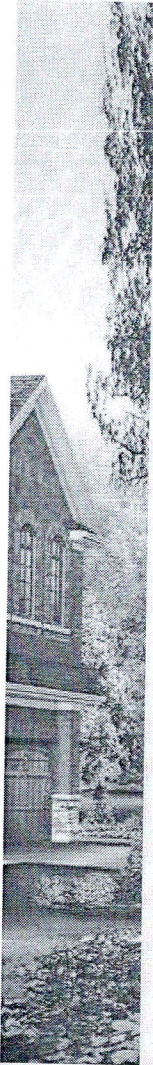
Date: 08/18/21

Signature: 

Date: 08/18/21



| Selba Industries | | | J# |
|---|-----------|----------------|---|
| W WIDTH | W HGHT | W CNT | JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 12X EL 1,2,3 LOT #: |
| FLOOR HGHT | DOOR HGHT | | |
| ST. CENT | 2X4 | VENT BOX COVER | |
| <small>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.</small> | | | |
| | | | DESIGNER: KS DATE: MAY 13 20 |



VALLEYCREEK TWELVE ELEV. 1 • 2,742 sq.ft. | ELEV. 2 • 2,740 sq.ft. | ELEV. 3 • 2,729 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 site. E. & O. E. May 2020