

CONSTRUCTION SUMMARY

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

PURCHASERS: Ramesh GURUGUBELLI and Girija Sakuntala GURUGUBELLI

RECEIVED
OCT 06 2021

TEL:

| | | | | |
|------------------------|-------------------------|---|--|--|
| LOT / PHASE 370 / 4 | REG. PLAN # 62M-1266 | HOUSE TYPE Valleycreek Twelve A Elev 3 | | |
|------------------------|-------------------------|---|--|--|

CABINETRY ACCESSORIES

| | |
|--|--|
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 01Oct21 Note: | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 01Oct21 Note: | |

CERAMIC TILE

| | |
|--|--|
| 1 - TILE- UPGRADE 1 FLOOR TILE - POWDER ROOM 01Oct21 Note: | |
| 1 - TILE- UPGRADE 1 FLOOR TILE - MUD ROOM 01Oct21 Note: | |
| 1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE BATHROOM - SHOWER 01Oct21 Note: | |
| 1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 01Oct21 Note: | |

COUNTER TOP

| | |
|---|--|
| 1 - KITCHEN – UPGRADE QUARTZ IN LIEU OF STANDARD GRANITE AS PER OFFER 01Oct21 Note: | |
|---|--|

ELECTRICAL

| | |
|---|--|
| 1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 01Oct21 Note: | |
| 1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 01Oct21 Note: | |
| 1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 01Oct21 Note: | |
| 1 - 200 AMP ELECTRICAL SERVICE 01Oct21 Note: | |

HARDWOOD FLOORING

| | |
|--|--|
| 1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - KITCHEN & BREAKFAST 01Oct21 Note: | |
| 1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD TILE - FOYER 01Oct21 Note: | |
| 1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 01Oct21 Note: | |
| 1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 01Oct21 Note: | |
| 1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 01Oct21 Note: | |

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PLUMBING

| | |
|--|--|
| 2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 2 & MASTER ENSUITE BATHROOMS 01Oct21 Note: | |
|--|--|

PROMOTIONAL

| | |
|---|--|
| 1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 01Oct21 Note: | |
|---|--|

STAIRS AND RAILINGS

| | |
|--|--|
| 1 - STAIRCASE – V-GROOVE 01Oct21 Note: | |
| 1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 01Oct21 Note: | |
| 1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 01Oct21 Note: | |

EXTRAS AS PER OFFER

| | |
|--|--|
| PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. 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: | |
| Granite kitchen counter top, from Vendor?s standard samples 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: | |
| Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag Worksheet Note: | |

This Document is Extremely Time Sensitive - Printed 1 Oct 21 at 14:06

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Ramesh GURUGUBELLI & Girija Sakuntala GUR

/

Candace Forza

1-Oct-21

Property: 370

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Twelve A Elev 3

1-Oct-21

Plan #: 62M-1266

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☒ Yes ☐ No

☒ Yes ☐ No

1. Cabinetry

| | Style and Colour | Hardware |
|----------------------------|--------------------------------|----------|
| Kitchen / Breakfast | EVEREST | 447SA |
| Laundry Room | ELISSE | Standard |
| Powder Room | MONACO 350 PLATINUM SILVER | 431SA |
| Master Ensuite Bathroom | EVEREST | 431SA |
| Ensuite Bath - Bedroom 2/3 | MONACO 821 INDUSTRIAL GRAPHITE | 431SA |
| Ensuite Bath - Bedroom 4 | DORAL K38 RIVERSIDE | 431SA |
| | N/A | N/A |
| | N/A | N/A |
| | N/A | N/A |

Appliances:

Built In Appliances

Slide In Stove

Dishwasher Cabinet

Stove Opening

Fridge Opening

☐ Yes ☒ No

☐ Closed ☒ Open

41" Upper Cabinets

☐ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

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-MISTRAL | #360 |
| 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-CARRARA BIANCO 6696-46 | |
| Ensuite Bath - Bedroom 4 | LAMINATE-PALOMA POLAR 6698-46 | |
| | N/A | |
| | N/A | |
| | N/A | |

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Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Twelve A Elev 3

Lock Date: 1-Oct-21

1-Oct-21

Plan #: 62M-1266

3. Ceramic Flooring

| | | At a 45 | Threshold-If App. |
|----------------------------|----------------------------------|--------------------------|------------------------------|
| Entrance Vestibule | STRIP | <input type="checkbox"/> | metal strip where applicable |
| Main Hall | N/A | <input type="checkbox"/> | |
| Kitchen / Breakfast | STRIP | <input type="checkbox"/> | |
| Laundry Room | TILE-FORM LIGHT GREY (695)-13X13 | <input type="checkbox"/> | |
| Powder Room | TILE-LIFE ICE-12X24 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-STONE WHITE-12 1/4 X 24 1/4 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2/3 | TILE-RAINBOW WHITE-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 4 | TILE-413 DARK GREY-12X12 | <input type="checkbox"/> | |
| MUDROOM | TILE-LIFE ICE-12X24 | <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-STONE WHITE-12 1/4 X 24 1/4 | |
| Bathtub Enclosure Walls | N/A | |
| Ensuite Bath - Bedroom 2/3 | TILE-EXTRA WHITE/GREY-8X16 | |
| Ensuite Bath - Bedroom 4 | TILE-BIANCO LUCIDO-8X16 | |
| MUDROOM | N/A | |
| | 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

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Decor Advisor: Candace Forza **Project:** Russell Gardens Building Ltd.
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Plan #: 62M-1266

7. Other Flooring

| | |
|------------------------------|---|
| Main Hall | N/A |
| Living Room | N/A |
| Dining Room | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| Family Room | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| Den / Library / Study | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| Basement Landing(If Applies) | N/A |
| Lower Landing (If Applies) | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| Upper Landing | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-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 |
| FOYER | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| KITCHEN & BREAKFAST | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" |
| | N/A |
| Underpad | Type Area |
| | N/A N/A |

** Refer to Construction Summary

8. Railings and Pickets

| | | | |
|------------------|---|----------------------|--------------------------|
| Railing Type | V-GROOVE | Complimenting Colour | MIRAGE DRIFTWOOD RED OAK |
| Picket Type | EUROLINE 1 | Complimenting Colour | BLACK |
| Stringer / Riser | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | MIRAGE DRIFTWOOD RED OAK |
| Treads | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | MIRAGE DRIFTWOOD RED OAK |
| Red Oak Stairs | <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 2/3 | 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 | | 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 | | | |
| 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 | | 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 | NO | Gas Provisions Stove | NO |
| Gas Provisions Dryer | NO | Gas Provisions Barbecue | NO |

Comment

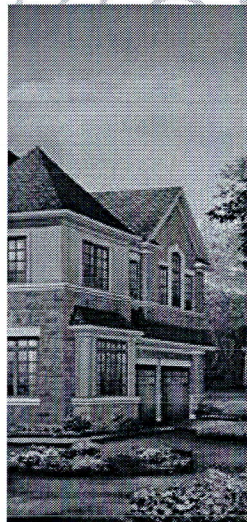
**** Refer to Construction Summary****13. Electrical**

| | | | | |
|---------------------|---|---|---|---|
| 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**

- 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: 10/1/21 Signature:  Date: 10/1/21

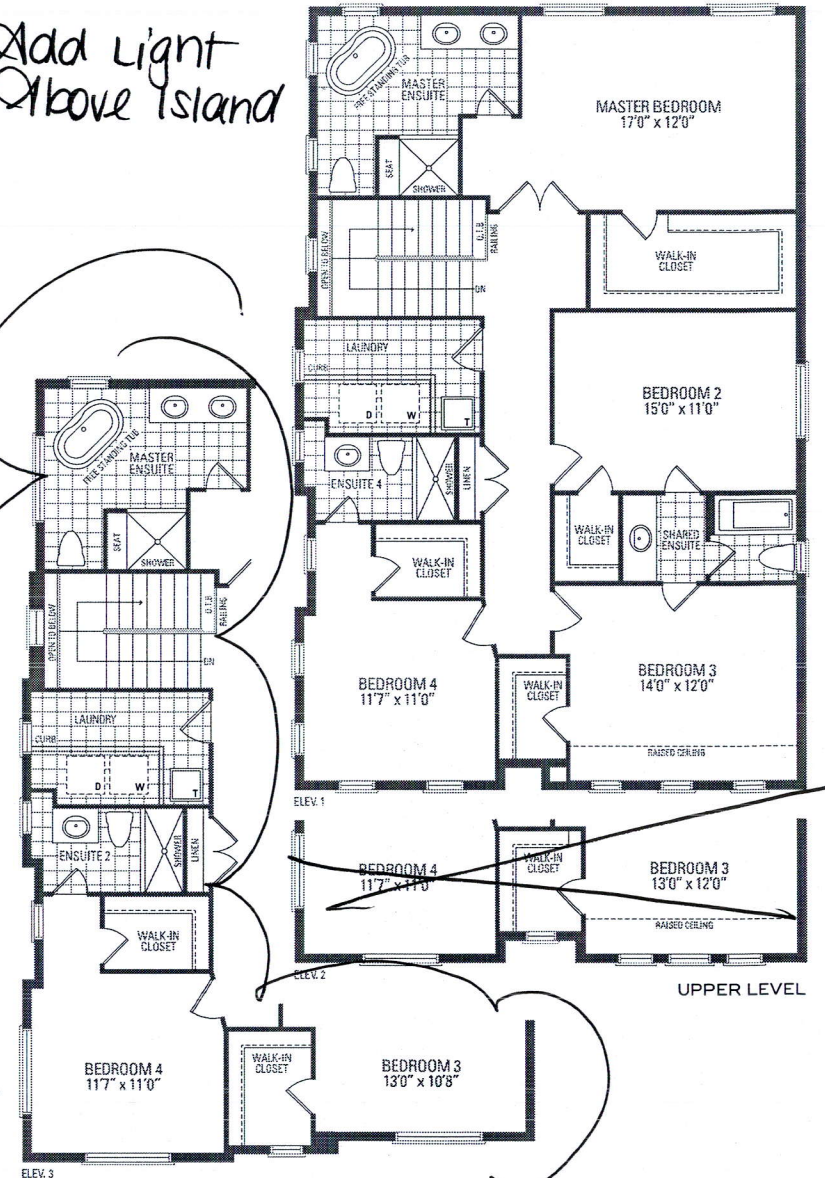
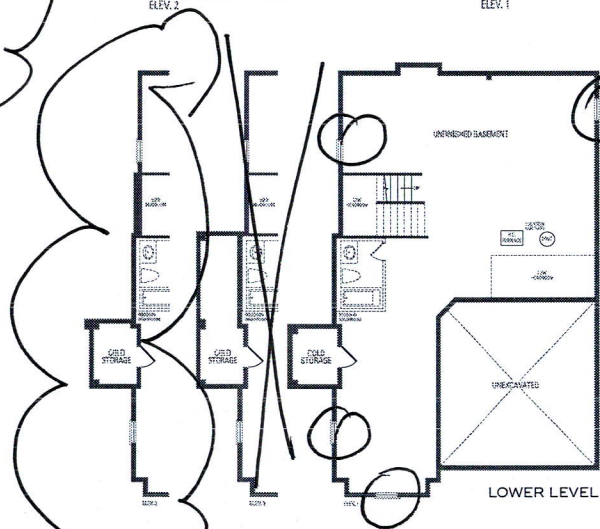
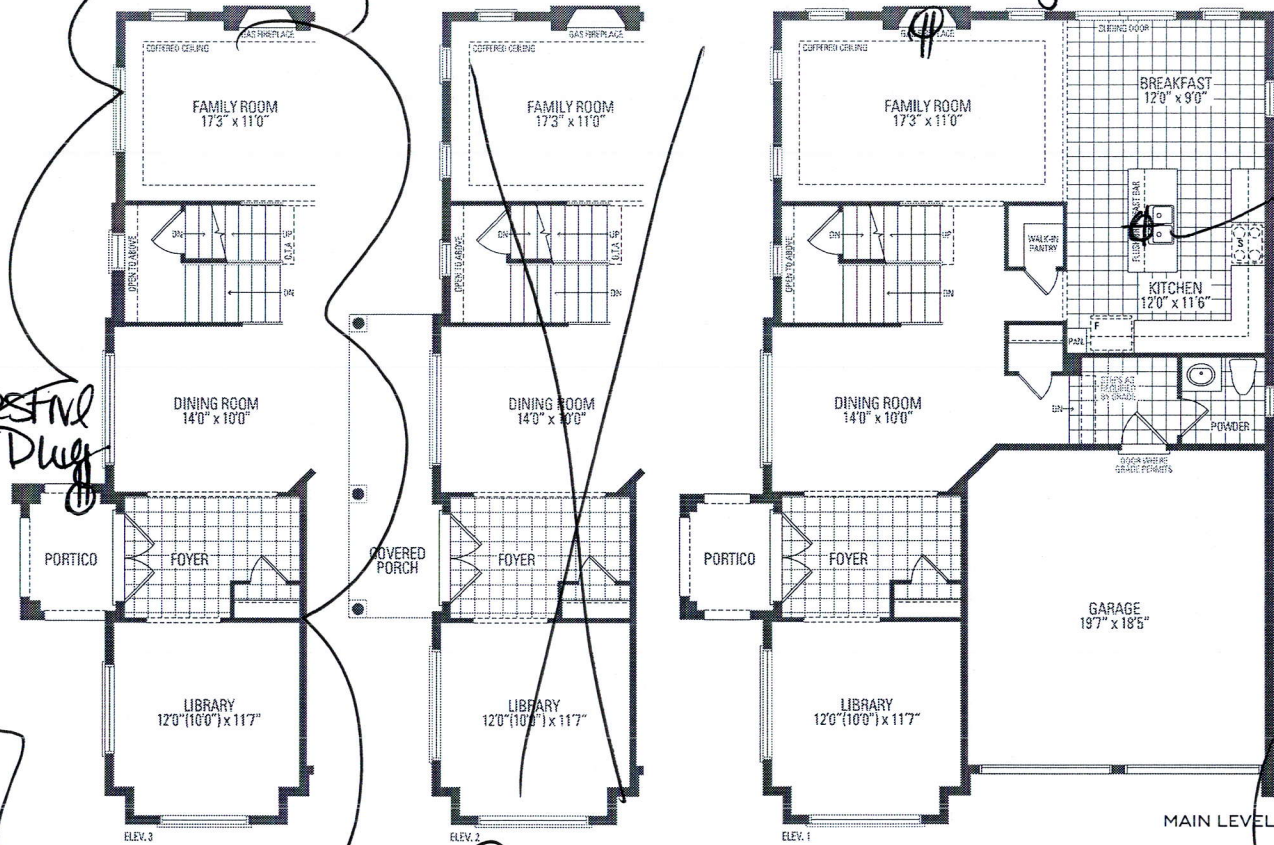


ESTNL Plug

Add Plug Above Fireplace.

Add Light Above Island

• Walk-up Basement
• 4 Enlarged Basement Windows
• 200 AMP



VALLEYCREEK TWELVE A ELEV. 1 • 2,742 sq.ft. | ELEV. 2 • 2,741 sq.ft. | ELEV. 3 • 2,729 sq.ft.

