

CONSTRUCTION SUMMARY

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

PURCHASERS: Hafiz Waleed I. GHURI and Fizza JAFFARI

TEL: RES.: 647-984-0150

LOT / PHASE 384 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Twelve A Elev 3		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 21Jan22 Note:	
1 - DELETE HARDWARE NO HOLES DRILLED - MASTER ENSUITE BATHROOM 21Jan22 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 21Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE - FOYER 21Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 21Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 21Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 21Jan22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 21Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 21Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 21Jan22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 4 - SHOWER 21Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4 - FLOOR 21Jan22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2/3 - TUB AREA 21Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 21Jan22 Note:	

CONSTRUCTION

1 - FAMILY ROOM - WAFFLE CEILING - 6 BOXES 21Jan22 Note:	
1 - MAIN LEVEL - EXTERIOR AND INTERIOR - 8' DOORS AND ARCHWAYS - WHERE CONSTRUCTION PERMITS 21Jan22 Note: PURCHASER IS AWARE TRANSOM ABOVE FRONT DOOR WILL BE DELETED	
1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 21Jan22 Note:	

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384 / 4	62M-1266	Valleycreek Twelve A Elev 3		

1 - LAUNDRY ROOM - DELETE STANDARD CURB - IF CONSTRUCTION PERMITS

21Jan22 Note:

1 - DINING ROOM - DELETE CLOSET - IF CONSTRUCTION PERMITS

21Jan22 Note:

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

21Jan22 Note:

DOORS AND TRIM

1 - INTERIOR DOORS ONLY - MATTE BLACK PLAIN HINGES

21Jan22 Note:

1 - TRIM - UPGRADE 1-5-1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING

21Jan22 Note:

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS

21Jan22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

21Jan22 Note:

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND

21Jan22 Note:

1 - FAMILY ROOM - RELOACTE STANDARD LIGHT AS PER SKETCH

21Jan22 Note:

1 - PLUG - ELECTRICAL PLUG INSTALLED 5' FROM FLOOR - MASTER BEDROOM

21Jan22 Note:

1 - 200 AMP ELECTRICAL SERVICE

21Jan22 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

21Jan22 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

21Jan22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - KITCHEN

21Jan22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - DINING ROOM

21Jan22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH - LIBRARY

21Jan22 Note:

1 - POWDER ROOM - INSTALL STANDARD LIGHT FROM CEILING - IF CONSTRUCTION PERMITS

21Jan22 Note:



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FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL 21Jan22 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 21Jan22 Note:	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 21Jan22 Note:	

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 21Jan22 Note:	
1 - KITCHEN & BREAKFAST - GROUP B 5" HARDWOOD FLOORING IN LIEU OF STANDARD AS PER OFFER 21Jan22 Note:	
1 - FIRST FLOOR - STANDARD NON-TILED AREAS - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF STANDARD AS PER OFFER 21Jan22 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3.5 TON 21Jan22 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 21Jan22 Note:	
1 - POWDER ROOM & MASTER ENSUITE BATHROOM - DELETE STANDARD MIRRORS - DO NOT INSTALL 21Jan22 Note:	

MISCELLANEOUS

2 - GARAGE DOOR OPENER - LIFEMASTER 8355 WITH BELT DRIVE - INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 21Jan22 Note:	
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PAINTING

1 - THROUGHOUT INTERIOR BASEBOARDS, TRIM, DOORS AND FIREPLACE MANTEL - UPGRADE WHITE PAINT 21Jan22 Note:	
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PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 21Jan22 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jan22 Note:	
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STAIRS AND RAILINGS

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1 - STAIRCASE - EUROLINE CONTEMPORARY PICKETS - BLACK 21Jan22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 21Jan22 Note:	
1 - STAIRCASE - CONTEMPORARY HANDRAIL 21Jan22 Note:	
1 - STAIRCASE - 4 X 4 RING POSTS 21Jan22 Note:	

EXTRAS AS PER OFFER

10 foot ceiling height on Main Level. The Purchaser acknowledges that as a result of the increased ceiling height from the Vendor?s standard ceiling height, various modifications to the interior and exterior of the dwelling unit may be made, including bu 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:	
(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:	

This Document is Extremely Time Sensitive - Printed 21 Jan 22 at 11:44



Purchasers:

Hafiz Waleed I. GHARI & Fizza JAFFARI

Telephone Res. / Bus: (647) 984-0150 /

Decor Advisor: Candace Forza

Lock Date: 21-Jan-22

Property: 384

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Twelve A Elev 3

Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme: 

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W-500	448SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	MONACO 814 DARK CHOCOLATE	N/A
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	114SB
Ensuite Bath - Bedroom 4	SABRA 814 DARK CHOCOLATE	431SA
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ 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	GRANITE-NERO IMPALA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24***45 DEG	<input checked="" type="checkbox"/>	metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-LIFE ICE-12X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LIFE ICE-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	
Mud Room	TILE-VARENNA CARRARA POLISHED-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-VARENNA CARRARA POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LIFE ICE-12X24	
Ensuite Bath - Bedroom 4	TILE-STONE DARK GREY-12 1/4 X 24 1/4	
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:



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7. Other Flooring

Main Hall	N/A	
Living Room	N/A	
Dining Room	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
Family Room	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
Den / Library / Study	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
Upper Landing	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
Upper Hall	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582	
Master Bedroom	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582	
Bedroom #2	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582	
Bedroom #3	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582	
Bedroom #4	LAMINATE-PARKLANE-NEWCASTLE OAK BROWN-TL-EL-3582	
Bedroom #5	N/A	
KITCHEN & BREAKFAST	STRIP-MIRAGE-ESCAPE-CHARACTER-BRUSHED-RED OAK-CASHMERE-NEW HAVEN-5"	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	CONTEMPORARY & 4X4 RING POST	Complimenting Colour	MIRAGE NEW HAVEN RED OAK
Picket Type	EUROLINE CONTEMPORARY	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE NEW HAVEN RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE NEW HAVEN RED OAK
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No			

PURCAHSE ACKNOWLEDGES AND ACCEPTS THAT HARDWOOD AND STAIRCASE ARE A DIFFERECT COLOUR AND DO NOT MATCH \*\* 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	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor    ☒ Yes    ☐ No

\*\* Refer to Construction Summary

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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		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		N/A	
Mantle Type	N/A		MANTLE M6		N/A		N/A	
Colour / Stain	N/A		WHITE		N/A		N/A	
Surround	N/A		NERO		N/A		N/A	
Hearth	N/A		NO		N/A		N/A	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES

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

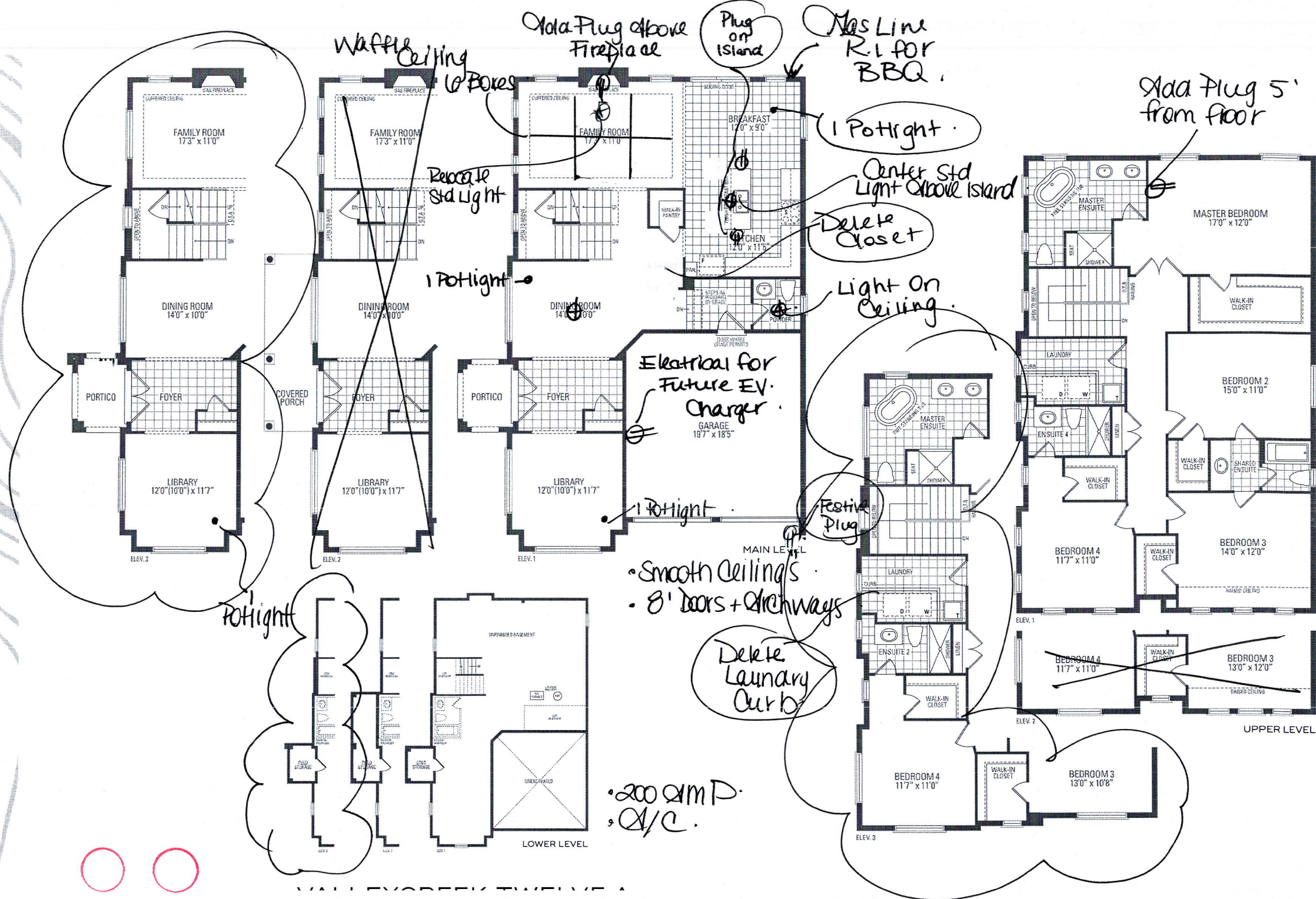
\*\* Refer to Construction Summary

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: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_











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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