

CONSTRUCTION SUMMARY

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

TEL: RES.: 416-371-4599

PURCHASERS: Pardeep Kaur MAND and Talwinder Singh MAND

| | | | | |
|------------------------|-------------------------|--------------------------------------|--|--|
| LOT / PHASE 508 / 4 | REG. PLAN # 62M-1266 | HOUSE TYPE Valleycreek Ten Elev 3 | | |
|------------------------|-------------------------|--------------------------------------|--|--|

CABINETRY ACCESSORIES

| | |
|---|--|
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 08Mar22 Note: | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 08Mar22 Note: | |

CERAMIC TILE

| | |
|--|--|
| 1 - FOYER - UPGRADE 4 TILES 08Mar22 Note: | |
|--|--|

CONSTRUCTION

| | |
|--|--|
| 4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 21Jun21 Note: | |
|--|--|

ELECTRICAL

| | |
|--|--|
| 1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 08Mar22 Note: | |
| 1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 08Mar22 Note: | |
| 1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 08Mar22 Note: | |
| 1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 08Mar22 Note: | |
| 1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 21Jun21 Note: | |

FIREPLACE AND ACCESSORIES

| | |
|---|--|
| 1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 08Mar22 Note: | |
|---|--|

HARDWOOD FLOORING

| | |
|--|--|
| 1 - FIRST FLOOR - STANDARD NON-TILED AREAS - GROUP B - 5' HARDWOOD - IN LIEU OF STANDARD AS PER OFFER 08Mar22 Note: | |
|--|--|

PLUMBING

| | |
|--|--|
| 1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 21Jun21 Note: | |
|--|--|

PROMOTIONAL

| | |
|--|--|
| 1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 08Mar22 Note: | |
| 1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jun21 Note: NEW PROMO BALANCE \$ 6,995.00 | |

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| 508 / 4 | 62M-1266 | Valleycreek Ten Elev 3 | | |

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

21Jun21 Note:

STAIRS AND RAILINGS

1 - STAIRCASE - V-GROOVE HANDRAIL

08Mar22 Note:

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

08Mar22 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:

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 8 Mar 22 at 12:52

Purchasers:

Pardeep Kaur MAND & Talwinder Singh MAND

Property: 508

Telephone Res. / Bus:

(416) 371-4599 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Valleycreek Ten Elev 3

Lock Date:

8-Mar-22

8-Mar-22

Plan #: 62M-1266

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

| | Style and Colour | Hardware |
|----------------------------|----------------------------|----------|
| Kitchen / Breakfast | DORAL W-500 | 467SA |
| Laundry Room | ELISSE | Standard |
| Powder Room | MONACO 350 PLATINUM SILVER | 467SA |
| Master Ensuite Bathroom | DORAL K44 TITAN GREY | 467SA |
| Ensuite Bath - Bedroom 2/3 | DORAL H3078 HACIENDA WHITE | 468SA |
| Ensuite Bath - Bedroom 4 | DORAL K38 RIVERSIDE | 467SA |
| | 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-GRIGIO SARDO | #360 |
| Laundry Room | N/A | |
| Powder Room | LAMINATE-CARRARA BIANCO 6696-46 | |
| Master Ensuite Bathroom | LAMINATE-CARRARA BIANCO 6696-46 | |
| Ensuite Bath - Bedroom 2/3 | LAMINATE-WHITE CARRARA 4924-38 | |
| Ensuite Bath - Bedroom 4 | LAMINATE-WHITE CARRARA 4924-38 | |
| | N/A | |
| | N/A | |
| | N/A | |

** Refer to Construction Summary

Initials:



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Candace Forza

Lock Date:

8-Mar-22

Property: 508

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Model and Elevation: Valleycreek Ten Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

At a 45 Threshold-If App.

| | | | |
|----------------------------|------------------------------------|--------------------------|------------------------------|
| Entrance Vestibule | TILE-VARENNA CARRARA-24X24 | <input type="checkbox"/> | metal strip where applicable |
| Main Hall | STRIP | <input type="checkbox"/> | |
| Kitchen / Breakfast | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| Laundry Room | TILE-PLAYA BLACK-12X12 | <input type="checkbox"/> | |
| Powder Room | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-EMOTIONS GRIS-12 1/4 X 12 1/4 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2/3 | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 4 | TILE-GARDA GREY-13X13 | <input type="checkbox"/> | |
| SIDE/GARAGE HALL | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| LOWER LANDING | TILE-ESSENZE GRIGIO-13X13 | <input type="checkbox"/> | |
| | N/A | <input type="checkbox"/> | |

** Refer to Construction Summary

4. Ceramic Wall Tile

Describe

| | | |
|----------------------------|----------------------------|--|
| Master Ensuite Bathroom | Selection | |
| Tub Deck Wall | N/A | |
| Tub Deck | N/A | |
| Tub Deck Skirt | N/A | |
| Shower Stall | TILE-SILVIA WHITE-8X16 | |
| Bathtub Enclosure Walls | N/A | |
| Ensuite Bath - Bedroom 2/3 | TILE-EXTRA WHITE/GREY-8X16 | |
| Ensuite Bath - Bedroom 4 | TILE-EXTRA WHITE/GREY-8X16 | |
| SIDE/GARAGE HALL | N/A | |
| LOWER LANDING | N/A | |
| | N/A | |
| Kitchen Backsplash | N/A | |

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

Whirlpool

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

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 |

** Refer to Construction Summary

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7. Other Flooring

| | | |
|------------------------------|---|------|
| Main Hall | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" | |
| Living Room | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" | |
| Dining Room | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" | |
| Family Room | STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5" | |
| Den / Library / Study | N/A | |
| Basement Landing(If Applies) | N/A | |
| Lower Landing (If Applies) | TILE | |
| Upper Landing | STRIP-MIRAGE-IMAGINE-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 | |
| | 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 | MIRAGE DRIFTWOOD RED OAK |
| Picket Type | AS PER CONSTRUCTION SPECIFICATIONS | Complimenting Colour | MIRAGE DRIFTWOOD RED OAK |
| 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 2/3 | 22 WARM GREY |
| Den/Library | N/A | Ensuite Bath - Bedroom 4 | 22 WARM GREY |
| Trim & Door Paint-Semi Gloss | BIRCH 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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Lock Date: 8-Mar-22 8-Mar-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 | | | |

**** 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 | | | GRIGIO CARNICO | | | N/A | | |
| Hearth | N/A | | | NO | | | N/A | | |

**** Refer to Construction Summary****12. Heating and Air Conditioning**Air Conditioning Gas Provisions Dryer

Comment

Gas Provisions Stove Gas Provisions Barbecue **** Refer to Construction Summary****13. Electrical**Plugs and Switches ☒ White Hood Fan Appliances ☐ Built in Cooktop ☐ Built in Oven☐ Yes ☒ No ☐ Yes ☒ NoAbove Kitchen Cabinet Light ☐ Yes ☒ NoBelow Kitchen Cabinet Light ☐ Yes ☒ NoGas Stove ☒ Yes ☐ NoMicrowave ☐ Yes ☒ NoDishwasher 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: 08/03/2022 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 |
|--|-----------------------|