

CONSTRUCTION SUMMARY

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

PURCHASERS: Asim JAFFRY and Seyeda Farwah BATOOL

TEL: RES.: 647-786-5461

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
358 / 4	62M-1266	Springfield Four (5 Bedroom) Elev 3		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 1 24Nov21 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 24Nov21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 24Nov21 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 24Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 24Nov21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 24Nov21 Note:	

CONSTRUCTION

4 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS - ALL ENSUITE BATHROOMS 18Jun21 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 18Jun21 Note:	

COUNTER TOP

1 - POWER ROOM VANITY COUNTER TOP 24Nov21 Note:	
1 - ENSUITE BATHROOM 4 VANITY COUNTER TOP 24Nov21 Note:	
1 - ENSUITE BATHROOM 3 VANITY COUNTER TOP 24Nov21 Note:	
1 - ENSUITE BATHROOM 2/5 VANITY COUNTER TOP 24Nov21 Note:	
1 - ENSUITE BATHROOM VANITY COUNTER TOP 24Nov21 Note:	
4 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION - ALL ENSUITE BATHROOMS 18Jun21 Note: SUPPLY & INSTALL	

DOORS AND TRIM

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1 - ** DELETE ** DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 24Nov21 Note:				
1 - DELETE-----DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 06Jul21 Note:				
1 - INSERT-----DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 06Jul21 Note:				
1 - DOORS - EXTERIOR GARDEN DOORS (CLEAR GLASS) IN PLACE OF SLIDING DOOR - DOES NOT INCLUDE GRILLS - WITH FIXED DOOR PANEL AND SLIDING SCREEN 18Jun21 Note:				

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 24Nov21 Note:	
4 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE, ENSUITE 2/5, ENSUITE 3, AND ENSUITE 4 24Nov21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - 2ND FLOOR - UPPER HALLWAY - TO BE INSTALLED CENTER TO STAIRCASE - IF CONSTRUCTION PERMITS - TO BE INSTALLED ON A SEPARATE SWITCH FROM STANDARD UPPER HALLWAY LIGHT 24Nov21 Note: REFER TO SKETCH	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - MAIN HALLWAY - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FOYER - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - OVER ISLAND - REFER TO SKETCH 24Nov21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO OVER ISLAND - REFER TO SKETCH 24Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - KITCHEN - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - BREAKFAST - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - FAMILY ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING ROOM/DINING ROOM - TO BE INSTALLED ON A SEPARATE SWITCH FROM THE STANDARD 24Nov21 Note:	
1 - LIGHT - EXTERIOR WITH INTERIOR SWITCH - COVERED PORCH - REFER TO SKETCH 24Nov21 Note:	

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6 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE 18Jun21 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 18Jun21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 18Jun21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M 4 - IN LIEU OF STANDARD MANTEL 24Nov21 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 24Nov21 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 24Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 24Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 24Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 24Nov21 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 18Jun21 Note:	
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MISCELLANEOUS

1 - GARAGE DOOR OPENER – LIFEMASTER 8165 WITH CHAIN DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 24Nov21 Note:	
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PLUMBING

6 - SINK - UNDERMOUNT SINK - TECO BATH #4815 24Nov21 Note: POWDER - X1 MASTER ENSUITE - X2 ENSUITE 2/5 - X1 ENSUITE 3 - X1 ENSUITE 4 - X1	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Jun21 Note:	
1 - MOEN 90 DEGREE POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – CHROME #TS2712EP/U361CI/UTS4172/62320/S3879EP/A721 18Jun21 Note: MASTER ENSUITE	

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1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 18Jun21 Note: IN ENSUITE 2/5				
4 - TOE TESTER - ADD TOE TESTER TO SHOWER 18Jun21 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Jun21 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 1 24Nov21 Note: BLACK IRON PICKET	
1 - V GROOVE HANDRAIL 24Nov21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 24Nov21 Note:	

EXTRAS AS PER OFFER

(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:	
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:	
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 loc Worksheet Note:	

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Purchasers:Asim JAFFRY & Seyeda Farwah BATOOL

Property: 358

Telephone Res. / Bus: (647) 786-5461 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Springfield Four (5 Bedroom) Elev 3

Lock Date: 24-Nov-21

24-Nov-21

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND 823 DRIFTWOOD	431SA
Laundry Room	ELLISE	Standard
Powder Room	DORAL K44 TITAN	431SA
Master Ensuite Bathroom	DORAL K44 TITAN	431SA
Ensuite Bath - Bdrm 2/5	DORAL K44 TITAN	431SA
Ensuite Bath - Bedroom 3	DORAL K44 TITAN	431SA
Ensuite Bath - Bedroom 4	DORAL K44 TITAN	431SA

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	GRANITE-GRIGIO SARDO	#300 EDGE - DOUBLE BULLNOSE
Laundry Room	N/A	
Powder Room	QUARTZITE-CALCATTa QZTE/NICHE:CALCATTa QZTE	#300 EDGE - DOUBLE BULLNOSE
Master Ensuite Bathroom	QUARTZITE-CALCATTa QZTE/NICHE:CALCATTa QZTE	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bdrm 2/5	QUARTZITE-CALCATTa QZTE/NICHE:CALCATTa QZTE	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 3	QUARTZITE-CALCATTa QZTE/NICHE:CALCATTa QZTE	#300 EDGE - DOUBLE BULLNOSE
Ensuite Bath - Bedroom 4	QUARTZITE-CALCATTa QZTE/NICHE:CALCATTa QZTE	#300 EDGE - DOUBLE BULLNOSE

** Refer to Construction Summary

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Property: 358

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Four (5 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE - TRAV. MEM GRIGIO POL 24X24	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE - TRAV. MEM GRIGIO POL 24X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE - TRAV. MEM GRIGIO POL 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bdrm 2/5	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Mud Room	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
		<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 - SILVIA WHITE 8X16	Niche:
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bdrm 2/5	TILE - SILVIA WHITE 8X16	Niche:
Ensuite Bath - Bedroom 3	TILE - SILVIA WHITE 8X16	Niche:
Ensuite Bath - Bedroom 4	TILE - SILVIA WHITE 8X16	Niche:
Mud Room	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
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:

AJ

S.F

Purchasers:

Asim JAFFRY & Seyeda Farwah BATOOL

Property: 358

Telephone Res. / Bus:

(647) 786-5461 /

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Living Room	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Dining Room	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Family Room	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Den / Library / Study	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
Upper Landing	HARDWOOD-MIRAGE-IMAGINATION COLLECTION-DRIFTWOOD-RED OAK-CHARACTER CORK 5" DURAMATT
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	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK-DRIFTWOOD
Red Oak Stairs <input type="radio"/> Yes <input checked="" 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	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	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bdrm 2/5	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary

Initials:  

Purchasers:

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Russell Gardens Building Ltd.

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Springfield Four (5 Bedroom) Elev 3

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Kitchen/Breakfast

Main Hall

Den/Library

Living Room

Lower Landing

Dining Room

Family Room

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

As Per Construction Specifications

Mantle Type

MANTLE M4

Colour / Stain

AS PER CONSTRUCTION SPECIFICATIONS

Surround

BIANCO

Hearth

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

White

Standard

Above Kitchen Cabinet Light

Yes

No

Hood Fan

STANDARD WHITE TEMP.

Below Kitchen Cabinet Light

Yes

No

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

Yes

No

Yes

No

Yes

No

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:

24/11/21

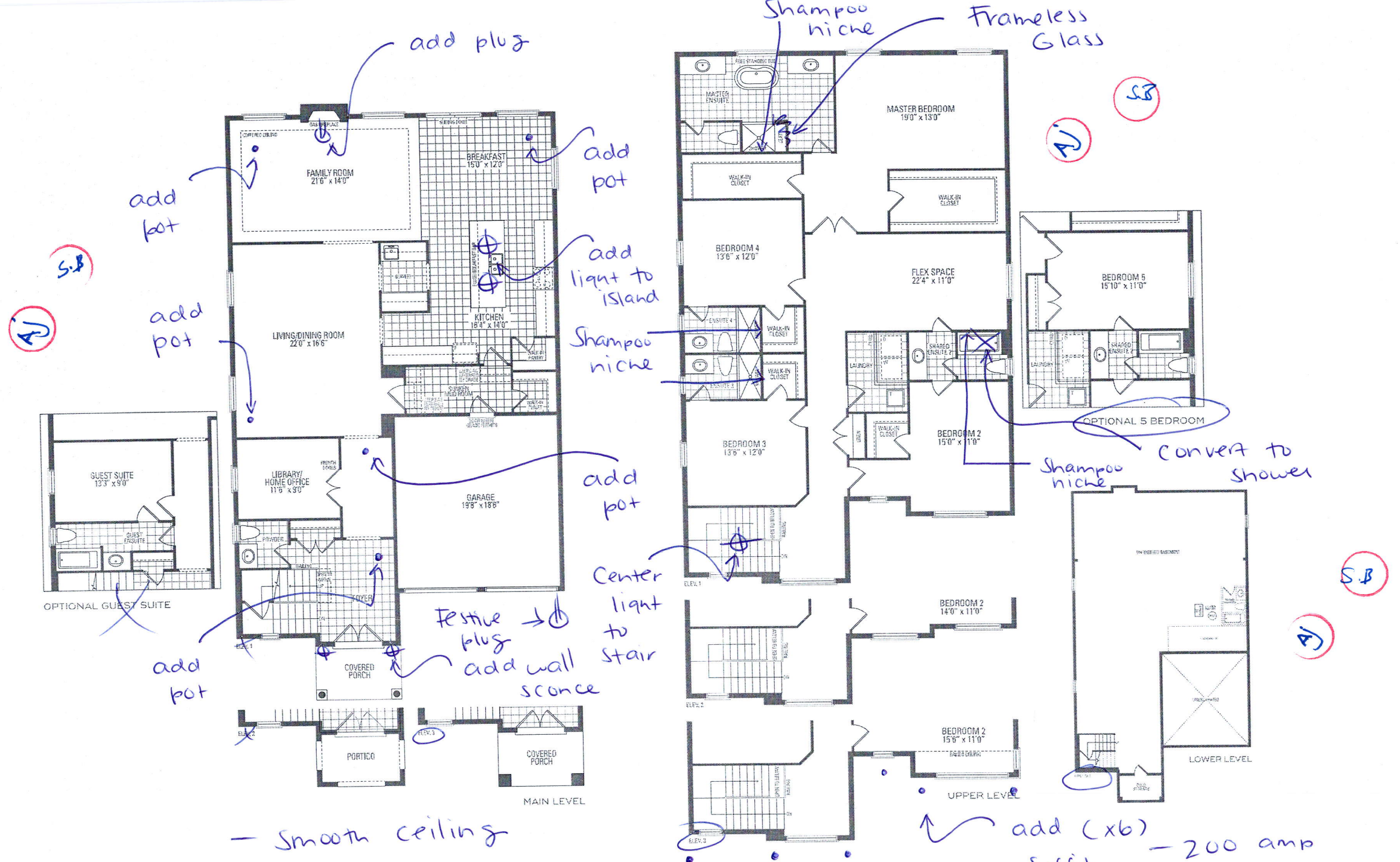
Signature:

Date:

24/11/21

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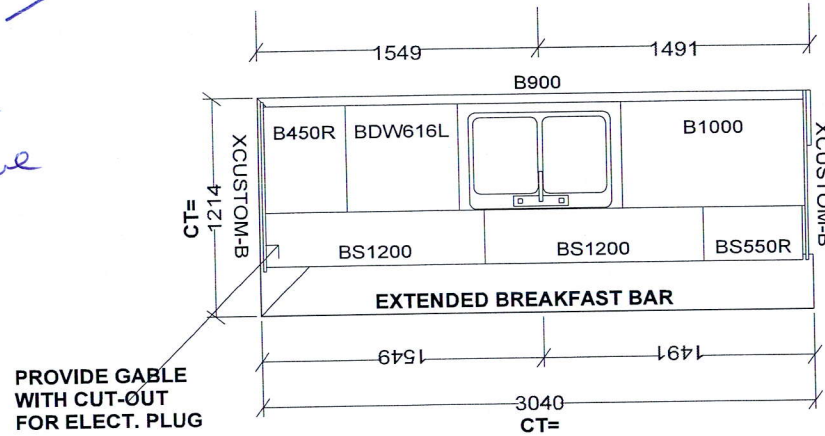
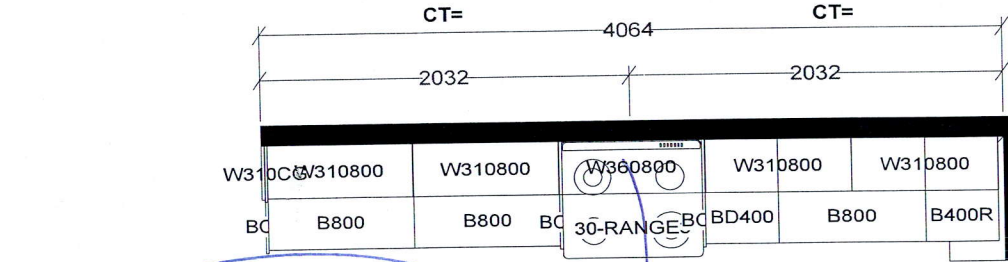
SPRINGFIELD FOUR ELEV. 1 • 4,080 sq.ft. | ELEV. 2 • 4,062 sq.ft. | ELEV. 3 • 4,082 sq.ft.

Orientation of home may be revised and purchaser agrees to accept same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Redline and adjoining model types may vary due to change. E. & D.E. May 2023

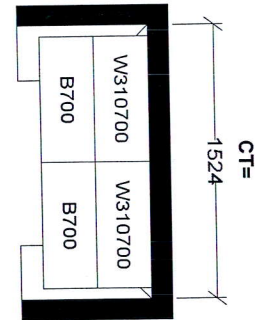
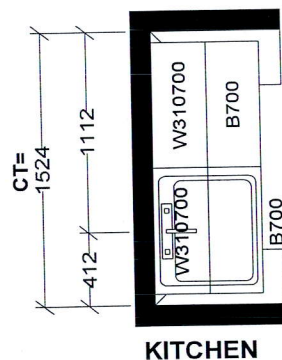
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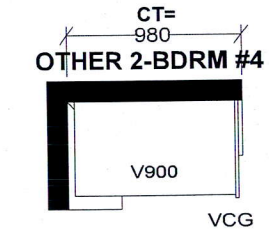
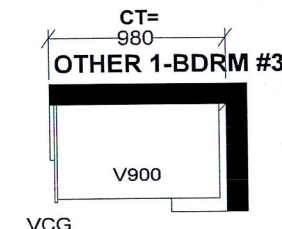
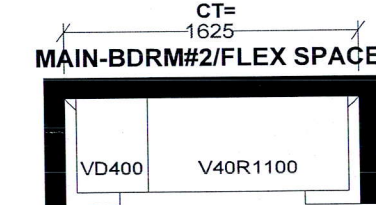
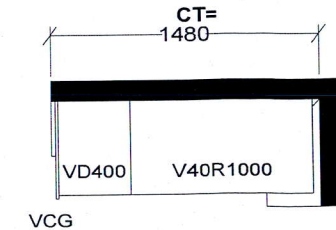
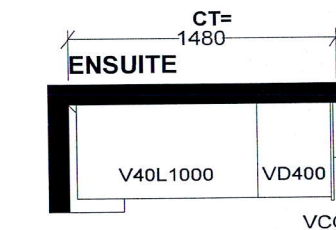
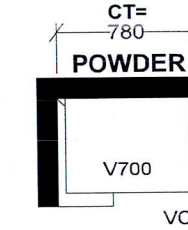
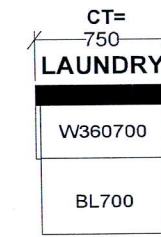
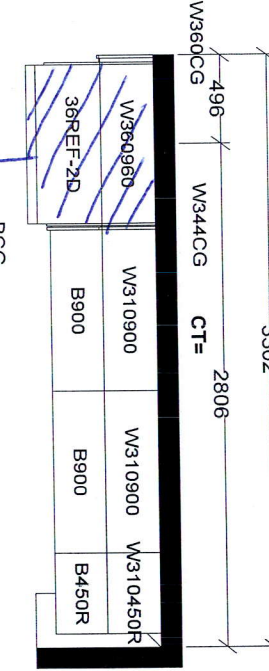
Delete
cabinet
above



Full
depth
fridge



S.B



Selba Industries				J #
W WIDTH	W HGHT	W CNT	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.	
FLOOR HGHT	DOOR HGHT		JOB NUMBER:	
ST CENT	2X4	VENT BOX COVER	BUILDER: GREENPARK	
			SITE: RUSSELL GARDENS PH.4	
			MODEL: SPRINGFIELD 4X EL 1, 2, 3	
			LOT #:	
			DESIGNER: LR	
			DATE: APR 28 21	