

CONSTRUCTION SUMMARY

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

PURCHASERS: Vipin RAMAWAT and Krishna RAMAWAT

RECEIVED

FEB 25 2022

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
401 / 4	62M-1266	Mountainash Five (4 Bedroom) Elev 1		

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 11Feb22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 11Feb22 Note:	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 11Feb22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN -RELOCATE FRIDGE AND PANTRY - SEE SKETCH 11Feb22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 11Feb22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 11Feb22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 11Feb22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 11Feb22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 3/4 - SHOWER 11Feb22 Note:	
1 - TILE - UPGRADE 1 WALL TILE - - BATHROOM 2 - SHOWER 11Feb22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 11Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 3/4 - FLOOR 11Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 11Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 11Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 11Feb22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 11Feb22 Note:	

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1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER

11Feb22 Note:

1 - TILE - UPGRADE 1 WALL TILE - - ENSUITE WALL TILE - SHOWER

11Feb22 Note:

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

11Feb22 Note:

CONSTRUCTION

1 - FLEX ROOM - DELETE WALL AND EXTEND AS PER SKETCH

25May21 Note:

1 - MASTER ENSUITE WALK IN CLOSET- REDESIGNED TO 9 FT BY 5 FT.

25May21 Note:

2 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES

25May21 Note:

COUNTER TOP

1 - COUNTER TOP - UPGRADE TO QUARTZ IN LIEU OF STANDARD AS PER OFFER - KITCHEN COUNTER TOP

11Feb22 Note:

DOORS AND TRIM

1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR - IF CONSTRUCTION PERMITS

11Feb22 Note:

ELECTICAL

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

11Feb22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - KITCHEN -RELOCATE FRIDGE- SEE SKETCH

11Feb22 Note:

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - MASTER BEDROOM WALK-IN CLOSET

11Feb22 Note:

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

11Feb22 Note:

3 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - ENSUITE BATHROOMS ONLY

11Feb22 Note:

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

11Feb22 Note:

1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FLEX ROOM

11Feb22 Note:

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1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - UPPER HALL - INSTALLED ABOVE STAIRCASE - IF CONSTRUCTION PERMITS
11Feb22 Note:

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING
11Feb22 Note:

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND
11Feb22 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
11Feb22 Note:

1 - FLEX ROOM - CENTER STANDARD LIGHT - SEE SKETCH
11Feb22 Note:

1 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - FLEX ROOM
11Feb22 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
11Feb22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE
11Feb22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST
11Feb22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM
11Feb22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM
11Feb22 Note:

1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - WIRED TO A SEPERATE SWITCH FROM STANDARD LIGHT - HOME OFFICE
11Feb22 Note:

1 - POWDER ROOM - INSTALL STANDARD LIGHT ON CEILING - IF CONSTRUCTION PERMITS
11Feb22 Note:

1 - 200 AMP ELECTRICAL SERVICE
25May21 Note:

FIREPLACE AND ACCESSORIES

1 - MANTEL - PAINTED - M6 - IN LIEU OF STANDARD MANTEL
11Feb22 Note:

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR
11Feb22 Note:

HARDWOOD FLOORING

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN
15Feb22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL
11Feb22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM
11Feb22 Note:

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
11Feb22 Note:

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR WITH GLASS PANEL ABOVE SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM
11Feb22 Note:

PLASTER MOULDINGS

1 - CORNICE MOULDING - - FAMILY ROOM
11Feb22 Note:

PLUMBING

1 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - POWDER ROOM
11Feb22 Note:

3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY
11Feb22 Note:

4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS
11Feb22 Note:

1 - POWDER ROOM - DELETE PLATE FROM STANDARD FAUCET - INSTALL WITH SINGLE HOLE INSTALLATION - IF CONSTRUCTION PERMITS
11Feb22 Note:

1 - SINK - DROP-IN SINK - CONTRAC LOLAND - SINGLE HOLE #4410BST - POWDER ROOM
11Feb22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY
11Feb22 Note:

3 - TOE TESTER - ADD TOE TESTER TO SHOWER
25May21 Note:

1 - KITCHEN- SHIFT BAR SINK TO END OF COUNTERTOP- SEE SKETCH
25May21 Note:

1 - ADD IN ENS. 3/4 -A 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB
25May21 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
11Feb22 Note:

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1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

25May21 Note: NEW PROMO BALANCE \$4290.00

STAIRS AND RAILINGS

1 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET 11Feb22 Note:	
1 - STAIRCASE - V GROOVE HANDRAIL 11Feb22 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 11Feb22 Note:	

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

This Document is Extremely Time Sensitive - Printed 15 Feb 22 at 11:38

Purchasers: Vipin RAMAWAT & Krishna RAMAWAT

Property: 401

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 1

Lock Date: 11-Feb-22

11-Feb-22

Plan #: 62M-1266

Layout Changes: Yes No

Sketch Attached: Yes No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	431SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO 350 PLATINUM SILVER	431SA
Master Ensuite Bathroom	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 2	DORAL K44 TITAN GREY	431SA
Ensuite Bath - Bedroom 3/4	DORAL K44 TITAN GREY	431SA
	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-LYSKAMM	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
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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Lock Date: 11-Feb-22

11-Feb-22

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE BIANCO-13X13	<input type="checkbox"/>	
Powder Room	TILE-MARMORE CARRARA-12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESCARPMENT WHITE GLOSSY (E36137)-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-ESCARPMENT WHITE GLOSSY (E36137)-12X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE-ESCARPMENT WHITE GLOSSY (E36137)-12X24	<input type="checkbox"/>	
MUDROOM	TILE-MARMORE CARRARA-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-ESCARPMENT WHITE GLOSSY (E36137)-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-ESCARPMENT WHITE GLOSSY (E36137)-12X24	
Ensuite Bath - Bedroom 3/4	TILE-ESCARPMENT WHITE GLOSSY (E36137)-12X24	
MUDROOM	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 <input type="checkbox"/> N/A <input type="radio"/> Yes <input checked="" type="radio"/> No Dishwasher Rough-In <input checked="" type="radio"/> Yes <input type="radio"/> No Waterline for Fridge <input checked="" type="radio"/> Yes <input type="radio"/> No
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	
	<input type="text" value="N/A"/>	

** 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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Lock Date: 11-Feb-22 11-Feb-22 **Plan #:** 62M-1266

7. Outer Flooring

Main Hall	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Master Bedroom	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #2	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #3	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #4	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317	
	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	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE DRIFTWOOD 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	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: 11-Feb-22 11-Feb-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	UP 033	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
Fireplace Type	<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"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M6			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			GRIGIO CARNICO			N/A		
	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 checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Dishwasher Rough-in	Yes			

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

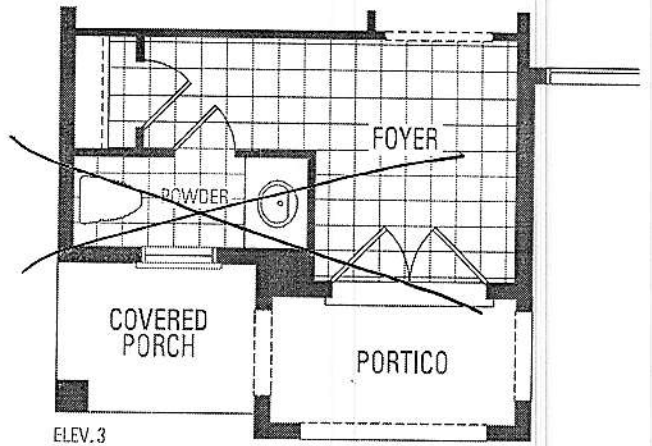
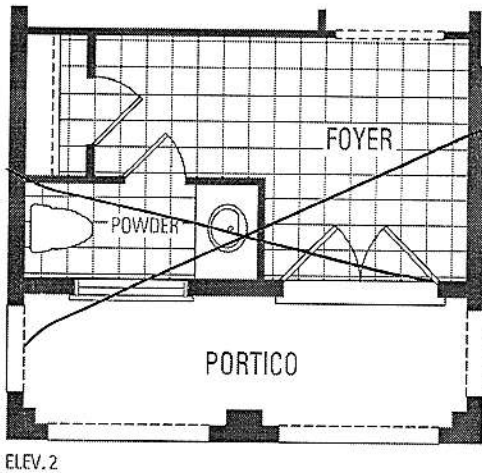
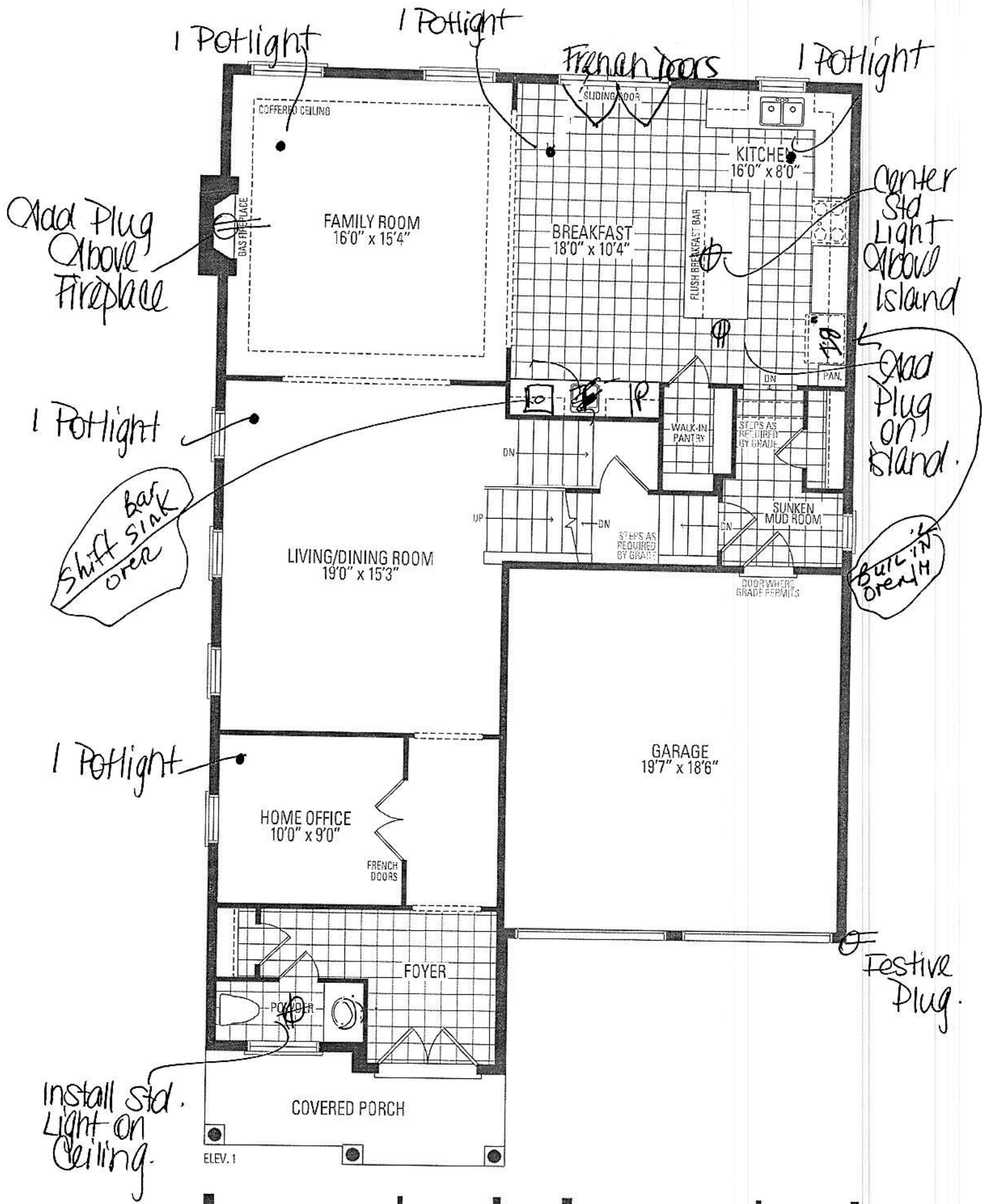
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: Feb/11/2022

Signature: 

Date: Feb/11/2022



MOUNTAINASH FIVE

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

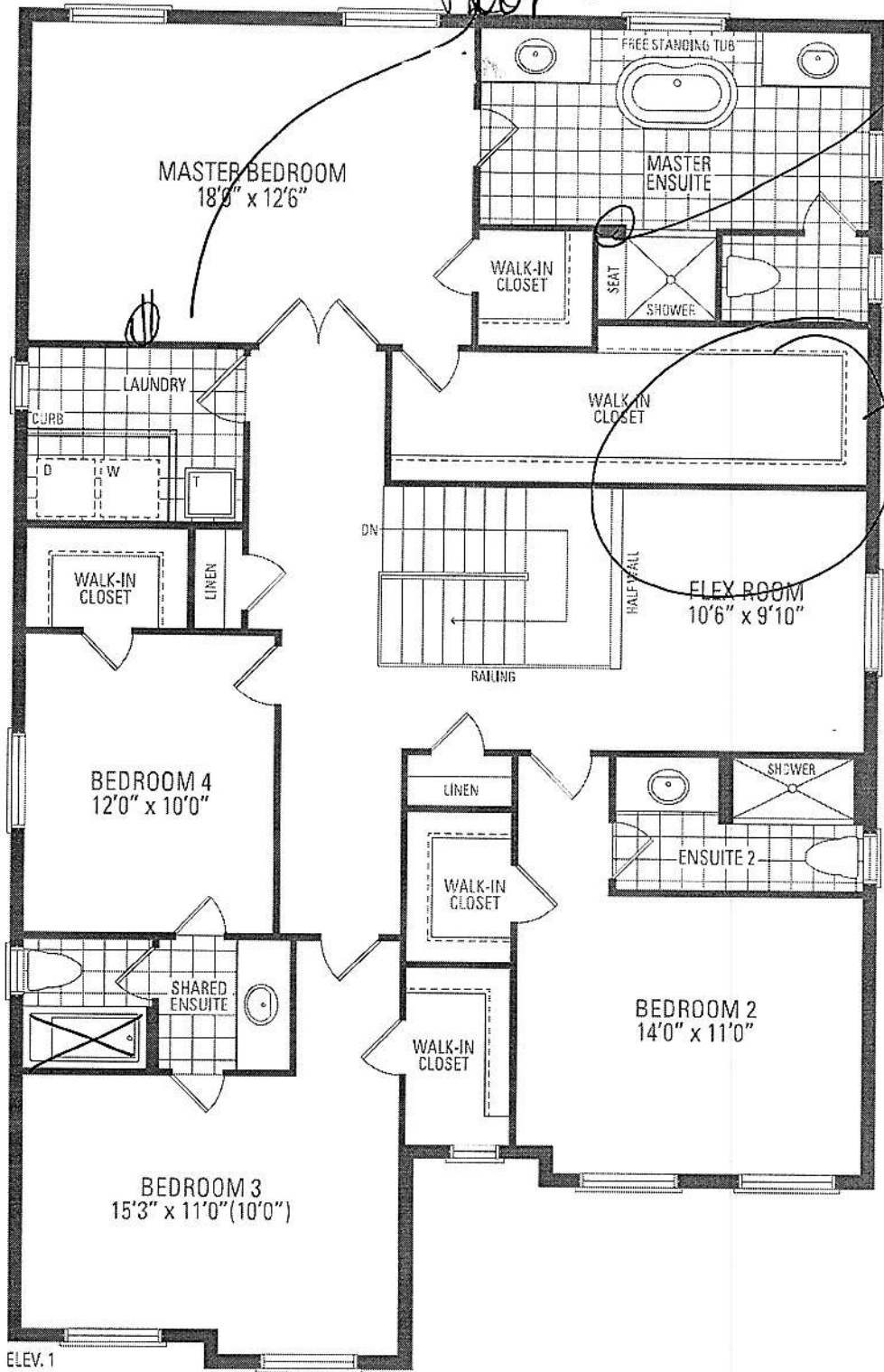
Add Plug 5' from floor.

Delete Wall Frameless Glass Door + Panel Above Seat

Revised See Sketch

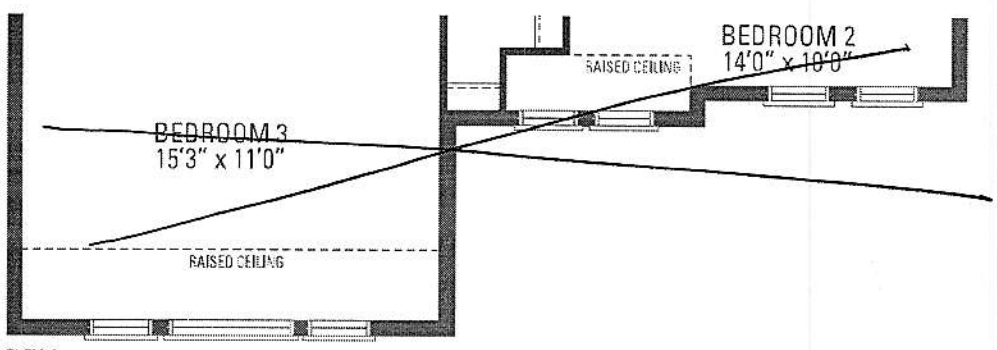


R LEVEL

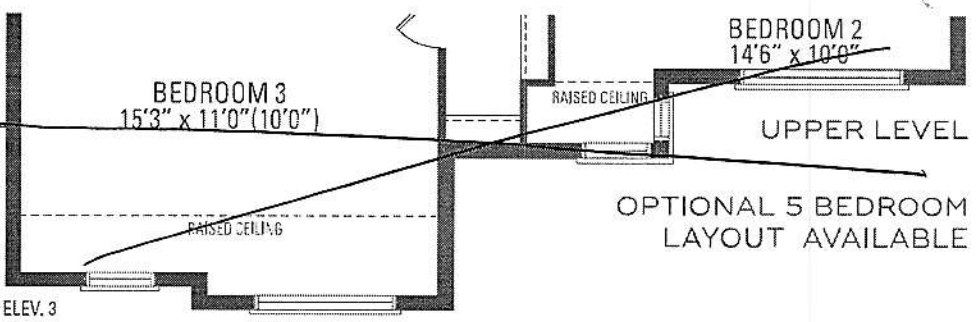


ELEV. 1

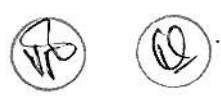
5' Shower in lieu of tub.



ELEV. 2

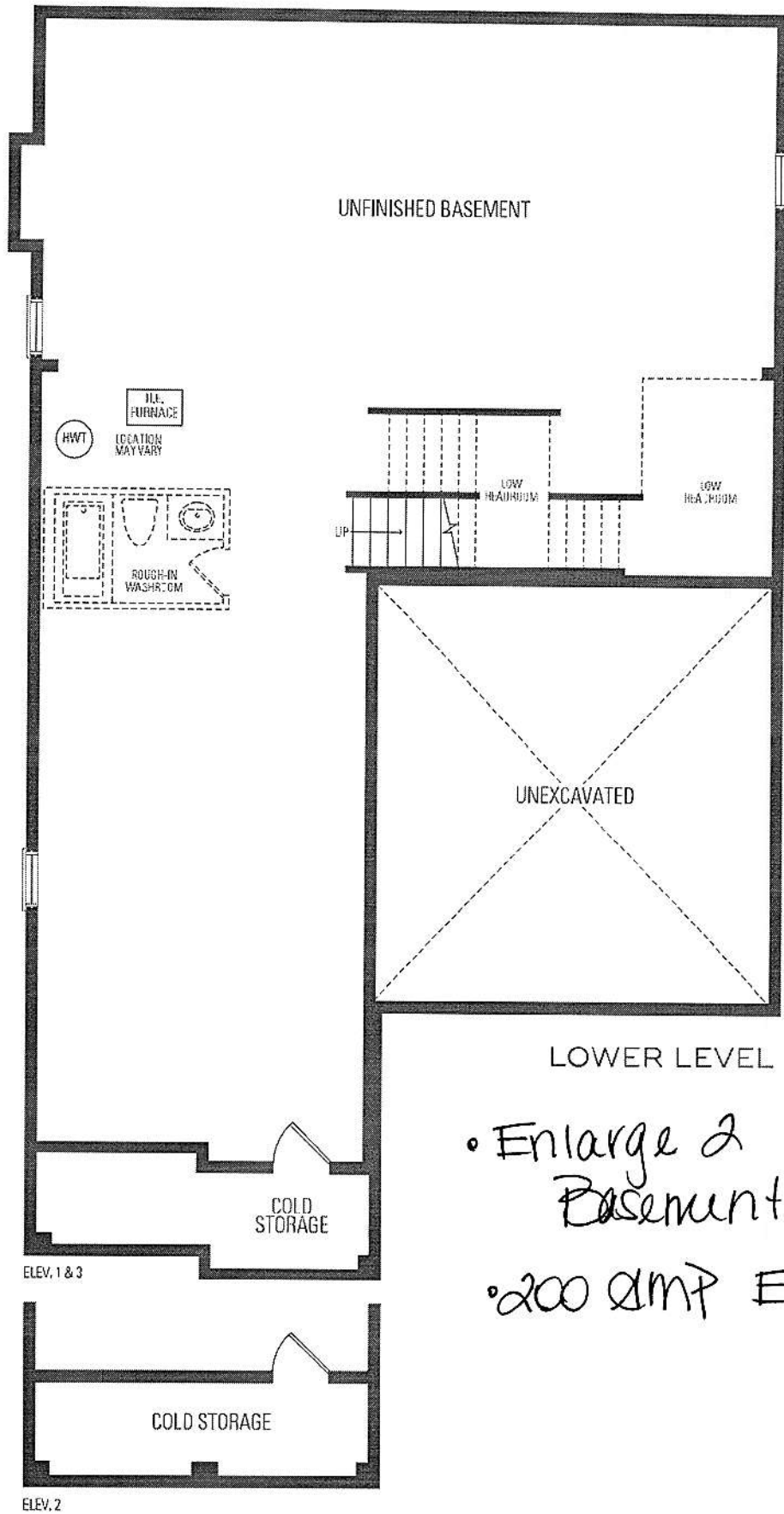


ELEV. 3



3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.

Entrance ways due to grading variance. Actual usable floor space may vary from conditions. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020



- Enlarge 2 Basements
- 200 AMP Electrical.



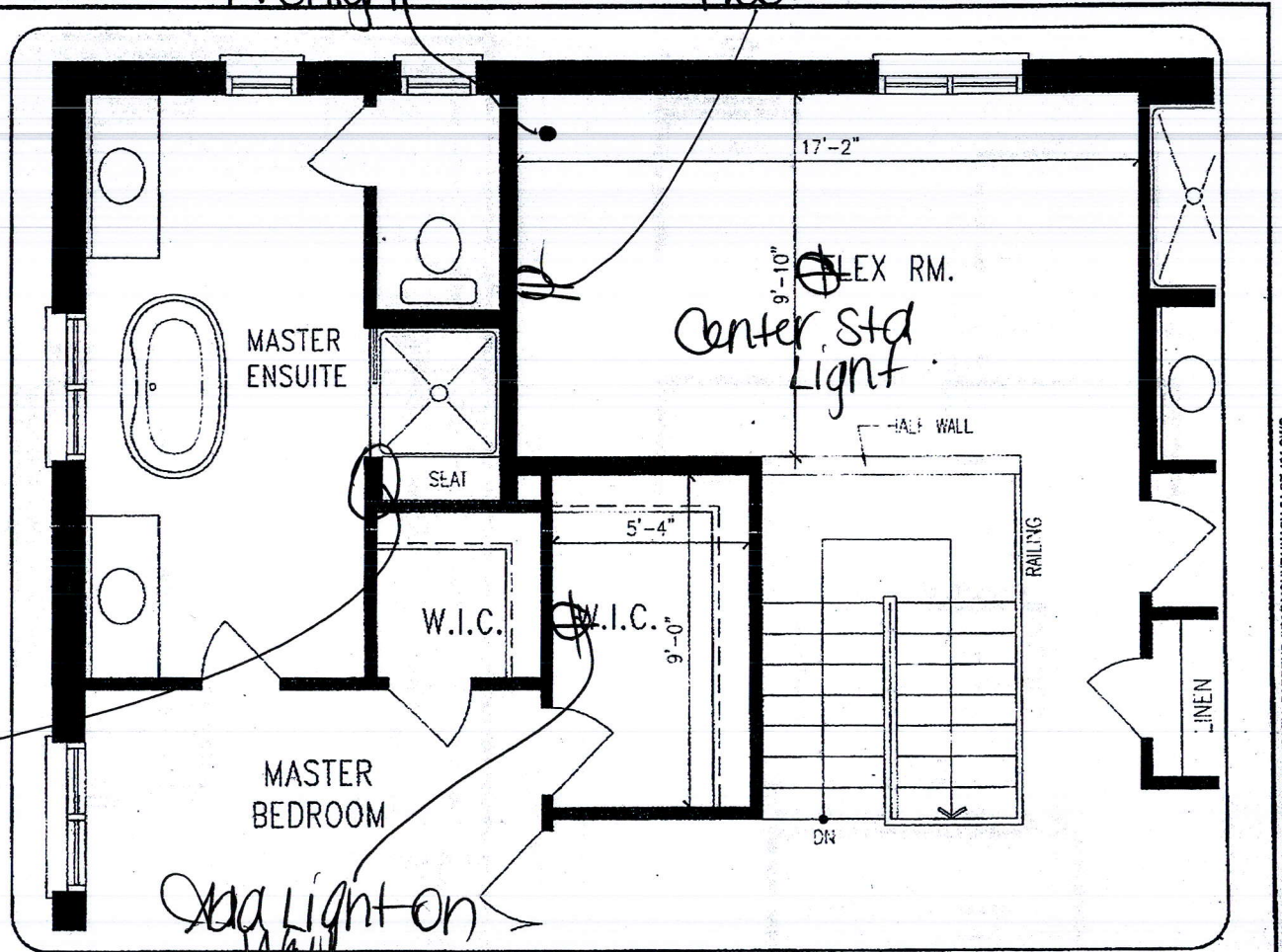
PURCHASER ALTERATION FORM

LOT 401
RUSSELL GARDENS
PHASE 4
MOUNTAINVIEW HEIGHTS

MOUNTAINASH 5
ELEV. 1

REVISIONS:
1. EXTEND FLEX ROOM INTO
MASTER WALK IN CLOSET,
REDUCING CLOSET SIZE

VR
Delete Wall - Frameless
Glass Door + Panel
Above Seat.



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.
BY: PAGE No.
1/3 OF



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
