

CONSTRUCTION SUMMARY

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

PURCHASERS: Danmit SINGH and Surmeet KAUR

RECEIVED  
DEC 10 2021

TEL:

LOT / PHASE 390 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve A Elev 2		
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CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 - INCLUDES EXTENSION 22Oct21 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 22Oct21 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 22Oct21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 22Oct21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - CLEAR - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 22Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - UPPER CABINETS - FITS TALL UPPER CABINETS - PRICE IS PER FOOT - STANDARD 28Jun21 Note:	
1 - KITCHEN CABINETRY BASE - EXTEND BASE AND STANDARD GRANITE COUNTER TOWARDS WINDOW - APPROXIMATELY 2 FEET - STANDARD 28Jun21 Note:	

CERAMIC TILE

1 - ENSUITE 4 BATHROOM - SHOWER - UPGRADE 1 <u>CEILING TILES</u> 04Nov21 Note:	
1 - ENSUITE 2/3 BATHROOM - TUB ENCLSORE - UPGRADE 1 <u>CEILING TILES</u> 04Nov21 Note:	
1 - MASTER ENSUITE BATHROOM - SHOWER - UPGRADE 1 CEILING TILES ✓ 04Nov21 Note:	

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390 / 4	62M-1266	Valleycreek Twelve A Elev 2		
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM ✓ 22Oct21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM ✓ 22Oct21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN ✓ 22Oct21 Note:				
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER ✓ 22Oct21 Note:				
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 22Oct21 Note:				
1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER ✓ 22Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR ✓ 22Oct21 Note:				

CONSTRUCTION & PLUMBING

1 - KITCHEN - SHIFT COOKTOP - SEE SKETCH 22Oct21 Note:				
1 - BEDROOM 3 & BEDROOM 4 - CLOSETS REVISED - SEE SKETCH 22Oct21 Note:				
1 - FOYER - ADD HALF WALL BETWEEN FOYER AND DINING ROOM 28Jun21 Note:				
1 - REDESIGN BEDROOM 3 CLOSET TO BE SPLIT BETWEEN BEDROOM 3 AND BEDROOM 4 28Jun21 Note:				
1 - BEDROOM 4 - REMOVE WALK-IN CLOSET 28Jun21 Note:				
1 - KITCHEN - RELOCATE SINK AND DISHWASHER FROM ISLAND TO PERIMETER 28Jun21 Note: PLUMBING				
1 - DINING ROOM - REMOVE CLOSET 28Jun21 Note:				
1 - KITCHEN - REMOVE WALK-IN PANTRY AND OPEN WALLS AS PER SKETCH 28Jun21 Note:				
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 28Jun21 Note:				

DOORS AND TRIM

1 - DELETE DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING DOOR** 20Oct21 Note: INSTALL GARDEN DOOR				
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1 - DELETE - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 06Jul21 Note:	
1 - INSERT - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 06Jul21 Note:	
1 - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 28Jun21 Note:	

ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS 22Oct21 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 22Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 22Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 22Oct21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 22Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 28Jun21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 28Jun21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 22Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 22Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 22Oct21 Note:	

PLUMBING

5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS (2 IN MASTER) 22Oct21 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY 22Oct21 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 22Oct21 Note:	

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2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 4 & MASTER ENSUITE BATHROOM  
22Oct21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER  
22Oct21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9935.00 BALANCE FORWARD (\$65.00) TO BE USED AT A LATER DATE.  
ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE.  
28Jun21 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET  
22Oct21 Note:

EXTRAS AS PER OFFER

(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:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor?s standard samples Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 4 Nov 21 at 15:53



INTERIOR COLOUR SCHEME

Purchasers: Danmit SINGH & Surmeet KAUR

Property: 390

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Twelve A Elev 2

Lock Date: 22-Oct-21

22-Oct-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SHAKER 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	412SB
Master Ensuite Bathroom	MONACO 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	412SB
Ensuite Bath - Bedroom 4	DORAL H3453 LAVA GREY FLEETWOOD	412SB
	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	GRANITE-GRIGIO SARDO	#360
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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Lock Date: 22-Oct-21

22-Oct-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Powder Room	TILE-DOZZA WHITE-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESCARPMENT WHITE (E36137)-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>	
MUD ROOM	TILE-DOZZA WHITE-24X24	<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-ESCARPMENT WHITE (E36137)-12X24	Inc. Ceiling -
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS DARK GREY-8X16	Inc. Ceiling -
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE-8X16	Inc. Ceiling -
MUD ROOM	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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22-Oct-21

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7. Outer Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Upper Hall	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Master Bedroom	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #2	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #3	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
Bedroom #4	LAMINATE-LEXINGTON-LANDEN OAK-TL-LW1318	
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	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE APOLLO WHITE OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	VINTAGE APOLLO WHITE OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE APOLLO WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE APOLLO WHITE OAK

Red Oak Stairs ☒ 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	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 & Door 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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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 M1-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	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		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Dishwasher Rough-in	Yes				

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary


Disclaimers and Notes

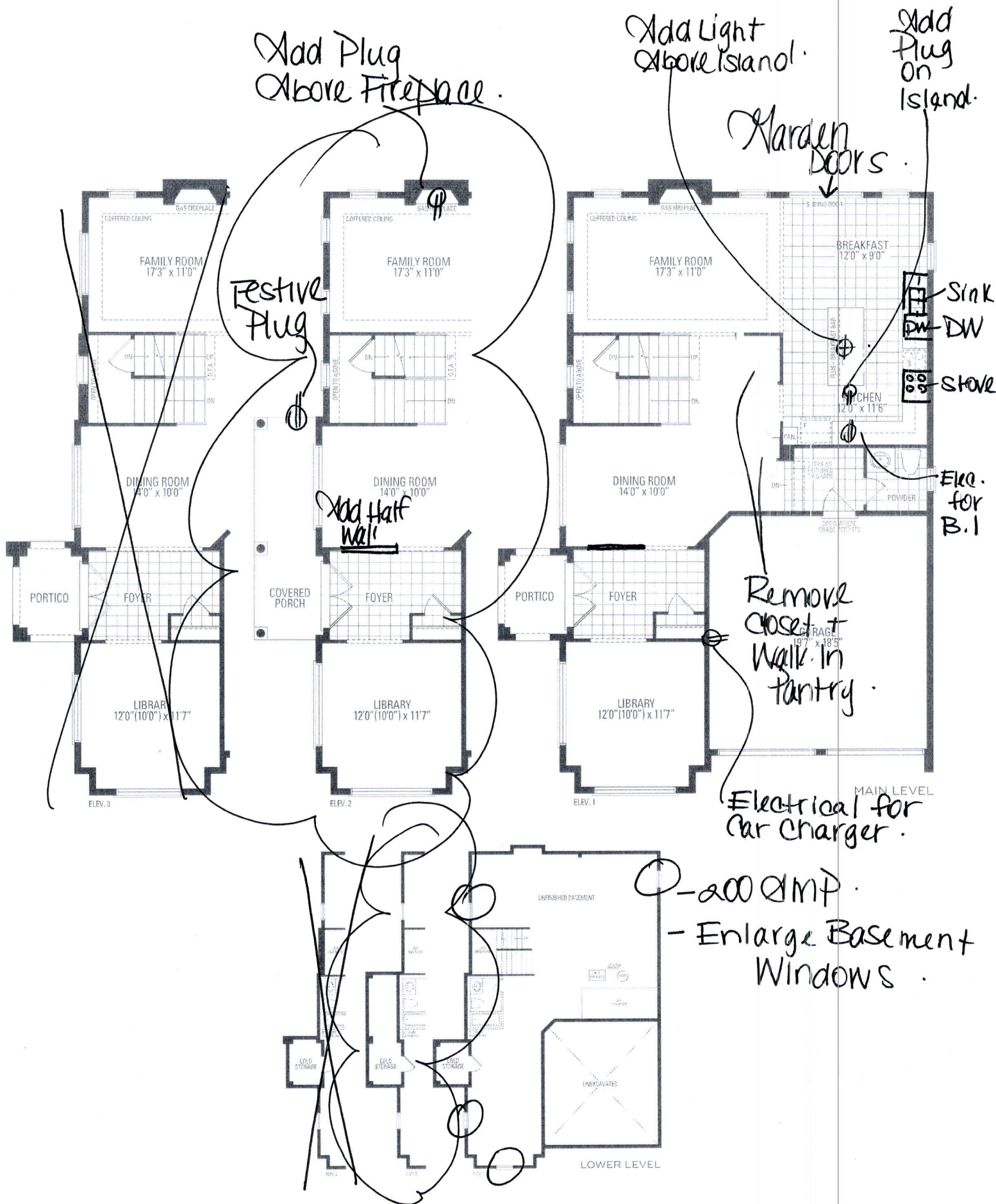
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

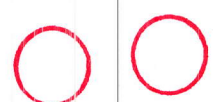
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# VALLEYCREEK TWELVE A ELEV. 1 • 2,742 sq.ft. | ELEV. 2

Orientation of home may be reversed and purchaser agrees to accept same. Steps and porches may vary at any exterior entrance ways due to graded floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and a





ELEV. 2 • 2,741 sq.ft. | ELEV. 3 • 2,729 sq.ft.

grading variance. Actual usable floor space may vary from the  
adjoining model types may vary due to siting. E. & O.E May 2021

# Selba Industries Inc.

## STANDARD BUILT IN APPLIANCE POLICY PART ONE

**COOKTOPS:** The standard base cabinet size supplied will be 800mm wide (30" cooktop). The upper over the cooktop will also be 800mm wide (standard 30" hood fan).

**WALL OVENS:** The standard cabinet size supplied will be 800mm wide (30" oven). See attached diagrams for the 3 available std. cut-out dimensions. Sign for A, B or C.

**MICROWAVE OVENS:** Standard cabinet size supplied will be 800mm wide (30" trim-kit). The cut-out dimensions will be 28 1/2" w X 17 5/8" h (724mm wide x 447mm high).

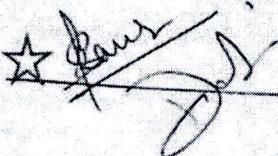
**CUSTOM WOOD HOODS:** Standard cut-out will be 19 5/8" w X 10 5/16" d (499mm wide x 262mm deep). Consult Decor staff regarding appropriate fan dimensions for all wood hoods.

**SLIDE-IN RANGES:** The standard opening will be 30 5/32" wide (766mm).

Under no circumstance will SELBA be responsible for any costs incurred by the customer as a result of the appliance installation and / or the adjustment of any cut-out sizes to accommodate the appliances once the standard sizes have been supplied in accordance with this document. Appliance installation (including all electrical, gas, plumbing, etc.), is the sole responsibility of the customer.

I have read and fully understand the above policies:

CUSTOMER SIGNATURE



PART ONE

Purchaser wants to install standard opening sizes as per this document.



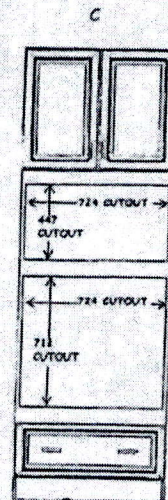
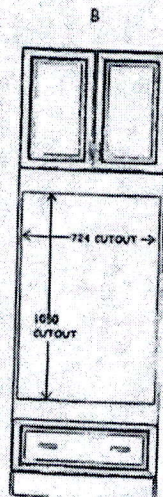
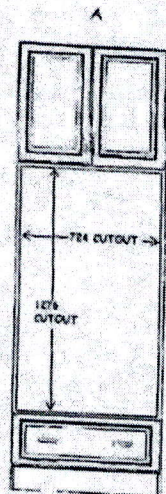
FEB 16 18

Selba Industries Inc.  
STANDARD BUILT IN APPLIANCE POLICY PART TWO

DOUBLE OVEN CUTOUT

MICRO/OVEN COMBO  
CUTOUT

SEPARATE OVEN &  
MICRO CUTOUT



OR

option 2

X \_\_\_\_\_

A B C

Option 1

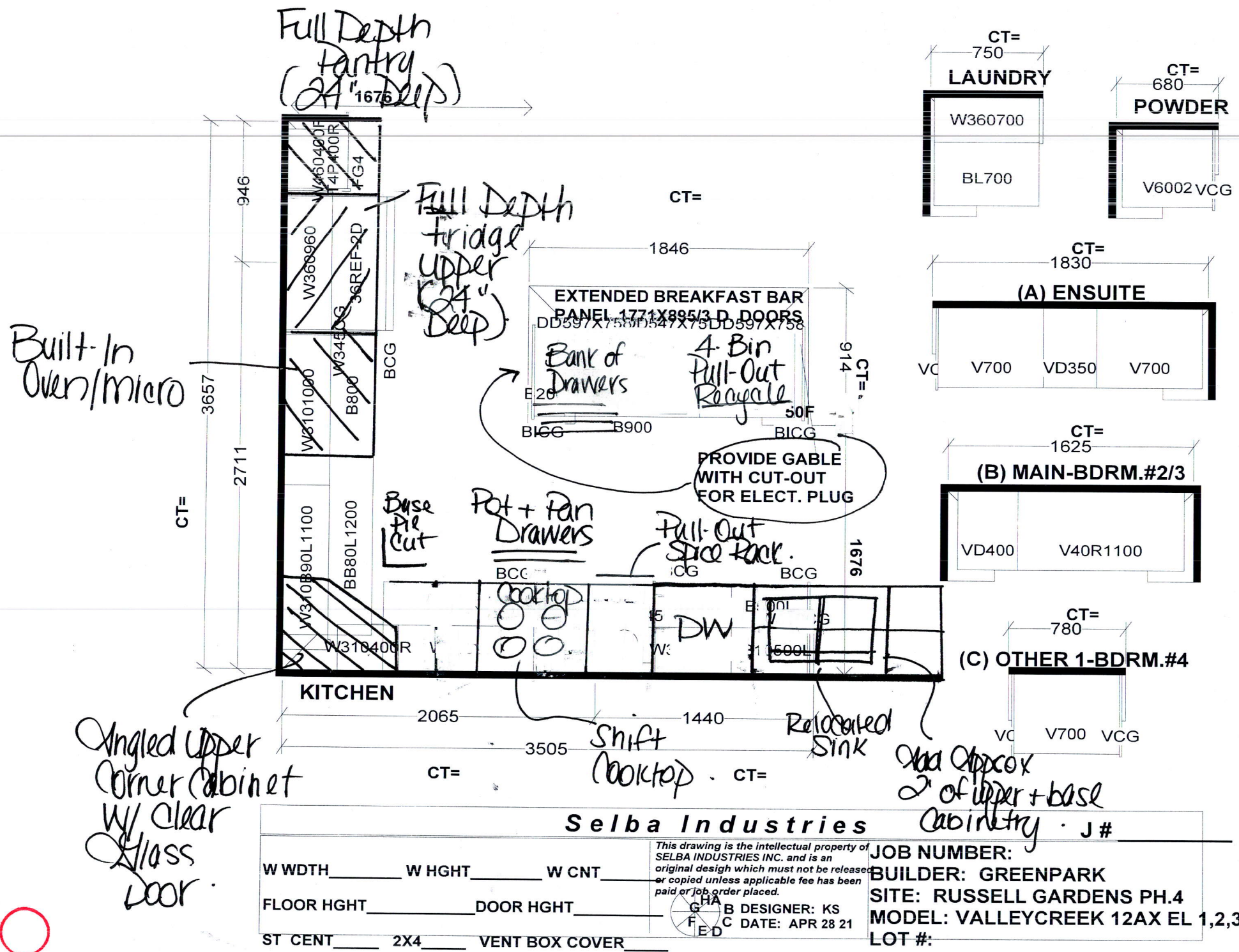
Option 2

Signature

\*SIGNATURE REQUIRED FOR ONE OF THE ABOVE CUTOUTS

\*NOTE: FLUSH INSTALLATION NOT AVAILABLE

DATE \_\_\_\_\_



# Selba Industries

*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.*

of **JOB NUMBER:**

**BUILDER: GREENPARK**

**SITE: RUSSELL GARDENS PH.4**

**MODEL: VALLEYCREEK 12AX EL 1,2,3**

**LOT #:**