

CONSTRUCTION SUMMARY		RECEIVED
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.		JUN 21 2022
PURCHASER: Akmal Zia MIRZA		TEL:

LOT / PHASE 560 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield One S (5 Bedroom) Elev 1		
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CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 09Jun22 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - KITCHEN 09Jun22 Note:	
1 - TILE - UPGRADE 6 FLOOR TILE - - FOYER 09Jun22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 09Jun22 Note:	

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 09Jun22 Note:	
1 - 200 AMP ELECTRICAL SERVICE 24Jun21 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 09Jun22 Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 24Jun21 Note: NEW PROMO BALANCE \$8945.00	

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:	
(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:	
(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 Worksheet Note:	

Purchaser: Akmal Zia MIRZA
Telephone Res. / Bus: /
Decor Advisor: Giulia Di Girolamo
Lock Date: 15-Jun-22

Property: 560
Project: Russell Gardens Building Ltd.
Model and Elevation: Springfield One S (5 Bedroom) Elev 1
Plan #: 62M-1266

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

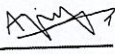
1. Cabinetry	Style and Colour	Hardware
Kitchen / Breakfast	MONACO-823 DRIFTWOOD	464SA
Laundry Room	ELISSE	Standard
Powder Room	MONACO-904 INK	464SA
Master Ensuite Bathroom	DORAL WHITE W500	464SA
Ensuite Bath - Bedroom 3/4	DORAL H3081 HACIENDA BLACK	464SA
Ensuite 2- Bedroom 2/5	DORAL WHITE W500	464SA

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 STANDARD OPENIN NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening STANDARD 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 EDGE
Laundry Room		
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-FROSTY WHITE 1573-60	
Ensuite 2- Bedroom 2/5	LAMINATE-BLACK ALICANTE 4926K-07	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	EMPORIO CALACATTA POLISHED 24X48	<input type="checkbox"/>	#50 TITANIUM GROUT-
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	EMPORIO CALACATTA POLISHED 24X48	<input type="checkbox"/>	#50 TITANIUM GROUT-
Laundry Room	RAINBOW WHITE 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
Powder Room	RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
Master Ensuite Bathroom	CONCEPT GREY 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
Ensuite Bath - Bedroom 3/4	S. N PASTELLO BIANCO 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
Ensuite 2- Bedroom 2/5	ESSENZE NERO 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
Mud Room	RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	#50 TITANIUM GROUT-
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary- #50 TITANIUM GROUT- THROUGHOUT.

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-SILVIA WHITE 8X16	#50 TITANIUM GROUT-
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 3/4	TILE-BIANCO LUCIDO 8X16	#50 TITANIUM GROUT-
Ensuite 2- Bedroom 2/5	TILE-CONCEPT PLUS GREY 8X16	#50 TITANIUM GROUT-
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary -#50 TITANIUM GROUT THROUGHOUT

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool <input type="checkbox"/> Yes <input checked="" type="radio"/> No
	n/a	
	n/a	
	n/a	
	n/a	
	n/a	
	n/a	
	n/a	

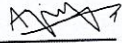
Dishwasher Rough-In ☒ Yes ☐ No
Waterline for Fridge ☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

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

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7. Other flooring

Main Hall	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Living Room	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Dining Room	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Family Room	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Den / Library / Study	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Upper Landing	VINTAGE-PIONEERED SOLID COLLECTION-2 1/4" RED OAK NATURAL-ESTATE SEMI GLOSS
Upper Hall	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004
Master Bedroom	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004
Bedroom #2	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004
Bedroom #3	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004
Bedroom #4	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004
Bedroom #5	LAMINATE-MANHATTON-RED OAK NATURAL -TL-15004

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		

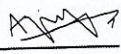
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	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	22 WARM GREY
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	ENSUITE 2-BED 2/5	22 WARM GREY
Den/Library	22 WARM GREY	ENSUITE 3-BED3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule

Main Hall

Living Room

Dining Room

Family Room

Kitchen/Breakfast

Den/Library

Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

FLAT ON WALL

MANTLE M2-STANDARD

AS PER CONSTRUCTION SPECIFICATIONS

NERO

N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

NO

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches

● White

DECOR

Hood Fan

STANDARD WHITE TEMP.

Appliances

Built in Cooktop

○ Yes ● No

Built in Oven

○ Yes ● No

Above Kitchen Cabinet Light ○ Yes ● No

Below Kitchen Cabinet Light ○ Yes ● No

Gas Stove

○ Yes ● No

Microwave

○ Yes ● No

Dishwasher Rough-in Yes

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

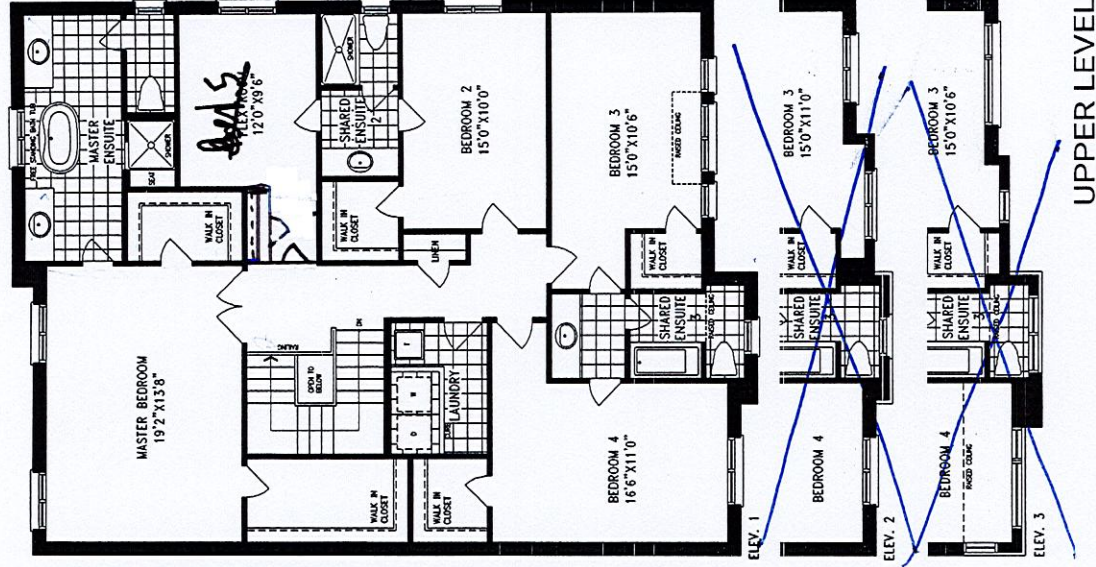
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this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

Signature: 

Date: June, 16th, 2022

* WALK-OUT CONDITION

Relocate—
Standard
Kitchen
light to be
centered
over island



MAIN LEVEL

UPPER LEVEL

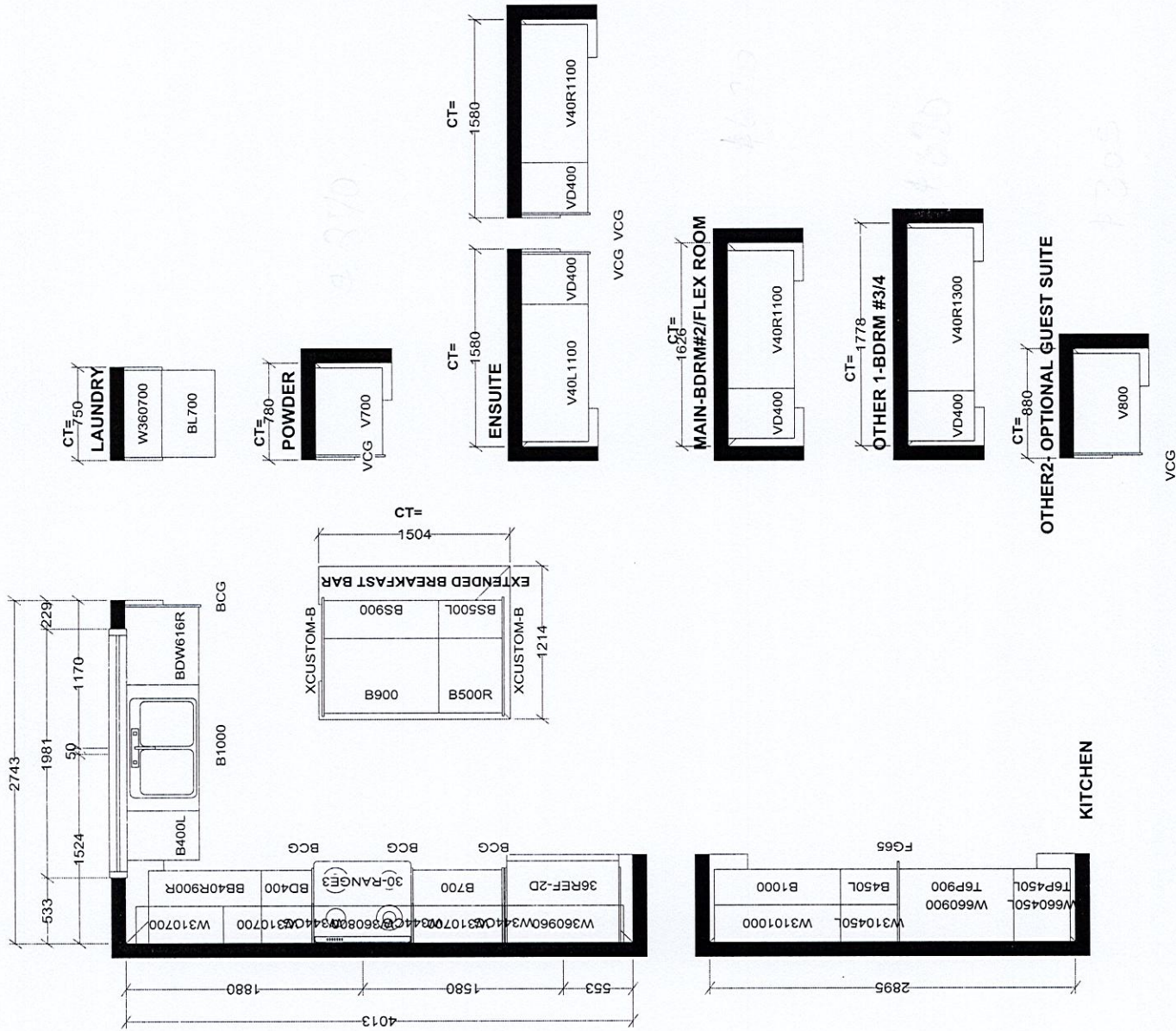
LOWER LEVEL

*200 AMP SERVICE

SPRINGFIELD ONE S ELEV. 1 - 3,386 sq. ft. | ELEV. 2 - 3,407 sq. ft. ELEV. 3 - 3,393 sq. ft.

OWNERSHIP OF HOME MAY BE REVERSED AND PURCHASER AGREES TO ACCEPT THE SAME. STEPS AND PROCESSES MAY VARY AT ANY EXTERIOR ENTRANCE MAY BE DUE TO CHANGING VIBRANCE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL FURNISHINGS ARE ARTIST'S CONCEPT. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILING SUBJECT TO MODIFICATIONS. PRODUCE AND LOANING MODEL TYPES MAY VARY DUE TO SITING. E.O.E. APR 2021

LOT 560 - Elev. 1
Russell Gardens Ph. 4



Selba Industries				J #
This drawing is the intellectual property of Selba Industries Inc. and is an unregistered trademark. No part of this drawing may be reproduced or copied in any form or by any means, or copied unless applicable fee has been paid or job order placed.				
W WIDTH	W HGT	W CNT	JOB NUMBER:	
FLOOR HGT	DOOR HGT		BUILDER: GREENPARK	
ST CENT	2X4	VENT BOX COVER	SITE: ROSSELL GARDENS PH. 4	
			MODEL: SPRINGFIELD 1SX OPT GRND FLR EL 12.3	
			DESIGNER: LR	
			DATE: APR 28 21	
			LOT #:	

LOT #560 - R.G. Phase 4

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
