

CONSTRUCTION SUMMARY

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

PURCHASER: Hai Dang NGUYEN

TEL:

LOT / PHASE 92 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek One Elev 2		
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CABINETRY

1 - DELETE HARDWARE NO HOLES DRILLED - POWDER ROOM 20Jan21 Note:	+ Kitchen.	
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CABINETRY ACCESSORIES

1 - KITCHEN - ROTATE ISLAND AS PER SKETCH 20Jan21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 20Jan21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - MAIN BATHROOM TUB SURROUND 20Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MAIN BATHROOM FLOOR 20Jan21 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 20Jan21 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 20Jan21 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Jan21 Note:	

CONSTRUCTION

1 - RELOCATE LAUNDRY TO BASEMENT - INSTALL AS CLOSE TO CORNER AS POSSIBLE - IF CONSTRUCTION PERMITS 22Dec20 Note:	
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DOORS AND TRIM

1 - TRIM - UPGRADE - 5-1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING 20Jan21 Note:	
1 - FOYER - FRONT DOOR - DOOR ON LEFT TO BE OPERABLE - IF CONSTRUCTION PERMITS 20Jan21 Note:	
1 - KITCHEN - WALK-IN PANTRY - CHANGE SWING OF DOOR AS PER SKETCH - IF CONSTRUCTION PERMITS 20Jan21 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Jan21 Note:	
1 - PLUG - ELECTRICAL PLUG - BEDROOM 2 - INSTALLED 4' FROM FLOOR - SEE SKETCH 20Jan21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - MASTER ENSUITE BATHROOM - INSTALLED ABOVE TUB - CENTERED TO TUB - IF CONSTRUCTION PERMITS 20Jan21 Note:	

RECEIVED

JAN 28 2021

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1 - FRONT PORTICO - RELOCATE STANDARD LIGHT TO SOFFIT - CENTERED TO OPENING - SEE SKETCH - IF CONSTRUCTION PERMITS 20Jan21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE - CENTERED - INSTALLED 8" FROM TOP OF MANTLE - IF CONSTRUCTION PERMITS 20Jan21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE OVER ISLAND 20Jan21 Note:	
1 - KITCHEN - BREAKFAST - INSTALL STANDARD LIGHT 4.5' FROM MIDDLE WINDOW - CENTERED TO MIDDLE WINDOW - SEE SKETCH - IF CONSTRUCTION PERMITS 20Jan21 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 20Jan21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - SIDE ENTRANCE 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - KITCHEN & BREAKFAST 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - - LAUNDRY ROOM 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILES - FOYER 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 20Jan21 Note:	
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 20Jan21 Note:	

MIRRORS AND GLASS

1 - ALL BATHROOM - DELETE ALL STANDARD MIRRORS - DO NOT INSTALL 20Jan21 Note:	
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MISCELLANEOUS

1 - ***NO FURTHER CHANGES PERMITTED*** 20Jan21 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 20Jan21 Note:	
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PROMOTIONAL

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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

20Jan21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE OF \$500.00 BALANCE FORWARD (\$11,500.00) TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE

22Dec20 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

20Jan21 Note:

1 - STAIRCASE - V GROOVE HANDRAIL

20Jan21 Note:

1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK

20Jan21 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:

This Document is Extremely Time Sensitive - Printed 20 Jan 21 at 15:54

Purchaser: Hai Dang NGUYEN

Property: 92

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek One Elev 2

Lock Date: 20-Jan-21

20-Jan-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	N/A
Laundry Room	BASEMENT	N/A
Powder Room	MONACO 821 INDUSTRIAL GRAPHITE	N/A
Master Ensuite Bathroom	MONACO 821 INDUSTRIAL GRAPHITE	N/A
Main Bathroom	MONACO 823 DRIFTWOOD	N/A
	N/A	N/A
	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	LAMINATE-PALOMA POLAR 6698-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Main Bathroom	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule

STRIP

☐

metal strip where applicable

Main Hall

STRIP

☐

Kitchen / Breakfast

STRIP

☐

Laundry Room

STRIP

☐

Powder Room

TILE-UNION SQUARE HADLEY-8X8

☐

Master Ensuite Bathroom

TILE-LITIUM SILVER POLISHED-24X24

☐

Main Bathroom

TILE-SHB (60001-Q) ONICE-12X24

☐

SIDE ENTRANCE

STRIP

☐

N/A

☐

N/A

☐

N/AN/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-LITIUM PEARL POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-SHB (60001-Q) ONICE-12X24	
SIDE ENTRANCE	N/A	
	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

BB CASING WITH 5 1/4" BASEBOARD - ONE STEP

Door Handles

As Per Construction Specifications

Exterior Front Door Handle

As Per Construction Specifications

** Refer to Construction Summary

7. Other Flooring

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20-Jan-21

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7. Other Flooring		
Main Hall	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-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-TITANIUM-5"	
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
FOYER & SIDE ENTRANCE	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
KITCHEN & BREAKFAST	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
LAUNDRY ROOM	STRIP-VINTAGE-NOTHERN SOLID SAWN-CHARACTER-RED OAK-PEARL-TITANIUM-5"	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type V-GROOVE

Picket Type EUROLINE 0

Stringer / Riser AS PER CONSTRUCTION SPECIFICATIO

Treads AS PER CONSTRUCTION SPECIFICATIO

Colour VINTAGE TITANIUM RED OAK

Colour BLACK

Colour VINTAGE TITANIUM RED OAK

Colour VINTAGE TITANIUM 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

Living Room N/A

Dining Room 22 WARM GREY

Kitchen / Breakfast 22 WARM GREY

Family Room 22 WARM GREY

Powder Room 22 WARM GREY

Laundry Room 22 WARM GREY

Den/Library N/A

Trim Paint-Semi Gloss BIRCH WHITE

Master Bedroom 22 WARM GREY

Bedroom #2 22 WARM GREY

Bedroom #3 22 WARM GREY

Bedroom #4 22 WARM GREY

Bedroom #5 N/A

Master Ensuite 22 WARM GREY

Main Bathroom 22 WARM GREY

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 M6	N/A
Colour / Stain	N/A	AS PER CONSTRUCTION SPECIFICATIONS	N/A
Surround	N/A	NERO	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 type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" 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

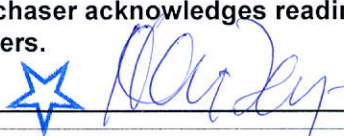
Disclaimers and Notes

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: Jan 20/21

fireplace mantle.

Operable
Door
Against
Harmful

4.5' from
dow - Centered
to Window

Rotate Island

Relocate Std
Light to center
of island.

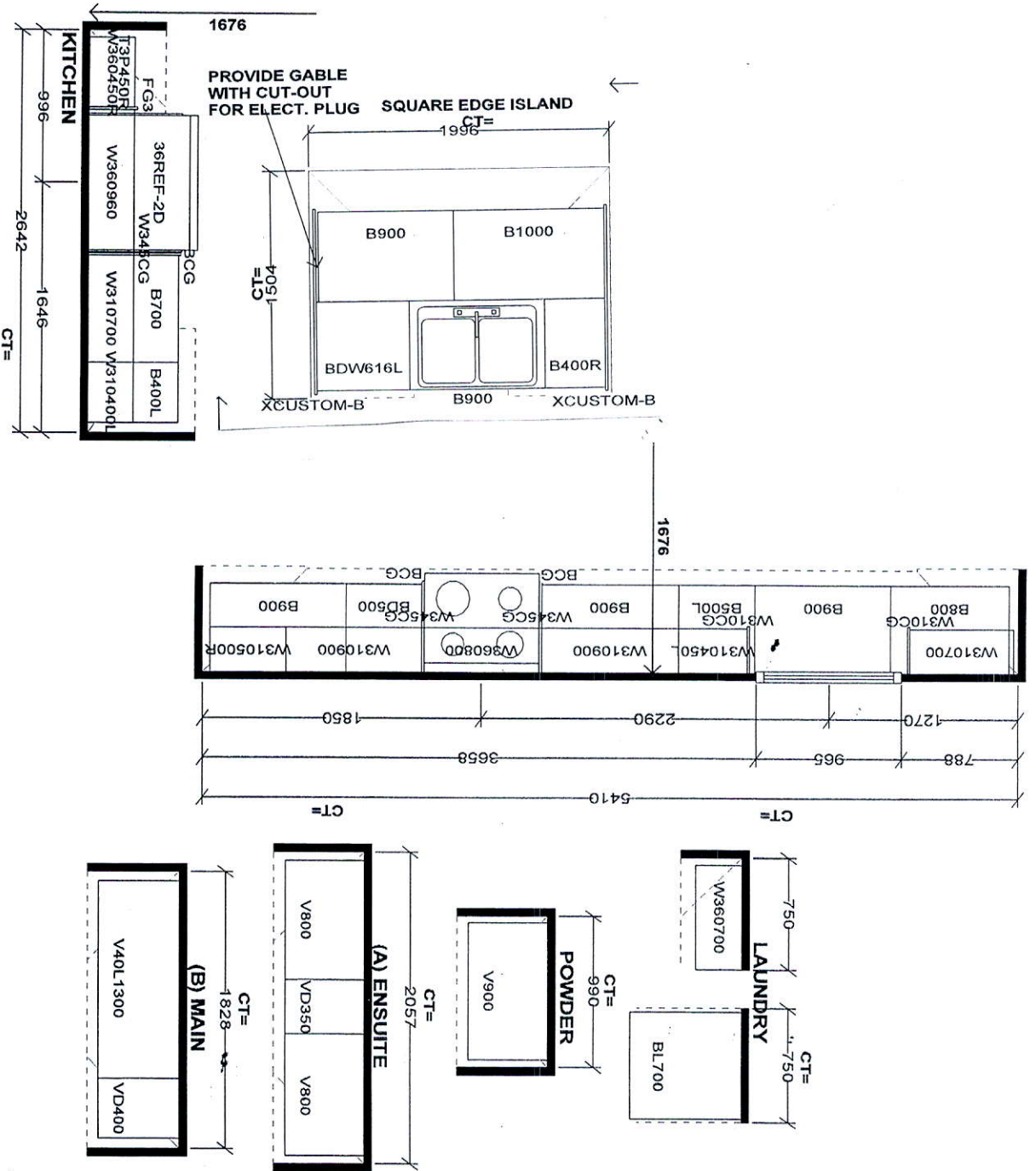
Change Spring of Door

- Relocate Std Light to Soft

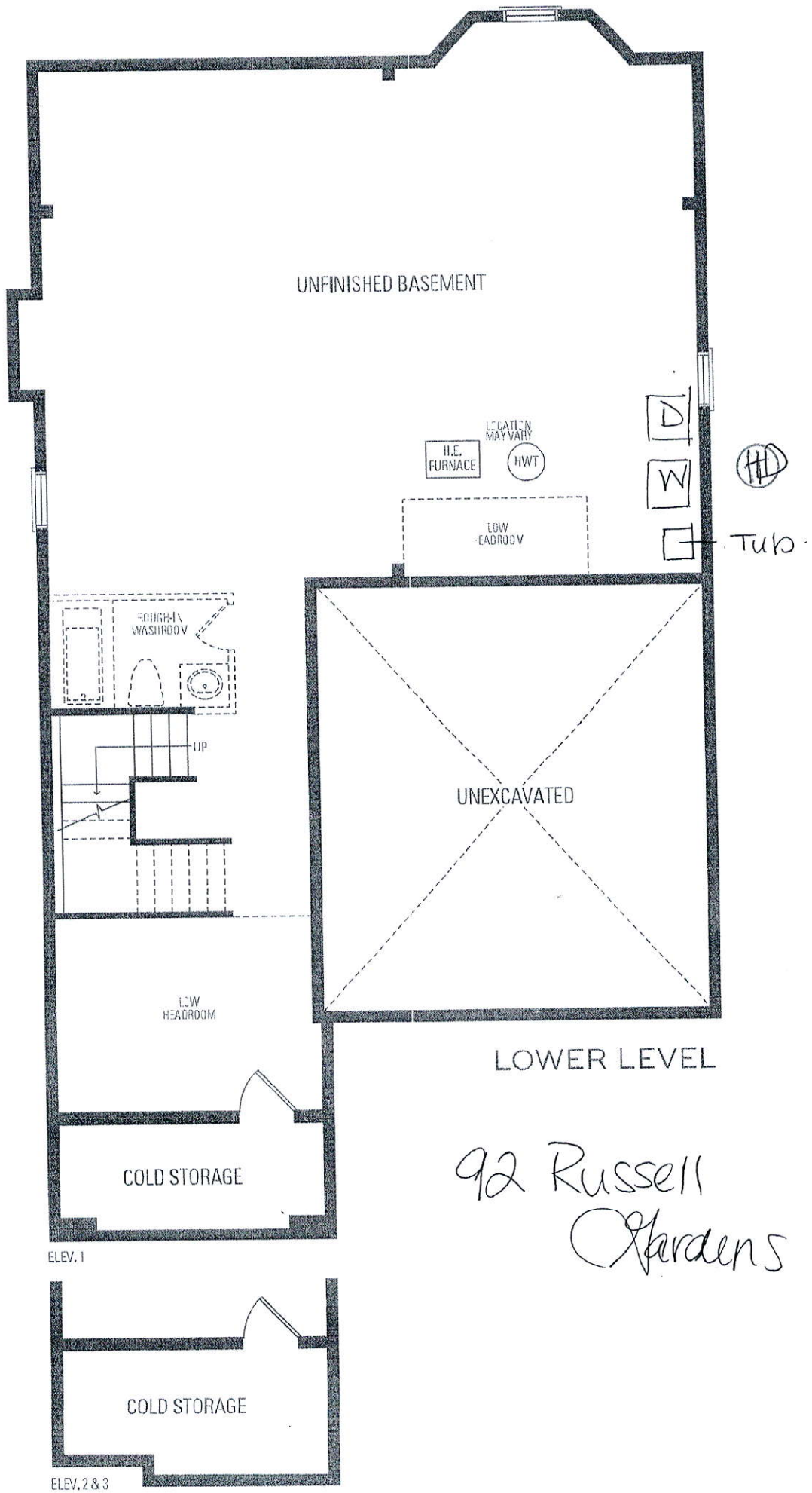
Shad Light
Shade
tub

VALLEY CREEK ONE
ELEV. 1 + 2 • 2,480 sq.ft. | ELEV. 3 • 2,491 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and purchases may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the shown floor areas. All drawings are a first attempt. Dimensions, specifications and architectural detailing subject to modification. Roofline and siting may vary due to staking. E. & O. E. May 2020



Selba Industries			
JOB NUMBER:		J#	
BUILDER: GREENPARK			
SITE: RUSSELL GARDENS PH.3			
MODEL: VALLEYCREEK 1X EL.1,2,3			
LOT #:			
DESIGNER: KS			
DATE: MAY 19 20			
ST. CENT 2X4 VENT BOX COVER			
W WDT H W HGT W CNT			
FLOOR HGT DOOR HGT			



92 Russell
Gardens