

CONSTRUCTION SUMMARY

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

RECEIVED

APR 13 2022

PURCHASER: Manoj REDDY

TEL:

LOT / PHASE 512 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Three Elev 2		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 12Apr22 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - LANDING 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 12Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 12Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 4 - SHOWER 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 4 - FLOOR 12Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 2/3 - TUB AREA 12Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/3 - FLOOR 12Apr22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 12Apr22 Note:	

CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 12Apr22 Note:	
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COUNTER TOP

1 - QUARTZ COUNTERTOP - POWDER ROOM 12Apr22 Note:	
1 - QUARTZ COUNTERTOP - MASTER ENSUITE BATHROOM 12Apr22 Note:	

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1 - QUARTZ COUNTERTOP - ENSUITE 4 BATHROOM 12Apr22 Note:				
1 - QUARTZ COUNTERTOP - ENSUITE 2/3 BATHROOM 12Apr22 Note:				

DOORS AND TRIM

1 - DOORS INTERIOR - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES 12Apr22 Note:	
1 - TRIM - UPGRADE 3- 7-¼” ONE STEP BASEBOARD AND 3” ONE. STEP CASING 12Apr22 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 12Apr22 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 12Apr22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 12Apr22 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 12Apr22 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 12Apr22 Note:	

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 12Apr22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 12Apr22 Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 12Apr22 Note:	
1 - HARDWOOD - GROUP B SERIES 6 1/2 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 12Apr22 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 12Apr22 Note:	
1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME HINGES - MASTER ENSUITE BATHROOM 12Apr22 Note:	

PAINTING

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1 - THROUGHOUT INTERIOR DOORS, BASEBOARDS, TRIM & FIREPLACE MANTEL - UPGRADE WHITE PAINT 12Apr22 Note:	
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PLUMBING

1 - FREESTANDING TUB - TUBCO CIRBUS SR 22 IN LIEU OF STANDARD FREE STANDARD TUB 12Apr22 Note:	
5 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - ALL BATHROOMS 12Apr22 Note:	
1 - SOAP DISPENSER - CHROME FINISH - MOEN S3948C - KITCHEN 12Apr22 Note: Location: RIGHT Side of Sink	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS 12Apr22 Note:	
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY 12Apr22 Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS 12Apr22 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE AND ENSUITE 4 BATHROOMS 12Apr22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 12Apr22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 12Apr22 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 12Apr22 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 12Apr22 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 12Apr22 Note:	



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EXTRAS AS PER OFFER

FAMILY ROOM FIREPLACE CAN NOT PROJECT INTO SIDE YARD DUE TO LOT REQUIREMENTS <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> 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 <i>Worksheet</i> 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 <i>Worksheet</i> Note:	

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INTERIOR COLOUR SCHEME

Purchaser:Manoj REDDY

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:12-Apr-22

Property: 512

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Three Elev 2

12-Apr-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	468SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	468SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	468SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	468SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	468SA
	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	GRANITE-NERO IMPALA	#360
Laundry Room	N/A	
Powder Room	QUARTZ-ISTRIA	#360
Master Ensuite Bathroom	QUARTZ-ISTRIA	#360
Ensuite Bath - Bedroom 2/3	QUARTZ-ISTRIA	#360
Ensuite Bath - Bedroom 4	QUARTZ-ISTRIA	#360
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

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Initial:

MR

Page 1 of 4

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12-Apr-22

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	
Powder Room	TILE-NANTES WHITE POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
LOWER LANDING	TILE-NANTES WHITE POLISHED-24X24	<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-VARENNA CARRARA POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-VARENNA CARRARA POLISHED-12X24	
Ensuite Bath - Bedroom 4	TILE-VARENNA CARRARA POLISHED-12X24	
LOWER LANDING	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	LINCON-SMOOTH
Interior Trim	BB CASING WITH 7 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Manoj REDDY

Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

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Plan #: 62M-1266

7. Outer Flooring

Main Hall	N/A
Living Room	N/A
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-6 1/2"
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-6 1/2"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	TILE
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UVF-RED OAK-ANGORA-6 1/2"
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316
Bedroom #5	N/A
	N/A
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE ANGORA RED OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE ANGORA RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE ANGORA RED OAK

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	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	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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12-Apr-22

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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		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 M6			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	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		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 checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				


** Refer to Construction Summary

14. General Comments

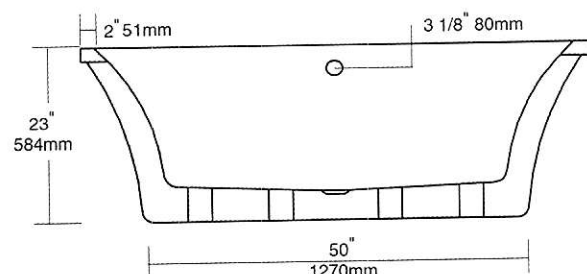
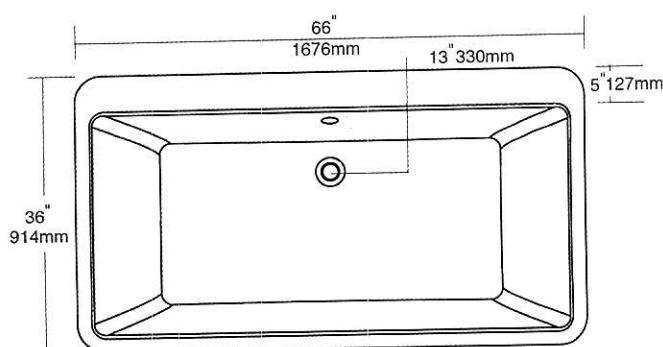
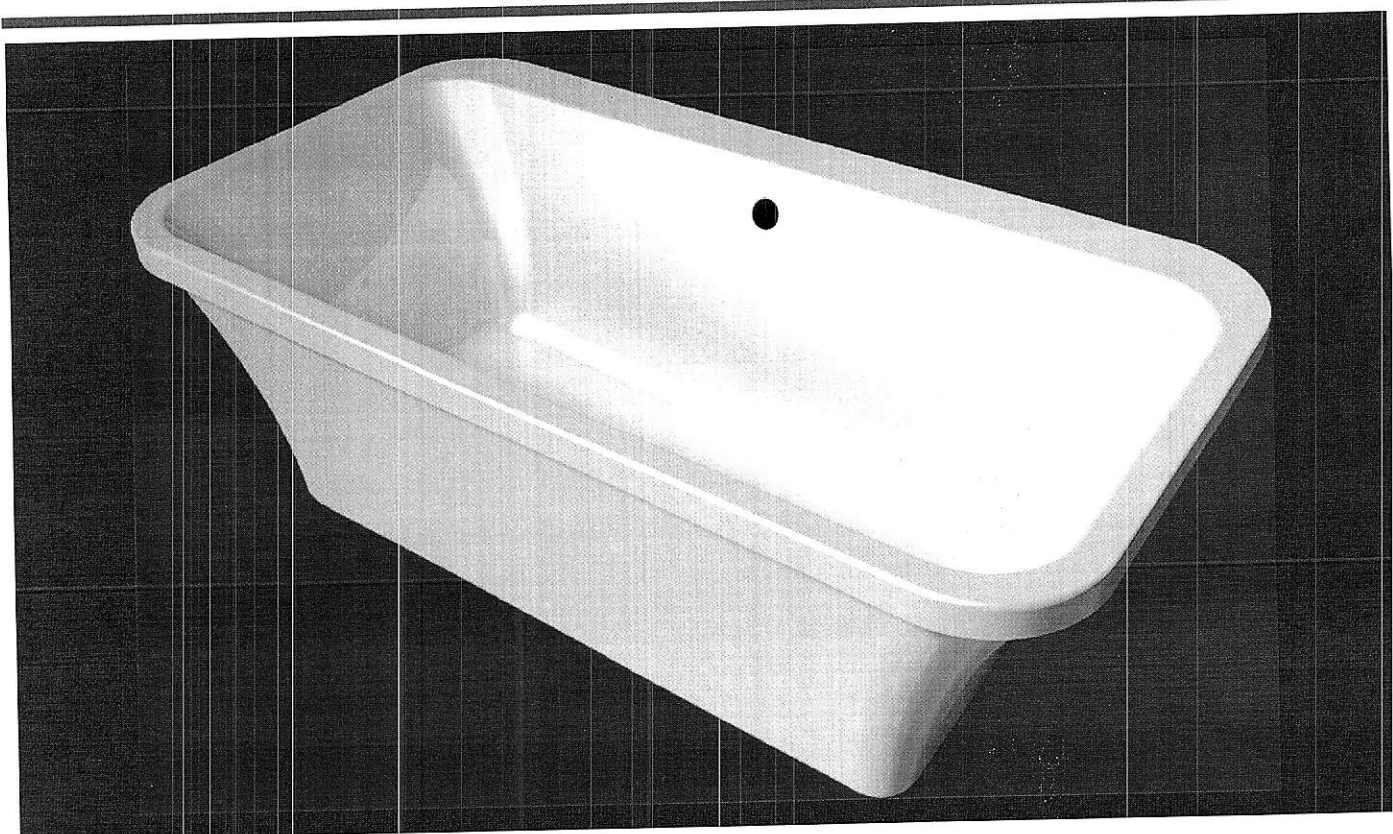
** Refer to Construction Summary

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.
- In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:  Date: 04/12/2022

CIRRUS SR22



- DOUBLE-REINFORCED BASE
- DEEP SOAKING AREA
- CUPC APPROVED
- CAN/ULC-S102 TESTED

TEL: (905) 470-9066
FAX: (905) 470-9663
TOLL-FREE: +1 (800) 561-0187

TUBCO WHIRLPOOLS LTD.

2715 14th Avenue
Markham ON, L3R 0H9

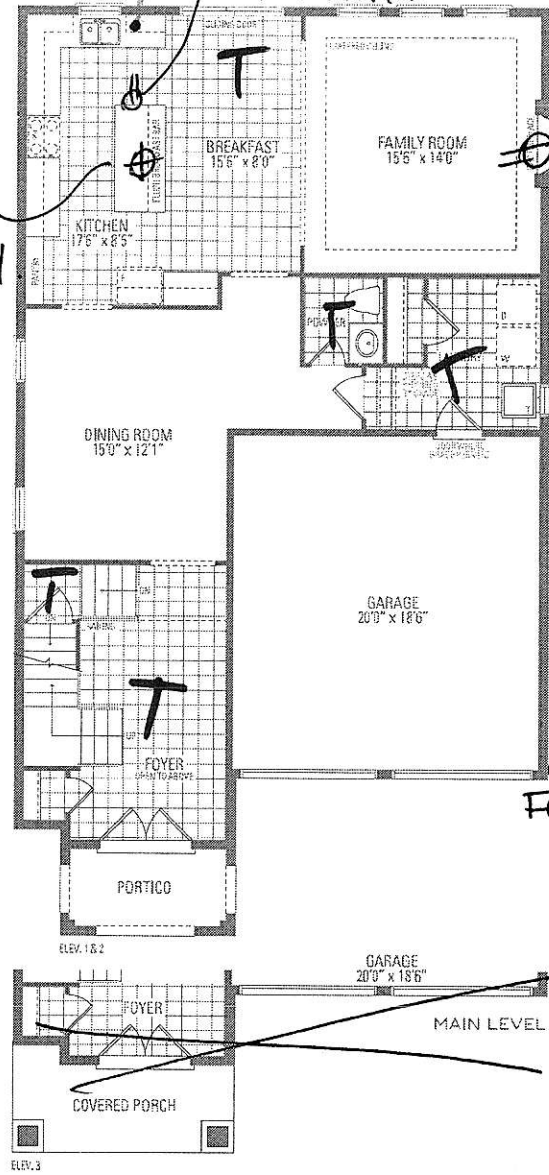
tubco.com
marketing@tubco.com

Ada Light
Above Island

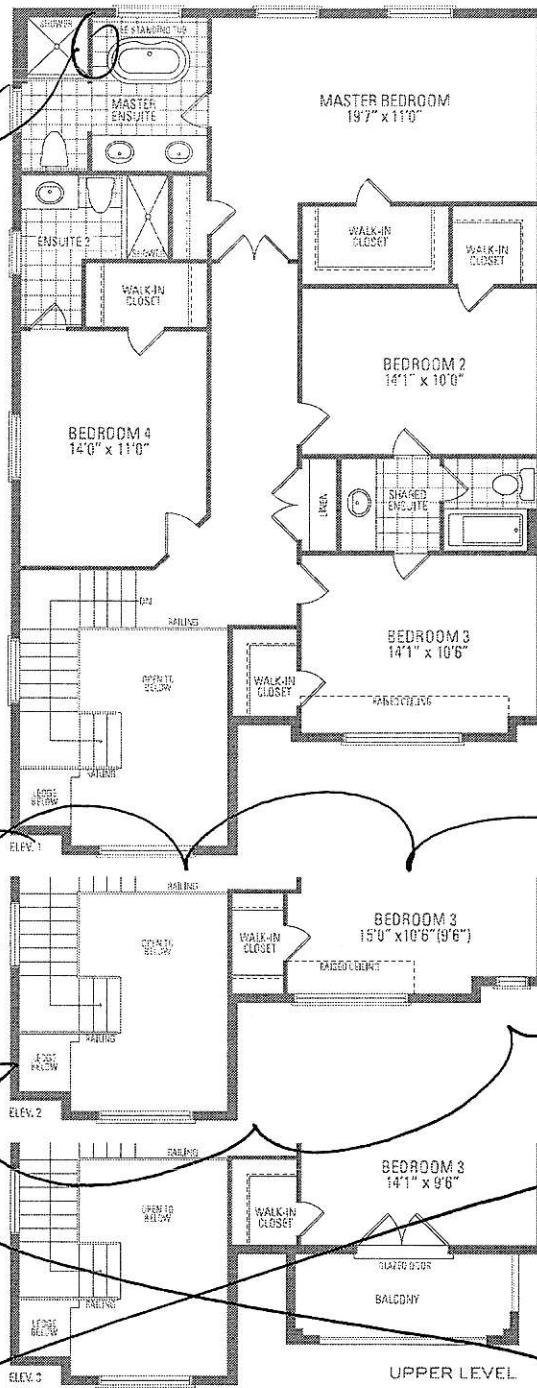
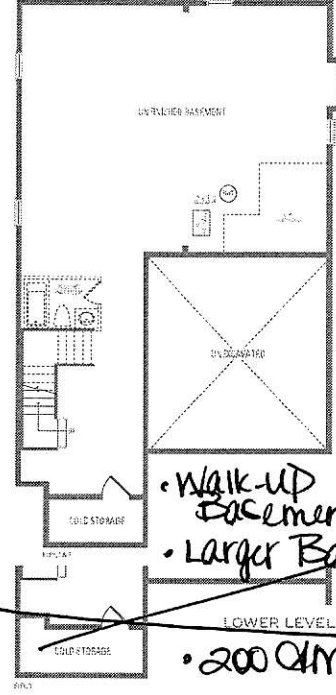
Ada Plug
On Island

Ada Plug
Above Fireplace

Delete Wall
Frameless
Glass Shower
Enclosure



Festive
Plug

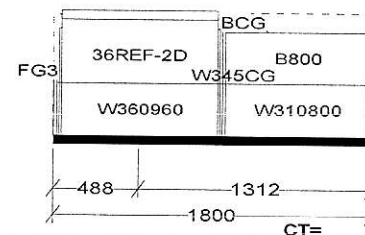
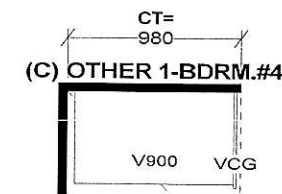
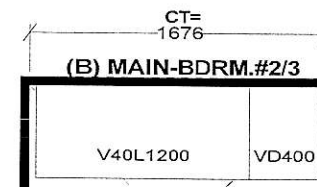
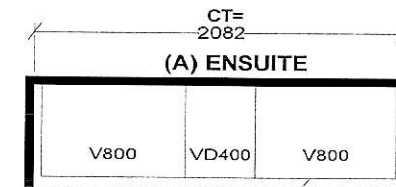
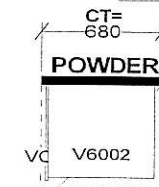
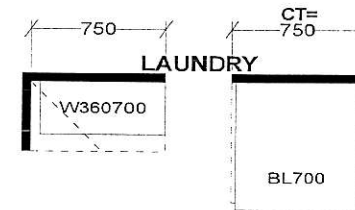
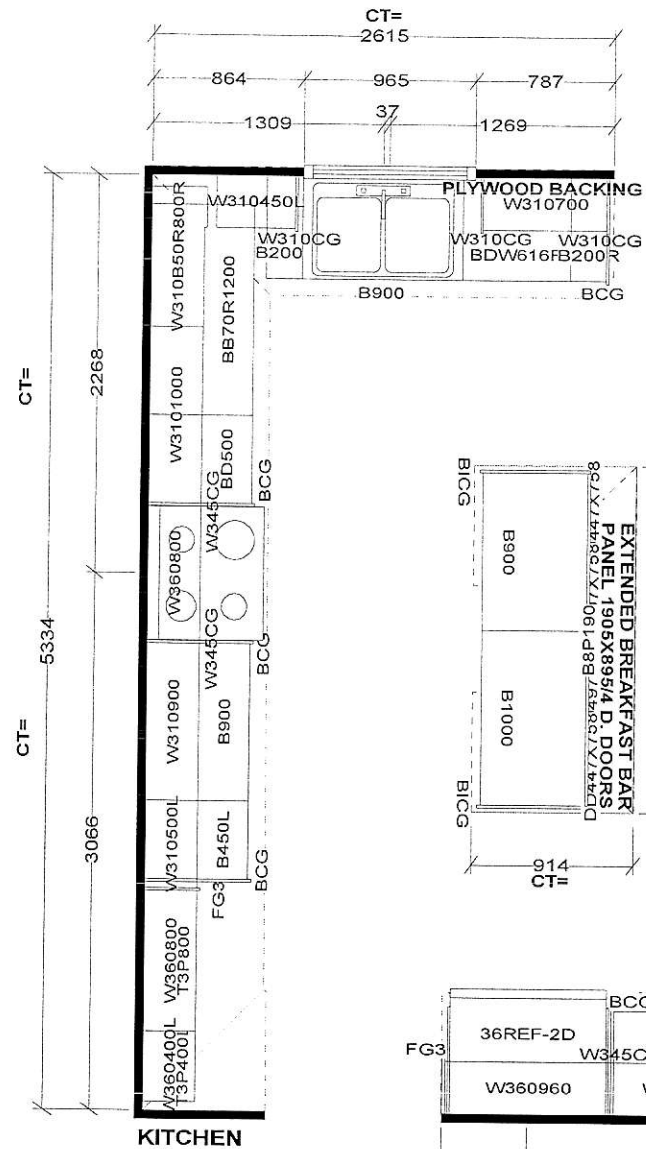


VALLEYCREEK THREE

ELEV. 1 • 2,772 sq.ft. | ELEV. 2 • 2,773 sq.ft. | ELEV. 3 • 2,758 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept the 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. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020

MR



Selba Industries			J#
W WDTH	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. DESIGNER: KS DATE: MAY 13 20 JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: VALLEYCREEK 3X EL 1,2,3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT. BOX COVER	
CHA F ED			

Purchaser:

Lot:

Schedule SMART
Russell Gardens Building Ltd. (Phase 4)

Smart Home System includes:

1. One (1) Smart Home Hub installed in a location as determined by the Vendor;
2. One (1) Doorbell camera supplied and installed at front door;
3. One (1) smart home thermostat to be installed in a location as determined by the Vendor;
4. One (1) smart Flood sensor to be installed in a location as determined by the Vendor which is designed to detect water in the location of the sensor only;
5. Smart light switches to be installed in such locations as determined by the Vendor;

Certain devices for The Smart Home System require a fully functioning WiFi network and internet connection and others work on the Zwave wireless network. Provision of WiFi, internet access and functionality shall be the sole responsibility of the Purchaser and the Vendor assumes no responsibility or obligation with respect to the functionality or performance of a homeowner's internet or WiFi network. The Vendor does not guarantee that networks, equipment, or services will meet all homeowner needs.

The Purchaser will be required to download the Homewave Smart Connect App (the "App") in order to configure and set up the Smart Home System devices. The Purchaser is responsible to ensure that they have the appropriate technology to download the App and any charges and fees for download and/or data usage shall be at the Purchaser's sole cost and expense. Access to the App shall be provided free of charge for 1 year from the Closing Date and thereafter the Purchaser may enter into an agreement with Homewave Smart Connect to continue the services for a monthly fee (currently \$10.00/month plus HST). Fees subject to change without notice.

Purchasers are responsible for configuring all security features. The Vendor does not warrant or represent that any network or Smart Home System devices are secure or can prevent all privacy intrusions, malware, or cyber-attacks, even when correctly configured. The products and services for the Smart Home System are provided by third parties, and not the Vendor. The Vendor does not guarantee any equipment or services provided by third parties. If the Purchaser contracts with the third-party provider to upgrade or purchase further devices, the Vendor has no responsibility for same, including but not limited to, the installation, service, safety or functionality of said products.

Energy claims are not based upon specific testing of an individual home but are general assumptions. Savings will vary due to many variables, including but not limited to, actual utility rates and fees, actual construction, floor plan, occupancy, appliance usage, thermostat settings, weather conditions, number of individuals occupying the home and orientation of the home.

The Vendor is providing only those Smart Home System's devices and components listed in this Schedule. Please see the balance of your Agreement of Purchase and Sale for additional information, disclosures, and disclaimers relating to your home and its features. The specific features in a home may vary from home to home and from one community to another. The Vendor reserves the right to substitute equipment, material, appliances and brand names with items of equal or higher value, in its sole and unfettered discretion. The Vendor reserves the right, in its sole and absolute discretion, to omit installation of the Smart Home System, in part or in whole, and the Purchaser shall have no claim for abatement or reduction the Purchase Price or to any delay in closing. Installation of the Smart Home System may result in the elimination of other features listed in Schedule GP or other information material, such as but not limited to set back thermostat, rough-in for alarm or other features deemed redundant as a result of the installation of the Smart Home System.

Purchaser Initials	Purchaser Initials
