

CONSTRUCTION SUMMARY

RECEIVED

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

APR 07 2021

PURCHASERS: ANTONIO DE STASIO and ANTONINA DE STASIO

TEL: RES.: 905-462-1715

LOT / PHASE 236 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 1		
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 07Apr21 Note:	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 07Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG - GARAGE 07Apr21 Note:	
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - FLEX ROOM 07Apr21 Note:	
1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - UPPER HALL 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - LIBRARY 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - MAIN HALL 07Apr21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRE TO SEPERATE SWITCH FROM STANDARD LIGHT - FOYER 07Apr21 Note:	
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 07Apr21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 07Apr21 Note:	

HARDWOOD FLOORING

1 - AS PER PURCHASERS REQUEST - INSTALL LAMINATE FROM BUILDERS STANDARD SAMPLES ON FIRST FLOOR -STANDARD NON-TILED AREAS ONLY 07Apr21 Note:	
1 - LAMINATE – UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 07Apr21 Note:	

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PLUMBING

3 - HOT WATER VALVE NEXT TO TOILET - ALL ENSUITE BATHROOMS 07Apr21 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Apr21 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Apr21 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 07Apr21 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:	
MAIN LEVEL 10FT CEILING 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 lo Worksheet Note:	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 7 Apr 21 at 12:46

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

ANTONIO DE STASIO & ANTONINA DE STASIO
(905) 462-1715 /
Candace Forza
7-Apr-21

Property: 236

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Twelve Elev 1

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	DORAL H3453 LAVA GREY FLEETWOOD	431SA
Master Ensuite Bathroom	DORAL H3453 LAVA GREY FLEETWOOD	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3453 LAVA GREY FLEETWOOD	431SA
Ensuite Bath - Bedroom 4	DORAL H3453 LAVA GREY FLEETWOOD	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-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
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	

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STRATA GRIGIO-13X13	☐	metal strip where applicable
Main Hall	N/A	☐	
Kitchen / Breakfast	TILE-STRATA GRIGIO-13X13	☐	
Laundry Room	TILE-STRATA GRIGIO-13X13	☐	
Powder Room	TILE-STRATA GRIGIO-13X13	☐	
Master Ensuite Bathroom	TILE-STRATA GRIGIO-13X13	☐	
Ensuite Bath - Bedroom 2/3	TILE-STRATA GRIGIO-13X13	☐	
Ensuite Bath - Bedroom 4	TILE-STRATA GRIGIO-13X13	☐	
SIDE / GARAGE ENTRY	TILE-STRATA GRIGIO-13X13	☐	
	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-LUC BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BLANC GROENLANDIA-8X16	
SIDE / GARAGE ENTRY	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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Telephone Res. / Bus: (905) 462-1715 / Project: Russell Gardens Building Ltd.
Decor Advisor: Candace ForzaModel and Elevation: Mountainash Twelve Elev 1
Lock Date: 7-Apr-217-Apr-21Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A	
Living Room	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Dining Room	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Family Room	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Den / Library / Study	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Upper Landing	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
Upper Hall	LAMINATE-FJORD-NORD OAK-TL-NEUM05	
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	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	LAMINATE FJORD NORD OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	LAMINATE FJORD NORD OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	LAMINATE FJORD NORD OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	LAMINATE FJORD NORD 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	SIDE / GARAGE ENTRY	22 WARM GREY
	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	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	N/A		FLAT ON WALL		N/A		N/A	
Mantle Type	N/A		MANTLE M2-STANDARD		N/A		N/A	
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS		N/A		N/A	
Surround	N/A		GRIGIO CARNICO		N/A		N/A	
Hearth	N/A		NO		N/A		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

Hood Fan

STANDARD WHITE

Appliances

Built in Cooktop

Yes

No

Built in Oven

Yes

No

Gas Stove

Yes

No

Microwave

Yes

No

Dishwasher Rough-in

Yes

Above Kitchen Cabinet Light

Yes

No

Below Kitchen Cabinet Light

Yes

No

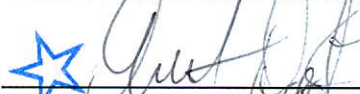
** Refer to Construction Summary

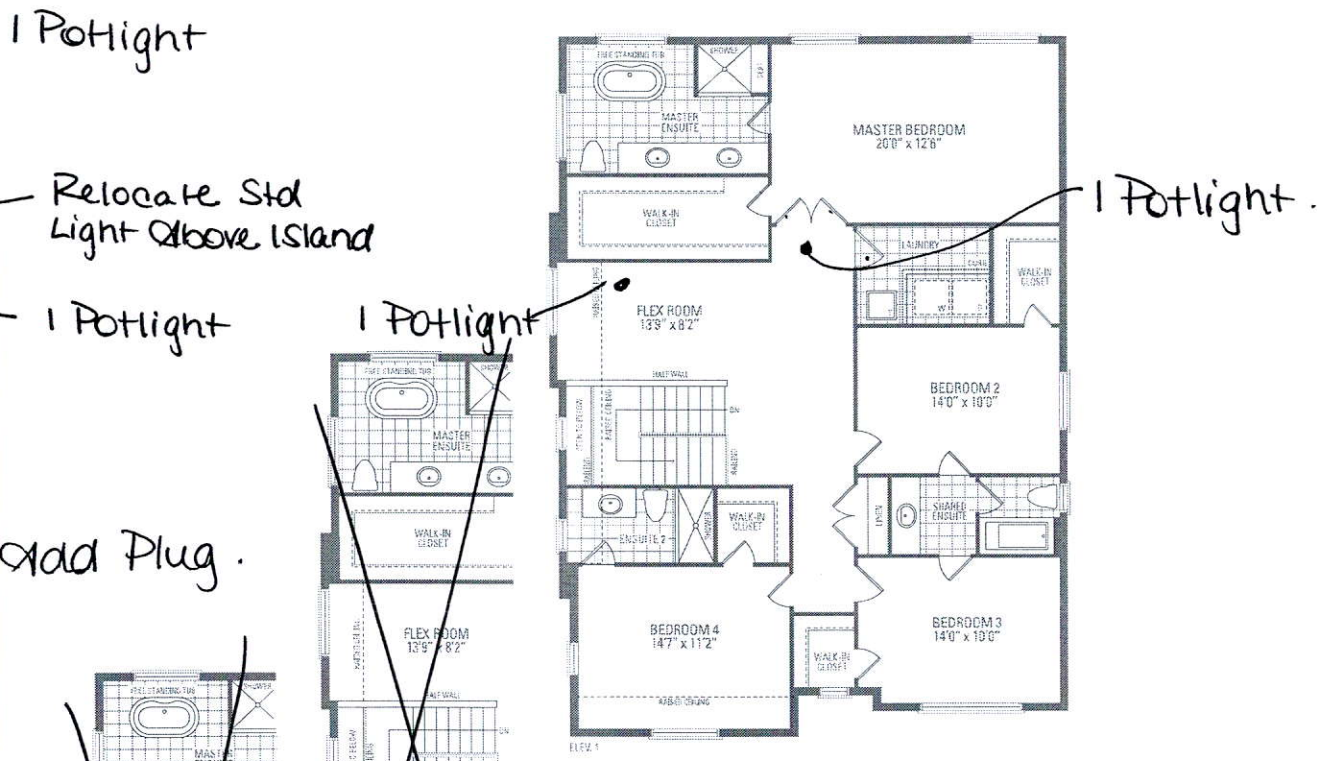
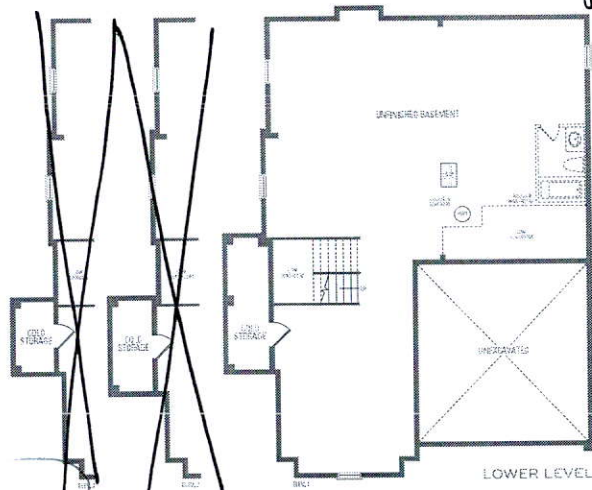
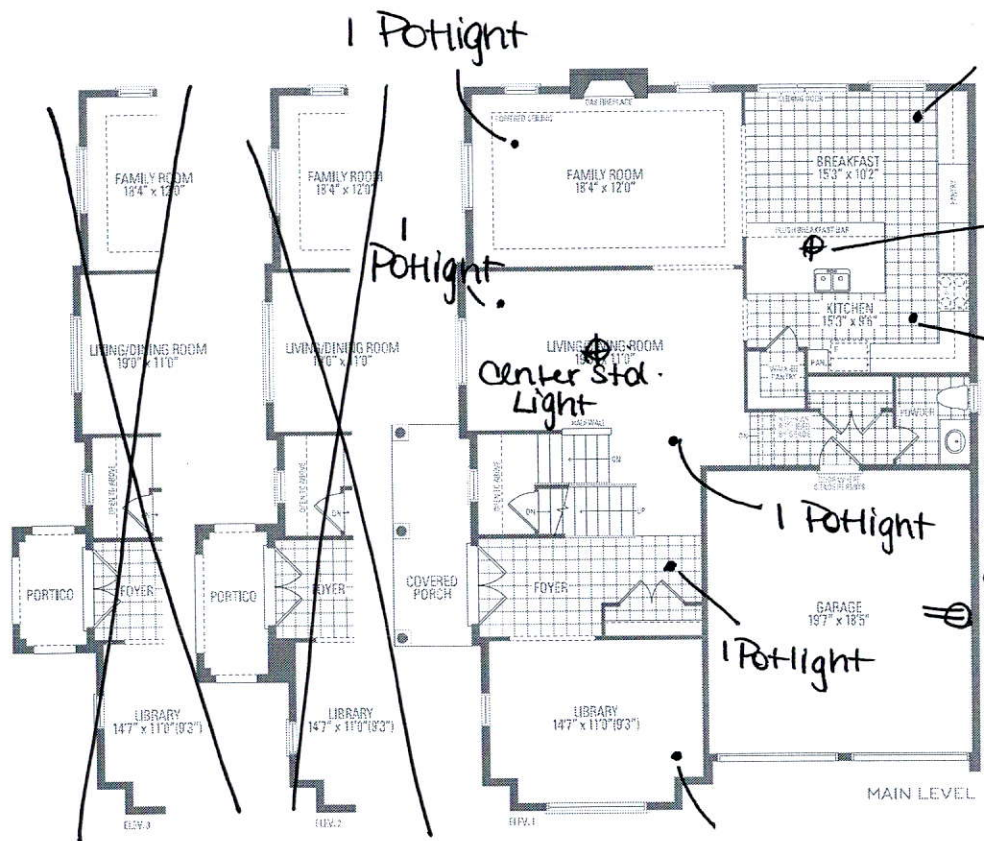
14. General Comments

** 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.

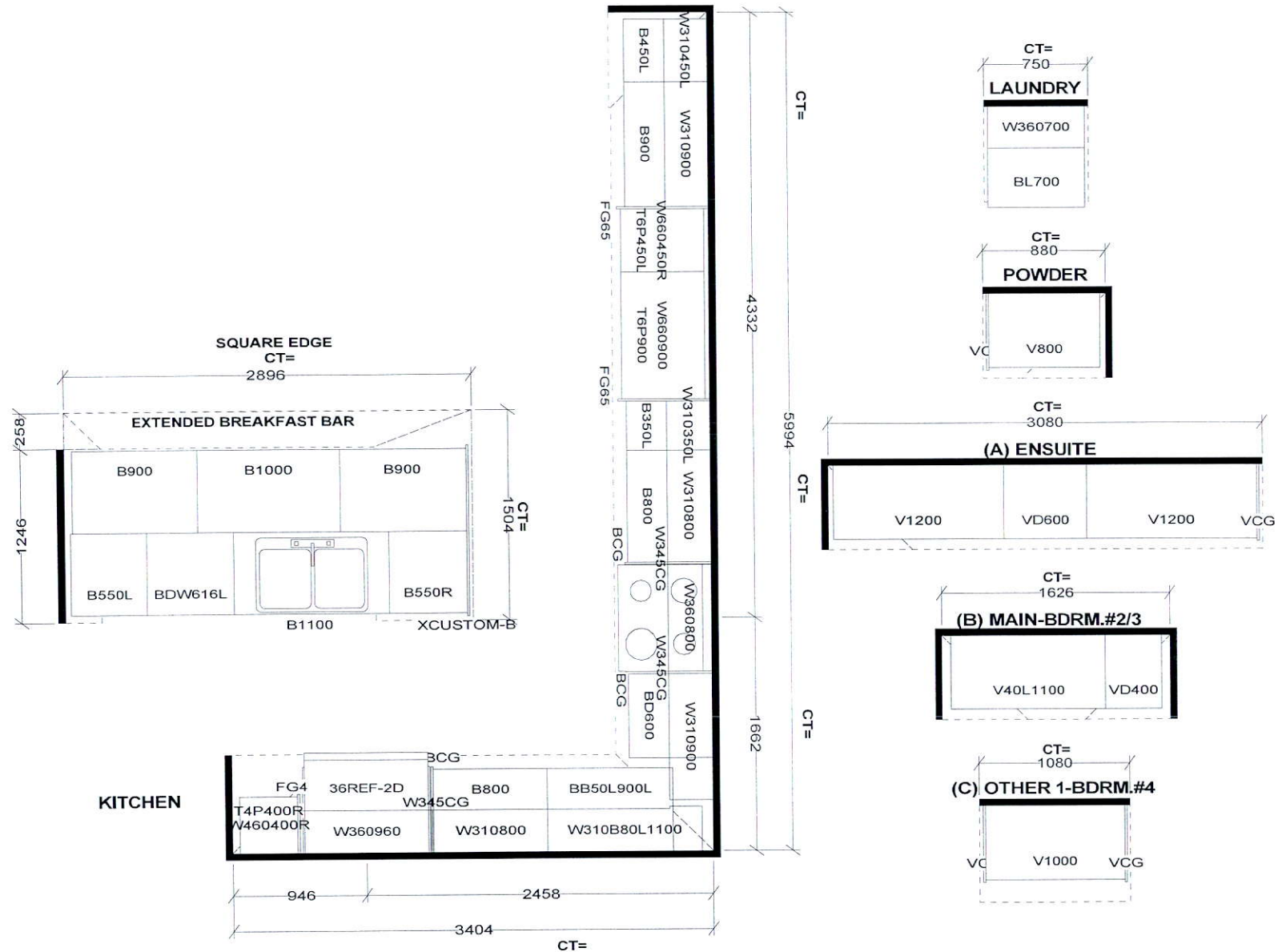
Signature:  Date: APR 7, 2021
 Signature:  Date: 07/04/21



MOUNTAINASH TWELVE

ELEV. 1 • 3,125 sq.ft. | ELEV. 2 • 3,143 sq.ft. | ELEV. 3 • 3,125 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 areas. 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



Selba Industries			J#
W WDT	W HGHT	W CNT	JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 12X EL 1 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 rev'd June 16 20			