

CONSTRUCTION SUMMARY

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

PURCHASERS: Adnan ABLAHAD and Raian AL-QAZAZI

TEL: RES.: 647-929-5888

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
484 / 4	62M-1266	Mountainash Twelve Elev 3		

CABINETRY

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 02Dec21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 1 02Dec21 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 3 , 02Dec21 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 3 , 02Dec21 Note:	

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 02Dec21 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER ROOM 02Dec21 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 3 02Dec21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 3 02Dec21 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 3 02Dec21 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 3 02Dec21 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 02Dec21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE ENTRANCE 02Dec21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 02Dec21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 02Dec21 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 02Dec21 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 02Dec21 Note:	

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1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR

02Dec21 Note:

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET

02Dec21 Note:

COUNTER TOP

1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP

02Dec21 Note:

DOORS AND TRIM

1 - FRONT EXTERIOR DOORS - WEISER TAVARIS MATTE BLACK GRIPSET - 514

02Dec21 Note:

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

02Dec21 Note:

ELECTICAL

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

02Dec21 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - KITCHEN - CANOPY HOOD FAN - 36" CYCLONE 550 CFM #SC51336

02Dec21 Note:

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY

02Dec21 Note:

1 - 200 AMP ELECTRICAL SERVICE

02Dec21 Note:

1 - UPPER HALL - DELETE STANDARD LIGHT TO ACCOMMODATE POTLIGHTS
FOR CONFIRMATION PURPOSES - INSTALL STANDARD LIGHT IN FLEX ROOM & ABOVE STAIRCASE

02Dec21 Note:

4 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - UPPER HALL

02Dec21 Note:

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

02Dec21 Note:

4 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - INSTALLED ON SEPERATE SWITCH FROM STANDARD
LIGHT - REAR ELEVATION

02Dec21 Note:

9 - POT LIGHT - EXTERIOR - SOFFIT MOUNT - REGULAR VOLTAGE - INSTALLED ON SEPERATE SWITCH FROM STANDARD
LIGHT - FRONT ELEVATION

02Dec21 Note:

4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN
BREAKFAST

02Dec21 Note:

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4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 02Dec21 Note:	
4 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 02Dec21 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 02Dec21 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 02Dec21 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 02Dec21 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 02Dec21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 02Dec21 Note:	
1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 02Dec21 Note:	
1 - HARDWOOD - GROUP A SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 02Dec21 Note:	

HEATING AND AIR CONDITIONING

1 - AIR CONDITIONING - 13 SEER - 3 TON 02Dec21 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL BAR - MASTER ENSUITE BATHROOM 02Dec21 Note:	
1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 02Dec21 Note:	

MISCELLANEOUS

2 - GARAGE DOOR OPENER - LIFEMASTER 8355 WITH BELT DRIVE - INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 02Dec21 Note:	
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - FAMILY ROOM 02Dec21 Note:	
1 - CORNICE MOULDING - - LIVING AND DINING ROOM & SIDE/GARAGE HALL 02Dec21 Note:	

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484 / 4	62M-1266	Mountainash Twelve Elev 3		

1 - CORNICE MOULDING - - FOYER

02Dec21 Note:

PLUMBING

1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY - POWDER ROOM

02Dec21 Note:

2 - TOILET - CONTRAC CAYLA 2 PC TOILET #4782BOV/4781BOVU - POWDER ROOM & MASTER ENSUITE BATHROOM

02Dec21 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS

02Dec21 Note:

3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY

02Dec21 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS

02Dec21 Note:

1 - POWDER ROOM - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS

02Dec21 Note:

1 - MASTER ENSUITE BATHROOM - MOEN VICHY ONE HANDLE ROMAN TUB FAUCET WITH HAND SHOWER - CHROME - #T967 / 4791 - C

02Dec21 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

02Dec21 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

02Dec21 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK

02Dec21 Note:

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET

02Dec21 Note:

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LOT / PHASE 484 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Twelve Elev 3		
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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet Note:</i>	
(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>	
(8?6? Pour) If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor?s standard basement depth) the depth is measured from the top of footing to the top of foundation wall. The incre <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 2 Dec 21 at 13:53

Purchasers:

Adnan ABLAHAD & Raian AL-QAZAZI

Telephone Res. / Bus:

(647) 929-5888 /

Decor Advisor:

Candace Forza

Lock Date:

2-Dec-21

Property: 484

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Twelve Elev 3

Plan #: 62M-1266

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	LEGACY 614 CRISP WHITE	451SB
Laundry Room	ELISSE	Standard
Powder Room	LEGACY 701 PEWTER	431SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3453 LAVA GREY FLEETWOOD	447SA
Ensuite Bath - Bedroom 3/4	SABRA 823 DRIFT WOOD	447SA
	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 EDGE
Laundry Room	N/A	
Powder Room	GRANITE-STEEL GREY	#360 EDGE
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 3/4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:  

Purchasers: Adnan ABLAHAD & Raian AL-QAZAZI **Property:** 484
Telephone Res. / Bus: (647) 929-5888 / **Project:** Russell Gardens Building Ltd.
Decor Advisor: Candace Forza **Model and Elevation:** Mountainash Twelve Elev 3
Lock Date: 2-Dec-21 2-Dec-21 **Plan #:** 62M-1266

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-MILOS WHITE POLISHED-24X24	<input type="checkbox"/> metal strip where applicable
Main Hall	N/A	<input type="checkbox"/>
Kitchen / Breakfast	TILE-MILOS WHITE POLISHED-24X24	<input type="checkbox"/>
Laundry Room	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>
Powder Room	TILE-MILOS WHITE POLISHED-24X24	<input type="checkbox"/>
Master Ensuite Bathroom	TILE-AGATA WHITE POLISHED-24X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2	TILE-CONCEPT GREY-13X13	<input type="checkbox"/>
Ensuite Bath - Bedroom 3/4	TILE-GARDA GREY-13X13	<input type="checkbox"/>
SIDE/GARAGE HALL	TILE-MILOS WHITE POLISHED-24X24	<input type="checkbox"/>
	N/A	<input type="checkbox"/>
	N/A	<input type="checkbox"/>

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-AGATA WHITE POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE-8X16	
Ensuite Bath - Bedroom 3/4	TILE-LUC AFRICA-8X16	
SIDE/GARAGE HALL	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

Whirlpool

☐ 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

WEISER TRAVARIS MATTE BLACK GRIPSET - 514

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2-Dec-21

Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Dining Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Family Room	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Den / Library / Study	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Upper Landing	STRIP-MIRAGE-ADMIRATION-EXCLUSIVE-SMOOTH-MAPLE-CASHMERE-CHARCOAL-3 1/4"
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
Bedroom #5	N/A
Flex Room	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313
	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	MIRAGE CHARCOAL MAPLE
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE CHARCOAL MAPLE
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE CHARCOAL MAPLE

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 Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	Flex Room	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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Lock Date: 2-Dec-21

2-Dec-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	UP814	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	UP814	N/A	Lower Landing	UP814	N/A
Dining Room	UP814	N/A	SIDE/GARAGE HALL	UP814	N/A
Family Room	UP814	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

Gas Provisions Dryer

Gas Provisions Stove

Gas Provisions Barbecue

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches ☒ White

Hood Fan

Above Kitchen Cabinet Light ☐ Yes ☒ No

Below Kitchen Cabinet Light ☐ Yes ☒ No

Appliances

Built in Cooktop ☒ Yes ☐ No

Built in Oven ☒ Yes ☐ No

Gas Stove ☐ Yes ☒ No

Microwave ☒ Yes ☐ No

Dishwasher Rough-in

** Refer to Construction Summary

14. General Comments

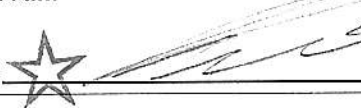
** Refer to Construction Summary

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: _____

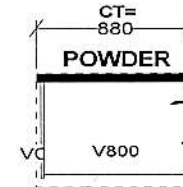
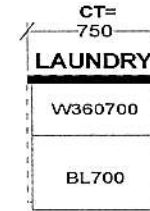
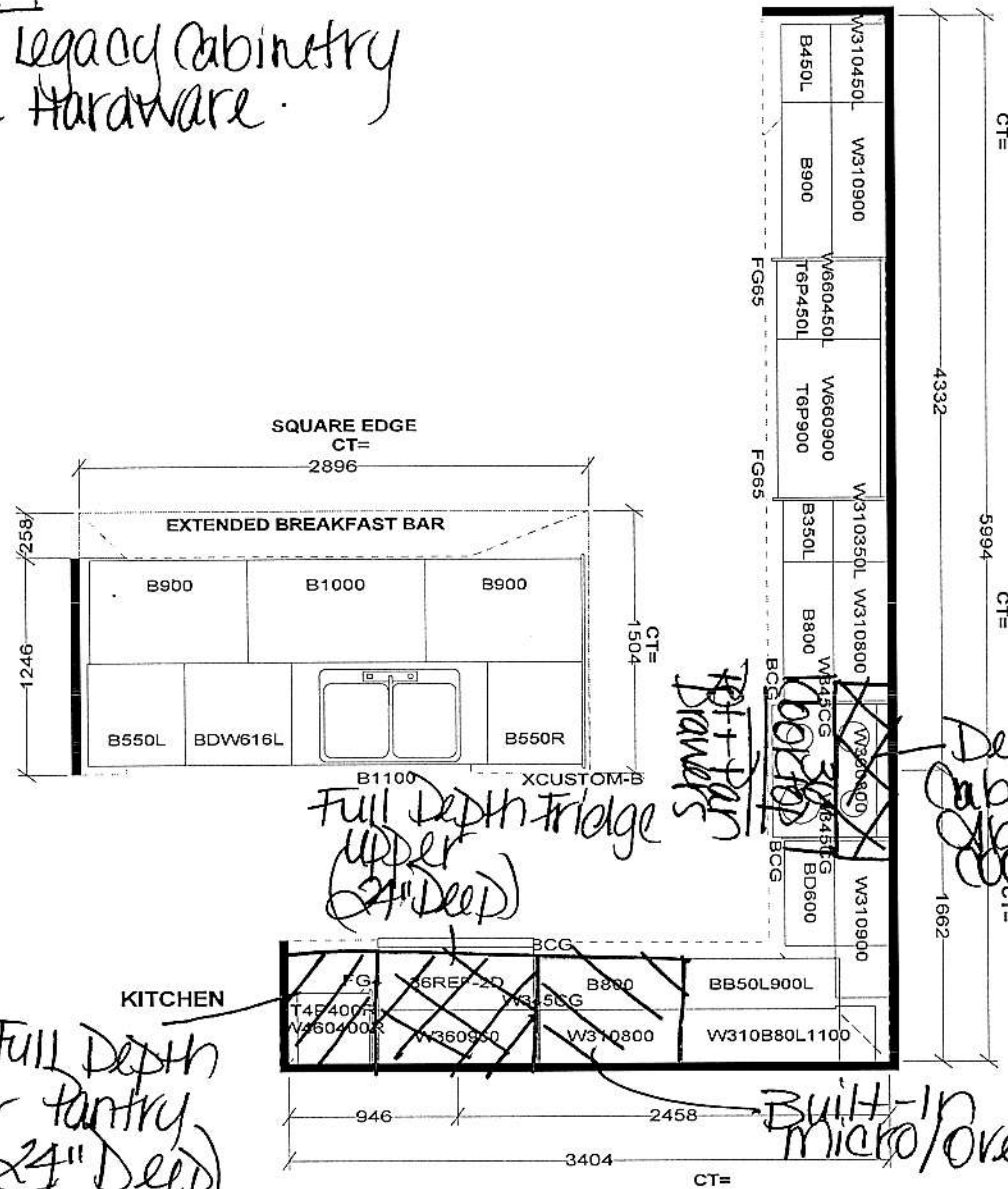
Signature: Date: Dec 2nd
2021



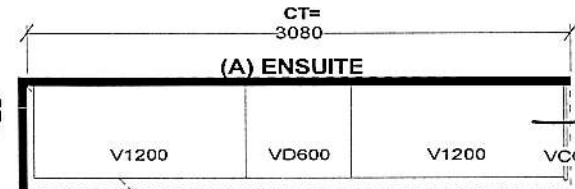
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porch may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & D. E. May 2020

Kitchen

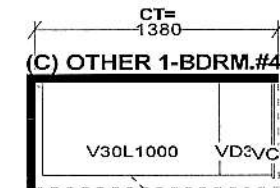
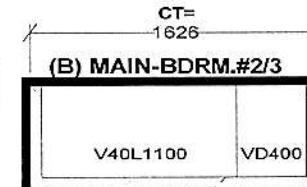
- upg. 3 Legacy Cabinetry
- upg. 1 Hardware



UPG 3 Legacy Cabinetry
Raise Vanity to 30"



Raise Vanity to 30"



Selba Industries			J#
W WDT	W HGHT	W CNT	<small>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.</small> JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 12X EL 3 LOT #:
FLOOR HGHT	DOOR HGHT		
ST. CENT	2X4	VENT. BOX COVER	
<small>DESIGNER: KS DATE: MAY 13 20 rev'd June 16 20</small>			

RA

AD

KitchenAid® 30" (76.2 CM) AND 36" (91.4 CM) ELECTRIC INDUCTION COOKTOP

PRODUCT MODEL NUMBERS

KICU509X KICU569X

ELECTRICAL REQUIREMENTS:

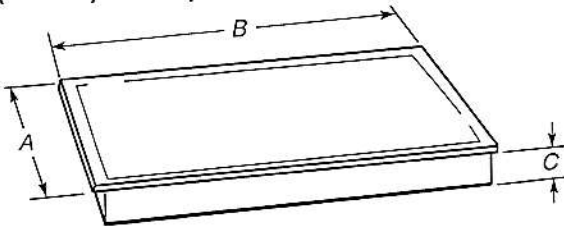
Before You Make the Electrical Connection:

To properly install your cooktop, you must determine the type of electrical connection you will be using and follow the instructions provided for it here.

- A 4-wire or 3-wire, single phase, 240 volt, 60 Hz., AC only electrical supply is required on a separate, 50-amp circuit (36" [91.4 cm] models) or 40-amp circuit (30" [76.2 cm] models), fused on both sides of the line.
- The cooktop should be connected directly to the junction box through flexible, armored or nonmetallic sheathed, copper cable. The flexible, armored cable extending from the fuse box or circuit breaker box should be connected directly to the junction box.
- Locate the junction box to allow as much slack as possible between the junction box and the cooktop so that the cooktop can be moved if servicing becomes necessary in the future.
- Do not cut the conduit. The length of conduit provided is for serviceability of the cooktop.
- A UL listed or CSA approved conduit connector must be provided at each end of the power supply cable (at the cooktop and at the junction box). A listed conduit connector is already provided at the cooktop.
- If the house has aluminum wiring, follow the procedure below:
 1. Connect a section of solid copper wire to the pigtail leads.
 2. Connect the aluminum wiring to the added section of copper wire using special connectors and/or tools designed and UL listed for joining copper to aluminum.
 Follow the electrical connector manufacturer's recommended procedure. Aluminum/copper connection must conform with local codes and industry accepted wiring practices.

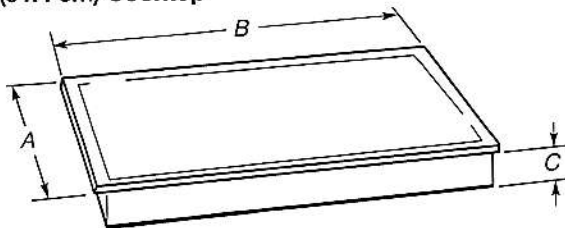
PRODUCT DIMENSIONS

30" (76.2 cm) Cooktop



Model JIC4430	Model KICU509
A. 21 $\frac{1}{16}$ " (54.1 cm)	A. 21 $\frac{1}{16}$ " (54.1 cm)
B. 30 $\frac{3}{16}$ " (77.0 cm)	B. 30 $\frac{3}{4}$ " (78.2 cm)
C. 3 $\frac{1}{8}$ " (8.0 cm)	C. 3 $\frac{1}{8}$ " (8.0 cm)

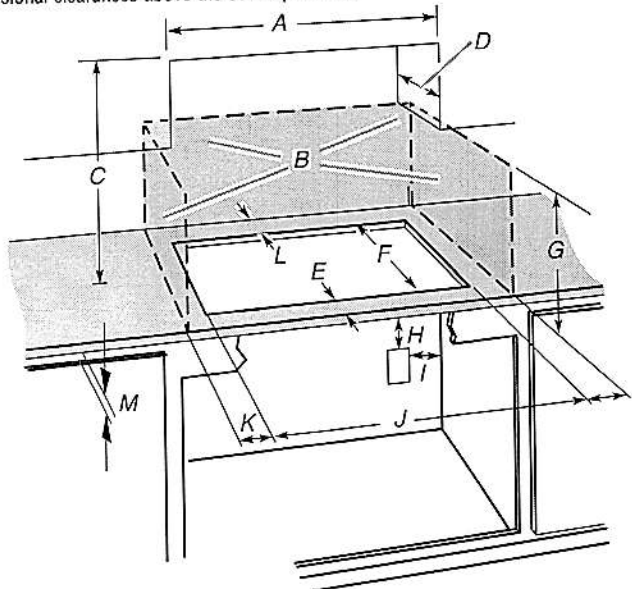
36" (91.4 cm) Cooktop



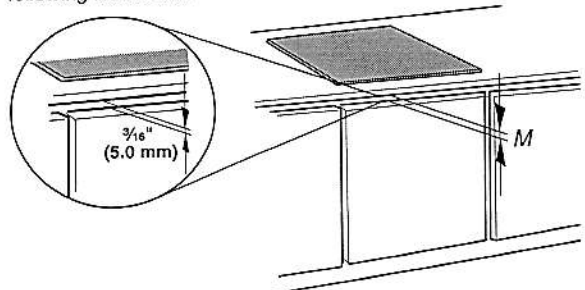
Models JIC4536 and KICU569
A. 21 $\frac{1}{16}$ " (54.1 cm)
B. 36 $\frac{3}{16}$ " (92.0 cm)
C. 3 $\frac{1}{8}$ " (8.0 cm)

CABINET DIMENSIONS

IMPORTANT: If installing a range hood or microwave hood combination above the range, follow the range hood or microwave hood combination installation instructions for dimensional clearances above the cooktop surface.



- A. 29 $\frac{1}{2}$ " (75.0 cm) on 30" (76.2 cm) models
33 $\frac{1}{16}$ " (84.0 cm) on 36" (91.4 cm) models
- B. Combustible area above countertop (shown by dashed box above)
- C. 30" (76.2 cm) minimum clearance between top of cooktop platform and bottom of uncovered wood or metal cabinet (24" [61 cm] minimum clearance if bottom of wood or metal cabinet is covered by not less than $\frac{1}{4}$ " [0.6 cm] flame retardant millboard covered with not less than No. 28 MSG sheet steel, 0.015" [0.04 cm] stainless steel, or 0.024" [0.06 cm] aluminum or 0.020" [0.05 cm] copper)
- D. 13" (33.0 cm) recommended upper cabinet depth
- E. 2" (5.1 cm)
- F. 19 $\frac{3}{16}$ " (49.0 cm)
- G. 18" (45.7 cm) minimum clearance from upper cabinet to countertop within minimum horizontal clearances to cooktop
- H. Junction box or outlet; 12" (30.5 cm) minimum from bottom of countertop
- I. Junction box or outlet; 10" (25.4 cm) from right-hand side of cabinet
- J. 29 $\frac{1}{2}$ " (75.0 cm) on 30" (76.2 cm) models
33 $\frac{1}{16}$ " (84.0 cm) on 36" (91.4 cm) models
- K. 1" (2.5 cm) minimum distance to nearest left and right side combustible surface above cooktop
- L. 1" (2.5 cm) minimum clearance between back wall and countertop
- M. **IMPORTANT:** For proper ventilation, provide a vent of $\frac{3}{16}$ " (5 mm) under the countertop, in the front of the cabinet. The ventilation opening is to extend the full length of the cooktop cutout. See the following illustration.



NOTES: After you make the countertop cutout, some installations may require notching down the base cabinet side walls to clear the cooktop base. To avoid this modification, use a base cabinet with sidewalls wider than the cutout.

If cabinet has a drawer, a 5 $\frac{1}{8}$ " (13 cm) depth clearance from the countertop to the top of the drawer (or other obstruction) in base cabinet is required.

PRODUCT MODEL NUMBERS

KVWB600D KVWB606D

Electrical: A 120 volt, 60 Hz., AC only, 15-amp, fused electrical circuit is required.

VENTING METHODS

This canopy range hood is factory set for venting through the roof or through the wall.

A 6" (15.2 cm) round vent system is needed for installation (not included). The hood exhaust opening is 6" (15.2 cm) round.

NOTE: Flexible vent is not recommended. Flexible vent creates back pressure and air turbulence that greatly reduce performance.

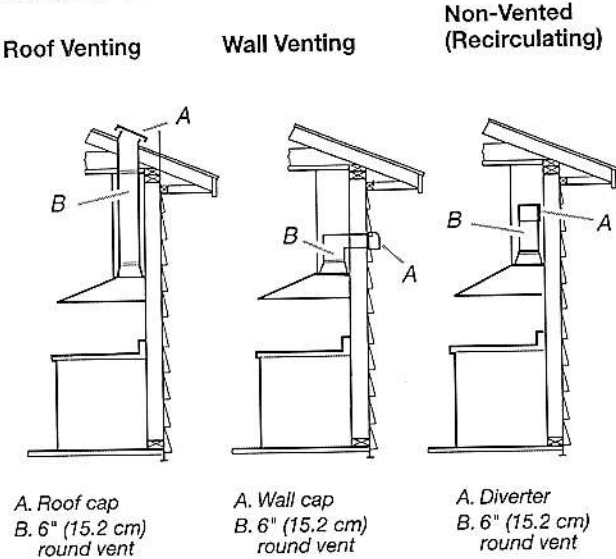
Vent system can terminate either through the roof or wall. To vent through a wall, a 90° elbow is needed.

Rear Discharge

A 90° elbow may be installed immediately above the hood.

For Non-Vented (Recirculating) Installations



If it is not possible to vent cooking fumes and vapors to the outside, the hood can be used in the non-vented (recirculating) version, using a Recirculation Kit (which includes charcoal filters and a deflector). To order, see the "Assistance or Service" section.



Calculating Vent System Length

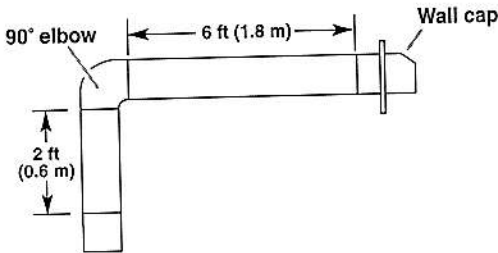
To calculate the length of the system you need, add the equivalent feet (meters) for each vent piece used in the system.

Vent System

Vent Piece	6" (15.2 cm) Round	
45° elbow	2.5 ft (0.8 m)	
90° elbow	5.0 ft (1.5 m)	

Maximum equivalent vent length is 35 ft (10.7 m).

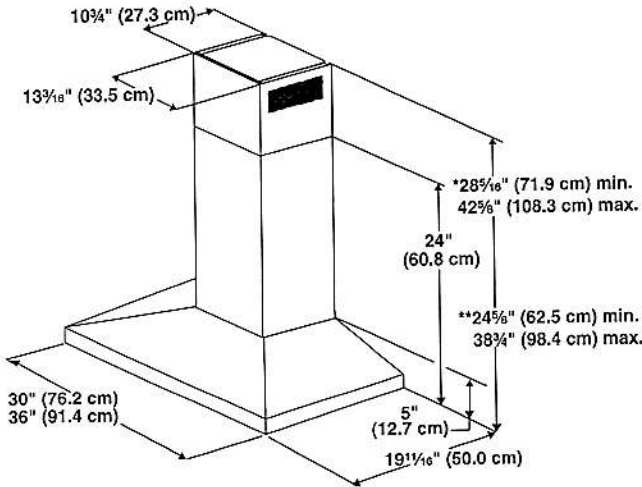
Example Vent System



The following example falls within the maximum recommended vent length of 35 ft (10.7 m).

1 - 90° elbow	= 5.0 ft (1.5 m)
1 - wall cap	= 0.0 ft (0.0 m)
8 ft (2.4 m) straight	= 8.0 ft (2.4 m)
Length of system	= 13.0 ft (3.9 m)

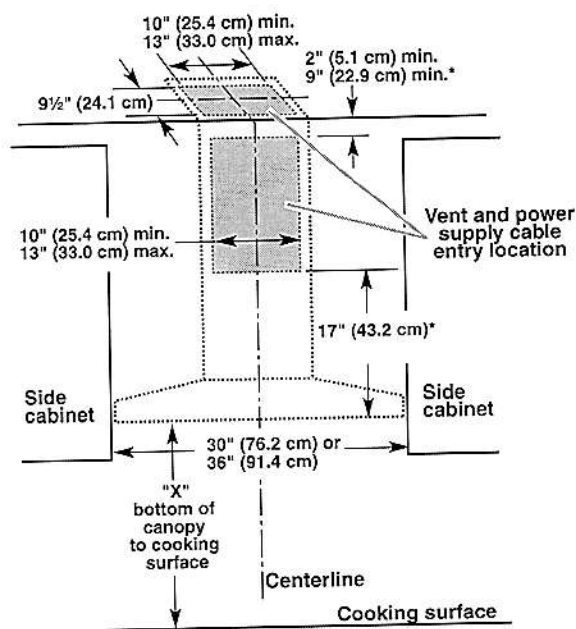
PRODUCT DIMENSIONS



*For non-vented (recirculating) installations

**For vented installations

CABINET DIMENSIONS



*For non-vented (recirculating) installations

IMPORTANT:

- Minimum distance "X": 24" (61.0 cm) from electric cooking surface.
- Minimum distance "X": 27" (68.6 cm) from gas cooking surfaces.
- Suggested maximum distance "X": 36" (91.4 cm)

The chimneys can be adjusted for different ceiling heights. See the following chart.

Vented Installations		
	Min. ceiling height	Max. ceiling height
Electric cooking surface	7' 1" (2.16 m)	9' 2" (2.79 m)
Gas cooking surface	7' 4" (2.23 m)	9' 2" (2.79 m)

Non-vented (recirculating) Installations		
	Min. ceiling height	Max. ceiling height
Electric cooking surface	7' 1" (2.16 m)	9' 6" (2.9 m)
Gas cooking surface	7' 4" (2.23 m)	9' 6" (2.9 m)

***NOTE:** The range hood chimneys are adjustable and designed to meet varying ceiling or soffit heights depending on the distance "X" between the bottom of the range hood and the cooking surface. For higher ceilings, a Chimney Extension Kit is available from your dealer or an authorized parts distributor. The chimney extension replaces the chimney shipped with the range hood. To order, see the "Assistance or Service" section.

HOME APPLIANCES

LG COOKING

LWC3063_

Combi Wall Oven

1.7 cu.ft. Microwave (Speed Oven)

Infrared Heating™

4.7 cu.ft. Oven

True Convection

Steam Cooking

Self+EasyClean

SmartThinQ® Technology



Enjoy new ways to control your home with LG smart appliances

- Start or stop your Oven remotely
- Set your Monitor Status from your smartphone
- Works with the LG SmartThinQ® app

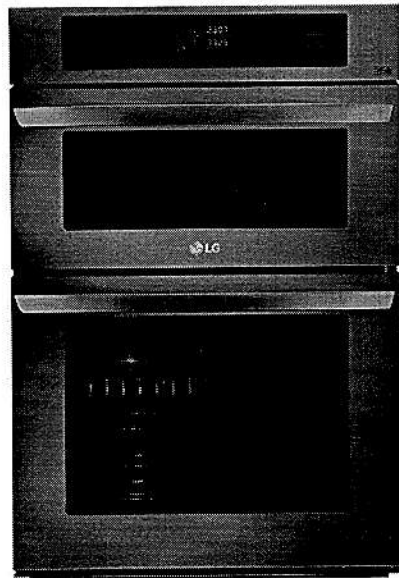
SmartThinQ®

works with the Google Assistant

works with alexa

innit

SIDE CHEF



SUMMARY

Total Oven Capacity (cu. ft.)	6.4 (Upper & Lower)
Colors	Stainless Steel / Black Stainless Steel

UPPER OVEN FEATURES

Capacity (cu.ft)	1.7
Interior(Cavity) - Upper MWO / Lower Oven	Stainless / Enamel Coating
Microwave Power output	950W
Microwave mode power consumption	1650W
Convection Bake mode power consumption	1600W
Broil mode power consumption	1300W
Convection Element (W)	1500W (Sheath heater)
Broil Upper Element (W)	1200W (500W + 700W)
Broil Lower Element (W)	375W
Microwave	Yes
Convection Bake	Yes
Broil	Yes
Speed cook	Yes
- # of Defrost (4 Menu)	Meat / Poultry / Fish / Bread
- # of Sensor cook (9Menu)	Beverage / Casserole / Chicken / Pasta / Pizza / Plate of food / Rice / Soup / Vegetable
	Bacon(regular sliced) / Bagels(frozen) / Baked potatoes(7-9oz/ea) / Brownie / Cod fillets(1 lb) / Corn dog(frozen) / Fresh vegetable / Frozen chicken wings / Frozen fries / Frozen chicken nuggets / Frozen pizza(regular crust) / Frozen soft pretzels / Frozen vegetable / Garlic bread(sliced, frozen) / Hamburger(1/2" thick) / Lamb chops(1/2" thick, 6-7oz) / Meat loaf(9" X 5") / Nachos / Oatmeal / Pork chops(1/2" thick, 6-7oz) / Quinoa / Ribeye steak(1" thick 14-15oz) / Rice / Salmon steak(1" thick) / Sausage / Sirloin steak(1" thick, 18-21oz) / Tenderloin / Vegetable-canned
- # of Auto cook (28Menu)	
- # of Soften (4Menu)	Butter / Cream Cheese/ Frosting / Ice Cream
- # of Melt (5Menu)	Butter / Caramel / Cheese / Chocolate / Marshmallow

LOWER OVEN FEATURES

Capacity (cu.ft)	4.7
EasyClean®	Yes
Self Clean	Yes (3,4,5 hours)
Variable cleaning time	Yes (3,4,5 hours)
Variable broil	Yes (Full,Center / High,Med,Low)
Broil element	2,500 watts inner / 1,500 watts outer
Bake element	2,500 watts
Bake element type	Hidden (8 pass)
# of rack position	5
12 hrs. shut-off	Yes
- # of light	2 (Halogen Lamp)
Convection conversion	Yes
-Convection element	Yes (2,000 watts Sheath heater)
Convection System/Mode/Cooking System	True Convection
Convection Fan	Single Speed
Oven Cooking mode	Conv.Bake / Conv.Roast / Bake / Broil / Steam Bake / Steam Roast / Probe / more mode (Favorite/Warm/Proof)
Oven Control Features	Glass Touch (SmoothTouch™)
Door Lock	Yes

CONTROL

Oven Control Type	Glass Touch (SmoothTouch™)
Display	White VFD
Language	English / Spanish / French
Smart Function	Wi-Fi / Smart Buzzer
Clock	12 hr or 24 hr (option)
Kitchen Timer	Yes
Timed Cook	Yes
Temperature Unit of Measure	Fahrenheit / Celsius
Cooking Complete Reminder Volume	Beeper (1.Loud, 2.Low, 3.Mute)
Sabbath Mode	Yes

APPEARANCE

Available Colors	Stainless Steel / Black Stainless Steel
Handle/Knobs	Stainless Steel Finish (Aluminum) / Black Stainless Steel Finish (Aluminum)
Oven Door Feature	WideView™ Window
Scratch-Resistant	Yes
PrintProof™ Finish	Yes (Black Stainless Steel Only)

SmartThinQ® SMART FEATURES

SmartDiagnosis™	Yes
Wi-Fi Connectivity	Yes
Works with	Google Assistant and Amazon Alexa
SmartThinQ® with Innit and SideChef	Yes

DIMENSIONS/CLEARANCES/WEIGHT

Shipping Weight (lbs)	244 lbs
Product Weight (lbs)	194 lbs
Product (W x H x D)	29 3/4" x 43 9/11" x 24 1/2"
Cut-out (W x H x D)	28 1/2" x 43 7/16" x 23 1/2"
Overall Depth (in) - including handle	26 7/8"
Oven Interior Dimensions (Upper) (in) (W x H x D)	20 8/11" x 8 9/25" x 17 5/13"
Oven Interior Dimensions (Lower) (in) (W x H x D)	24 1/2" x 17 5/8" x 18 7/8"
Carton Dimensions (in) (W x H x D)	33" x 30" x 50"

POWER/RATINGS

Max. Amp load	40A
Rating	7.8KW
Requirements	120 / 240 VAC, 120 / 208 VAC

ACCESSORIES

Glass Tray(Upper)	Yes
Metal Tray(Upper)	Yes
Rack(Upper)	Yes
Broiler pan & Grid	Yes
Gliding Rack	1
Heavy Duty Rack	2
Meat probe	Yes
Scouring Pad	Yes

WARRANTY

Parts & Labor	1 Year
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UPC CODES

LWC3063ST (Stainless Steel)	048231339810
LWC3063BD (Black Stainless Steel)	048231339827

LG COOKING

LWC3063_

 Combi Wall Oven

QUICK INSTALL & CLEARANCES

For full installation directions/clearances please refer to the corresponding User Manual and Installation Guide.

DIMENSIONS / CLEARANCES / WEIGHT

Product Dimensions (in) (W x H x D)	29 3/4" x 43 9/11" x 24 1/2"
Cut-out (W x H x D)	28 1/2" x 43 7/16" x 23 1/2"
Overall Depth (in) - including handle	26 7/8"
Actual Depth with Door Open (Upper) (in):	37.1"
Actual Depth with Door Open (Lower) (in):	45.7"
Oven Interior Dimensions (Upper) (in) (W x H x D)	20 8/11" x 8 9/25" x 17 5/13"
Oven Interior Dimensions (Lower) (in) (W x H x D)	24 1/2" x 17 5/8" x 18 7/8"
Carton Dimensions (in) (W x H x D)	33" x 30" x 50"

POWER RATINGS

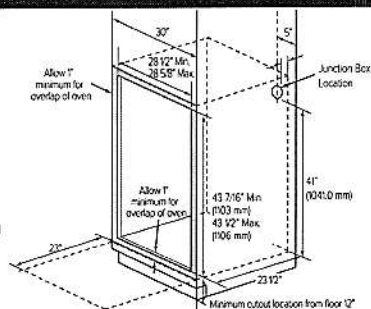
Max. Amp load	40A
Rating	7.8kW
Requirements	120 / 240 VAC, 120 / 208 VAC

INSTALLATION REQUIREMENTS

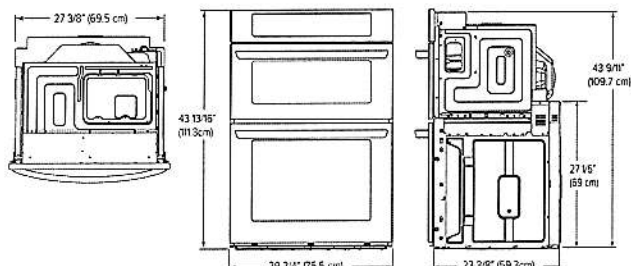
- The cabinet base platform must be able to support 202 lbs (91.65 kg) for a Microwave Combination Wall Oven. If the cabinet does not have a solid bottom, two braces or runners must be installed level with the bottom of the cutout to support the weight of the oven. Make sure the base is level and the front of the cabinet is square. If the cabinet base is not level, the oven racks will tend to slide out when opening the door.
- If marks, blemishes or the cutout opening are visible above the installed oven, it may be necessary to add wood shims under the runners and front trim until the marks or opening are covered.
- If the cabinet does not have a front frame and the sides are less than 3/4" (1.9 cm) thick, shim both sides equally to establish the cutout width.
- The junction box must be flush with the rear wall of the cabinet as shown below.
- Allow at least a 23" clearance for the door depth when it is open.
- Kitchen cabinets in contact with the oven must be heat resistant up to 194°F (90°C), and fronts of nearby units up to at least 158°F (70°C).

CUTOUT DIMENSIONS

- Cabinet Width: 30" (762 mm)
- Recommended Minimum Cutout Location from Floor: 12" (304.8 mm)
- Cutout Depth: 23 1/2" Min. (596.9 mm)
- Cutout Width: 28 1/2" Min. (723.9 mm)
28 5/8" Max. (727 mm)
- Cutout Height: 43 7/16" Min. (1103 mm)
43 1/2" Max. (1106 mm)

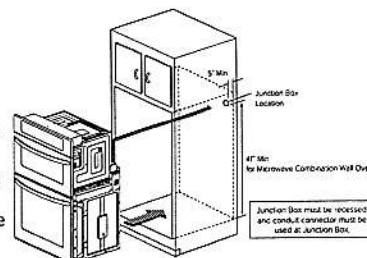


PRODUCT DIMENSIONS



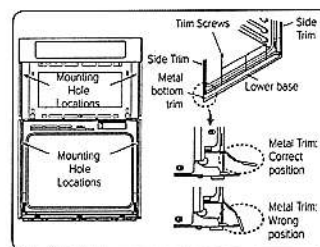
ELECTRICAL CONNECTIONS

- Be sure the wall oven is installed and grounded properly by a qualified installer or service technician.
- This wall oven must be electrically grounded in accordance with local codes or, in their absence, with the National Electrical Code ANSI/NFPA No.70- latest edition in United States, or with CSA Standard C22.1-1982 and C22.2 No.01982 (or latest edition), Canadian Electrical Code, Part1, and all local codes and ordinances.
- This wall oven must be supplied with the proper voltage and frequency, and connected to an individual, properly grounded branch circuit, protected by a circuit breaker or fuse. For the circuit breaker or fuse required by this model, see the rating plate to find the wattage consumption and refer to the table below to get the circuit breaker or fuse amperage.
- A Microwave Combination Wall Oven can consume up to 7,800 W at 240 VAC. A 50 Amp circuit breaker with wire gauge #8 AWG must be used.
- Do Not ground to a gas pipe.
- Do Not have a fuse in the neutral or grounding circuit.
- A U.L.-listed conduit connector must be provided at the junction box.
- Prepare the electrical connection as follows:
 - Turn off the circuit breaker or remove fuses to the oven branch circuit.
 - With the oven positioned directly in front of the cabinet opening, connect the flexible conduit to the electrical junction box as shown below. Position the conduit in such a manner that it will lie on top of the oven in a natural loop when the oven is installed.
 - If local codes permit connection of the frame grounding conductor to the neutral(white) wire, follow the instructions for a 3-wire circuit connection.
 - If used in mobile homes or new construction, or a recreational vehicle, or local codes do not permit connection of the frame grounding conductor to the neutral(white) wire, follow the instructions for a 4-wire circuit connection.



INSTALL THE OVEN

- Install the oven into the cabinet as follows:
 - Slide the oven into the opening.
 - Loop (do not tie) a 36" (91 cm) string around the conduit before the oven is slid into place. Lay the string over the top of the oven and use it to keep the conduit from falling behind the oven.
 - Lift oven into cabinet cutout using the oven opening as a grip. Carefully push against the oven front frame. Do not push against outside edges.
 - While sliding the oven back, pull the string so that the conduit lies on the top of the oven in a natural loop.
 - When you are sure the conduit is out of the way, slide the oven 3/4 way back into the opening. Remove the string by pulling on one end of the loop.
 - Secure the oven.
 - Using the mounting holes on the oven side trim as a guide, drill pilot holes for screws provided. (For securing the Combi Oven, use a minimum of 4 screws, one on each side in both the upper and lower ovens.)
 - Secure the oven to the cabinet with screws provided. If the cabinet is particle board, you must use 3/4" particle board screws. These may be purchased at any hardware store.
 - Install the metal bottom trim.
 - Place the metal bottom trim centered over the pre-drilled mounting holes on the lower base.
 - Using 3 screws provided, secure the bottom trim to the bottom edge of the cabinet.
 - Reinstall the oven door.



Purchaser: Abraham + Ali - Qazazi
Lot: 404

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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