

CONSTRUCTION SUMMARY

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

PURCHASERS: Harpreet Kaur LIDHAR and Lovejinder Singh GARCHA // Balvir Kaur G

TEL: RES.: 905-407-7575

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
75 / 3	62M-1266	Valleycreek Four Elev 2		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - TOP DRAWER SINGLE - PRICE IS PER DRAWER - STANDARD 20Nov20 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - - SIDE HALL 20Nov20 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - POWDER ROOM 20Nov20 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 20Nov20 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 20Nov20 Note:	

CONSTRUCTION

3 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 16Jul20 Note:	
TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & BEDROOM 4 ENSUITE - FOR CONFIRMATION ONLY	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 16Jul20 Note: IF CONSTRUCTION PERMITS	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 20Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20Nov20 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 20Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER STOVE FOR FUTURE MICROWAVE/HOOD FAN 20Nov20 Note:	
1 - 200 AMP ELECTRICAL SERVICE 16Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - UPGRADE TO OAK FROM PAINT GRADE MANTEL 20Nov20 Note:	
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PAINTING

1 - FAMILY ROOM - SEMI-GLOSS FINISH ON OAK FIREPLACE MANTEL 20Nov20 Note:	
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PLUMBING

RECEIVED
NOV 30 2020

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1 - ***DELETE - TOE TESTER -- ADD TOE TESTER TO SHOWER - ENSUITE 2/3 BATHROOM 20Nov20 Note:	
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TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE & BEDROOM 4 ENSUITE

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 20Nov20 Note:	
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1 - TUB IN LIEU OF 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS - INCLUDES STANDARD TOE TESTER - ENSUITE 2/3 BATHROOM 20Nov20 Note:	
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1 - HOSE BIB - EXTERIOR FROST FREE HOT WATER HOSE BIB - BACKYARD 20Nov20 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Nov20 Note:	
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1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,770.00 BALANCE (\$9,230.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000 AS PER SCHEDULE PE DATED 06/28/2020. 16Jul20 Note:	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 20Nov20 Note:	
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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:	
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Purchasers:

Harpreet Kaur LIDHAR & Lovejinder Singh GARC

Property: 75

Telephone Res. / Bus:

(905) 407-7575 /

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Four Elev 2

Lock Date:

20-Nov-20

20-Nov-20

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 823 DRIFTWOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 352 WILD MUSHROOM	447SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	447SA
Ensuite Bath - Bedroom 2/3	CONTINETAL 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 4	CONTINENTAL 350 PLATINUM SILVER	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

PURCHASER DECLINES FULL DEPTH FRIDGE UPPER AND FULL DEPTH PANTRY ** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-GOLDEN JUPARANA 4932-52	
Laundry Room	N/A	
Powder Room	LAMINATE-BAHIA GRANITE 4595K-52	
Master Ensuite Bathroom	LAMINATE-EBONY FUSION 1799K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE JUPARANA 4931-52	
	N/A	
	N/A	
	N/A	

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Model and Elevation: Valleycreek Four Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-VESUBIO GRECO IVORY-20X20	☐	metal strip where applicable
Main Hall	STRIP	☐	
Kitchen / Breakfast	TILE-VESUBIO GRECO IVORY-20X20	☐	
Laundry Room	TILE-BEACH IVORY-13X13	☐	
Powder Room	TILE-VESUBIO GRECO IVORY-20X20	☐	
Master Ensuite Bathroom	TILE-BEACH IVORY-13X13	☐	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-CEMENTE WHITE-12X12	☐	
SIDE HALL	TILE-VESUBIO GRECO IVORY-20X20	☐	
	N/A	☐	
	N/A	☐	

** 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-MARMO GLOSS 6038-8X10	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-WHITE MATTE-8X10	
SIDE HALL	N/A	
	N/A	
	N/A	
Kitchen Backsplash		

** 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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Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Living Room	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Dining Room	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Family Room	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Den / Library / Study	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Upper Landing	STRIP-NATURAL RED OAK-SEMI GLOSS-2 1/4"	
Upper Hall	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Master Bedroom	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #2	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #3	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
Bedroom #4	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004	
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	NATURAL RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL 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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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
	☐	☐	☒	☐	☒	☐	☐	☐	☒
Fireplace Type	N/A			FLAT ON WALL			N/A		
Mantle Type	N/A			MANTLE M1			N/A		
Colour / Stain	N/A			NATURAL OAK			N/A		
Surround	N/A			CREMA MARFIL			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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ 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.

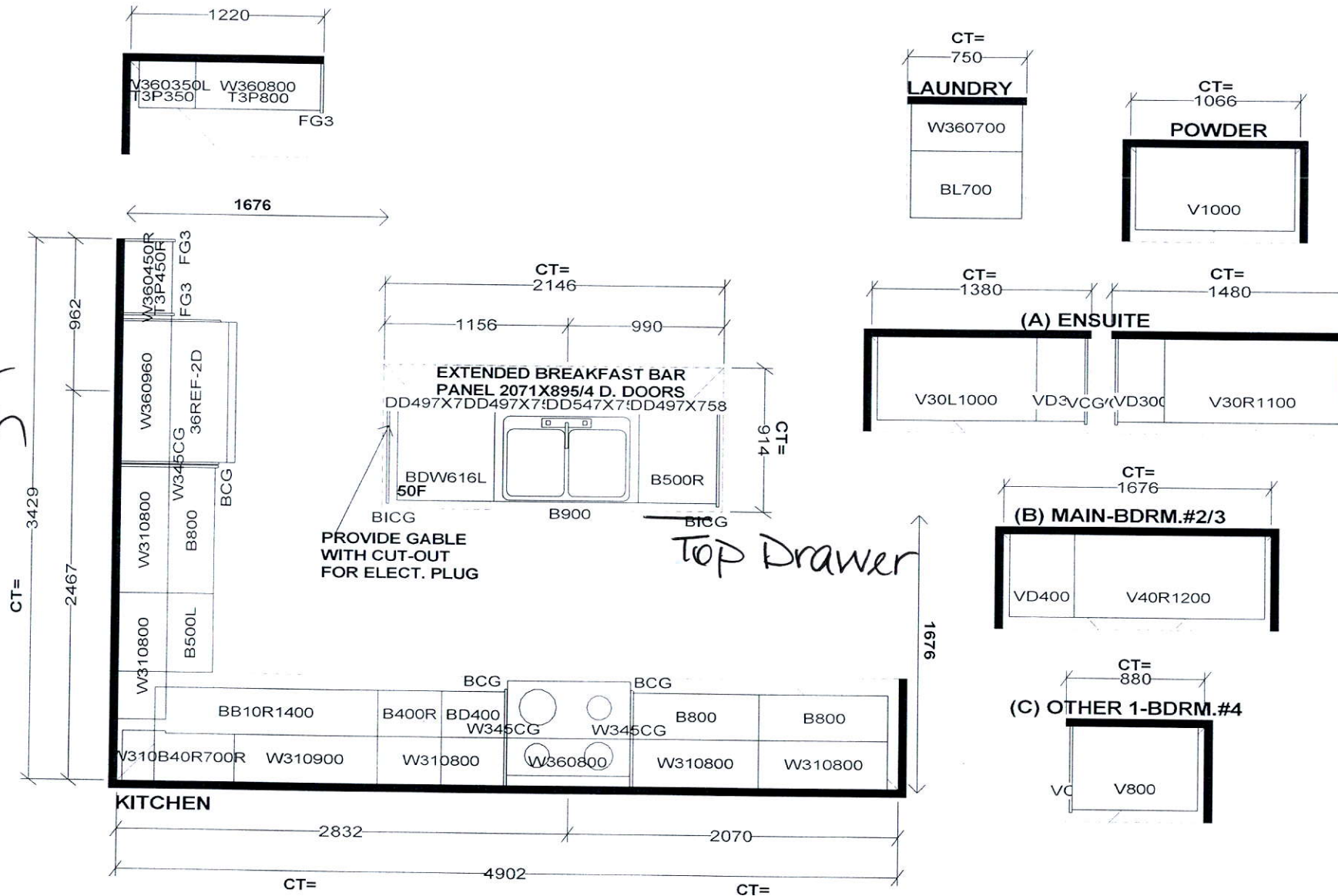
Signature: Harpreet Kaur

Date: 20 Nov 2020

Signature: _____

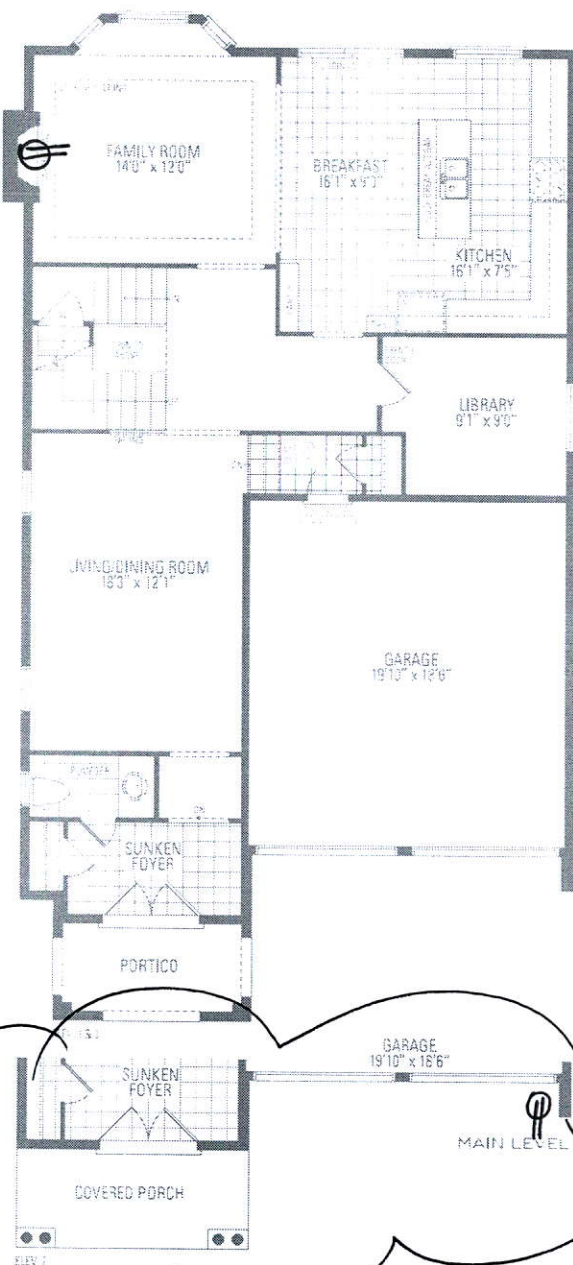
Date: _____

Purchaser
Declines
Full Depth
Fridge Upper
+ Full Depth
Pantry.

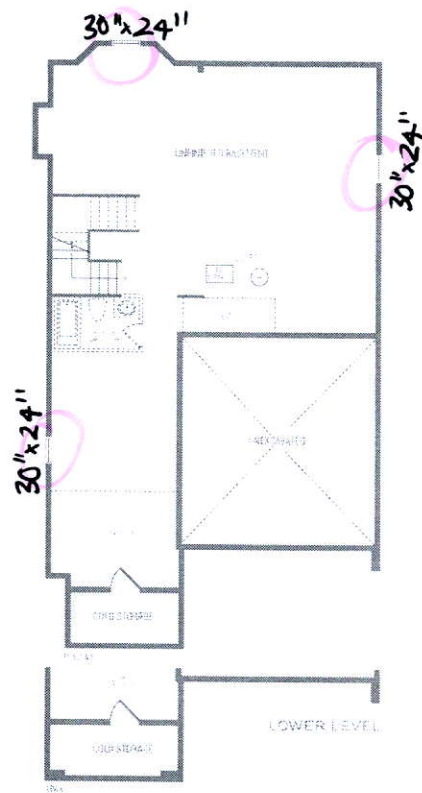


Selba Industries			J#
W WDT	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 4X EL 2 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT BOX COVER	
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.			
			DESIGNER: KS DATE: MAY 13 20

Grid
Plug
Above
Fireplace



Enlarged Basement
Windows



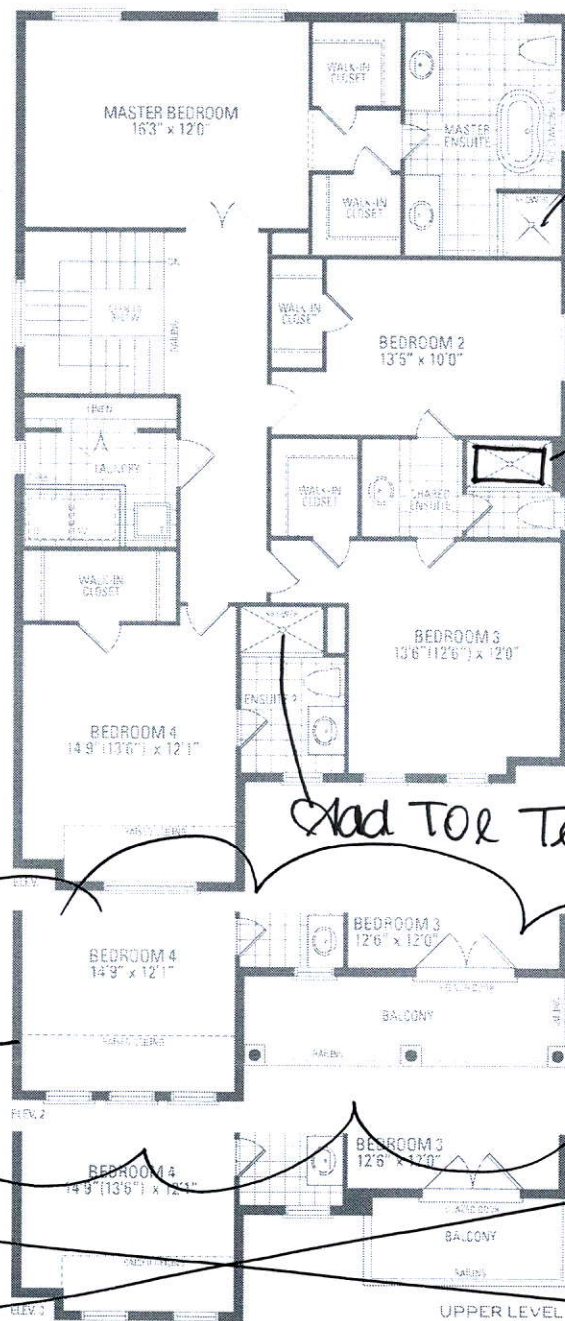
200 AMP

Festive
Plug

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 always due to gradient variance. Actual usable floor space may vary from the stated floor plans. 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



Add
TOL Tester

Tub with
Curtain rod
in lieu of
shower
includes
standard
tol tester

Add TOL Tester