

CONSTRUCTION SUMMARY

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

RECEIVED

MAR 30 2022

TEL:

PURCHASER: Ahmed THAMER

LOT / PHASE 504 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 3		
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CABINETRY

<del>1 - DELETE - KITCHEN - CABINETRY - KITCHEN - CM3 CROWN MOULDING</del>	
25Mar22 Note:	
<del>1 - DELETE - KITCHEN - CABINETRY - KITCHEN - UPGRADES</del>	
25Mar22 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE	
23Mar22 Note:	
<del>1 - CABINETRY - KITCHEN - CM3 CROWN MOULDING</del>	
23Mar22 Note:	
<del>1 - CABINETRY - KITCHEN - UPGRADES</del>	
23Mar22 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2	
23Mar22 Note:	
1 - VANITY - MAIN BATHROOM - UPGRADE 2	
23Mar22 Note:	
1 - VANITY - OTHER VANITY - UPGRADE 2	
23Mar22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2	
23Mar22 Note:	

CABINETRY ACCESSORIES

<del>1 - DELETE - KITCHEN - BLU MOTION DRAWERS</del>	
25Mar22 Note:	
<del>1 - DELETE - KITCHEN - SOFT CLOSING CABINETRY</del>	
25Mar22 Note:	
1 - KITCHEN CABINETRY ACCESSORIES PREVIOUSLY UPGRADED IN STANDARD CABINETRY IN LIEU OF UPGRADE 5	
25Mar22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4 BATHROOM	
23Mar22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2/3 BATHROOM	
23Mar22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM	
23Mar22 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM	
23Mar22 Note:	
<del>1 - KITCHEN - BLU MOTION DRAWERS</del>	
23Mar22 Note:	

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1 - KITCHEN - SOFT CLOSING CABINETRY				
23Mar22 Note:				
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP -				
23Mar22 Note:				
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH -				
23Mar22 Note:				
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) -				
23Mar22 Note: ON Island Centered				
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS -				
23Mar22 Note:				
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO -				
23Mar22 Note:				
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) -				
23Mar22 Note:				

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT			
23Mar22 Note:			
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM			
23Mar22 Note:			
1 - TILE - UPGRADE 6 FLOOR TILE - - FOYER			
23Mar22 Note:			
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR			
23Mar22 Note:			
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 4 - FLOOR			
23Mar22 Note:			
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/3 - FLOOR			
23Mar22 Note:			

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET			
25Mar22 Note:			

COUNTER TOP

1 - KITCHEN - WATERFALL LEGS ON ISLAND			
23Mar22 Note:			
1 - ALL BATHROOMS - COUNTERTOP 3' RETURN			
23Mar22 Note:			
1 - KITCHEN - FULL HEIGHT QUARTZ BACKSPLASH			
23Mar22 Note:			

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1 - UPGRADE QUARTZ COUNTERTOP IN LIEU OF STANDARD GRANITE AS PER OFFER - KITCHEN 23Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP - POWDER ROOM 23Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP - MASTER BATHROOM 23Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP - ENSUITE 2/3 BATHROOM 23Mar22 Note:	
1 - UPGRADE QUARTZ COUNTERTOP - ENSUITE 4 BATHROOM 23Mar22 Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-1/4" BASEBOARD AND 8050 CASING 23Mar22 Note:	
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ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 23Mar22 Note:	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 23Mar22 Note:	
1 - GENERAL AIRE HUMIDIFIER 23Mar22 Note:	
1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 4 BATHROOM 23Mar22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 23Mar22 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 23Mar22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 17Jun21 Note:	

FIREPLACE AND ACCESSORIES

1 - DELETE - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 25Mar22 Note:	
1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 23Mar22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 23Mar22 Note:	

HARDWOOD FLOORING

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN AND BREAKFAST				
23Mar22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM				
23Mar22 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM				
23Mar22 Note:				

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON	
23Mar22 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM	
23Mar22 Note:	
1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES - ENSUITE 2/3 BATHROOM	
17Jun21 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES	
17Jun21 Note:	

MISCELLANEOUS

1 - NO FURTHER CHANGES PERMITTED TO FILE	
25Mar22 Note:	

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTEL - UPGRADE WHITE PAINT	
23Mar22 Note:	

PLASTER MOULDINGS

1 - ***DELETE - CORNICE MOULDING - - POWDER ROOM	
25Mar22 Note:	
1 - ***DELETE - CORNICE MOULDING - - KITCHEN	
25Mar22 Note:	
1 - ***DELETE - CORNICE MOULDING - - FAMILY ROOM	
25Mar22 Note:	
1 - ***DELETE - CORNICE MOULDING - - DINING ROOM	
25Mar22 Note:	
1 - CORNICE MOULDING - - POWDER ROOM	
23Mar22 Note:	
1 - CORNICE MOULDING - - KITCHEN	
23Mar22 Note:	
1 - CORNICE MOULDING - - FAMILY ROOM	
23Mar22 Note:	

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1 - CORNICE MOULDING - - DINING ROOM				
23Mar22 Note:				

PLUMBING

2 - SINK - UNDERMOUNT SINK - CONTRAC CATENA #4210CIY - MASTER ENSUITE BATHROOMS	
23Mar22 Note:	
2 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - ENSUITE 2/3 & ENSUITE 4 BATHROOMS	
23Mar22 Note:	
1 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - POWDER ROOM	
23Mar22 Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN S3946C - KITCHEN	
23Mar22 Note:	
1 - ALL BATHROOMS - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALATION	
23Mar22 Note:	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518	
23Mar22 Note:	
1 - SWAP SHOWER AND TUB LOCATIONS BETWEEN ENSUITE 2/3 & ENSUITE 4 BATHROOM ENSUITE 2/3 - INSTALL 5' SHOWER ENSUITE 4 - INSTALL TUB	
17Jun21 Note:	
1 - HOT WATER VALVE NEXT TO TOILET - ENSUITE 2/3 BATHROOM	
17Jun21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
23Mar22 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8985.00 BALANCE FORWARD \$1015.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE.	
17Jun21 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, NOSING AND TREADS WITH PAINTED RISERS AND STRINGER - STANDARD STAIRCASE - PRICE IS PER SET	
23Mar22 Note:	
1 - STRAIRCASE - 4 X 4 STRAIGHT POSTS	
23Mar22 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL	
23Mar22 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK	
23Mar22 Note:	

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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> Note:	
(8?6? Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre <i>Worksheet</i> Note:	
10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu <i>Worksheet</i> Note:	
Purchase Price includes 4 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendor?s approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the lo <i>Worksheet</i> Note:	



INTERIOR COLOUR SCHEME

Purchaser: Ahmed THAMER  
Telephone Res. / Bus: /  
Decor Advisor: Candace Forza  
Lock Date: 25-Mar-22

Property: 504  
Project: Russell Gardens Building Ltd.  
Model and Elevation: Valleycreek Three Elev 3  
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	464SA
Laundry Room	ELISSE	Standard
Powder Room	ARUBA 701 PEWTER	464SA
Master Ensuite Bathroom	ARUBA 614 CRISP WHITE	464SA
Ensuite Bath - Bedroom 2/3	ARUBA 614 CRISP WHITE	464SA
Ensuite Bath - Bedroom 4	ARUBA 614 CRISP WHITE	464SA
	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	QUARTZ-GRECALE	#300 EDGE - DOUBLE BULLNOSE
Laundry Room	N/A	
Powder Room	QUARTZ-ISTRIA	#300 EDGE - DOUBLE BULLNOSE
Master Ensuite Bathroom	QUARTZ-LYSKAMM	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 2/3	QUARTZ-LYSKAMM	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 4	QUARTZ-LYSKAMM	#300 EDGE - DOUBLE BULLNOSE
	N/A	
	N/A	
	N/A	

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Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

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23-Mar-22

7. Other Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-MIRAGE-CHARACTER-BRUSHED-OAK-DURAMATT-HERMOSA-5"
Family Room	STRIP-MIRAGE-CHARACTER-BRUSHED-OAK-DURAMATT-HERMOSA-5"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-MIRAGE-CHARACTER-BRUSHED-OAK-DURAMATT-HERMOSA-5"
Upper Hall	LAMINATE-LEXINGTON-W-WALCOURT HICKORY-TL-LW1315-PEFC
Master Bedroom	LAMINATE-LEXINGTON-W-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #2	LAMINATE-LEXINGTON-W-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #3	LAMINATE-LEXINGTON-W-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #4	LAMINATE-LEXINGTON-W-WALCOURT HICKORY-TL-LW1315-PEFC
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	4X4 STRAIGHT POST & V-GROOVE	Complimenting Colour	MIRAGE HERMOSA OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	WHITE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE HERMOSA 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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	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	Powder Room	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 M6			N/A		
Colour / Stain	N/A		WHITE			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	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 checked="" type="radio"/> Yes <input 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.
- 5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

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

