

CONSTRUCTION SUMMARY				
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.				
PURCHASERS: Saleem Sadiq RANA and Brittany Lynn RANA				
TEL:				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
269 / 3	62M-1266	Valleycreek Five Elev 2		

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 01Feb21 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 01Feb21 Note:	
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CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 02Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WATER CLOSET WALLS AND DOOR AS PER SKETCH - IF CONSTRUCTION PERMITS 01Feb21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WALL BESIDE VANITY - IF CONSTRUCTION PERMITS 01Feb21 Note:	

ELECTRICAL

1 - POWDER ROOM - RELOCATE STANDARD LIGHT TO ABOVE VANITY - IF CONSTRUCTION PERMITS 01Feb21 Note:	
1 - FRONT PORTICO - RELOCATE STANDARD LIGHT TO SOFFIT - IF CONSTRUCTION PERMITS 01Feb21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 01Feb21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM - WIRED TO SEPERATE SWICTH FROM STANDARD LIGHT 01Feb21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - WIRED TO SEPERATE SWICTH FROM STANDARD LIGHTS 01Feb21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 01Feb21 Note:	

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 01Feb21 Note: All Bedrooms -	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 01Feb21 Note:	1
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 01Feb21 Note:	1
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 01Feb21 Note:	1

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269 / 3	62M-1266	Valleycreek Five Elev 2		
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM				
01Feb21 Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM				
01Feb21 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
01Feb21 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
01Feb21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL	
01Feb21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK	
01Feb21 Note:	

EXTRAS AS PER OFFER

WALK-UP BASEMENT.	/
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:	
(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 2 Feb 21 at 13:31

Purchasers:Saleem Sadiq RANA & Brittany Lynn RANA

Property: 269

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Five Elev 2

Lock Date: 1-Feb-21

1-Feb-21

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	447SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 904 INK	412SB
Master Ensuite Bathroom	CONTINENTAL 814 DARK CHOCOLATE	431SA
Ensuite Bath - Bedroom 2/3	MONACO 904 INK	410SA
Ensuite Bath - Bedroom 4	DORAL W-500	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

Stove Opening

Please NOTE: Standard Cabinet Height is 30"

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

Page 1 of 4

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Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Saleem Sadiq RANA & Brittany Lynn RANA

/

Candace Forza

1-Feb-21

Property: 269

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 2

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-SN PASELLO BIANCO-13X3	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-SN PASELLO BIANCO-13X3	<input type="checkbox"/>	
Laundry Room	TILE-SN PASELLO BIANCO-13X3	<input type="checkbox"/>	
Powder Room	TILE-SN PASELLO BIANCO-13X3	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-SN PASELLO BIANCO-13X3	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-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

Describe

Master Ensuite Bathroom	Selection	
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-BIANCO LUCIDO-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-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

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7. Other Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Living Room	N/A
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Upper Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-WIRE BRUSHED-UV URETHANE OIL-RED OAK-PEWTER-5"
Master Bedroom	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #2	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #3	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
Bedroom #4	LAMINATE-FJORD-ASTRID OAK-TL-NEUM06
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	VINTAGE PEWTER RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE PEWTER 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	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

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A
Main Hall	N/A	N/A
Living Room	N/A	N/A
Dining Room	N/A	N/A
Family Room	N/A	N/A

Kitchen/Breakfast	N/A	N/A
Den/Library	N/A	N/A
Lower Landing	N/A	N/A

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased	As Per Plan	N/A
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Family Room

Purchased	As Per Plan	N/A
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

Other Room - Specify

Purchased	As Per Plan	N/A
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Fireplace Type

N/A

Mantle Type

N/A

Colour / Stain

N/A

Surround

N/A

Hearth

N/A

FLAT ON WALL

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

NO

N/A

N/A

N/A

N/A

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

☒ White

DECOR

Hood Fan

STANDARD WHITE TEMP.

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Above Kitchen Cabinet Light

☐ Yes ☒ No

Below Kitchen Cabinet Light

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ 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: 

Date: FEB 1, 2021

Signature: 

Date: FEB 1, 2021

3 bedrooms

KITCHEN

SQUARE EDGE ISLAND
CT= 1930

EXTENDED BREAKFAST BAR

B1100 B500L

BDW616R

XCUSTOM-B31000 XCUSTOM-B

36REF-2D W345CG B900 B450L

W360960 W310800 W310800

W360900 T3P900 W360400 T3P400R

1372

500 2472 2972

CT=

BCG

W310C400L W310800 W3360800 W345CG W345CG BD500 BB60R1100R W310B50R800R

1676

1640

CT=

2145

CT=

LAUNDRY

CT= 750

W360700 BL700

POWDER

CT= 914

V800

(A) ENSUITE

CT= 2464

V1000 VD400 V1000

(B) MAIN-BDRM.#2/3

CT= 1828

VD400 V40R1300


(C) OTHER 1-BDRM.#4

CT= 880

V800 VCG

Handwritten note: 3 bedrooms

Handwritten note: 3 bedrooms

S e l b a I n d u s t r i e s			J # _____
W W D T H _____ W H G H T _____ W C N T _____	<small>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.</small>	JOB NUMBER: _____ BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 5X EL 1,2,3 LOT #: _____	
F L O O R H G H T _____ D O O R H G H T _____		DESIGNER: KS DATE: MAY 13 20	
S T C E N T _____ 2X4 _____ VENT BOX COVER _____			

1 Potlight

Delete Wall + Door

Relocate
Std.
Light
to
Above
Island

Delete
wall

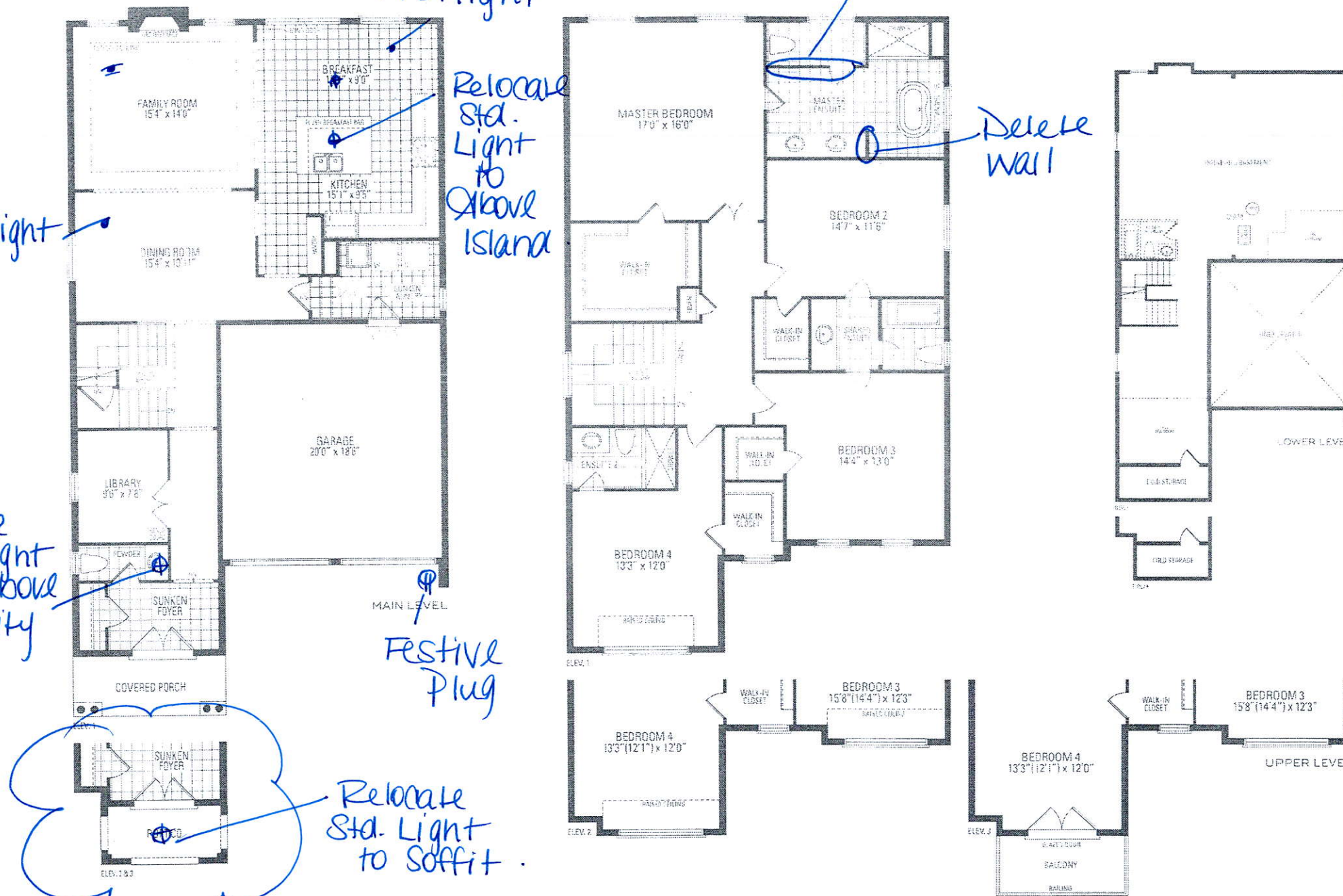
- Walk-Up Basement
- 200 AMP Electrical

1 Potlight ✓

Relocate
Std Light
to Above
Vanity

Festive Plug

- Relocate Std. Light to Soffit.



VALLEYCREEK FIVE ELEV. 1 • 2,930 sq.ft. | ELEV. 2 + 3 • 2,933 sq.ft.

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 area. 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