

CONSTRUCTION SUMMARY

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

PURCHASERS: Ninoslav TAMBUR and Anita TAMBUR

TEL:

LOT / PHASE 360 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield One (4 Bedroom) Elev 3		
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CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 08Nov21 Note:	
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 08Nov21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 08Nov21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 08Nov21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 08Nov21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 08Nov21 Note:	

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - DELETE WATER CLOSET WALL AND DOOR - SHIFT TOILET - ENALRGE SHOWER TO A 08Nov21 Note: 5 FT shower u PAN.	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 08Nov21 Note:	

COUNTER TOP

1 - KITCHEN - UPGRADED QUARTZ COUNTER TOP IN LIEU OF STANDARD AS PER OFFER 08Nov21 Note:	
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DOORS AND TRIM

1 - TRIM - UPGRADE 3 - 5¼" ONE STEP BASEBOARD AND BB ONE STEP CASING 08Nov21 Note:	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 08Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - KITCHEN 08Nov21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Nov21 Note:	
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERARE SWITCH - FAMILY ROOM 08Nov21 Note:	
1 - POWDER ROOM - INSTALL STANDARD LIGHT ON CEILING - IF CONSTRUCTION PERMITS 08Nov21 Note:	



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360 / 4	62M-1266	Springfield One (4 Bedroom) Elev 3		
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON A SEPERARE SWITCH - DINING ROOM 08Nov21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - LIVING ROOM 08Nov21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 31May21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 08Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING ROOM 08Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 08Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 08Nov21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 08Nov21 Note:	

MIRRORS AND GLASS

1 - POWDER ROOM - DELETE STANDARD MIRROR - DO NOT INSTALL 08Nov21 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWERS : 31May21 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Nov21 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 31May21 Note: NEW PROMO BALANCE \$8575.00	

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 08Nov21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 08Nov21 Note:	

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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 <i>Worksheet Note:</i>	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet Note:</i>	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 8 Nov 21 at 15:28

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Ninoslav TAMBUR & Anita TAMBUR

/

Candace Forza

12-Nov-21

Property: 360

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield One (4 Bedroom) Elev 3

8-Nov-21

Plan #:

62M-1266

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST	431SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL W-500	410SA
Master Ensuite Bathroom	DORAL W-500	410SA
Ensuite Bath - Bedroom 2	DORAL H3078 HACIENDA WHITE	412SB
Ensuite Bath - Bedroom 3/4	SABRA 350 PLATINUM SILVER	412SB
	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	QUARTZ-VICTORIA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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Decor Advisor:

Lock Date:

Ninoslav TAMBUR & Anita TAMBUR

/

Candace Forza

8-Nov-21

Property: 360

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield One (4 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/>	
Laundry Room	TILE-GARDA GREY-13X3	<input type="checkbox"/>	
Powder Room	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-BEACH IVORY-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-GARDA GREY-13X3	<input type="checkbox"/>	
MUD ROOM	TILE-STONE BEIGE-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-EXTRA WHITE/BEIGE-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 3/4	TILE-EXTRA WHITE/GREY-8X16	
MUD ROOM	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	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: NT AK

Purchasers:

Ninoslav TAMBUR & Anita TAMBUR

Property: 360

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

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Lock Date: 8-Nov-21

8-Nov-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Living Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Dining Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Family Room	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Den / Library / Study	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Upper Landing	STRIP-VINTAGE-NSS-WIRE BRUSHED-CHARACTER-UV URETHANE OIL-WHITE OAK-NAUTILUS-5"	
Upper Hall	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
Master Bedroom	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
Bedroom #2	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
Bedroom #3	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
Bedroom #4	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-LEXINGTON-CHARLEROI OAK-TL-LW1314-PEFC	
	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	VINTAGE NAUTILUS WHITE OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE NAUTILUS WHITE OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE NAUTILUS WHITE 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	43 BIRCH WHITE	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 3/4	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Flex Room	43 BIRCH WHITE
	N/A		N/A
	N/A		N/A
Smooth Ceilings First Floor <input checked="" type="radio"/> Yes <input type="radio"/> No			

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8-Nov-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
	<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			CREMA MARFIL			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	
	<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		Microwave			
			<input type="radio"/> Yes			<input checked="" type="radio"/> No

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

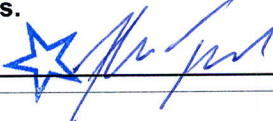
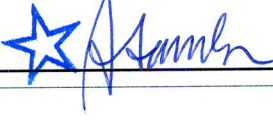
Disclaimers and Notes

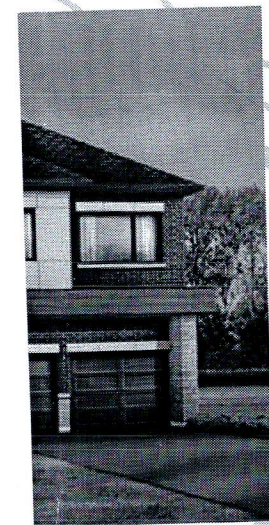
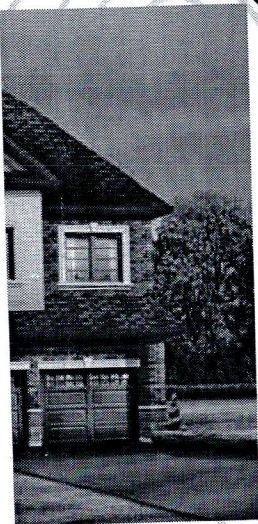
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

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.

Signature:  Date: Nov 8/2021 Signature:  Date: Nov 8/21



1 Potlight

Relocate
Stair Light
Above
Island

Old Plug and
Fireplace

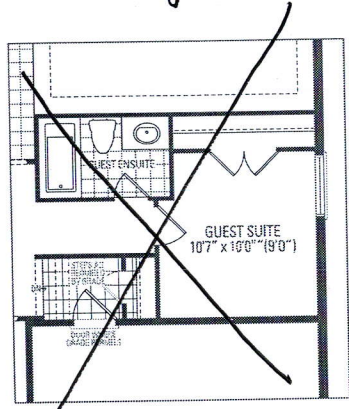
1 Potlight

1 Potlight

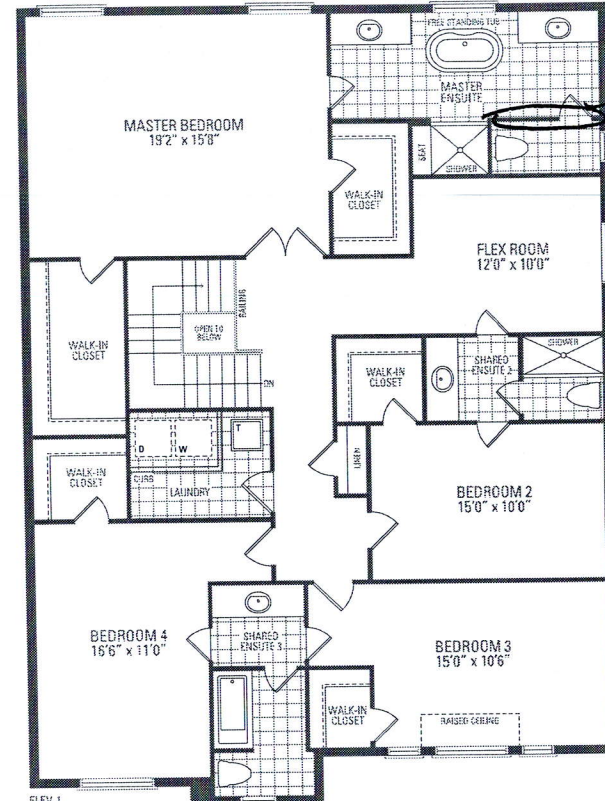
1 Potlight

Install Stair
Light on
Ceiling.

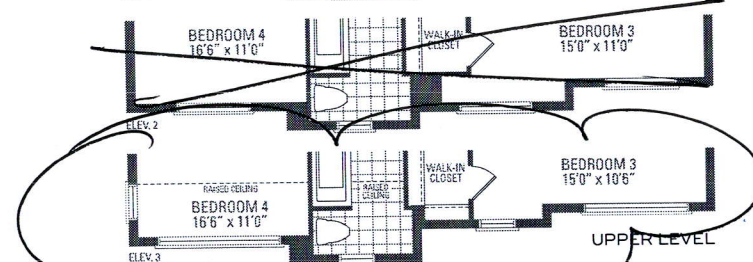
Smooth
Ceilings.



OPTIONAL GUEST SUITE



ELEV. 1

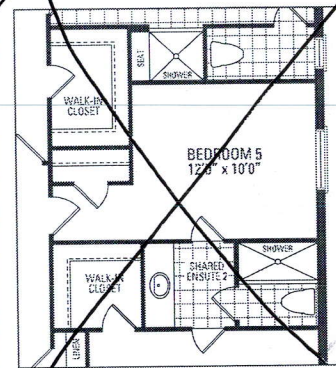


ELEV. 2

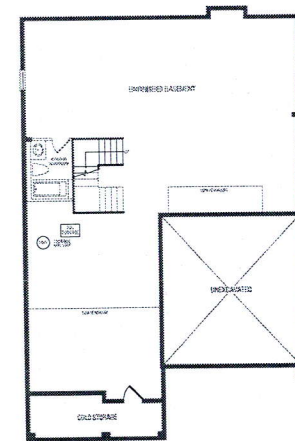
ELEV. 3

UPPER LEVEL

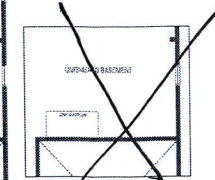
Delete Wall + Door
- Enlarge Shower (5FT)



OPTIONAL 5 BEDROOM



LOWER LEVEL



200
sq. ft.

SPRINGFIELD ONE ELEV. 1 • 3,469 sq.ft. | ELEV. 2 • 3,502 sq.ft. | ELEV. 3 • 3,487 sq.ft.

RT

AT

LOT 360
RUSSELL GARDENS
PHASE 4
MOUNTAINVIEW HEIGHTS

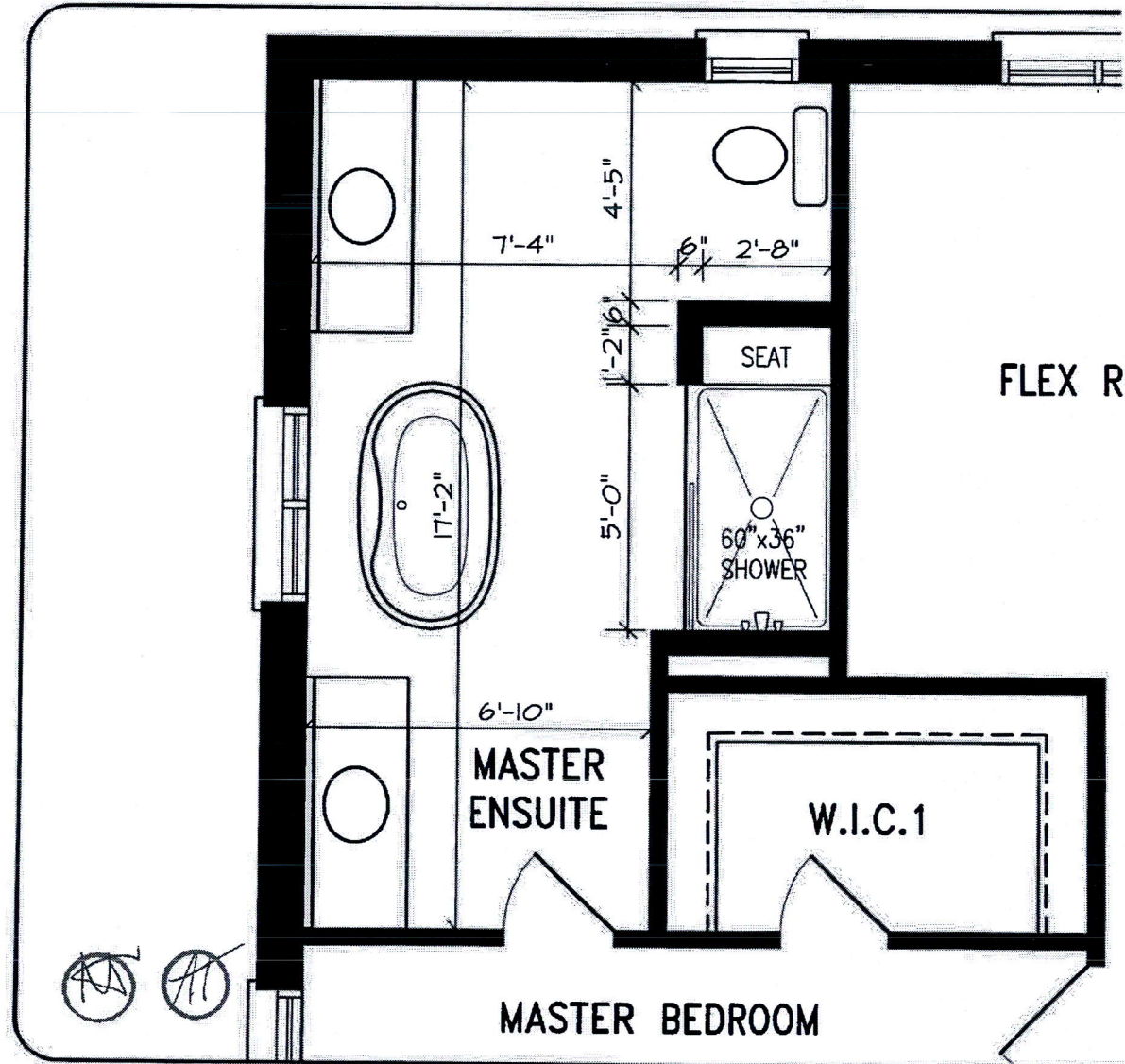
SPRINGFIELD I
ELEV. 3

REVISIONS:

1. REMOVE TOILET ROOM ENCLOSURE.
2. REVISE SHOWER TO 60"x36" SIZE WITH SEAT. FLIP SHOWER AND ADJUST WALLS FOR NEW SIZE SHOWER AND ALIGNMENT WITH TUB & WINDOW.

GLASS AROUND SEAT COULD BE DONE IN FUTURE SINCE NO PLUMBING IS IN WALLS.

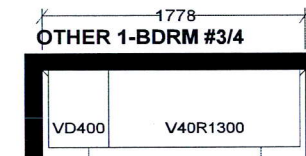
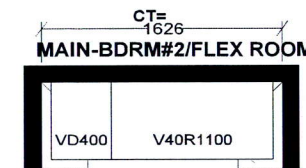
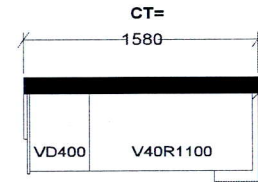
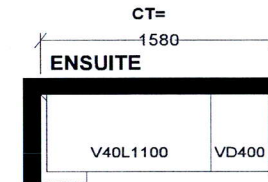
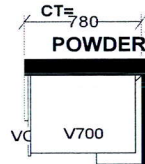
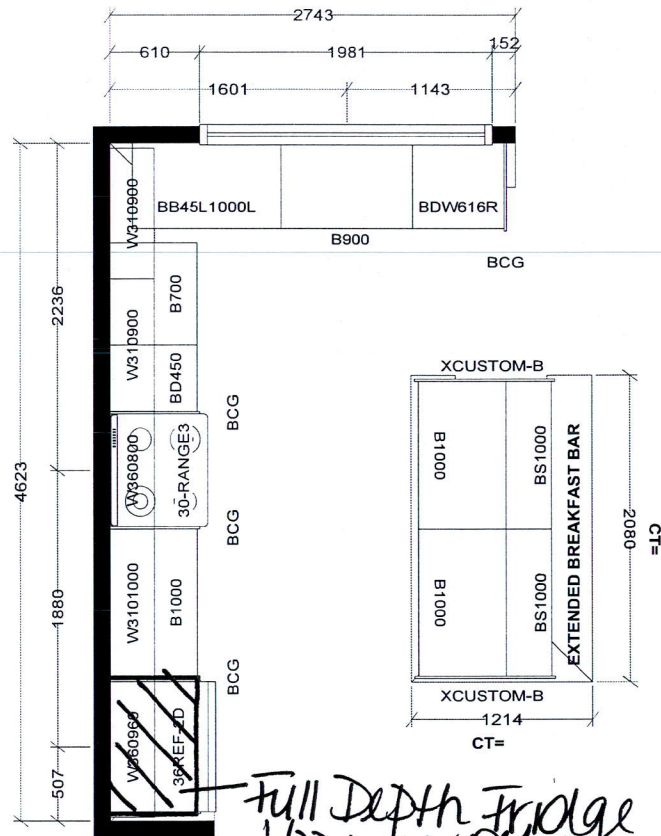
FLEX ROOM AND CLOSET DO NOT CHANGE IN SIZE.



4 BEDROOM LAYOUT

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
NC.
BY
MB



KITCHEN

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

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 
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