

CONSTRUCTION SUMMARY

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

RECEIVED

FEB - 9 2022

PURCHASER: Mohammad Umair Sherazi

TEL:

LOT / PHASE 478 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Six (5 Bedroom) Elev 1		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 28Jan22 Note:	
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 28Jan22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Jan22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Jan22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 28Jan22 Note:	

CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - KITCHEN 28Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 28Jan22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - POWDER ROOM 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - FOYER 28Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 28Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 28Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 28Jan22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 28Jan22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 28Jan22 Note:	

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1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - ENSUITE WALL TILE - SHOWER 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4/5 - SHOWER 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 4/5 - FLOOR 28Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 4/5 - FLOOR 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - TUB AREA 28Jan22 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - BATHROOM 2/3 - FLOOR 28Jan22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2/3 - FLOOR 28Jan22 Note:	

CONSTRUCTION

1 - MASTER ENSUITE BATHROOM - DELETE WATER CLOSET DOOR AND WALLS - ENLARGE SHOWER & RELOCATE SEAT - RELOCATE TOILET 28Jan22 Note:	
1 - FOYER - DELETE HALF WALL - IF CONSTRUCTION PERMITS 28Jan22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 18Jun21 Note:	

COUNTER TOP

1 - KITCHEN - HIGH-END QUARTZ BACKSPLASH - FULL HEIGHT - TO CONTINUE UP WALL BEHIND CHIMNEY HOOD 28Jan22 Note:	
1 - KITCHEN - UPGRADED QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER 28Jan22 Note:	
1 - COUNTER TOP - UPGRADE - POWER ROOM VANITY COUNTER TOP 28Jan22 Note:	
1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP 28Jan22 Note:	

ELECTRICAL

1 - 200 AMP ELECTRICAL SERVICE 28Jan22 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Jan22 Note:	
1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 2/3 BATHROOM 28Jan22 Note:	

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

28Jan22 Note:

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

28Jan22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM

28Jan22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM

28Jan22 Note:

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

18Jun21 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

28Jan22 Note:

HARDWOOD FLOORING

1 - LAMINATE - UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE

28Jan22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL

28Jan22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM

28Jan22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN

28Jan22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM

28Jan22 Note:

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE FOR 5 FOOT SHOWER - INCLUDES CHROME KNOB & HINGES

28Jan22 Note:

1 - DELETE - MASTER ENSUITE BATHROOM - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES

28Jan22 Note:

1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES

18Jun21 Note: FOR ENSUITE- 4/5

1 - MASTER ENSUITE-----FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES

18Jun21 Note:

PAINTING

1 - THROUGHOUT INTERIOR DOORS, BASEBOARD & TRIM - UPGRADE WHITE PAINT

28Jan22 Note:

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PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 28Jan22 Note:	
3 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - POWDER ROOM & MASTER ENSUITE BATHROOM 28Jan22 Note:	
1 - MASTER ENSUITE BATHROOM - RELOCATE TOILET - SEE SKETCH 28Jan22 Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER 18Jun21 Note:	
1 - KITCHEN- MOVE SINK FROM ISLAND TO STOVE WALL UNDER THE WINDOW- SEE SKETCH 18Jun21 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Jun21 Note: NEW PROMO BALANCE	
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STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 28Jan22 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 28Jan22 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 28Jan22 Note:	

EXTRAS AS PER OFFER

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:	
(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:	
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:	

Purchaser: Mohammad Umair Sherazi

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 28-Jan-22

Property: 478

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (5 Bedroom) Elev 1

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA 1049 PECAN	448SB
Laundry Room	ELISSE	Standard
Powder Room	DORAL K43 SUMMIT WHITE	447SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	412SB
Ensuite Bath - Bedroom 2/3	DORAL K43 SUMMIT WHITE	447SA
Ensuite Bath - Bedroom 4/5	DORAL K43 SUMMIT WHITE	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	QUARTZ-MISTRAL	#360
Laundry Room	N/A	
Powder Room	QUARTZ-ISTRIA	#360
Master Ensuite Bathroom	QUARTZ-VERMONT	#360
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4/5	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

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Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/> ***LAID STAGGERED***
Main Hall	N/A	<input type="checkbox"/>
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/> ***LAID STAGGERED***
Laundry Room	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/> ***LAID STAGGERED***
Powder Room	TILE-VARENNA CARRARA POLISHED-12X24	<input type="checkbox"/> ***LAID STAGGERED***
Master Ensuite Bathroom	TILE-TRAVERTINO MEM BIANCO-24X24	<input type="checkbox"/>
Ensuite Bath - Bedroom 2/3	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/> ***LAID STAGGERED***
Ensuite Bath - Bedroom 4/5	TILE-STONE BEIGE-12 1/4 X 24 1/4	<input type="checkbox"/> ***LAID STAGGERED***
SIDE/GRAGE ENTRY	TILE-GARDA GREY-13X13	<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-TRAVERTINO MEM BIANCO-12X24	***LAID STAGGERED***
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE/BEIGE-8X16	***LAID STAGGERED***
Ensuite Bath - Bedroom 4/5	TILE-EXTRA WHITE/BEIGE-8X16	***LAID STAGGERED***
SIDE/GRAGE ENTRY	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUARTZ-MISTRAL	FULL HEIGHT

** 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

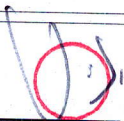
☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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Plan #: 62M-1266

7. Other Flooring

Main Hall	N/A
Living Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Family Room	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Upper Hall	STRIP-MIRAGE-SWEET MEMORIES-CHARACTER-BRUSHED-WHITE OAK-DURAMATT-BUBBLE BATH-5"
Master Bedroom	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574
Bedroom #2	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574
Bedroom #3	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574
Bedroom #4	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574
Bedroom #5	LAMINATE-PARKLANE-ESTATE OAK BEIGE-TL-EL-3574
	N/A
	N/A
	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	VINTAGE ANGORA RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE ANGORA RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	VINTAGE ANGORA RED OAK
Red Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No			

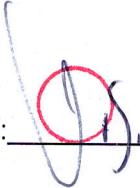
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	43 BIRCH WHITE
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	43 BIRCH WHITE	Ensuite Bath - Bedroom 4/5	43 BIRCH WHITE
Trim & Door Paint-Semi Gloss	WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

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28-Jan-22

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		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		BIANCO			N/A		
Hearth	N/A		NO			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

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

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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

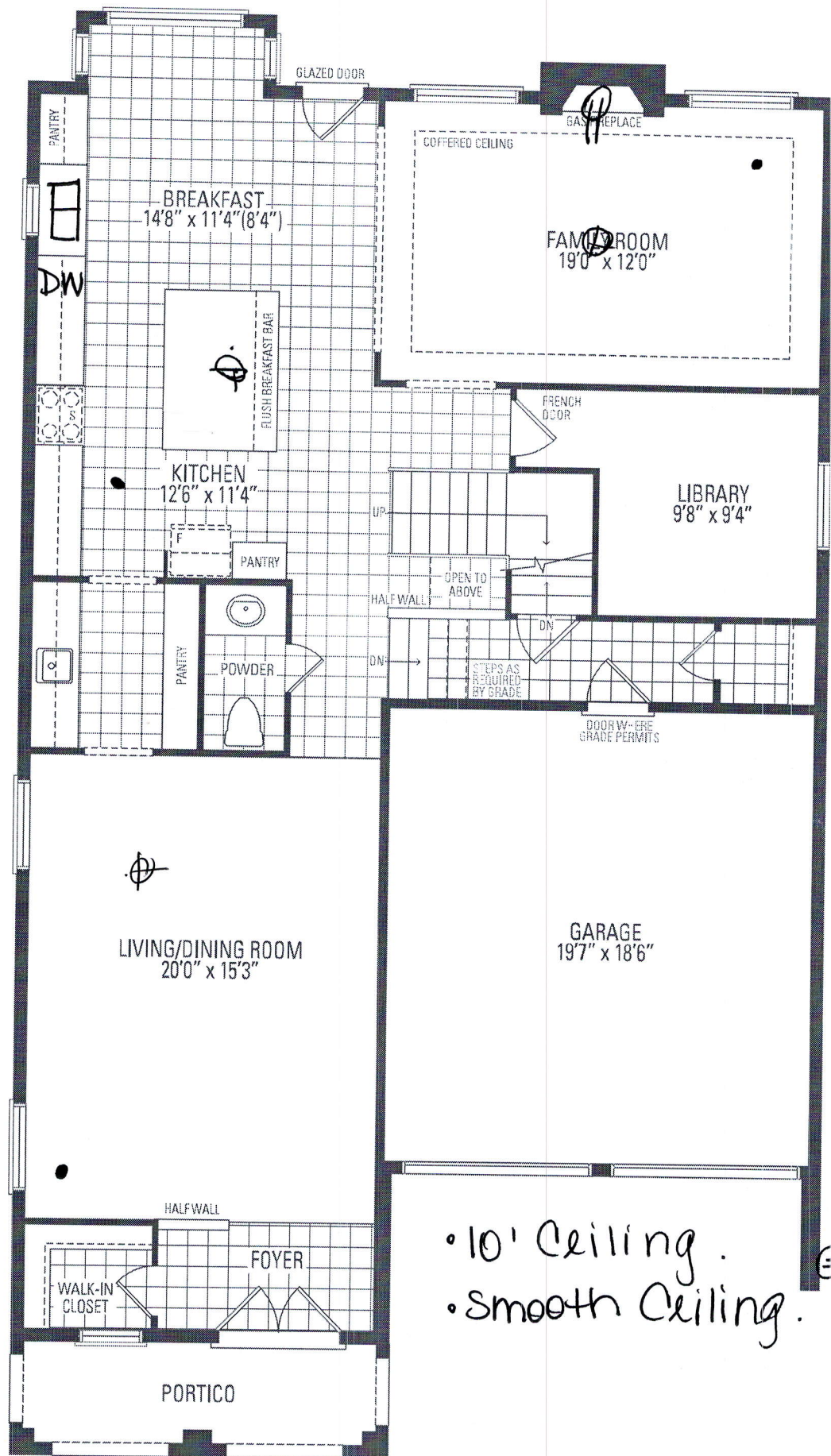
- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees 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:

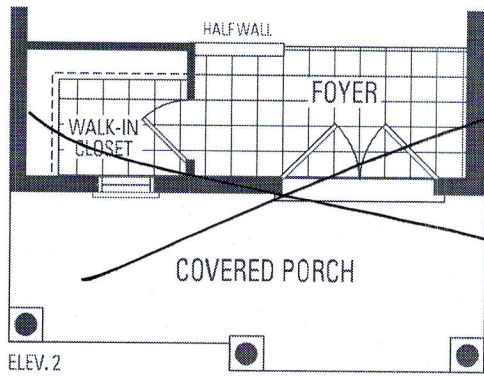


Date:

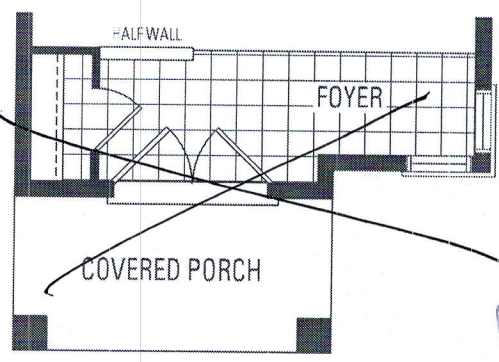
JAN 20, 2022



ELEV. 1



ELEV. 2



ELEV. 3

MAIN LEVEL

Festive Plug.

- 10' Ceiling.
- Smooth Ceiling.

MOUNTAINASH SIX

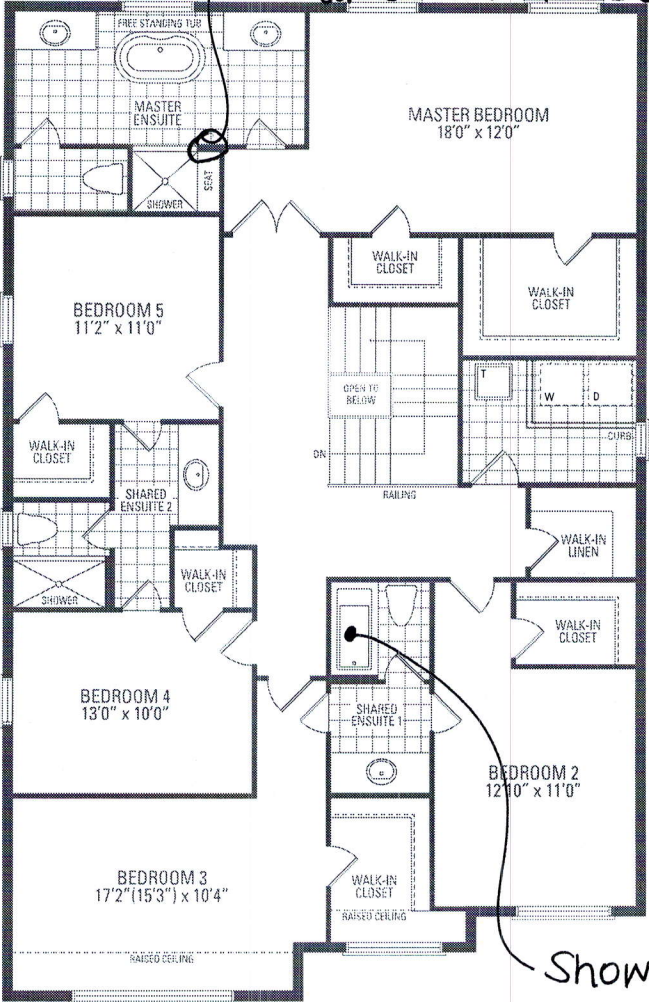
Orientation of home may be reversed and purchaser agrees to the stated floor areas. All renderings are artist's concept. Dimensi

5 BEDROOM LAYOUT

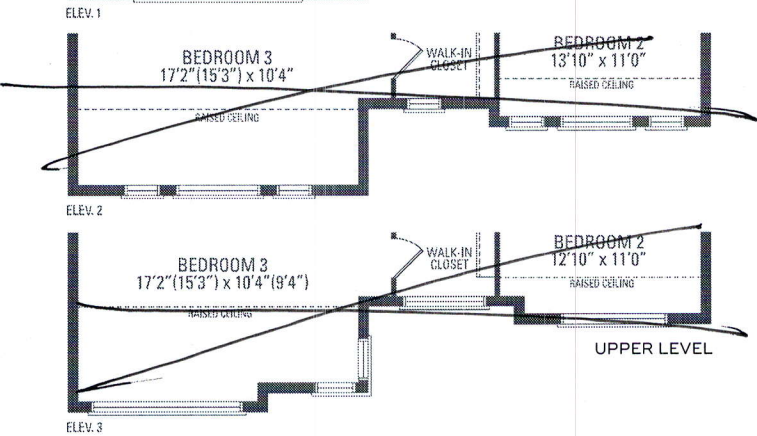
MOUNTAINASH SIX

ELEV. 1 • 3,409 sq.ft. | ELEV. 2 • 3,403 sq.ft. | ELEV. 3 • 3,368 sq.ft.

Delete Wall - Frameless
Glass Shower Door +
Panel + Wall above Seat



Shower Potlight



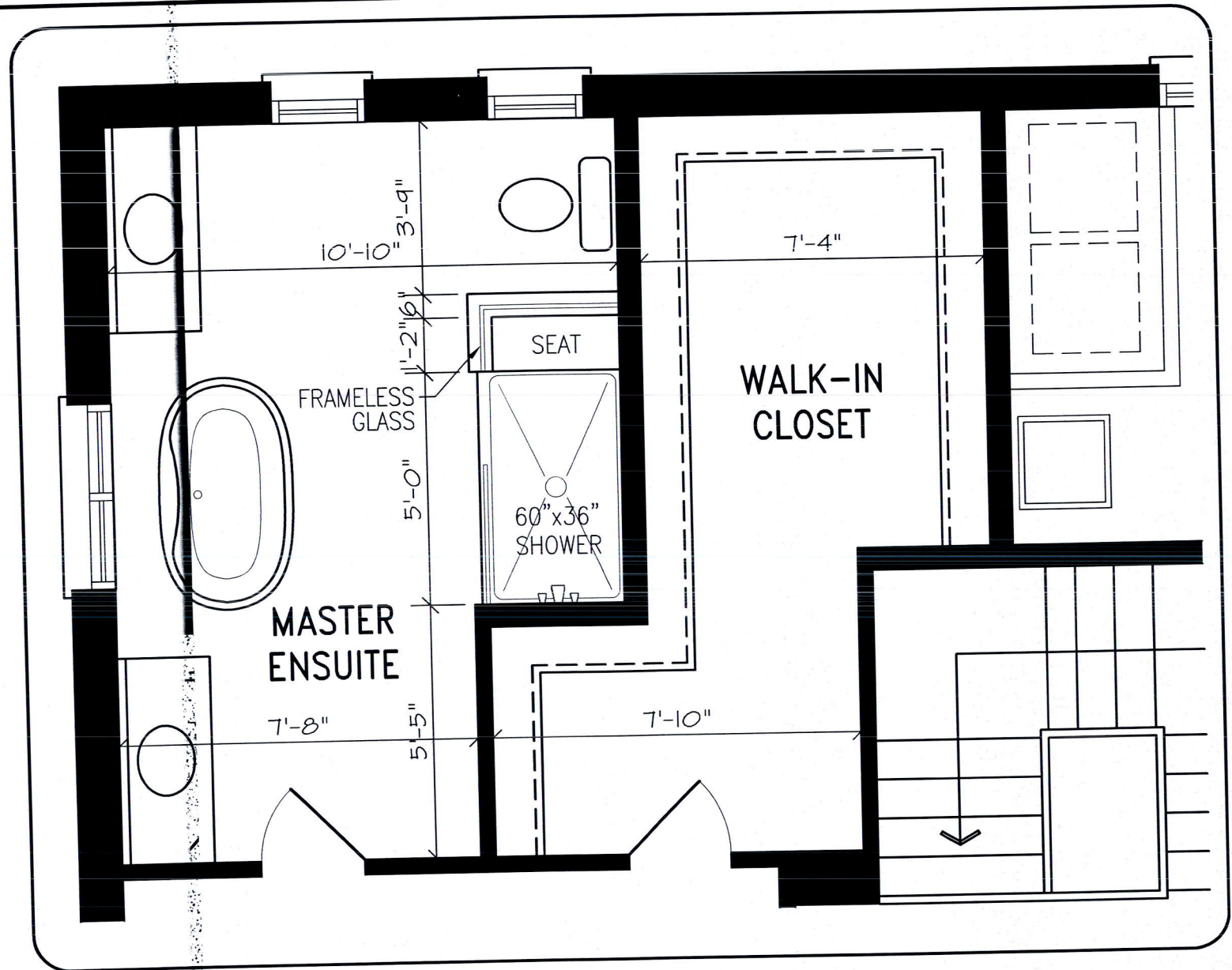
Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural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

LOT 478
 RUSSELL GARDENS
 PHASE 4
 MOUNTAINVIEW HEIGHTS

MOUNTAINASH 6
 ELEV. 1.

REVISIONS:

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



UPPER LEVEL

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
 INC.

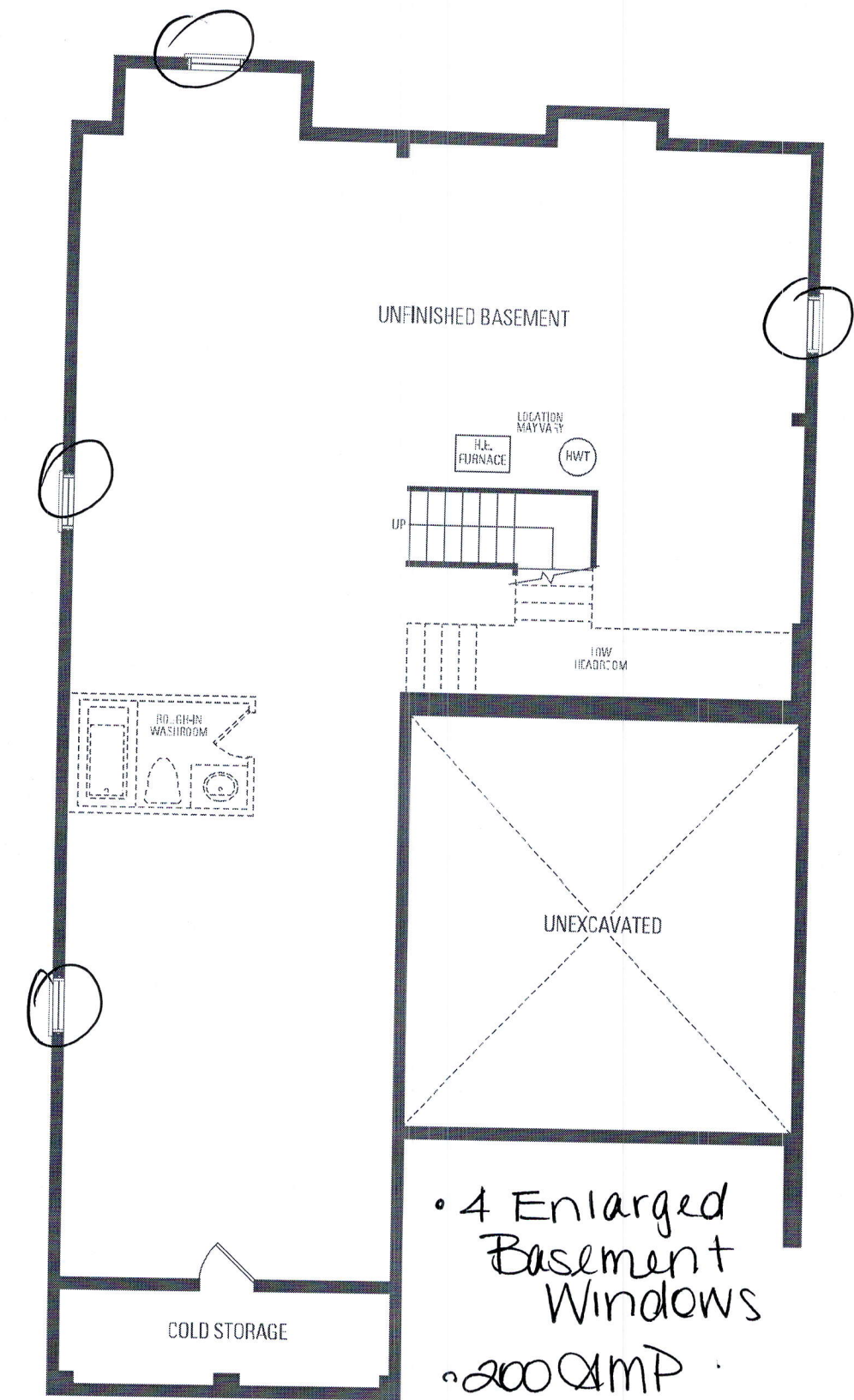
SCALE

N.T.S.

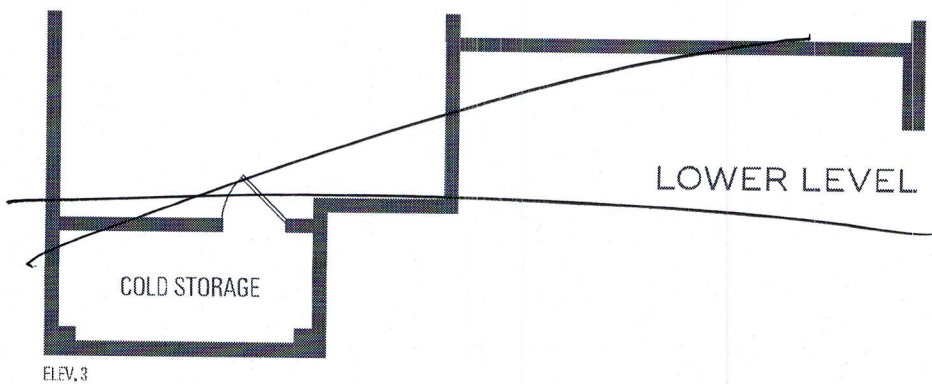
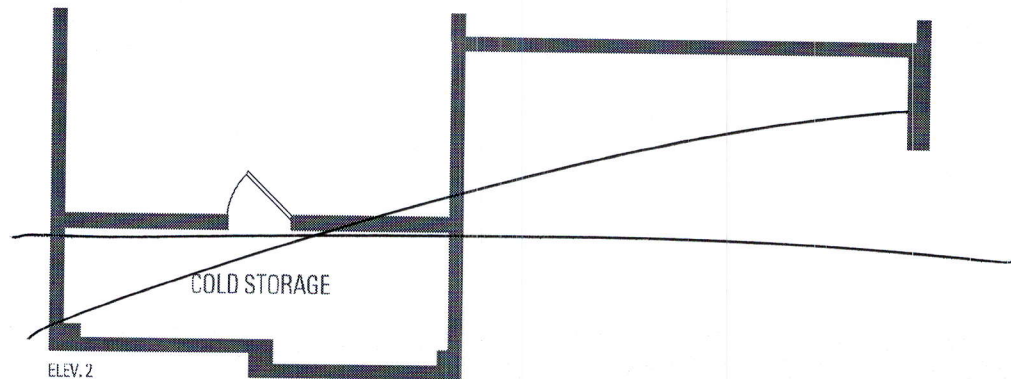
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PAGE No.
 1 OF 1

Greenpark



ELEV. 1

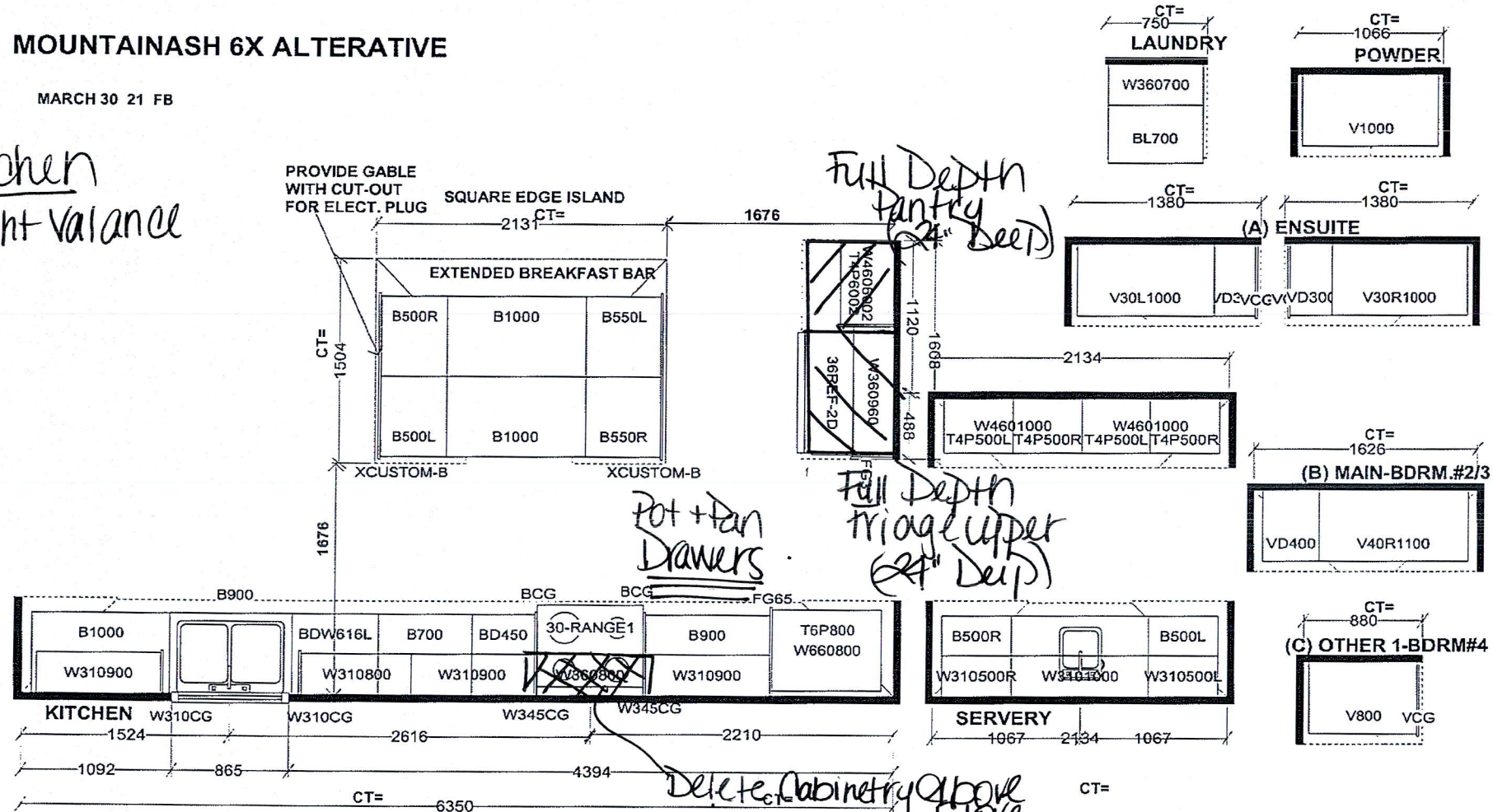


1/5

MOUNTAINASH 6X ALTERATIVE

MARCH 30 21 FB

Kitchen
Light Valance



Selba Industries			J #
W WDTH	W HGHT	W CNT	JOB NUMBER:
FLOOR HGHT	DOOR HGHT	ST CENT	BUILDER: GREENPARK
VENT BOX COVER			SITE: RUSSELL GARDENS PH.3
			MODEL: MOUNTAINASH 6X EL 1,2,3
			LOT #:

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DESIGNER: KS DATE: MAY 13 20 REV'D AUG 27 20

Purchaser: Sherazi'
Lot: 478

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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