

CONSTRUCTION SUMMARY

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

RECEIVED
MAR 22 2022

PURCHASERS: Sreenivasulu Naidu GALI and Hemalatha Shree NARRAVULA RAGHAVULU

TEL:

| | | | | |
|------------------------|-------------------------|--|--|--|
| LOT / PHASE 502 / 4 | REG. PLAN # 62M-1266 | HOUSE TYPE Mountainash Three (4 Bedroom) Elev 1 | | |
|------------------------|-------------------------|--|--|--|

CABINETRY

| | |
|---|--|
| 1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 18Mar22 Note: | |
| 1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 18Mar22 Note: | |

CABINETRY ACCESSORIES

| | |
|--|--|
| 1 - KITCHEN - RELOCATE BANK OF DRAWERS TO ISLAND 18Mar22 Note: | |
| 1 - KITCHEN - REVISE KITCHEN TO ACOMMODATE BUILT-IN APPLAINCES - SHIFT FRIDGE AND REDUCE PANTRY 18Mar22 Note: | |
| 1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - MASTER ENSUITE BATHROOM 18Mar22 Note: | |
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 18Mar22 Note: | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 18Mar22 Note: | |
| 1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 18Mar22 Note: | |
| 1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 18Mar22 Note: | |
| 1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD 18Mar22 Note: | |
| 1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 18Mar22 Note: | |

COUNTER TOP

| | |
|--|--|
| 1 - UPGRADE GRANITE COUNTERTOP - POWDER ROOM 18Mar22 Note: | |
| 1 - COUNTER TOP - PROMO - ENSUITE BATHROOM VANITY COUNTER TOP 18Mar22 Note: | |

ELECTRICAL

| | |
|---|--|
| 1 - KITCHEN - SHIFT FRIDGE TO ACOMMODATE BUILT-IN APPLIANCES 18Mar22 Note: | |
| 1 - 200 AMP ELECTRICAL SERVICE 18Mar22 Note: | |
| 1 - PLUG - 220V FOR GRINDER 18Mar22 Note: | |

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|-------------|-------------|--------------------------------------|--|--|
| 502 / 4 | 62M-1266 | Mountainash Three (4 Bedroom) Elev 1 | | |

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND

18Mar22 Note:

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

18Mar22 Note:

1 - GENERAL AIRE HUMIDIFIER

18Mar22 Note:

2 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN - MASTER ENSUITE & ENSUITE 2 BATHROOMS

18Mar22 Note:

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

18Mar22 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

18Mar22 Note:

FIREPLACE AND ACCESSORIES

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

18Mar22 Note:

PLUMBING

3 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - POWDER ROOM & MASTER ENSUITE BATHROOM

18Mar22 Note:

1 - TOILET - CONTRAC VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE SEAT - POWDER ROOM

18Mar22 Note:

1 - HOT WATER VALVE NEXT TO TOILET - MASTER ENSUITE BATHROOM

18Mar22 Note:

1 - HOSE BIB - EXTERIOR FROST FREE - REAR ELEVATION

18Mar22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

18Mar22 Note:

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

18Mar22 Note:

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EXTRAS AS PER OFFER

| | |
|--|--|
| (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 increase <i>Worksheet Note:</i> | |
| Purchase Price includes 3 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 location <i>Worksheet Note:</i> | |
| 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> | |

This Document is Extremely Time Sensitive - Printed 18 Mar 22 at 13:55

Purchasers:

Sreenivasulu Naidu GALI & Hemalatha Shree N

Property: 502

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

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

Lock Date:

18-Mar-22

18-Mar-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

| | Style and Colour | Hardware |
|----------------------------|----------------------------|----------|
| Kitchen / Breakfast | CONTINENTAL 823 DRIFT WOOD | 468SA |
| Laundry Room | ELISSE | Standard |
| Powder Room | SABRA 1049 PECAN | 468SA |
| Master Ensuite Bathroom | DORAL K38 RIVERSIDE | 467SA |
| Ensuite Bath - Bedroom 2 | MONACO 904 INK | 464SA |
| Ensuite Bath - Bedroom 3/4 | DORAL K44 TITAN GREY | 468SA |
| | 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 | #300 EDGE - DOUBLE BULLNOSE |
| Laundry Room | N/A | |
| Powder Room | GRANITE-ALASKA WHITE | #300 EDGE - DOUBLE BULLNOSE |
| Master Ensuite Bathroom | GRANITE -MISTY NIGHT | #300 EDGE - DOUBLE BULLNOSE |
| Ensuite Bath - Bedroom 2 | LAMINATE-CALCUTTA MARBLE 4925K-07 | |
| Ensuite Bath - Bedroom 3/4 | LAMINATE-WHITE CARRARA 4924-38 | |
| | N/A | |
| | N/A | |
| | N/A | |

** Refer to Construction Summary

Purchasers: Sreenivasulu Naidu GALI & Hemalatha Shree N

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 18-Mar-22

Property: 502

Project: Russell Gardens Building Ltd.

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

Plan #: 62M-1266

3. Ceramic Flooring

| | | | |
|----------------------------|--------------------------------|--------------------------|------------------------------|
| Entrance Vestibule | TILE-GARDA 569 SAND-13X13 | <input type="checkbox"/> | At a 45 Threshold-If App. |
| Main Hall | N/A | <input type="checkbox"/> | metal strip where applicable |
| Kitchen / Breakfast | TILE-GARDA 569 SAND-13X13 | <input type="checkbox"/> | |
| Laundry Room | TILE-GARDA 569 SAND-13X13 | <input type="checkbox"/> | |
| Powder Room | TILE-GARDA 569 SAND-13X13 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-GARDA 570 DARK GREY-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2 | TILE-RAINBOW LIGHT GREY-13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 3/4 | TILE-ESSENZE GREY-13X13 | <input type="checkbox"/> | |
| | N/A | <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-SILVIA WHITE-8X16 | |
| Bathtub Enclosure Walls | N/A | |
| Ensuite Bath - Bedroom 2 | TILE-SILVIA WHITE-8X16 | |
| Ensuite Bath - Bedroom 3/4 | TILE-CONCEPT PLUS DARK GREY-8X16 | |
| | N/A | |
| | N/A | |
| | N/A | |
| Kitchen Backsplash | N/A | |

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

5. Plumbing Fixtures

| | |
|---------------|-------|
| All Bathrooms | White |
| | N/A |
| | N/A |
| | N/A |
| | N/A |
| | N/A |

Whirlpool

☐ N/A ☐ Yes ☒ No

Dishwasher Rough-In ☒ Yes ☐ No

Waterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

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

** Refer to Construction Summary

Initials:

Purchasers: Sreenivasulu Naidu GALI & Hemalatha Shree N AProperty: 502
Telephone Res. / Bus: / Project: Russell Gardens Building Ltd.
Decor Advisor: Candace Forza Model and Elevation: Mountainash Three (4 Bedroom) Elev 1
Lock Date: 18-Mar-22 18-Mar-22 Plan #: 62M-1266

7. Outer Flooring

| | |
|------------------------------|---|
| Main Hall | N/A |
| Living Room | STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4" |
| Dining Room | STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4" |
| Family Room | STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4" |
| Den / Library / Study | STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4" |
| Basement Landing(If Applies) | N/A |
| Lower Landing (If Applies) | N/A |
| Upper Landing | STRIP-NATURAL RED OAK-SEMI-GLOSS-2 1/4" |
| Upper Hall | LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004 |
| Master Bedroom | LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004 |
| Bedroom #2 | LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004 |
| Bedroom #3 | LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004 |
| Bedroom #4 | LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004 |
| 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 | AS PER CONSTRUCTION SPECIFICATIONS | Complimenting Colour | NATURAL |
| Picket Type | AS PER CONSTRUCTION SPECIFICATIONS | Complimenting Colour | NATURAL |
| Stringer / Riser | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | NATURAL |
| Treads | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | NATURAL |
| 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 | N/A |
| Powder Room | 43 BIRCH WHITE | Master Ensuite | 43 BIRCH WHITE |
| Laundry Room | 43 BIRCH WHITE | Ensuite Bath - Bedroom 2 | 43 BIRCH WHITE |
| Den/Library | 43 BIRCH WHITE | Ensuite Bath - Bedroom 3/4 | 43 BIRCH WHITE |
| Trim & Door Paint-Semi Gloss | BIRCH WHITE | | N/A |
| | N/A | | N/A |
| | N/A | | N/A |
| Smooth Ceilings First Floor | <input type="radio"/> Yes <input checked="" type="radio"/> No | | |

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10. Plaster Mouldings and Medallions

| | | | | | |
|--------------------|-----|-----|-------------------|-----|-----|
| Entrance Vestibule | N/A | N/A | Kitchen/Breakfast | N/A | N/A |
| Main Hall | N/A | N/A | Den/Library | N/A | N/A |
| Living Room | N/A | N/A | Lower Landing | N/A | N/A |
| Dining Room | N/A | N/A | | N/A | N/A |
| Family Room | N/A | N/A | | N/A | N/A |

** Refer to Construction Summary

11. Fireplace

| Living Room | | | Family Room | | | Other Room - Specify | | |
|-----------------------|-----------------------|----------------------------------|------------------------------------|----------------------------------|-----------------------|-----------------------|-----------------------|----------------------------------|
| Purchased | As Per Plan | N/A | Purchased | As Per Plan | N/A | Purchased | As Per Plan | N/A |
| <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input type="radio"/> | <input checked="" type="radio"/> |
| Fireplace Type | N/A | | FLAT ON WALL | | N/A | | N/A | |
| Mantle Type | N/A | | MANTLE M1-STANDARD | | N/A | | N/A | |
| Colour / Stain | N/A | | AS PER CONSTRUCTION SPECIFICATIONS | | N/A | | N/A | |
| Surround | N/A | | GRIGIO CARNICO | | N/A | | N/A | |
| Hearth | N/A | | NO | | N/A | | 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 | | 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

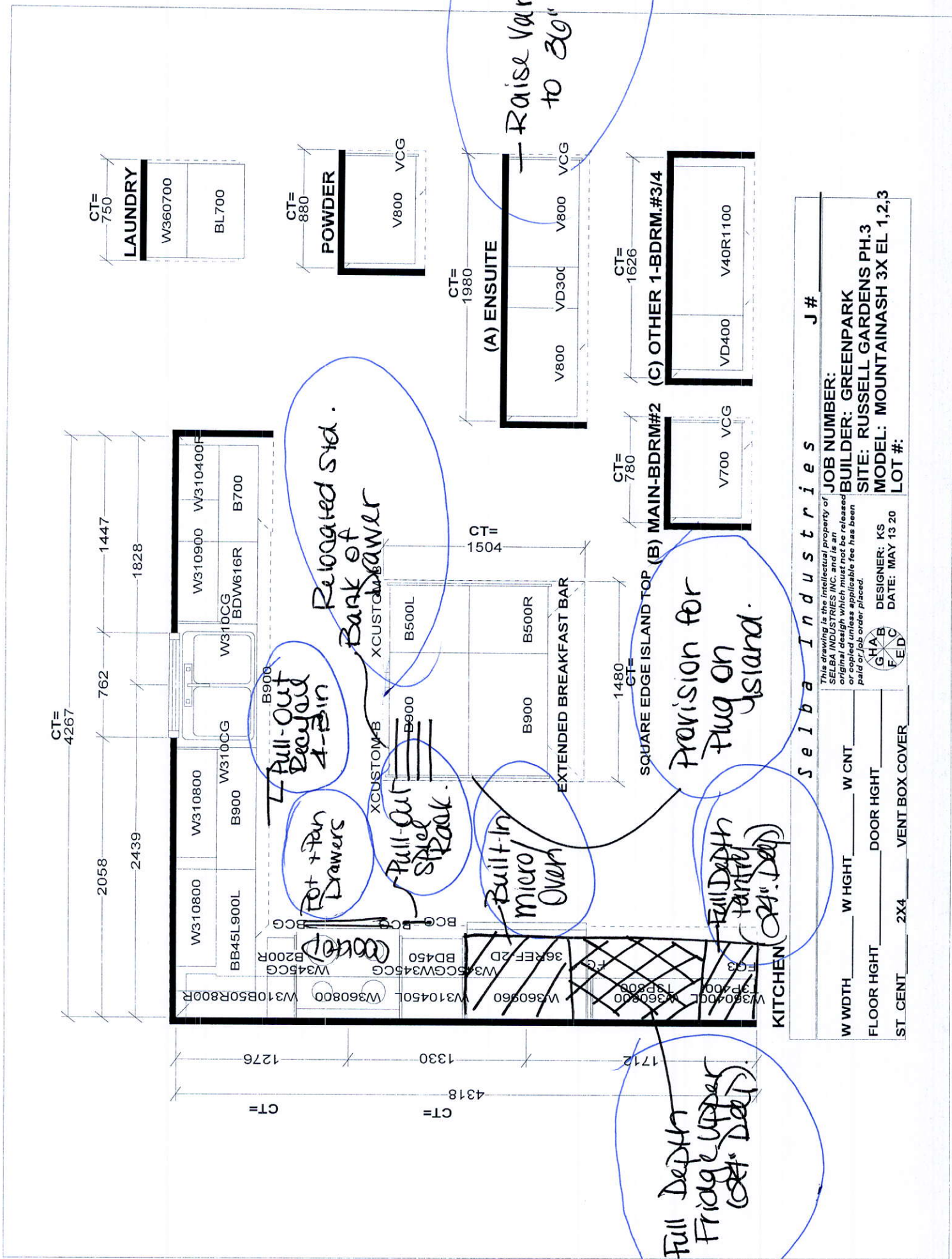
14. General Comments

** 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: _____ Signature:  Date: 03/18/2022



W WIDTH _____ **W HGT** _____ **W CNT** _____

FLOOR HGT _____ **DOOR HGT** _____

ST CNT _____ **2X4** _____ **VENT BOX COVER** _____

J # _____

JOB NUMBER: _____

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.3

MODEL: MOUNTAINASH 3X EL 1,2,3

LOT #: _____



DESIGNER: KS
DATE: MAY 13 20

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.

Orientation of hune 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 area. All endorings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Routine and adjoining model types may vary due to stock. E. & O. E. May 2010

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 |
|  |  |