

		CONSTRUCTION SUMMARY		RECEIVED	
		Mountainview Heights 3 (G) - Russell Gardens Building Ltd.		SEP 22 2021	
PURCHASERS: AKAL ENTERPRISES INC. and Meetpal S. CHANDOK				TEL:	
LOT / PHASE 398 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four A Elev 1			

CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 21Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 21Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 21Sep21 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 21Sep21 Note:		

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 19Jul21 Note: MASTER ENSUITE-		
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COUNTER TOP

1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 21Sep21 Note: SUPPLY & INSTALL		
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 21Sep21 Note:		
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 21Sep21 Note:		
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 19Jul21 Note:		
1 - 200 AMP ELECTRICAL SERVICE 19Jul21 Note:		

HARDWOOD

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 21Sep21 Note:		
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 21Sep21 Note:		
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 21Sep21 Note:		
1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 21Sep21 Note:		

MIRRORS AND GLASS



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1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES
19Jul21 Note:

PLUMBING

1 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH
19Jul21 Note: MASTER ENSUITE

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
21Sep21 Note:

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
19Jul21 Note: NEW PROMO BALANCE \$4545.00

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET
21Sep21 Note:

EXTRAS AS PER OFFER

(8'6" Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The increase Worksheet Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. Worksheet Note:	
Granite kitchen counter top, from Vendor's standard samples Worksheet Note:	
(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:	
Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the location Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 21 Sep 21 at 12:10

Purchasers:AKAL ENTERPRISES INC. & Meetpal S. CHAND

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:21-Sep-21

Property: 398

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four A Elev 1

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/> metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>
Kitchen / Breakfast	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/>
Laundry Room	TILE-570 DARK GREY-13X13	<input type="checkbox"/>
Powder Room	TILE-STONE WHITE-12 1/4 X 24 1/4	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-CONCEPT 603 BLACK-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>
SIDE/GARAGE ENTRY	TILE-STONE WHITE-12 1/4 X 24 1/4	<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-BIANCO LUCIDO-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS DARK GREY-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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62M-1266

7. Outer Flooring

Main Hall

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Living Room

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Dining Room

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Family Room

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Den / Library / Study

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Basement Landing(If Applies)

N/A

Lower Landing (If Applies)

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-5"

Upper Landing

STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-MAPLE-CASHMERE-CHARCOAL-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

Complimenting Colour

MIRAGE CHARCOAL MAPLE

Picket Type

AS PER CONSTRUCTION SPECIFICATIONS

Complimenting Colour

MIRAGE CHARCOAL MAPLE

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE CHARCOAL MAPLE

Treads

AS PER CONSTRUCTION SPECIFICATIO

Complimenting Colour

MIRAGE CHARCOAL MAPLE

Red Oak Stairs

☒ 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 & Door Paint-Semi Gloss

BIRCH WHITE

N/A

N/A

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

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21-Sep-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFT WOOD	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 814 DARK CHOCOLATE	431SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 2/3	MONACO 821 INDUSTRIAL GRAPHITE	431SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN GREY	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-WHITE TIGRIS 4783-60	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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Initials:

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21-Sep-21

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			

** 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 M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			NERO			N/A		
	N/A			NO			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	<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 type="radio"/> Yes <input checked="" 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

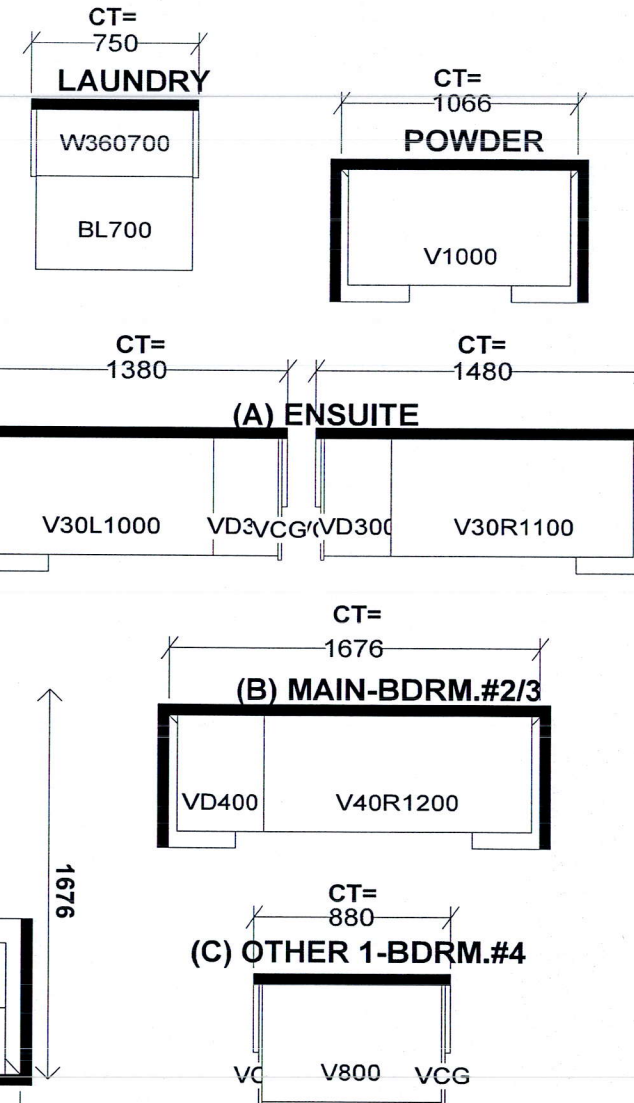
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees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

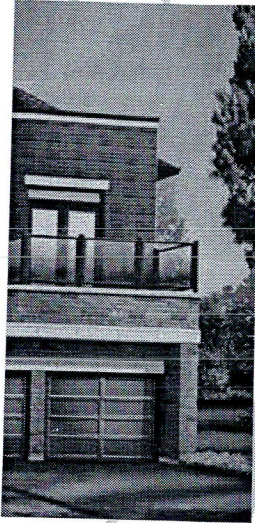
Date: 21st Sep 2021

Signature: _____

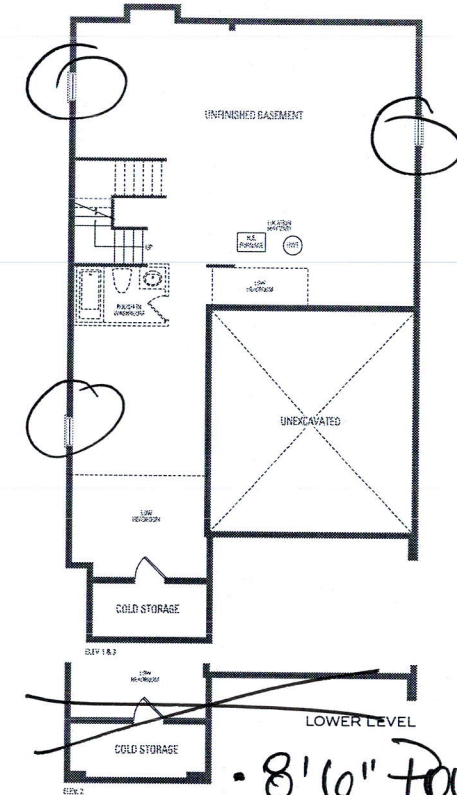
Date: _____

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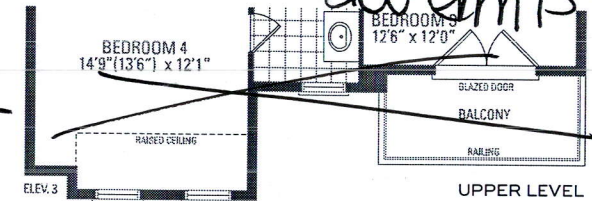
Selba Industries			J # _____
W WIDTH _____	W HGHT _____	W CNT _____	<div style="border: 1px solid black; padding: 5px; font-size: small;"> This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed. </div> <div style="text-align: center; padding: 10px;">  </div>
FLOOR HGHT _____	DOOR HGHT _____		
ST CENT _____	2X4 _____	VENT BOX COVER _____	
			JOB NUMBER: _____ BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.4 MODEL: VALLEYCREEK 4AX EL 1,3 LOT #: _____
			B DESIGNER: KS C DATE: APR 28 21



Delete Wall
Frameless Glass
Shower Enclosure.



⊕
Add Light



- 8'6" Four.
- 3 Larger Basement
- 200 Windows.

ELEV. 1 • 2,827 sq.ft. | ELEV. 2 • 2,818 sq.ft. | ELEV. 3 • 2,819 sq.ft. | Include 10 sq.ft. of open area.