

CONSTRUCTION SUMMARY

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

RECEIVED

AUG 26 2021

PURCHASERS: Geoffrey W. E. PETO and Ewelina Monika PETO

TEL:

LOT / PHASE 70 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Five Elev 2		
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CABINETRY

1 - ***DELETE - CABINETRY - KITCHEN - CM11 CROWN MOULDING 28Jul21 Note:	New	★	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 2 22Oct20 Note:			
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 22Oct20 Note: TEMPORARY HOOD FAN MAY BE PROVIDED			
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 22Oct20 Note:			
1 - CABINETRY - KITCHEN - CM11 CROWN MOULDING 22Oct20 Note:			
1 - CABINETRY - KITCHEN - UPGRADE 2 22Oct20 Note:			

CABINETRY ACCESSORIES

1 - KITCHEN - CUT-OUT FOR WINE FRIDGE 22Oct20 Note:		
1 - KITCHEN CABINETRY BASE - BASE AND STANDARD COUNTER EXTEND TO REAR WALL AS PER SKETCH - UPGRADE 2 22Oct20 Note:		
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 22Oct20 Note:		
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - UPGRADE 2 22Oct20 Note:		
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 2 22Oct20 Note:		
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 2 22Oct20 Note:		
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 22Oct20 Note:		

CERAMIC TILE

1 - TILE - UPGRADE 6 FLOOR TILE - - POWDER ROOM 28Jul21 Note:	New	★	
1 - TILE - UPGRADE 6 FLOOR TILE - - FOYER 28Jul21 Note:	New	★	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 28Jul21 Note:	New	★	

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1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT
22Oct20 Note:

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS
22Oct20 Note:

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET
22Oct20 Note:

1 - SHARED ENSUITE BEDROOM 2/3 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB
24Jul20 Note:

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

ELECTRICAL

1 - KITCHEN - PLUG - ELECTRICAL PLUG - FOR FUTURE WINE FRIDGE
22Oct20 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
22Oct20 Note:

5 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE
22Oct20 Note:

1 - FOYER, MAIN HALL & FAMILY ROOM - DELETE STANDARD LIGHTS - DO NOT INSTALL
22Oct20 Note:

1 - KITCHEN - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT
22Oct20 Note:

1 - FAMILY ROOM - POT LIGHT - LED - FIRST FLOOR INSTALLATION
22Oct20 Note:

1 - DINING ROOM - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT
22Oct20 Note:

1 - MAIN HALL - POT LIGHT - LED - FIRST FLOOR INSTALLATION
22Oct20 Note:

1 - FOYER - POT LIGHT - LED - FIRST FLOOR INSTALLATION
22Oct20 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
22Oct20 Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL
22Oct20 Note:

HARDWOOD

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1 - DELETE HARDWOOD 5" AND INSTALL 7" AS PER ATTACHED COLOUR CHART AND PURCHASER REQUEST

24Aug21 Note:

New★

HARDWOOD FLOORING

1 - HARDWOOD – GROUP A SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN

22Oct20 Note:

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

22Oct20 Note:

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

22Oct20 Note:

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

22Oct20 Note:

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

22Oct20 Note:

PLASTER MOULDINGS

1 - CORNICE MOULDING - - DINING ROOM

22Oct20 Note:

1 - CORNICE MOULDING - - FAMILY ROOM

22Oct20 Note:

PROMOTIONAL

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

22Oct20 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,940.00 BALANCE (\$8,060.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/12/2020.

24Jul20 Note:

STAIRS AND RAILINGS

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

22Oct20 Note:

1 - STAIRCASE - V GROOVE HANDRAIL

22Oct20 Note:

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

22Oct20 Note:

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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 <i>Worksheet Note:</i>	
200 AMP SERVICE LABELLED WITH CIRCUIT BREAKER PANEL TO UTILITY AUTHORITY STANDARDS. <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 24 Aug 21 at 9:31

Purchasers:

Geoffrey W. E. PETO & Ewelina Monika PETO

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

24-Aug-21

Property: 70

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Five Elev 2

Plan #: 62M-1266

7. Outer Flooring

Main Hall	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
Living Room	N/A
Dining Room	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
Family Room	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
Den / Library / Study	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
Upper Landing	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
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
KITCHEN & BREAKFAST	STRIP- VIDAR OAK SKY 7"X 3/4 CHARACTER
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Picket Type

EUROLINE 1

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

VIDAR SKY OAK

Colour

BLACK

Colour

VIDAR SKY OAK

Colour

VIDAR SKY 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		<input checked="" type="radio"/> Yes <input type="radio"/> No	

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Model and Elevation: Valleycreek Five Elev 2

Lock Date: 3-Aug-21

22-Oct-20

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-ELEMENTS LINCOLN LP-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-TRAVERTINO MEM BIANCO-24X24	<input type="checkbox"/>	
Powder Room	TILE-ELEMENTS LINCOLN LP-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-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

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

** Refer to Construction Summary