

"Revised"
"See Attached"
"Colourchart"
TEL:

CONSTRUCTION SUMMARY

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

PURCHASERS: Hamid M. CHOUDHRY and Saadia M MIRZA

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
72 / 3	62M-1266	Valleycreek Six 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 05Nov20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 05Nov20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 05Nov20 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 05Nov20 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 05Nov20 Note:	

CERAMIC TILE

1 - MAIN FLOOR & MASTER ENSUITE BATHROOM - LAY TILES WITH TIGHT JOINTS 05Nov20 Note:	
1 - TILE - UPGRADE 3 WALL TILE - - ENSUITE WALL TILE - SHOWER 05Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 05Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - POWDER ROOM 05Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - MUD ROOM 05Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - KITCHEN 05Nov20 Note:	
1 - TILE - UPGRADE 3 FLOOR TILE - - FOYER 05Nov20 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 05Nov20 Note:	
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ELECTRICAL

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 12Nov20 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - DINING ROOM - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT 12Nov20 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Nov20 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Nov20 Note:	

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1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

05Nov20 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

19Aug21 Note:

1 - PURCHASER TO SUPPLY AND INSTALL GAS LINE PROVISIONS FOR COOKTOP AFTER CLOSING

12Nov20 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL

05Nov20 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

05Nov20 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

05Nov20 Note:

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM

05Nov20 Note:

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES

05Nov20 Note:

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

05Nov20 Note:

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS

15Jul20 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

05Nov20 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$300.00 BALANCE (\$11,700.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000 AS PER SCHEDULE PE DATED 06/25/2020.

15Jul20 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

05Nov20 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

05Nov20 Note:

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EXTRAS AS PER OFFER

200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <i>Worksheet</i> Note:	
LARGER BASEMENT WINDOWS, SUBJECT TO ARCHITECTURAL AND ENGINEERING APPROVAL. <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

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Purchasers:

Hamid M. CHOUDHRY & Saadia M MIRZA

Property: 72

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Valleycreek Six Elev 1

Lock Date:

19-Aug-21

5-Nov-20

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-SLATE-5"	
Living Room	N/A	
Dining Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-SLATE-5"	
Family Room	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-SLATE-5"	
Den / Library / Study	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-SLATE-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-VINTAGE-NOTHERN SOLID SAWN-SELECT-V PEARL-MAPLE-SLATE-5"	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
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 SLATE MAPLE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE SLATE MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE SLATE MAPLE
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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	MUD ROOM	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initials: 

Purchasers:Hamid M. CHOUDHRY & Saadia M MIRZA

Telephone Res. / Bus: /

Decor Advisor:Anne Federico

Lock Date:19-Aug-21

Property: 72

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5-Nov-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 M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			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 TEMP.	Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input 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: _____

Signature: _____ Date: _____