

CONSTRUCTION SUMMARY FOR FLOORING

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

PURCHASERS: NJEUGA NJIHA NYA and Jolly Destin JUOMPAN YAKAM YATCHOU

TEL: RES.: 514-388-9742 BUS.: 905-805-6945

LOT / PHASE 605 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield One (4 Bed with Guest Suite) Elev 3		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 28Jun22 Note:	
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CABINETRY ACCESSORIES

1 - CREDIT PAYMENT FOR PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - FULL-DEPTH PANTRY STANDARD IN KITCHEN LAYOUT 15Jul22 Note:	
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1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Jun22 Note:	
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1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Jun22 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - - GUEST ENSUITE - FLOOR AREA 28Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 28Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 28Jun22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 28Jun22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Jun22 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 28Jun22 Note:	
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COUNTER TOP

1 - UPGRADE COUNTERTOP MATERIAL - Opt Guest 28Jun22 Note:	
1 - UPGRADE COUNTERTOP MATERIAL - Kitchen 28Jun22 Note:	

ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS 28Jun22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Jun22 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND AT SIDE GABLE FACING KITCHEN SINK 28Jun22 Note:	



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
605 / 4	62M-1266	Springfield One (4 Bed with Guest Suite) Elev 3		
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Jun22 Note:				
1 - 200 AMP ELECTRICAL SERVICE 28Jun22 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE 28Jun22 Note:	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 28Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 28Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 28Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 28Jun22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 28Jun22 Note:	

MIRRORS AND GLASS

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES 28Jun22 Note:	
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PLUMBING

4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 28Jun22 Note:	
4 - ALL BATHS - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 28Jun22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 28Jun22 Note:	
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STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Jun22 Note:	
1 - EUROLINE 1 - BLACK 28Jun22 Note:	

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LOT / PHASE 605 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield One (4 Bed with Guest Suite) Elev 3		
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EXTRAS AS PER OFFER

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 <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:	
(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:	

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Purchasers:

NJEUGA NJIHA NYA & Jolly Destin JUOMPAN Y/Property: 605

Telephone Res. / Bus:

(514) 388-9742 / (905) 805-6945

Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Springfield One (4 Bed with Guest Suite)

Lock Date:

12-Jan-23

28-Jun-22

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	464SA
Laundry Room	ELISSE	
Powder Room	N/A	
Master Ensuite Bathroom	DORAL K43 SUMMIT WHITE	464SA
Ensuite 2/Flex	DORAL H3078 HACIENDA	464SA
Ensuite Bath - Bedroom 3/4	DORAL H3078 HACIENDA	464SA
Guest Ensuite	DORAL H3078 HACIENDA	464SA

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	QUARTZ - MISTRAL	#360 EDGE
Laundry Room		
Powder Room	N/A	
Master Ensuite Bathroom	LAMINATE -MADURA PEARL 4922K-52	
Ensuite 2/Flex	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
Guest Ensuite	QUARTZ-MISTRAL	#360 EDGE

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Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Springfield One (4 Bed with Guest Suite)

Lock Date:

12-Jan-23

28-Jun-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY 13X13	<input type="checkbox"/>	
Powder Room	N/A	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-UNISTON 609 WHITE 13X13	<input type="checkbox"/>	
Ensuite 2/Flex	TILE-FORM LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-FORM LIGHT GREY 13X13	<input type="checkbox"/>	
Garage entrance	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	
Guest Ensuite	TILE-STONE BEIGE 12X24	<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE- EXTRA WHITE/ BEIGE 8X16	
Bathtub Enclosure Walls		
Ensuite 2/Flex	TILE- EXTRA WHITE/ BEIGE 8X16	
Ensuite Bath - Bedroom 3/4	TILE- EXTRA WHITE/ BEIGE 8X16	
Garage entrance	N/A	
Guest Ensuite	TILE- EXTRA WHITE/ BEIGE 8X16	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

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

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Purchasers:

NJEUGA NJIHA NYA & Jolly Destin JUOMPAN Y/

Property: 605

Telephone Res. / Bus:

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Project: Russell Gardens Building Ltd.

Decor Advisor:

Anne Federico

Model and Elevation: Springfield One (4 Bed with Guest Suite)

Lock Date:

12-Jan-23

28-Jun-22

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Living Room	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Dining Room	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Family Room	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Upper Landing	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
Upper Hall	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Master Bedroom	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #2	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #3	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #4	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Bedroom #5	N/A
GUEST SUITE	STRIP-TREASURE RED OAK CHARACTER BRUSHED 5" DURAMATT
FLEX ROOM	LAMINATE-AVENUE LAUREL OAK TL AV233 PEFC
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Complimenting Colour	TREASURE RED OAK CHARACTER
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TREASURE RED OAK CHARACTER
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	TREASURE RED OAK CHARACTER

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 2/Flex	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Guest Suite/ Gst Ensuite	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

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INTERIOR COLOUR SCHEME

Purchasers:

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Decor Advisor:

Anne Federico

Lock Date:

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28-Jun-22

Plan #:

62M-1266

Project:

Russell Gardens Building Ltd.

Model and Elevation:

Springfield One (4 Bed with Guest Suite)

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			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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fireplace Type		As Per Construction Specifications	
Mantle Type		MANTLE M2-STANDARD	
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS	
Surround		GRIGIO CARNICO	
Hearth		NO	

** 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		Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan			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

No

** 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.

5) 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:_____

Signature:_____

Date:_____