

CONSTRUCTION SUMMARY

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

RECEIVED

PURCHASERS: Vaneet PAL KAUR and Ravinder Pal SINGH

MAR 05 2021

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
295 / 3	62M-1266	Mountainash Six (5 Bedroom) Elev 3		

CERAMIC TILE

1 - TILE - UPGRADE 5 FLOOR TILE - - SIDE HALL 04Mar21 Note:		
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 04Mar21 Note:		
1 - TILE - UPGRADE 5 FLOOR TILE - - KITCHEN 04Mar21 Note:		
1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER 04Mar21 Note:		
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 04Mar21 Note:		
1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER 04Mar21 Note:		
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 04Mar21 Note:		

CONSTRUCTION

1 - KITCHEN – PROVISIONS FOR POT FILLER 04Mar21 Note:	
1 - SIDE HALL - DELETE HALF WALL TO ACCOMMODATE PICKETS AND POST 04Mar21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 04Mar21 Note:	
1 - FIRST FLOOR INCREASE CEILING HEIGHT FROM 9 FEET TO 10 FEET 22Jul20 Note: IF CONSTRUCTION PERMITS	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR & FRONT WALL AT SEAT INCLUDES CHROME KNOB & HINGES 22Jul20 Note: IF CONSTRUCTION PERMITS	
4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 22Jul20 Note: IF CONSTRUCTION PERMITS	

DOORS AND TRIM

1 - TRIM - UPGRADE - 5 ¼" ONE STEP BASEBOARD AND BB ONE STEP CASING 04Mar21 Note:	
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ELECTRICAL

1 - GENERALAIRE FLOW HUMIDIFIER 1099LHS - GFI 5015 04Mar21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIBRARY - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 04Mar21 Note:	

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1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 04Mar21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 04Mar21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING/DINING ROOM - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 04Mar21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FOYER - WIRED TO SEPERATE SWITCH FROM STANDARD LIGHT 04Mar21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 04Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 04Mar21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 04Mar21 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 04Mar21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 04Mar21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 04Mar21 Note:	

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 04Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 04Mar21 Note: Including Landing -	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 04Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 04Mar21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 04Mar21 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 04Mar21 Note:	
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PLUMBING

1 - KITCHEN – POT FILLER – MOEN TRADITIONAL TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS – #S664 CHROME 04Mar21 Note:	
1 - MASTER ENSUITE BATHROOM - MOEN 90 DEGREE POSI TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER - TS2713EP / U361C1 / UTS4172 / 62320 / S3879EP / A721 04Mar21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 04Mar21 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS 22Jul20 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Jul20 Note:	
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STAIRS AND RAILINGS

1 - SIDE HALL - DELETE HALF WALL AND ADD EUROLINE 1 IRON PICKETS BLACK AND V-GROOVE HANDRAIL 04Mar21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 04Mar21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 04Mar21 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 04Mar21 Note:	

EXTRAS AS PER OFFER

2 RISER SUNKEN FOYER AND RECESSED STEP IN PORCH AS PER GRADE CONDITION. INSERT SKETCH DATED SEPTEMBER 3, 2020, AS ATTACHED. Upgrade Note:	
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: Vaneet PAL KAUR & Ravinder Pal SINGH

Property: 295

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Six (5 Bedroom) Elev 3

Lock Date: 4-Mar-21

4-Mar-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 814 DARK CHOCOLATE	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 814 DARK CHOCOLATE	431SA
Master Ensuite Bathroom	EVEREST	448SB
Ensuite Bath - Bedroom 2/3	EVEREST	447SA
Ensuite Bath - Bedroom 4/5	EVEREST	447SA
	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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-INUK SHUK GREY P-344 LM	
Ensuite Bath - Bedroom 4/5	LAMINATE-INUK SHUK GREY P-344 LM	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-GOTHA DIAMOND MATTE-24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	N/A	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	TILE-GOTHA DIAMOND MATTE-24X24	<input type="checkbox"/>	
Laundry Room	TILE-EMOTIONS GRIS-12 1/4X12 1/4	<input type="checkbox"/>	
Powder Room	TILE-GOTHA DIAMOND MATTE-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-CRES FOGO ISLAND-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-EMOTIONS GRIS-12 1/4X12 1/4	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4/5	TILE-EMOTIONS GRIS-12 1/4X12 1/4	<input type="checkbox"/>	
SIDE HALL	TILE-GOTHA DIAMOND MATTE-24X24	<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-CRES FOGO ISLAND-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS DARK GREY-8X16	
Ensuite Bath - Bedroom 4/5	TILE-CONCEPT PLUS DARK GREY-8X16	
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	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

Initials:

VK

RS

Purchasers:

Vaneet PAL KAUR & Ravinder Pal SINGH

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/

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7. Other Flooring

Main Hall	N/A	
Living Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Dining Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Family Room	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Den / Library / Study	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Upper Hall	STRIP-MIRAGE-TRUBALANCE-IMAGINE-RED OAK-CHARACTER-RED OAK-DURAMATT-ROCK CLIFF-5"	
Master Bedroom	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #2	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #3	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #4	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Bedroom #5	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE ROCK CLIFF RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE ROCK CLIFF RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE ROCK CLIFF 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	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	22 WARM GREY
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 4/5	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> 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	YES
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 checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

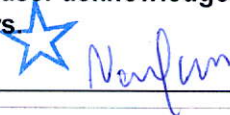
14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

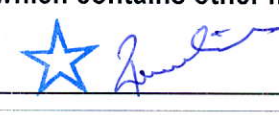
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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: 04/03/2021

Signature:



Date: 04 Mar 2021

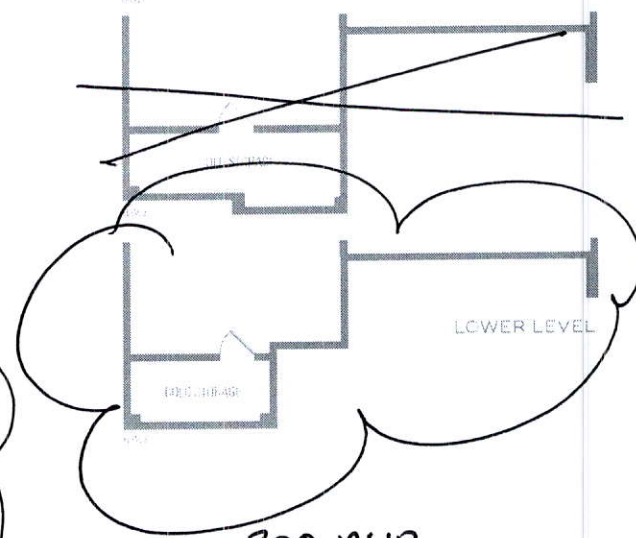
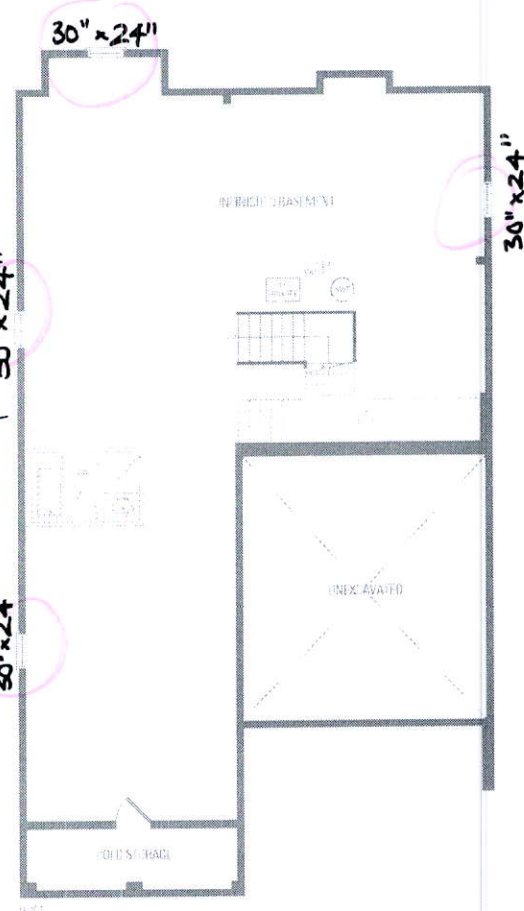
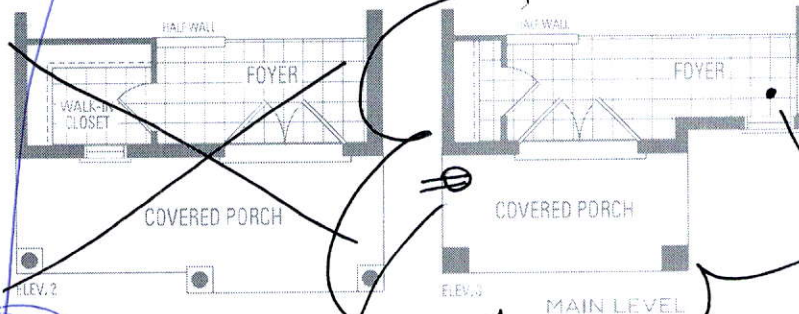
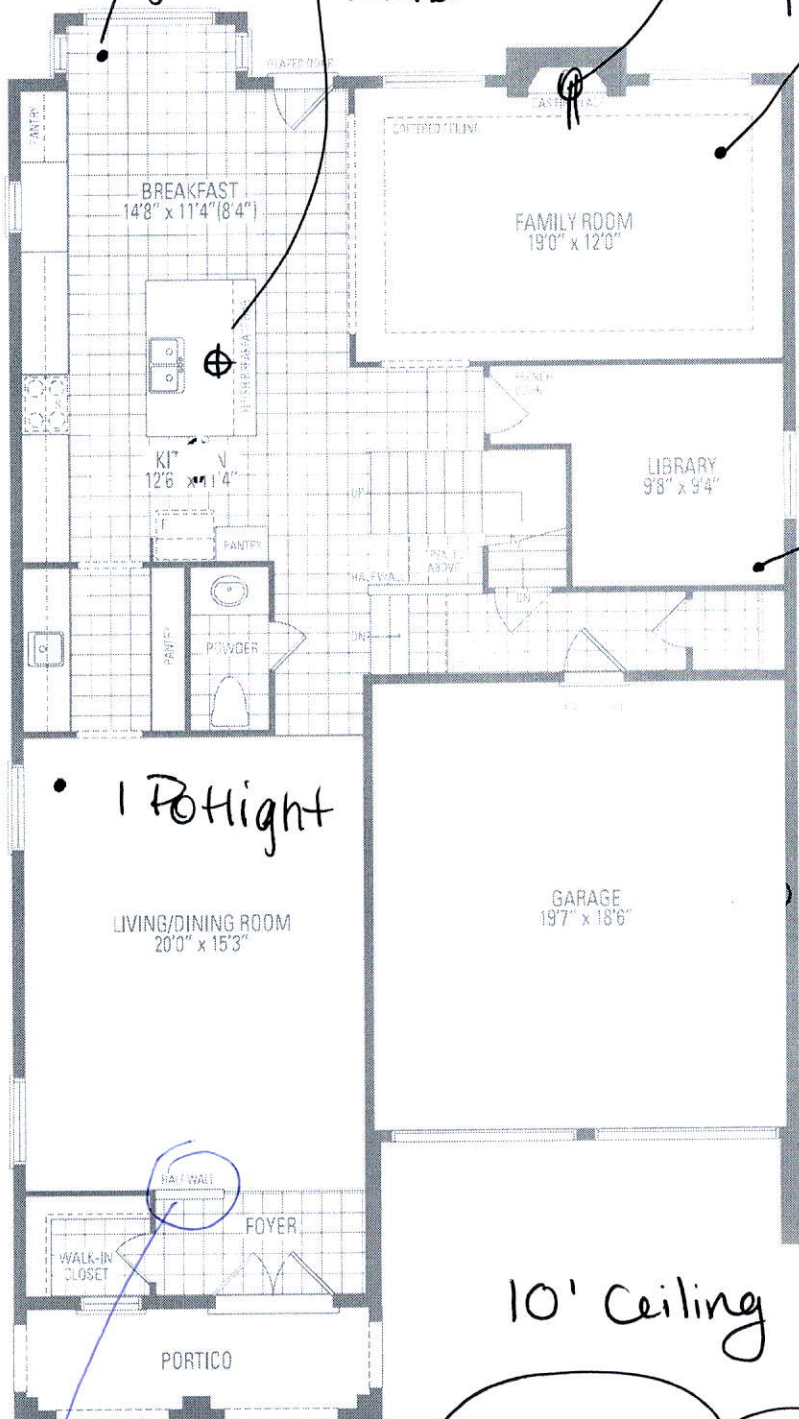
1 Potlight

Relocate Std Light Above Island

1 Potlight

1 Potlight

Enlarge Basement Windows



10' Ceiling

COVERED PORCH

MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance with the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roof

Festive Plug

add delete
add pick
post

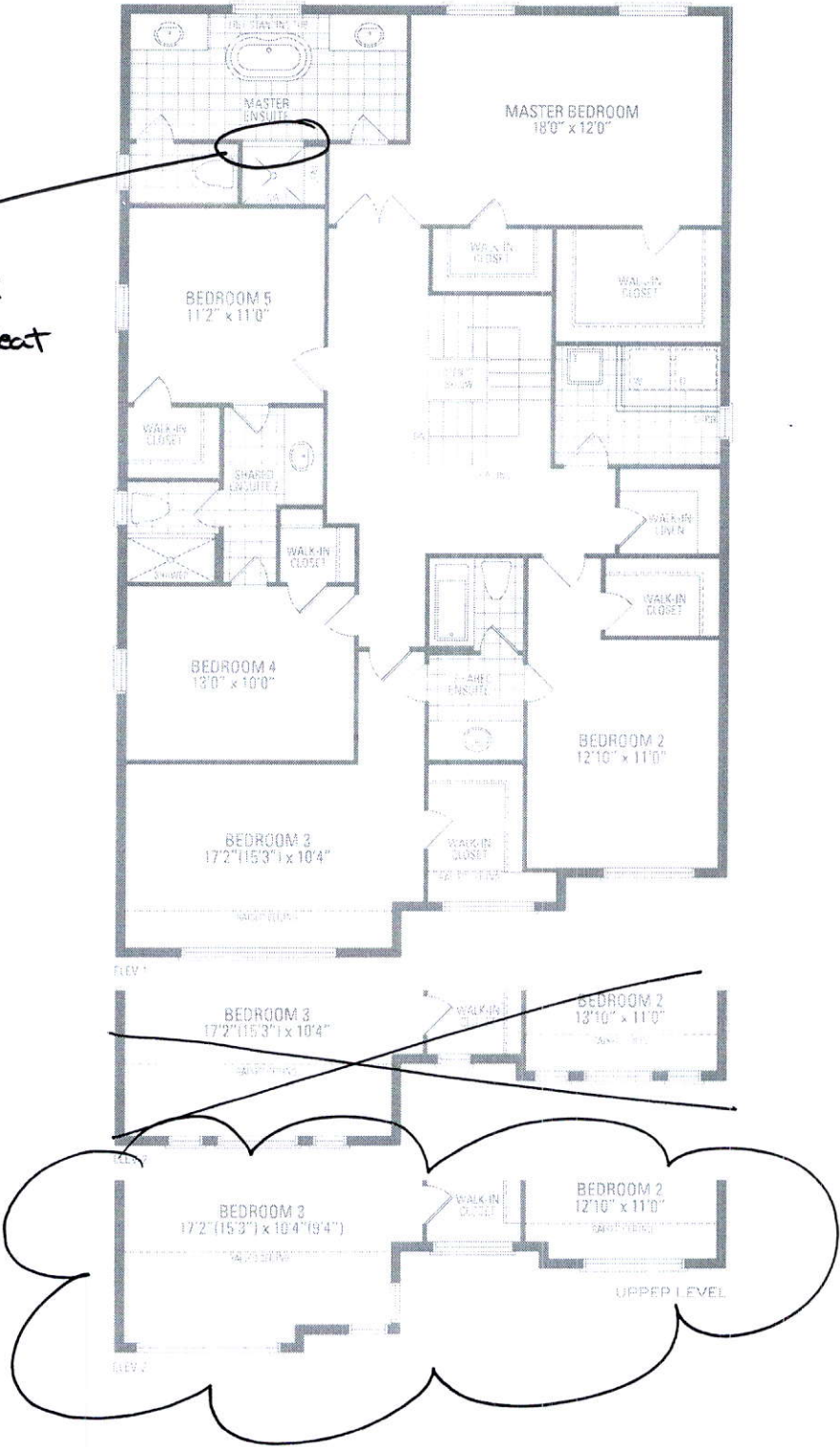
UK

RTS

5 BEDROOM LAYOUT
MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | **ELEV. 3 • 3,368 sq.ft.**

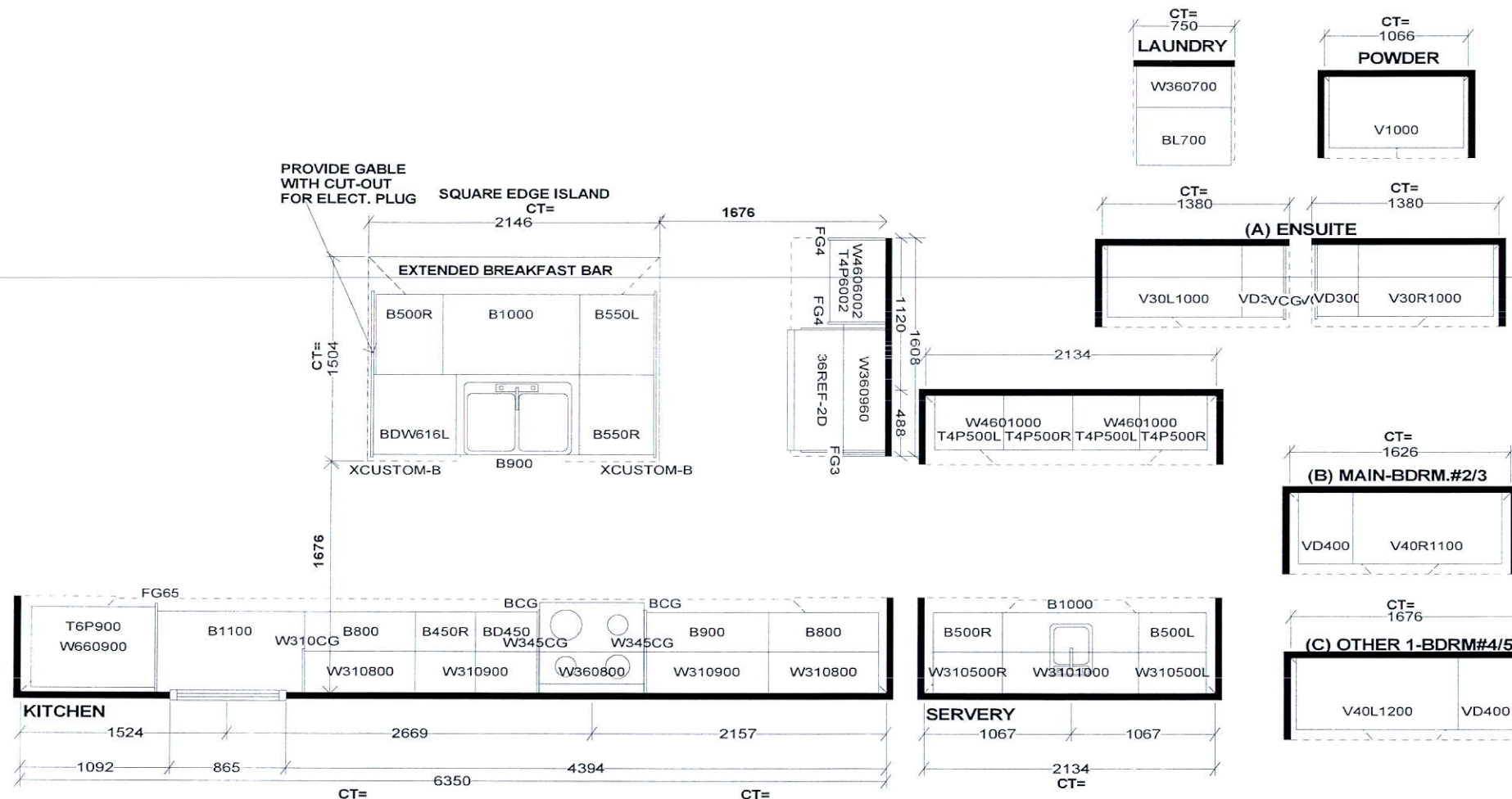
Frameless Glass
Shower Door and
Front Wall at Seat



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VIL

BS



Selba Industries			J# _____
W WIDTH _____ W HGHT _____ W CNT _____ 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 REV'D AUG 27 20
JOB NUMBER: _____ BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 6X OPT 5 BDRM EL 1,2,3 LOT #: _____			