

CONSTRUCTION SUMMARY		
Mountainview Heights 3 (G) - Russell Gardens Building Ltd.		
PURCHASERS: Andrew Clark Baird AUBERT and Sarah S. AUBERT		TEL: RES.: 289-888-1420
LOT / PHASE 576 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four A Elev 3 <i>Revised Layout *</i>

CABINETRY

1 - KITCHEN - PROVISION FOR FUTURE BEVERAGE FRIDGE 11Jul22 Note:	
SKETCH FOR LOCATION	
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 11Jul22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY - KITCHEN - CROWN 11 11Jul22 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 2 11Jul22 Note:	
1 - CABINETRY - KITCHEN - VALENCE 11Jul22 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY – MINI STACKED UPPER CABINETS – PRICE IS PER FOOT – UPGRADE 2 CABINETRY 11Jul22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 11Jul22 Note:	
1 - KITCHEN CABINETRY UPPER - COUNTER TOP HUTCH SINGLE DOOR WITH DRAWER - PRICE IS EACH - UPGRADE 2 11Jul22 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 11Jul22 Note:	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 11Jul22 Note:	
1 - CABINETRY FEE FOR FLUSH CUTOUT ON WALL SINGLE MICROWAVE CABINET 11Jul22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - UPGRADE 2 11Jul22 Note:	
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 2 11Jul22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 11Jul22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE WALL TILE - SHOWER 11Jul22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 11Jul22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 11Jul22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 11Jul22 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 11Jul22 Note:	

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
576 / 4	62M-1266	Valleycreek Four A Elev 3		
<b>1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN</b> 11Jul22    Note:				
<b>CONSTRUCTION</b>				
<b>1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET</b> 18Aug21    Note:				
<b>3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES</b> 18Aug21    Note:				
<b>1 - PROVISION FOR SHAMPOO NICHE APPROX. 24" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS</b> 18Aug21    Note:				
<b>COUNTER TOP</b>				
<b>1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP</b> 11Jul22    Note:				
<b>1 - UPGRADE COUNTERTOP MATERIAL - Powder</b> 11Jul22    Note:				
<b>1 - UPGRADE COUNTERTOP MATERIAL Full Height Backsplash - Kitchen</b> 11Jul22    Note: INCLUDES EXTENDED BACKSPLASH				
<b>1 - UPGRADE COUNTERTOP MATERIAL - Kitchen</b> 11Jul22    Note:				
<b>1 - COUNTER TOP - UPGRADE - ENSUITE BATHROOM VANITY COUNTER TOP</b> 11Jul22    Note:				
<b>1 - SHAMPOO NICHE 24" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION</b> 18Aug21    Note: SUPPLY & INSTALL <b>MASTER ENSUITE</b>				
<b>DOORS AND TRIM</b>				
<b>15 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR</b> 11Jul22    Note: <i>Second Floor</i>				
<b>1 - UPGRADE EXTERIOR DOOR HANDLE (TAVARIS - IRON BLACK) &amp; INTERIOR DOORS (LISBON) INCLUDES BLACK DOOR HINGES</b> 11Jul22    Note: <b>SEE COLOUR CHART FOR DESCRIPTION</b>				
<b>5 - DOORS INTERIOR - FOR 10 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR</b> 11Jul22    Note: <i>First Floor:</i>				
<del><b>1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR</b></del> 18Aug21    Note: <i>Cancelled</i>				
<b>ELECTRICAL</b>				
<b>1 - KITCHEN - CANOPY HOOD FAN - 36" CYCLONE 550 CFM #SC51336</b> 11Jul22    Note:				
<b>1 - PLUG - ELECTRICAL PLUG WITH GFI</b> 11Jul22    Note: BEVERAGE FRIDGE <b>SEE SKETCH FOR LOCATION</b>				
<b>1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY</b> 11Jul22    Note:				
<b>1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING</b> 11Jul22    Note:				

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576 / 4	62M-1266	Valleycreek Four A Elev 3		
1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 11Jul22    Note: MASTER ENSUITE - X1				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 11Jul22    Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 11Jul22    Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 11Jul22    Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 11Jul22    Note:				
1 - 200 AMP ELECTRICAL SERVICE 18Aug21    Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 11Jul22    Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 11Jul22    Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 11Jul22    Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 11Jul22    Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES 18Aug21    Note:				
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MISCELLANEOUS

2 - GARAGE DOOR OPENER – LIFEMASTER 8165 WITH CHAIN DRIVE – INLCUDES 1 KEYPAD & 2 HANDHELD CONTROL 11Jul22    Note:				
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PAINTING

1 - UPGRADE WHITE - TRIM & DOORS 11Jul22    Note:				
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PLASTER MOULDINGS

1 - CORNICE MOULDING - - MAIN HALL 11Jul22    Note:				
1 - CORNICE MOULDING - - LIVING ROOM 11Jul22    Note:				
1 - CORNICE MOULDING - - FOYER AND MAIN HALL 11Jul22    Note:				
1 - CORNICE MOULDING - - DINING AND FAMILY ROOM 11Jul22    Note:				

PLUMBING

1 - MOEN ARRIS POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR WITH HAND SHOWER – BLACK #TS22003EP/U361CI/UTS23005/62320/3887EP/A725 11Jul22    Note:				
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1 - TOE TESTER - ADD TOE TESTER TO SHOWER 11Jul22 Note: MASTER ENSUITE				
3 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY 11Jul22 Note: POWDER - X1 MASTER ENSUITE - X2				
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 11Jul22 Note:				
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Aug21 Note:				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Aug21 Note:	
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STAIRS AND RAILINGS

1 - V GROOVE HANDRAIL 11Jul22 Note:	
1 - EUROLINE I 11Jul22 Note: BLACK	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 11Jul22 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:	
(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:	
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:	

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Purchasers:

Andrew Clark Baird AUBERT & Sarah S. AUBER

Property: 576

Telephone Res. / Bus:

(289) 888-1420 /

Decor Advisor:

Aly Aversa

Model and Elevation: Valleycreek Four A Elev 3

Lock Date:

11-Jul-22

11-Jul-22

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	464SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K44 TITAN GREY	464SA
Master Ensuite Bathroom	DORAL H3081 HACIENDA BLACK	464SA
Ensuite Bath - Bedroom 2/3	DORAL H3453 LAVA GREY FLEETWOOD	464SA
Ensuite Bath - Bedroom 4	DORAL H3453 LAVA GREY FLEETWOOD	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

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 (Q)	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	QUARTZ - MISTRAL (Q)	#360 EDGE
Master Ensuite Bathroom	QUARTZ-LYSKAMM	#360 EDGE
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	N/A
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	N/A

\*\* Refer to Construction Summary

Purchasers:

Andrew Clark Baird AUBERT & Sarah S. AUBER

Telephone Res. / Bus:

(289) 888-1420 /

Decor Advisor:

Aly Aversa

Lock Date:

13-Jul-22

Property: 576

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Four A Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE - STONE WHITE 12X24	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	TILE - STONE WHITE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE - STONE WHITE 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE - GARDA 570 DARK GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE GRIGIO 13X13	<input type="checkbox"/>	
SIDE ENTRANCE	TILE - STONE WHITE 12X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

\*\* Refer to Construction Summary

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 - CLASSIC STATUARIO MATTE 12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE - BIANCO LUCIDO 8X16	
Ensuite Bath - Bedroom 4	TILE - BIANCO LUCIDO 8X16	
SIDE ENTRANCE	N/A	
Kitchen Backsplash		

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	LOGAN-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	LISBON SQT 514
Exterior Front Door Handle	TAVARIS 514

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Model and Elevation: Valleycreek Four A Elev 3

Lock Date:

11-Jul-22

11-Jul-22

Plan #: 62M-1266

7. Outer Flooring

Main Hall	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Living Room	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Dining Room	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Family Room	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Den / Library / Study	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
Upper Landing	HARDWOOD - MIRAGE - IMAGINE COLLECTION - DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT
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

Underpad

Type

Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Complimenting Colour	MIRAGE-RED OAK - DRIFTWOOD
Picket Type	EUROLINE 1	Complimenting Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK - DRIFTWOOD
Treads	AS PER CONSTRUCTION SPECIFICATIO	Complimenting Colour	MIRAGE-RED OAK - DRIFTWOOD

Red Oak Stairs

☒ Yes

☐ 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	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim & Door Paint-Semi Gloss	UPGRADE WHITE		

Smooth Ceilings First Floor

☒ Yes

☐ No

\*\* Refer to Construction Summary

Initials:

Purchasers:Andrew Clark Baird AUBERT & Sarah S. AUBERT

Property: 576

Telephone Res. / Bus: (289) 888-1420 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Four A Elev 3

Lock Date: 11-Jul-22

11-Jul-22

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	UPDATE - 814		Kitchen/Breakfast		
Main Hall	UPDATE - 814		Den/Library		
Living Room	UPDATE - 814		Lower Landing		
Dining Room	UPDATE - 814				
Family Room	UPDATE - 814				

\*\* Refer to Construction Summary

11. Fireplace

Living Room	Family Room	Other Room - Specify
<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>	<div><div>Purchased</div><div>As Per Plan</div><div>N/A</div></div>
<div><div>Fireplace Type</div><div>Mantle Type</div><div>Colour / Stain</div><div>Surround</div><div>Hearth</div></div>	<div><div>As Per Construction Specifications</div><div>MANTLE M2-STANDARD</div><div>AS PER CONSTRUCTION SPECIFICATIONS</div><div>GRIGIO CARNICO</div><div>N/A</div></div>	

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

<div><div>Air Conditioning</div><div>Gas Provisions Dryer</div><div>Comment</div></div>	<div><div>NO</div><div>NO</div></div>	<div><div>Gas Provisions Stove</div><div>Gas Provisions Barbecue</div></div> <div><div>NO</div><div>NO</div></div>
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\*\* Refer to Construction Summary

13. Electrical

<div><div>Plugs and Switches</div><div>Hood Fan</div><div>Appliances</div></div>	<div><div><div>White</div><div>Standard</div></div><div>CYCLONE CHIMNEY 36" #SC51336</div><div><div>Built in Cooktop</div><div>Built in Oven</div></div><div><div>Yes</div><div>No</div><div>Yes</div><div>No</div></div><div><div>Dishwasher Rough-in</div><div>Yes</div></div></div>	<div><div>Above Kitchen Cabinet Light</div><div>Below Kitchen Cabinet Light</div><div>Gas Stove</div><div>Microwave</div></div> <div><div>Yes</div><div>No</div><div>Yes</div><div>No</div><div>Yes</div><div>No</div><div>Yes</div><div>No</div></div>
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\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

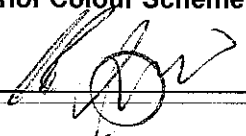
1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

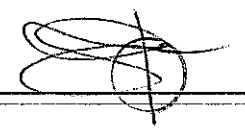
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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: 2022-07-11

Signature: 

Date: 2022-07-11

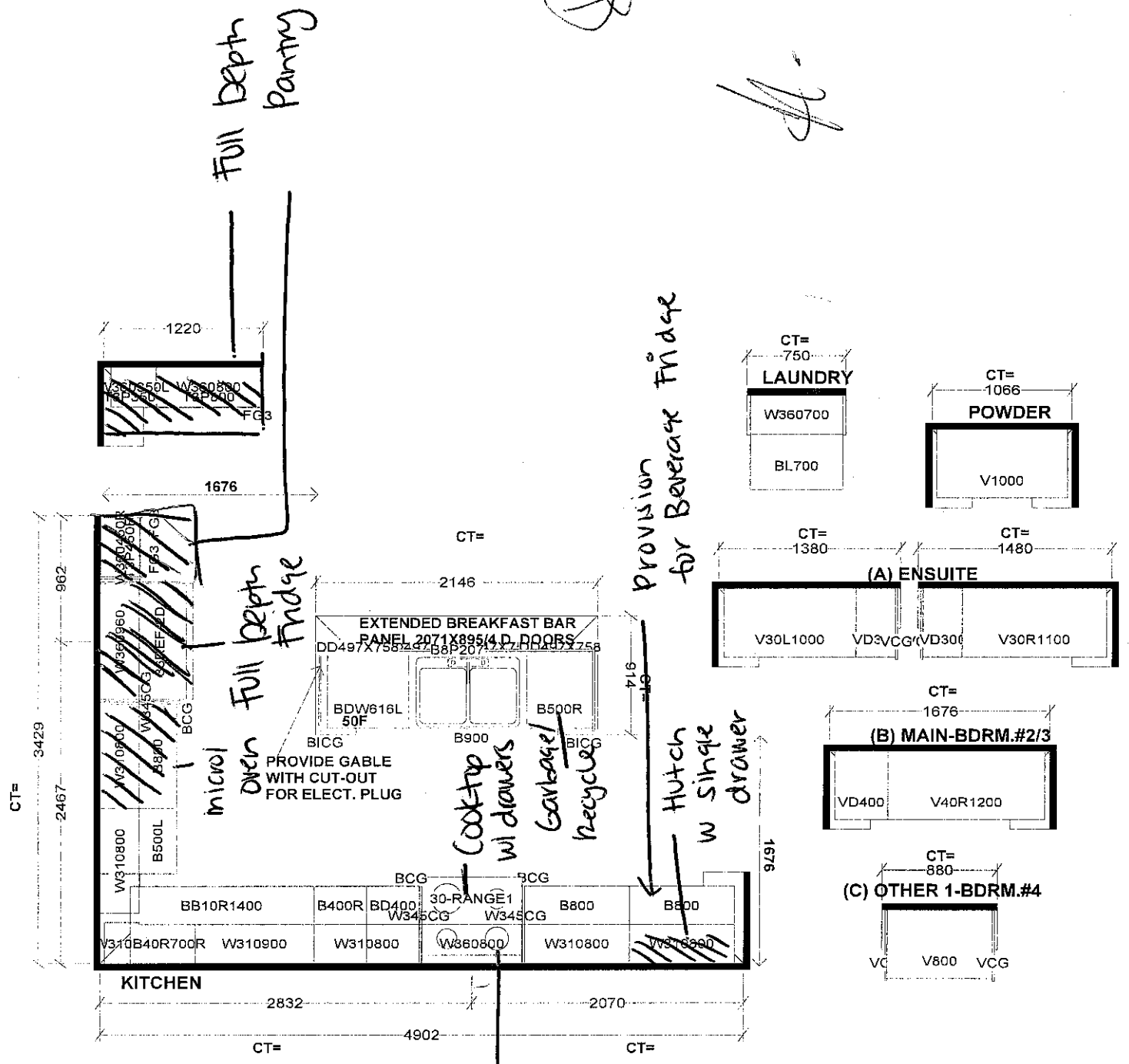
Page 4 of 4

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- Mini stacked uppers
- Crown cm 11
- Upgrade 2
- Valence

Delete  
Cabinets  
above



<b>Selba Industries</b>				<b>J#</b>	
W WIDTH	W HGHT	W CNT	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.		
FLOOR HGHT	DOOR HGHT	VENT BOX COVER	DESIGNER: KS		
ST CENT	2X4	VENT BOX COVER	DATE: APR 28 21		
			JOB NUMBER:		
			BUILDER: GREENPARK		
			SITE: RUSSELL GARDENS PH.4		
			MODEL: VALLEYCREEK 4AX EL 1,3		
			LOT #:		

LOT 576

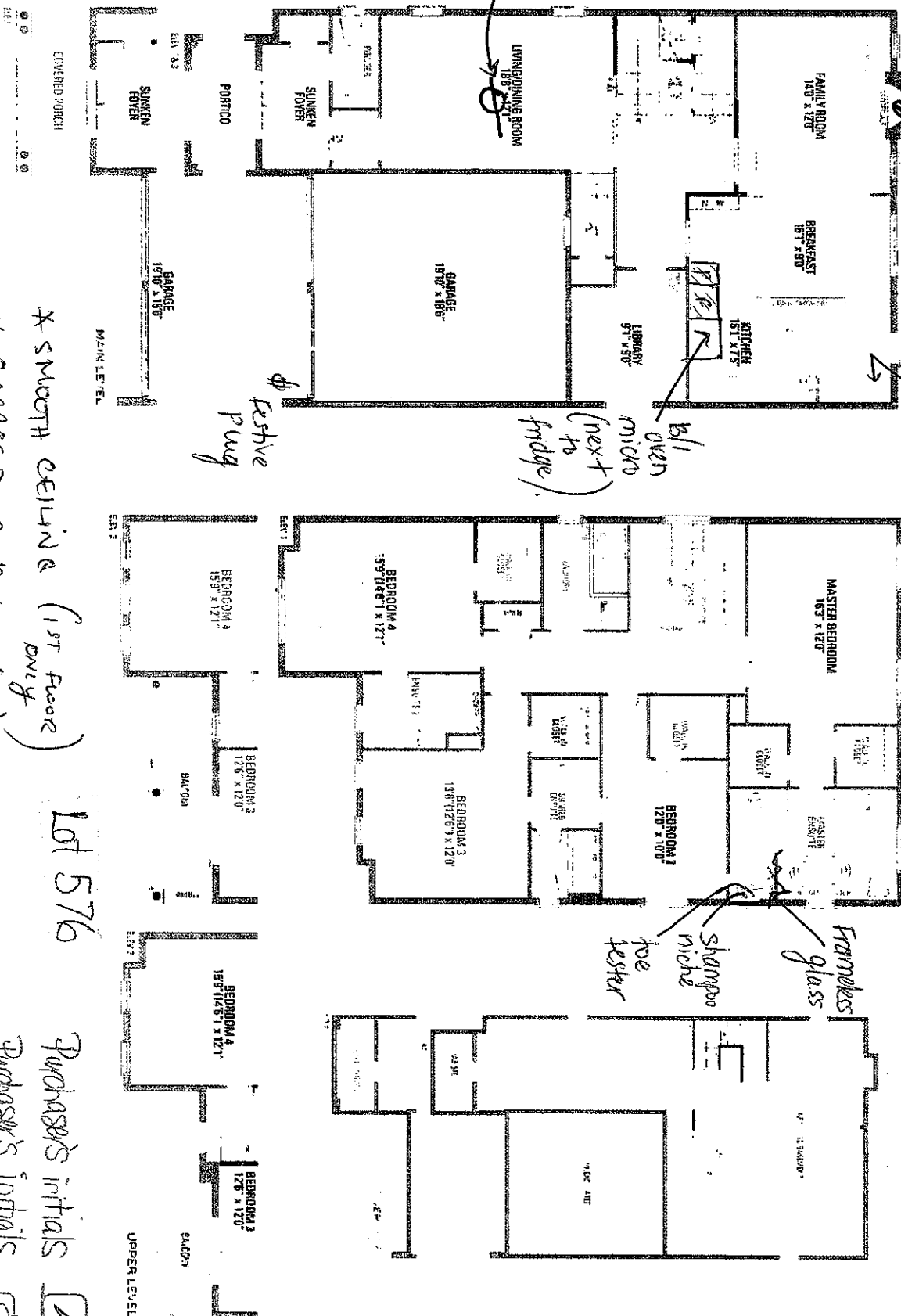
Russell Gardens

Phase 4

\* REVISED  
FLOORPLAN \*

Center light  
in liv/din rm

Bar fridge location



VALLEYCREEK FOUR A ELEV. 1 - 2,927 sq. ft. ELEV. 2 - 2,818 sq. ft. ELEV. 3 - 2,829 sq. ft. | Include 10 sq. ft. of open area.

- \* SMOOTH CEILING (1st floor only)
- \* GARAGE DOOR OPENER (X2)
- \* 200 AMP
- \* 3 ENLARGED BASEMENT WINDOWS.

Lot 576

Purchaser's initials  
Purchaser's initials

[Handwritten initials]

Purchaser: *Andrew Clark Baird Aubert And Sarah S. Aubert*  
Lot: *576 Russell Gardens*

**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
