

CONSTRUCTION SUMMARY

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

APR 28 2021

TEL: RES.: 647-209-7399

PURCHASERS: Manjunatha Swamy MATAPATHI and Kathyayani BANGALORE KOTA

LOT / PHASE 299 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 2		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 28Apr21 Note:	
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CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Apr21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Apr21 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 28Apr21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Apr21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 28Apr21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 28Apr21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 28Apr21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 28Apr21 Note:	

CONSTRUCTION

3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 31Jul20 Note: IF CONSTRUCTION PERMITS	
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COUNTER TOP

1 - KITCHEN - FULL HEIGHT QUARTZ BACKSPLASH 28Apr21 Note:	
1 - COUNTER TOP - UPGRADE - KITCHEN COUNTER TOP 28Apr21 Note:	

ELECTRICAL

8 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - WIRED TO ONE SWTCH SEPERATE FROM STANDARD LIGHTS 28Apr21 Note:	
3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ALL ENSUITE BATHROOMS 28Apr21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIBRARY 28Apr21 Note:	

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LOT / PHASE 299 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 2		
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - LIBRARY 28Apr21 Note:				
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 28Apr21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Apr21 Note:				
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 28Apr21 Note:				
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 28Apr21 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Apr21 Note:				
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FAMILY ROOM 28Apr21 Note:				
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 28Apr21 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 28Apr21 Note:				
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 28Apr21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 31Jul20 Note:				
FIREPLACE AND ACCESSORIES				
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Apr21 Note:				
HEATING AND AIR CONDITIONING				
1 - AIR CONDITIONING - 13 SEER - 3 TON 28Apr21 Note:				
MIRRORS AND GLASS				
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES - MASTER ENSUITE BATHROOM 28Apr21 Note:				
MISCELLANEOUS				
2 - GARAGE DOOR OPENER – LIFEMASTER 8355 WITH BELT DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 28Apr21 Note:				
PLUMBING				

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
299 / 3	62M-1266	Valleycreek Four Elev 2		
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ALL BATHROOMS 28Apr21 Note:				
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 28Apr21 Note:				
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 4 AND MASTER ENSUITE BATHROOM 28Apr21 Note:				
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #602 28Apr21 Note:				
1 - TUB WITH CURTAIN ROD IN LIEU OF STANDARD 5 FOOT SHOWER - ENSUITE 2/3 BATHROOM 28Apr21 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 28Apr21 Note:				

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28Apr21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$2,320.00 BALANCE (\$9,680.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/11/2020. 31Jul20 Note:	

STAIRS AND RAILINGS

1 - ADD FOR PEWTER COLOUR ON IRON PICKETS 28Apr21 Note:	
1 - STAIRCASE - EUROLINE 3 IRON PICKETS 28Apr21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Apr21 Note:	

EXTRAS AS PER OFFER

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

This Document is Extremely Time Sensitive - Printed 28 Apr 21 at 13:56

Purchasers: Manjunatha Swamy MATAPATHI & Kathyayani B

Property: 299

Telephone Res. / Bus: (647) 209-7399 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four Elev 2

Lock Date: 28-Apr-21

28-Apr-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	431SA
Laundry Room	ELISSE	N/A
Powder Room	MONACO 1048 FLAX	113SB
Master Ensuite Bathroom	DORAL K44 TITAN GREY	113SB
Ensuite Bath - Bedroom 2/3	DORAL K44 TITAN GREY	113SB
Ensuite Bath - Bedroom 4	DORAL H3078 HACIENDA WHITE	113SB
	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	QUARTZ-VICTORIA	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-PORTICO MARBLE 7735-58	
	N/A	
	N/A	
	N/A	

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Decor Advisor: Candace Forza
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Property: 299
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Four Elev 2
Plan #: 62M-1266

3. Ceramic Flooring

At a 45° Threshold-If App.

Entrance Vestibule	TILE-CATALINA SHELL-20X20	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-CATALINA SHELL-20X20	<input type="checkbox"/>	
Laundry Room	TILE-SN PASTELLO BIANCO-13X13	<input type="checkbox"/>	
Powder Room	TILE-CATALINA SHELL-20X20	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-CEMENTI WHITE-12X12	<input type="checkbox"/>	
Side / Garage Entry	TILE-CATALINA SHELL-20X20	<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 BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC CONCEPT NEVE-8X16	
Side / Garage Entry	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-VICTORIA	FULL HEIGHT

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

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:

Purchasers:Manjunatha Swamy MATAPATHI & Kathyayani B/Property: 299

Telephone Res. / Bus: (647) 209-7399 /Project: Russell Gardens Building Ltd.

Decor Advisor: Candace ForzaModel and Elevation: Valleycreek Four Elev 2

Lock Date: 28-Apr-2128-Apr-21Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Living Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Dining Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Family Room	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Den / Library / Study	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-5"	
Upper Landing	STRIP-VINTAGE-NORTHERN SOLID SAWN-CHARACTER-UV URETHANE OIL-WHITE OAK-APOLLO-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	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE APOLLO
Picket Type	EUROLINE 3	Colour	PEWTER
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE APOLLO

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			

** 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 CABINET			N/A		
Mantle Type	N/A			MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			GRIGIO CARNICO			N/A		
Hearth	N/A			NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

YES

Gas Provisions Dryer

NO

Gas Provisions Stove

YES

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

** 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:

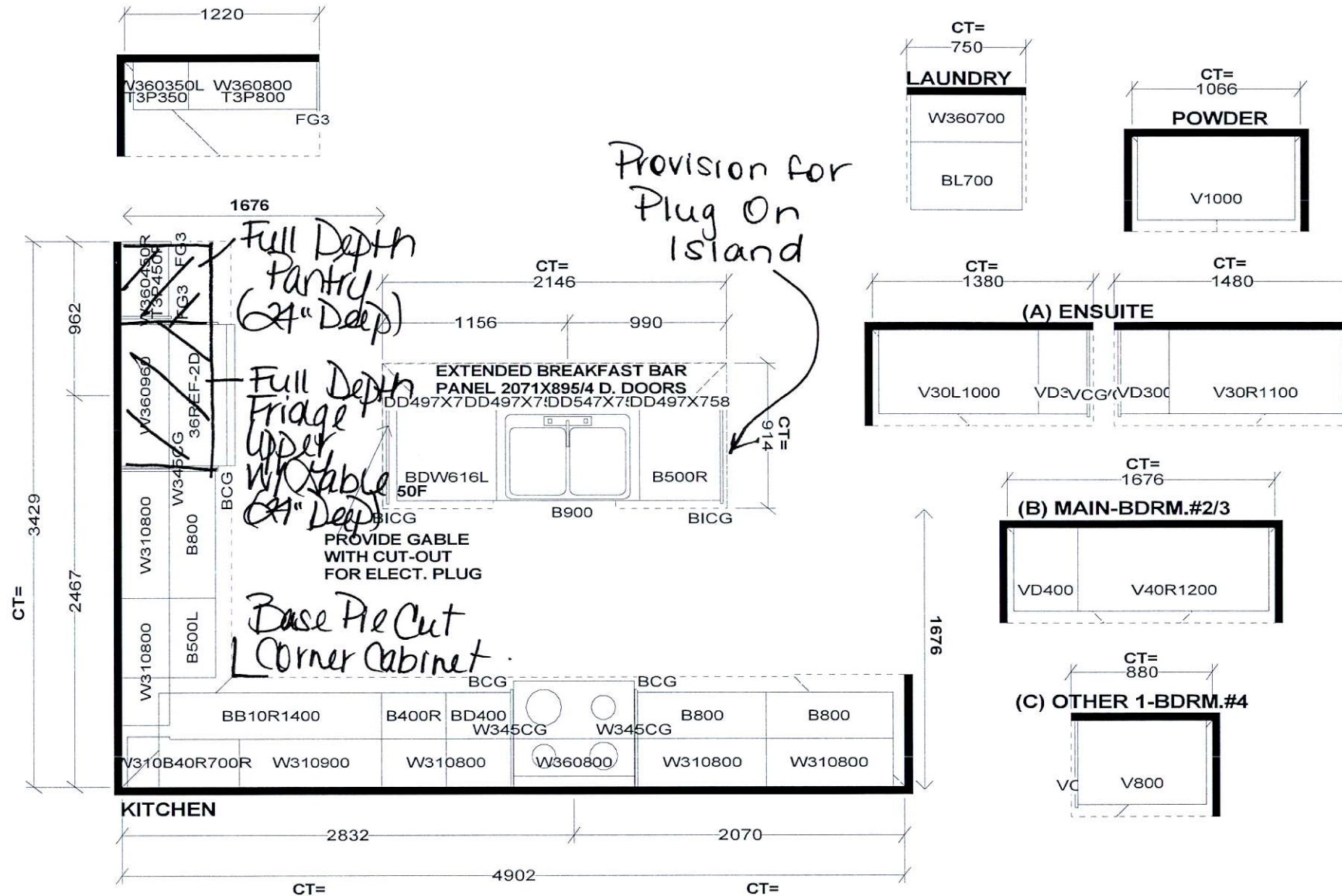
Signature:



Date:

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Selba Industries				J#
<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 4X EL 2 LOT #:
W W D T H	W H G H T	W C N T	<div style="text-align: center;"> </div> DESIGNER: KS DATE: MAY 13 20	
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER		

