

CONSTRUCTION SUMMARY

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

PURCHASERS: MANANKUMAR U SAKPAL and PAYAL MANANKUMAR SAKPAL

TEL: RES.: 780-607-1575

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
240 / 3	62M-1266	Valleycreek Five Elev 1		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 02Nov20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Oct20 Note:	
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CONSTRUCTION

1 - KITCHEN - EXTEND KITCHEN BASE AND UPPERS & RELOCATE SINK AND DISHWASHER FROM ISLAND TO STOVE WALL AS PER SKETCH 14Aug20 Note: STANDARD CABINETRY & COUNTER	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 20Oct20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20Oct20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 20Oct20 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 20Oct20 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 20Oct20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 20Oct20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 20Oct20 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 20Oct20 Note:	

PLUMBING

4 - ALL ENSUITE BATHROOMS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH - 2 IN MASTER ENSUITE BATHROOM 20Oct20 Note:	
5 - ALL BATHROOMS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH - 2 BARS IN SHARED ENSUITE BATHROOM 20Oct20 Note:	
4 - ALL BATHROOMS - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 20Oct20 Note:	

RECEIVED

DEC 14 2020

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2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS  
14Aug20 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER  
20Oct20 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,755.00 BALANCE (\$7,245.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/25/2020.  
14Aug20 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET  
20Oct20 Note:

1 - STAIRCASE - V GROOVE HANDRAIL  
20Oct20 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK  
20Oct20 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:

200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS.  
Worksheet Note:



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

This Document is Extremely Time Sensitive - Printed 2 Nov 20 at 12:51



Purchasers:MANANKUMAR U SAKPAL & PAYAL MANANKU

Telephone Res. / Bus: (780) 607-1575 /

Decor Advisor: Candace Forza

Lock Date: 20-Oct-20

Property: 240

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 1

20-Oct-20

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

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

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initials:

P.S

OWS



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Lock Date: 20-Oct-20

20-Oct-20

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
	N/A	<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-LUC CONCEPT NEVE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC GROENLANDIA BLANC-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC GROENLANDIA BLANC-8X16	
	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

Initials:

PS

MP



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Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
Living Room	N/A
Dining Room	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
Family Room	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
Den / Library / Study	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
Upper Landing	STRIP-MIRAGE-RED OAK-DURAMATT-DRIFTWOOD-5"
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
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> 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 Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

\*\* Refer to Construction Summary

Initials: PS. DWD



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Lock Date: 20-Oct-20 20-Oct-20 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		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	<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"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	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		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
Dishwasher Rough-in	Yes					

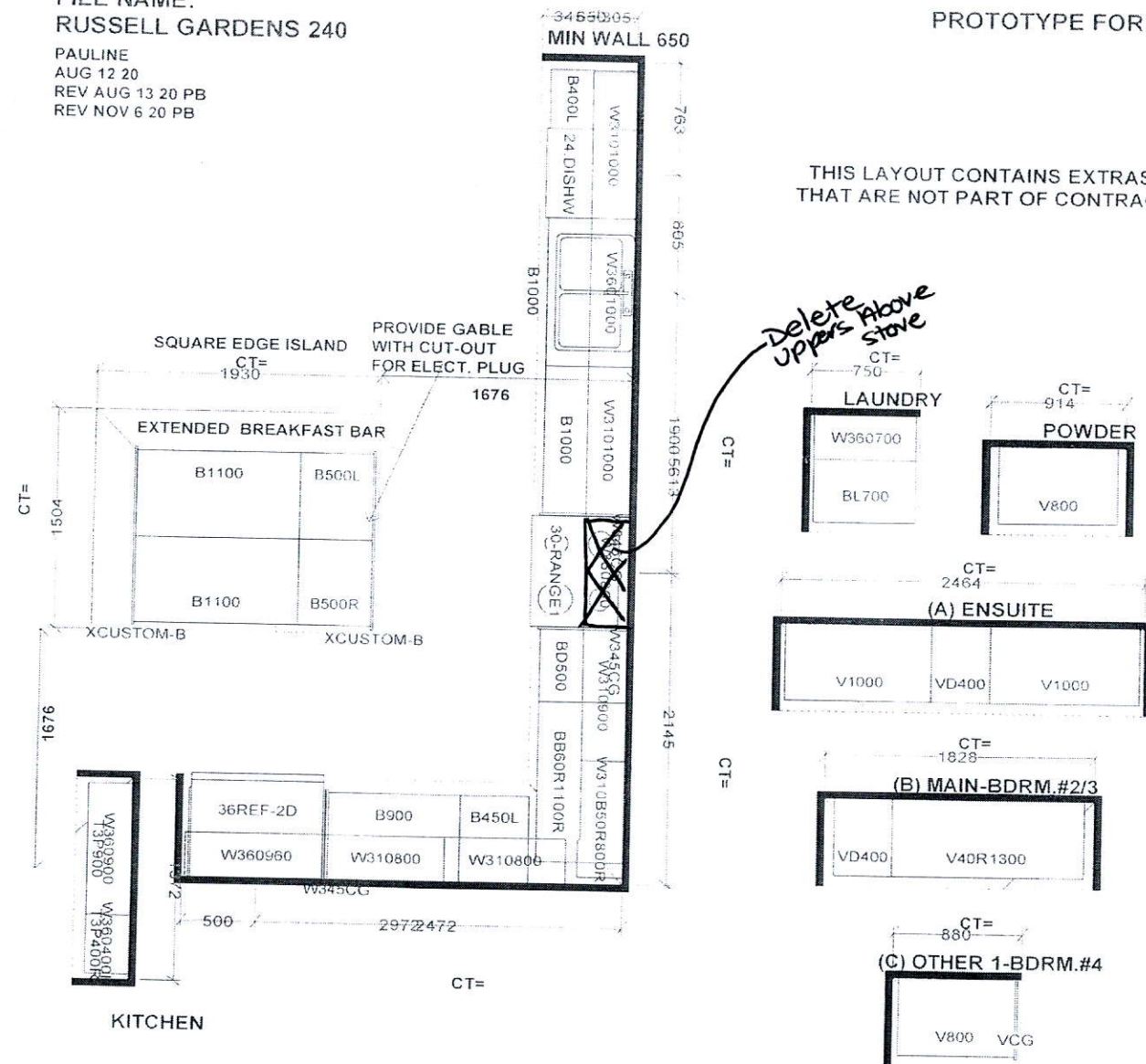
**\*\* Refer to Construction Summary****14. General Comments****\*\* Refer to Construction Summary****Disclaimers and Notes**

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: P.M. Sakpal Date: Oct 20, 2020 Signature: Payal Manankumar Date: Oct 20, 2020

PAULINE  
AUG 12 20  
REV AUG 13 20 PB  
REV NOV 6 20 PB

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT



**Selba Industries**

W W DTH \_\_\_\_\_ W H GHT \_\_\_\_\_ W C N T \_\_\_\_\_  
F L O O R H G H T \_\_\_\_\_ D O O R H G H T \_\_\_\_\_  
S T C E N T \_\_\_\_\_ 2 X 4 \_\_\_\_\_ V E N T B O X C O V E R \_\_\_\_\_

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 Tech order placed

DESIGNER: KS  
DATE: MAY 13 20

J#

**JOB NUMBER:**  
**BUILDER: GREENPARK**  
**SITE: RUSSELL GARDENS PH.3**  
**MODEL: VALLEYCREEK 5X EL 1,2,3**  
**LOT #:**



LOT 240  
RUSSELL GARDENS  
PHASE 3  
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 5  
ELEV. 1

REVISION:

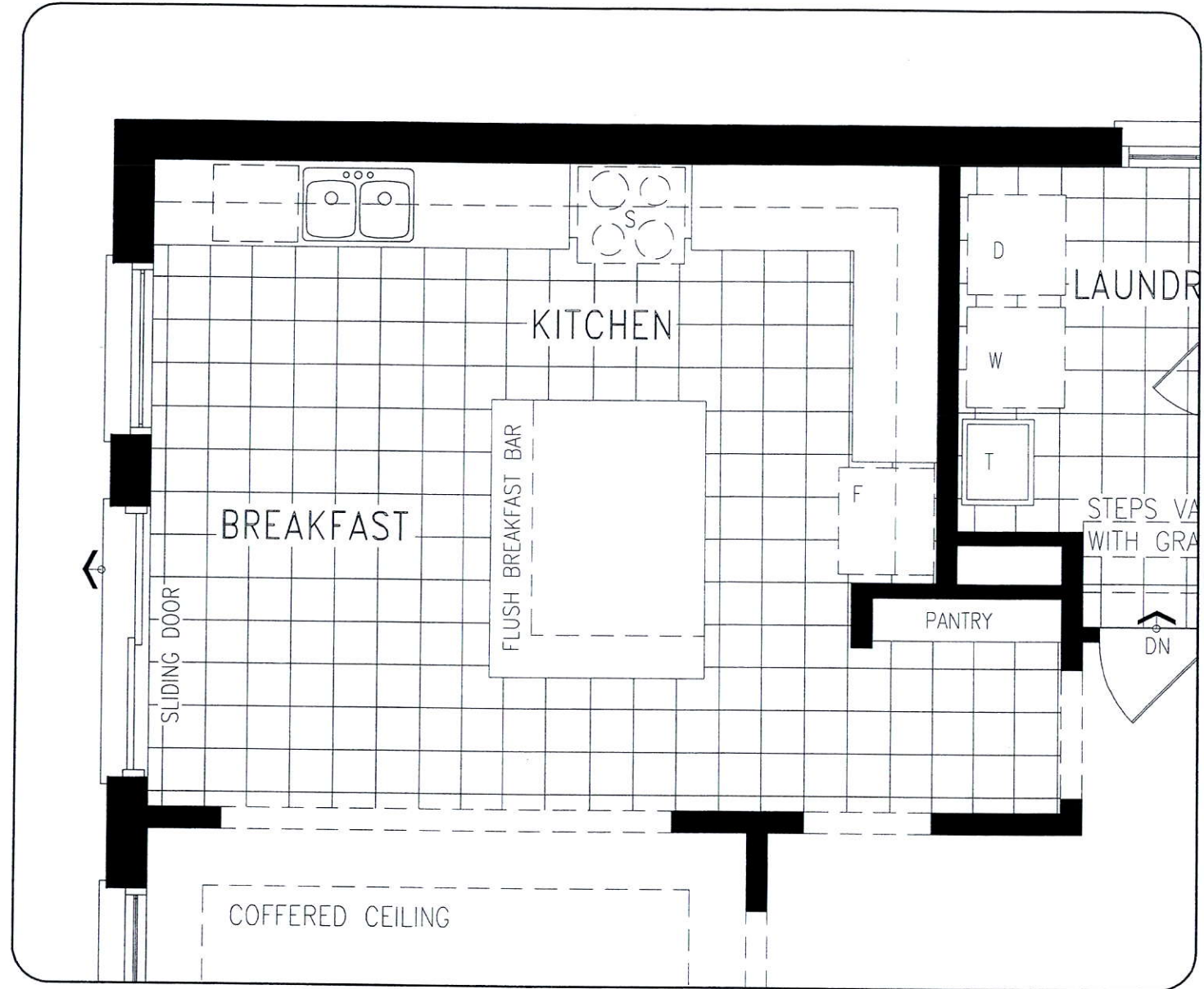
1. ALTERNATE KITCHEN LAYOUT  
- EXTEND KITCHEN  
COUNTER, RELOCATE SINK  
FROM ISLAND TO COUNTER  
AS PER SKETCH
2. DISHWASHER TO BE IN LEFT  
SIDE OF SINK

*M. Sakpal*

08/14/2020

*P.M. Sakpal*

08/14/2020



MAIN LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION  
DESIGN  
INC.

SCALE

N.T.S.

BY  
VG

PAGE No.  
1 OF 1

 **Greenpark**



TM



### MAIN LEVEL

[illegible]

UPPER LEVEL



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 artists' concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020