

CONSTRUCTION SUMMARY

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

PURCHASERS: Bibin JOSEPH and Sunitha BIBIN

TEL: RES.: 365-777-1095

| | | | | |
|------------------------|-------------------------|---|--|--|
| LOT / PHASE 343 / 4 | REG. PLAN # 62M-1266 | HOUSE TYPE Valleycreek Eleven Elev 1 | | |
|------------------------|-------------------------|---|--|--|

CABINETRY ACCESSORIES

| | |
|---|--|
| 1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 21Dec21 Note: | |
| 1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 21Dec21 Note: | |
| 1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 21Dec21 Note: | |

CONSTRUCTION

| | |
|--|--|
| 4 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 29Jul21 Note: | |
|--|--|

ELECTRICAL

| | | |
|--|--|--|
| 1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 21Dec21 Note: | | |
| 1 - 200 AMP ELECTRICAL SERVICE 21Dec21 Note: | | |
| 1 - RELOCATE STANDARD UPPER HALLWAY LIGHT CENTERED TO STAIRCASE - IF CONSTRUCTION PERMITS 21Dec21 Note: | | |
| 1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 21Dec21 Note: | | |
| 1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Jul21 Note: | | |

HARDWOOD FLOORING

| | | |
|---|--|--|
| 1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 21Dec21 Note: | | |
| 1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 21Dec21 Note: | | |
| 1 - HARDWOOD - PROMO SERIES 3 1/4 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - DINING ROOM 21Dec21 Note: | | |

PLUMBING

| | | |
|--|--|--|
| 1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 21Dec21 Note: ENSUITE 3/4 | | |
| 1 - TOE TESTER - ADD TOE TESTER TO SHOWER 21Dec21 Note: ENSUITE 3/4 | | |
| 1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 29Jul21 Note: | | |
| 3 - HOT WATER VALVE NEXT TO TOILET - PRICE IS EACH 29Jul21 Note: MASTER ENSUITE, SHARED ENSUITE AND ENSUITE 2 | | |



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| LOT / PHASE | REG. PLAN # | HOUSE TYPE | | |
| 343 / 4 | 62M-1266 | Valleycreek Eleven Elev 1 | | |

PROMOTIONAL

| | | |
|--|--|--|
| 1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Dec21 Note: | | |
| 1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jul21 Note: NEW PROMO BALANCE \$5360.00 | | |

STAIRS AND RAILINGS

| | | |
|---|--|--|
| 1 - V GROOVE HANDRAIL 21Dec21 Note: | | |
| 1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 21Dec21 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: | | |

This Document is Extremely Time Sensitive - Printed 21 Dec 21 at 13:49

3. Ceramic Flooring

| | | At a 45 | Threshold-If App. |
|----------------------------|--------------------------------|--------------------------|---------------------------|
| Entrance Vestibule | TILE-GARDA GREY 13X13 | <input type="checkbox"/> | Metal Strip Where Applic. |
| Main Hall | N/A | <input type="checkbox"/> | |
| Kitchen / Breakfast | TILE-GARDA SAND 569 13X13 | <input type="checkbox"/> | |
| Laundry Room | TILE-UNISTONE 609 WHITE 13X13 | <input type="checkbox"/> | |
| Powder Room | TILE-GARDA SAND 569 13X13 | <input type="checkbox"/> | |
| Master Ensuite Bathroom | TILE-BEACH LIGHT GREY 13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 2 | TILE-ESSENZE TAUPE 13X13 | <input type="checkbox"/> | |
| Ensuite Bath - Bedroom 3/4 | TILE-HABITAT GREY VELVET 12X12 | <input type="checkbox"/> | |
| SIDE ENTRANCE | TILE-GARDA SAND 569 13X13 | <input type="checkbox"/> | |
| | | <input type="checkbox"/> | |
| | | <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-EVERTON GREY 8X16 | |
| Bathtub Enclosure Walls | N/A | |
| Ensuite Bath - Bedroom 2 | TILE-EVERTON GRIEGE 8X16 | |
| Ensuite Bath - Bedroom 3/4 | TILE-EVERTON STEEL 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 | As Per Construction Specifications |
| Interior Trim | As Per Construction Specifications |
| Door Handles | As Per Construction Specifications |
| Exterior Front Door Handle | As Per Construction Specifications |

** Refer to Construction Summary

Purchasers:

Bibin JOSEPH & Sunitha BIBIN

Telephone Res. / Bus:

(365) 777-1095 /

Decor Advisor:

Aly Aversa

Lock Date:

21-Dec-21

Property: 343

Project: Russell Gardens Building Ltd.

Model and Elevation: Valleycreek Eleven Elev 1

Plan #:

62M-1266

7. Other Flooring

| | |
|------------------------------|---|
| Main Hall | N/A |
| Living Room | N/A |
| Dining Room | HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK-EXCLUSIVE 3 1/4 CASHMERE |
| Family Room | HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK-EXCLUSIVE 3 1/4 CASHMERE |
| Den / Library / Study | HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK-EXCLUSIVE 3 1/4 CASHMERE |
| Basement Landing(If Applies) | N/A |
| Lower Landing (If Applies) | N/A |
| Upper Landing | HARDWOOD-MIRAGE-ADMIRATION COLLECTION-WATERLOO-RED OAK-EXCLUSIVE 3 1/4 CASHMERE |
| Upper Hall | LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315 |
| Master Bedroom | LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315 |
| Bedroom #2 | LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315 |
| Bedroom #3 | LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315 |
| Bedroom #4 | LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315 |
| Bedroom #5 | N/A |
| | |
| | |
| | |
| | |
| Underpad | TypeArea |
| | |

** Refer to Construction Summary

8. Railings and Pickets

| | | | |
|--|------------------------------------|----------------------|-------------------------|
| Railing Type | V-GROOVE | Complimenting Colour | MIRAGE-RED OAK-WATERLOO |
| Picket Type | AS PER CONSTRUCTION SPECIFICATIONS | Complimenting Colour | MIRAGE-RED OAK-WATERLOO |
| Stringer / Riser | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | MIRAGE-RED OAK-WATERLOO |
| Treads | AS PER CONSTRUCTION SPECIFICATIO | Complimenting Colour | MIRAGE-RED OAK-WATERLOO |
| Red Oak Stairs <input type="radio"/> Yes <input checked="" 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 | N/A | 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 | | |
| | | | |
| | | | |

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:

Purchasers: Bibin JOSEPH & Sunitha BIBIN

Property: 343

Telephone Res. / Bus: (365) 777-1095 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Aly Aversa

Model and Elevation: Valleycreek Eleven Elev 1

Lock Date: 21-Dec-21

21-Dec-21

Plan #: 62M-1266

10. Plaster Mouldings and Medallions

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

** 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 | | | | As Per Construction Specifications | | | | | |
| Colour / Stain | | | | MANTLE M1-STANDARD | | | | | |
| Surround | | | | AS PER CONSTRUCTION SPECIFICATIONS | | | | | |
| Hearth | | | | NERO | | | | | |
| | | | | N/A | | | | | |

** Refer to Construction Summary

12. Heating and Air Conditioning

| | | | |
|----------------------|----|-------------------------|----|
| Air Conditioning | NO | Gas Provisions Stove | NO |
| Gas Provisions Dryer | NO | Gas Provisions Barbecue | NO |
| Comment | | | |

** Refer to Construction Summary

13. Electrical

| | | | | | |
|---------------------|---|---|---|---|-------------------------------------|
| Plugs and Switches | <input checked="" type="radio"/> White | Standard | 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 type="radio"/> Yes <input checked="" type="radio"/> No | <input type="radio"/> Yes <input checked="" type="radio"/> No | <input type="radio"/> Yes <input checked="" type="radio"/> No | <input type="radio"/> Yes <input checked="" type="radio"/> No | |
| Dishwasher Rough-in | Yes | | | | |

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

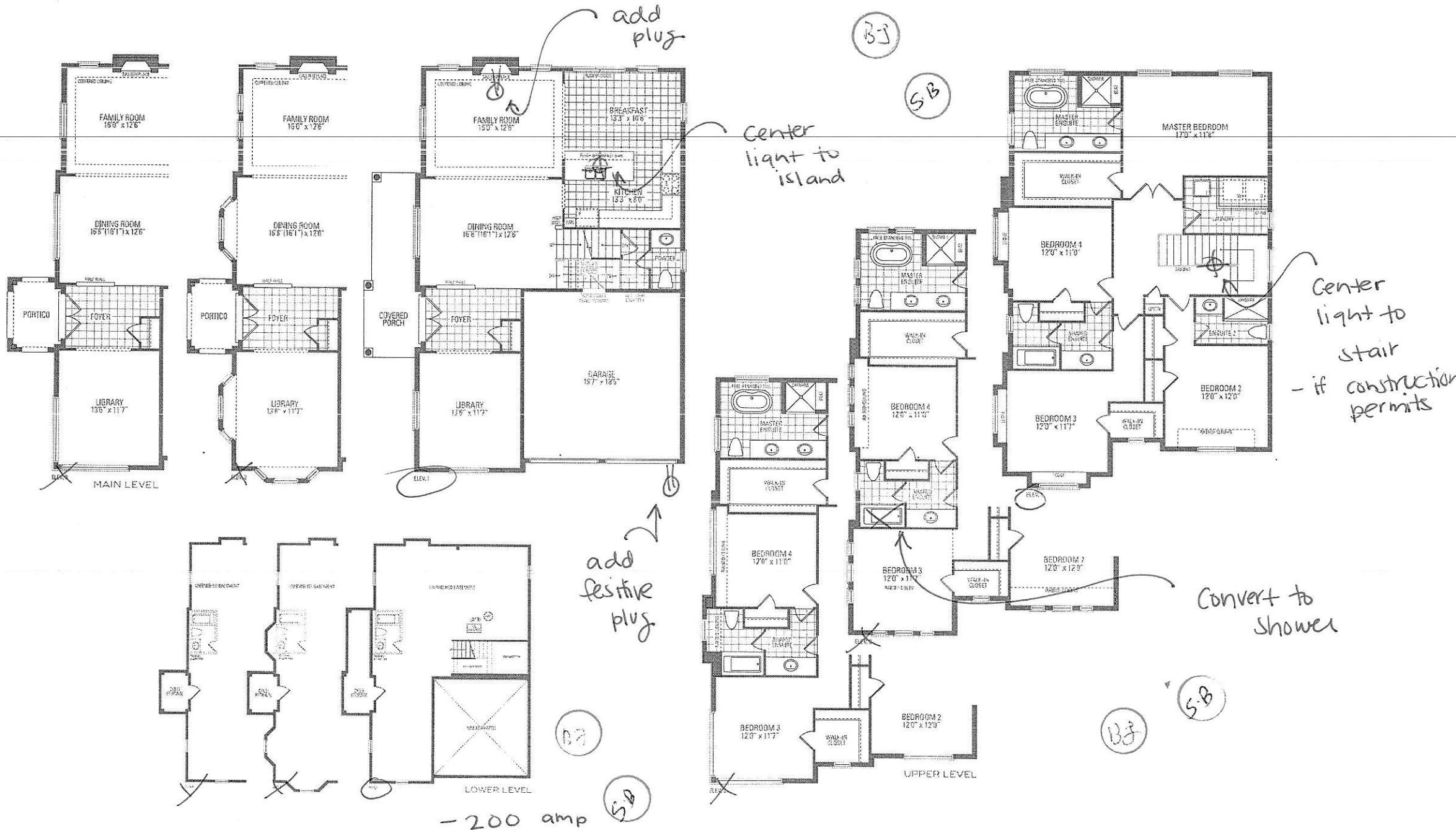
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this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

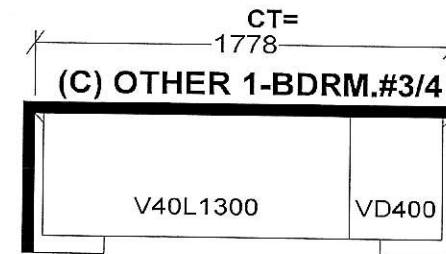
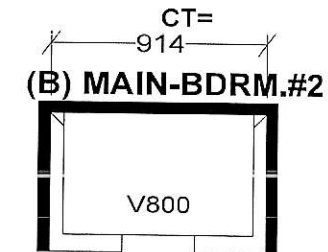
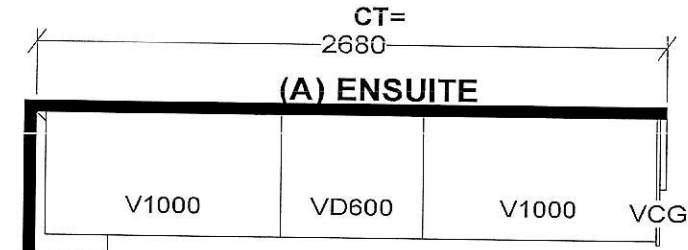
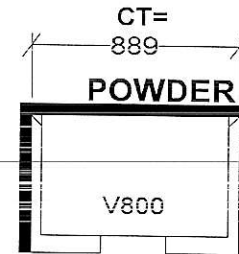
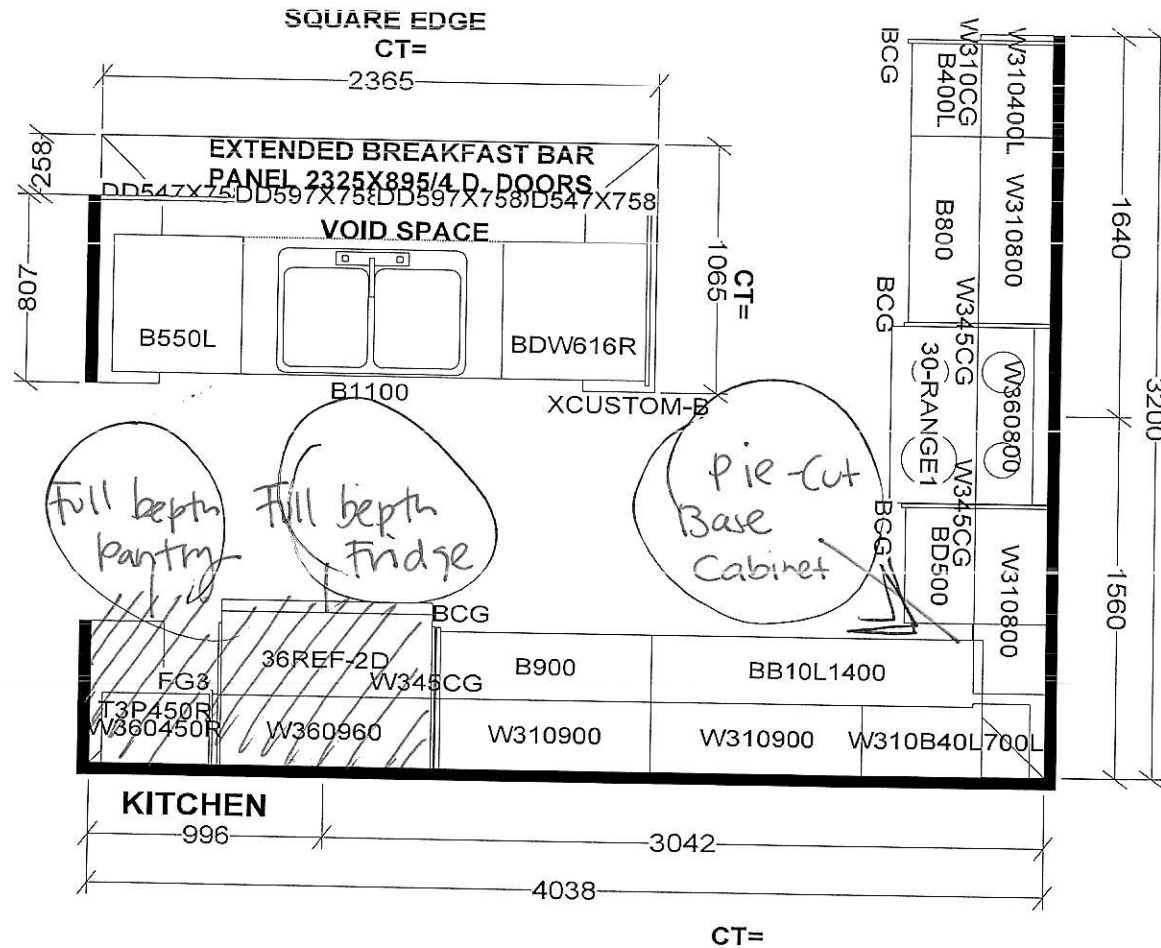
Signature:

Date:



VALLEYCREEK ELEVEN ELEV. 1 • 2,689 sq.ft. | ELEV. 2 • 2,691 sq.ft. | ELEV. 3 • 2,685 sq.ft.

Orientation of home may be reversed and purchaser agrees to accept same. Steps and porches may vary at any exterior elevation ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Baseline and adjoining model types may vary due to swap. E. & J.E May 2021



| Selba Industries | | | | J # |
|------------------|-----------|----------------|--|---------------------------------|
| W WIDTH | W HGHT | W CNT | <small>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.</small> CHA F ED B DESIGNER: KS C DATE: APR 28 21 | JOB NUMBER: |
| FLOOR HGHT | DOOR HGHT | | | BUILDER: GREENPARK |
| ST CENT | 2X4 | VENT BOX COVER | | SITE: RUSSELL GARDENS PH.4 |
| | | | | MODEL: VALLEYCREEK 11X EL 1,2,3 |
| | | | | LOT #: |

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  |
|--|--|