

CONSTRUCTION SUMMARY

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

PURCHASERS: Bryan A. COWELL and Jenelle Sonya ERNEST

TEL: RES.: 647-914-5553

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
402 / 4	62M-1266	Mountainash Five (4 Bedroom) Elev 3		

CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 29Oct21 Note:	
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 29Oct21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 29Oct21 Note:	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETRY ACCESSORY - MAGIC CORNER MECHANISM - PRICE IS EACH - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 4 BIN - PRICE IS EACH 29Oct21 Note:	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD 29Oct21 Note:	
1 - KITCHEN CABINETRY BASE - ADD SHALLOW BASES TO ISLAND BELOW BREAKFAST BAR - STANDARD 29Oct21 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 29Oct21 Note:	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE and IN A STAGGERED PATTERN - - POWDER ROOM 29Oct21 Note:	
2 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE and IN A STAGGERED PATTERN - - FOYER 29Oct21 Note:	
2 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE and IN A STAGGERED PATTERN - - KITCHEN 29Oct21 Note:	
2 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE and IN A STAGGERED PATTERN - - ENSUITE BATHROOM - FLOOR 29Oct21 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 29Oct21 Note:	



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1 - TILE - UPGRADE 1 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 3/4 - FLOOR 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - BATHROOM 2 - FLOOR 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - MUD ROOM 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 29Oct21 Note:				
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 29Oct21 Note:				

DOORS AND TRIM

1 - TRIM - UPGRADE 1- 5-¼” ONE STEP BASEBOARD AND BB ONE STEP CASING 29Oct21 Note:	
1 - DOOR - EXTERIOR - FRENCH - CLEAR GLASS - BOTH DOORS ARE OPERABLE - IN LIEU OF SLIDING PATIO DOOR 26Aug21 Note:	

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - FLEX ROOM 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - BEDROOM 3 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - BEDROOM 2 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - INSTALLED 5' FROM FLOOR - MASTER BEDROOM 29Oct21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 29Oct21 Note:	
1 - POWDER ROOM - INSTALL LIGHT ON CEILING - IF CONSTRUCTION PERMITS 29Oct21 Note:	



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1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 29Oct21 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 29Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN WORKSPACE 29Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN BREAKFAST 29Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 29Oct21 Note:				
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 29Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 29Oct21 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - HOME OFFICE 29Oct21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 25May21 Note:				

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 29Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 29Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 29Oct21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 29Oct21 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER DOOR & PANEL ABOVE SEAT - INCLUDES CHROME KNOB & HINGES - MASTER ENSUITE BATHROOM 29Oct21 Note:	
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PLUMBING

1 - FREESTANDING TUB - TUBCO CIRRUS SR 22 IN LIEU OF STANDARD FREE STANDARD TUB 29Oct21 Note:	
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PROMOTIONAL

CONSTRUCTION SUMMARY

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402 / 4	62M-1266	Mountainash Five (4 Bedroom) Elev 3		
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Oct21 Note:				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Aug21 Note: NEW PROMO BALANCE \$6780.00				
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 25May21 Note: NEW PROMO BALANCE \$8945.00				

STAIRS AND RAILINGS

1 - STAIRCASE - V GROOVE HANDRAIL 29Oct21 Note:	
1 - STAIRCASE - RING POSTS 29Oct21 Note:	
1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Oct21 Note:	
1 - STAIRCASE - EUROLINE 0 IRON PICKETS - BLACK 29Oct21 Note:	

EXTRAS AS PER OFFER

Purchase Price includes 3 enlarged basement windows, and the obligation to construct the house with the enlarged basement windows is subject to the Vendors approval, in its sole and unfettered discretion The Purchaser acknowledges and agrees that the loc Worksheet Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor?s approval, in its sole and unfettered discretion. The Purchaser acknowledges and ag 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:	
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 29 Oct 21 at 15:06

Purchasers:

Bryan A. COWELL & Jenelle Sonya ERNEST

Property: 402

Telephone Res. / Bus:

(647) 914-5553 /

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Mountainash Five (4 Bedroom) Elev 3

Lock Date:

29-Oct-21

29-Oct-21

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	447SA
Laundry Room	ELISSE	Standard
Powder Room	DORAL K38 RIVERSIDE	447SA
Master Ensuite Bathroom	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 2	DORAL K38 RIVERSIDE	447SA
Ensuite Bath - Bedroom 3/4	DORAL K38 RIVERSIDE	447SA
	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

KITCHEN - BUILT-IN MICRO ONLY

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-NERO IMPALA	#360
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3/4	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

Bryan A. COWELL & Jenelle Sonya ERNEST

(647) 914-5553 /

Candace Forza

29-Oct-21

Property: 402

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Five (4 Bedroom) Elev 3

29-Oct-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-STONE DARK GREY-12 1/4 X 24 1/4***45 & stagger	<input checked="" type="checkbox"/>	GROUT - 3 GREY
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE DARK GREY-12 1/4 X 24 1/4***45 & stagger	<input checked="" type="checkbox"/>	GROUT - 3 GREY
Laundry Room	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	GROUT - 3 GREY
Powder Room	TILE-STONE DARK GREY-12 1/4 X 24 1/4***45 & stagger	<input checked="" type="checkbox"/>	GROUT - 3 GREY
Master Ensuite Bathroom	TILE-STONE DARK GREY-12 1/4 X 24 1/4***45 & stagger	<input checked="" type="checkbox"/>	GROUT - 3 GREY
Ensuite Bath - Bedroom 2	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	GROUT - 3 GREY
Ensuite Bath - Bedroom 3/4	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	GROUT - 3 GREY
MUD ROOM	TILE-STONE DARK GREY-12 1/4 X 24 1/4	<input type="checkbox"/>	GROUT - 3 GREY
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	metal strip where applicable

** 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	GROUT - 1 SILVER
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2	TILE-SILVIA WHITE-8X16	GROUT - 1 SILVER
Ensuite Bath - Bedroom 3/4	TILE-SILVIA WHITE-8X16	GROUT - 1 SILVER
MUD ROOM	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

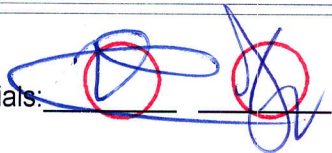
☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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29-Oct-21

29-Oct-21

Plan #: 62M-1266

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	STRIP-MIRAGE-IMAGINE-CHARACTER CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-CHARACTER CORK-RED OAK-DURAMATT-DRIFTWOOD-5"
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
FLEX ROOM	LAMINATE-LEXINGTON-ROCHEFORT OAK-TL-LW1317
	N/A
	N/A
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	RING POST & V-GROOVE	Complimenting Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 0	Complimenting Colour	BLACK
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			

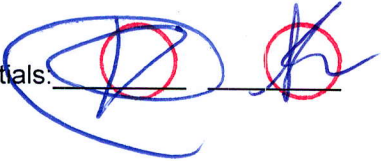
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim & Door Paint-Semi Gloss	BIRCH WHITE	FLEX ROOM	22 WARM GREY
	N/A	MUD ROOM	22 WARM GREY
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials: 

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
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	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			BIANCO			N/A		
	N/A			NO			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	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		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 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

- 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.

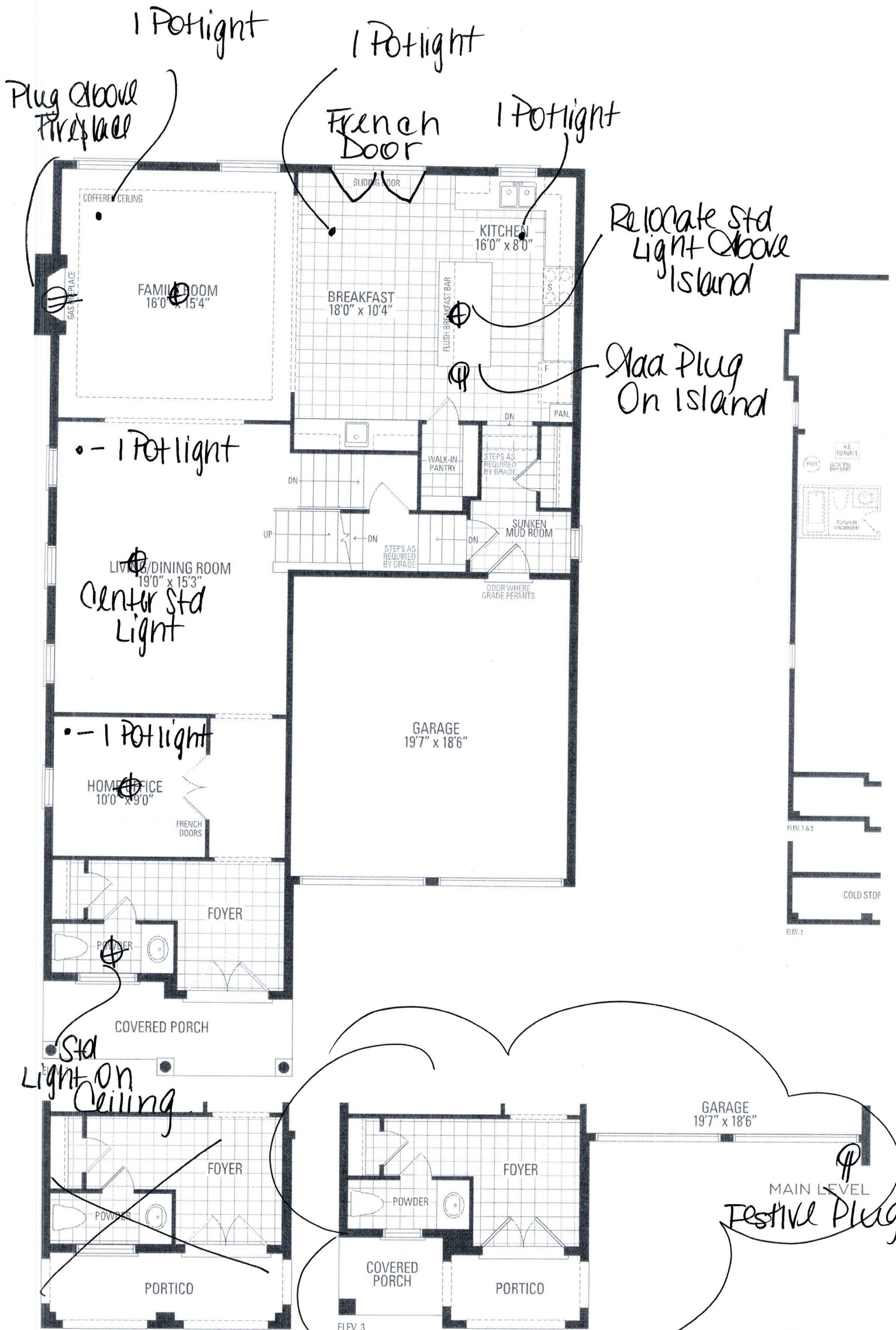
4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: 04-29-2021

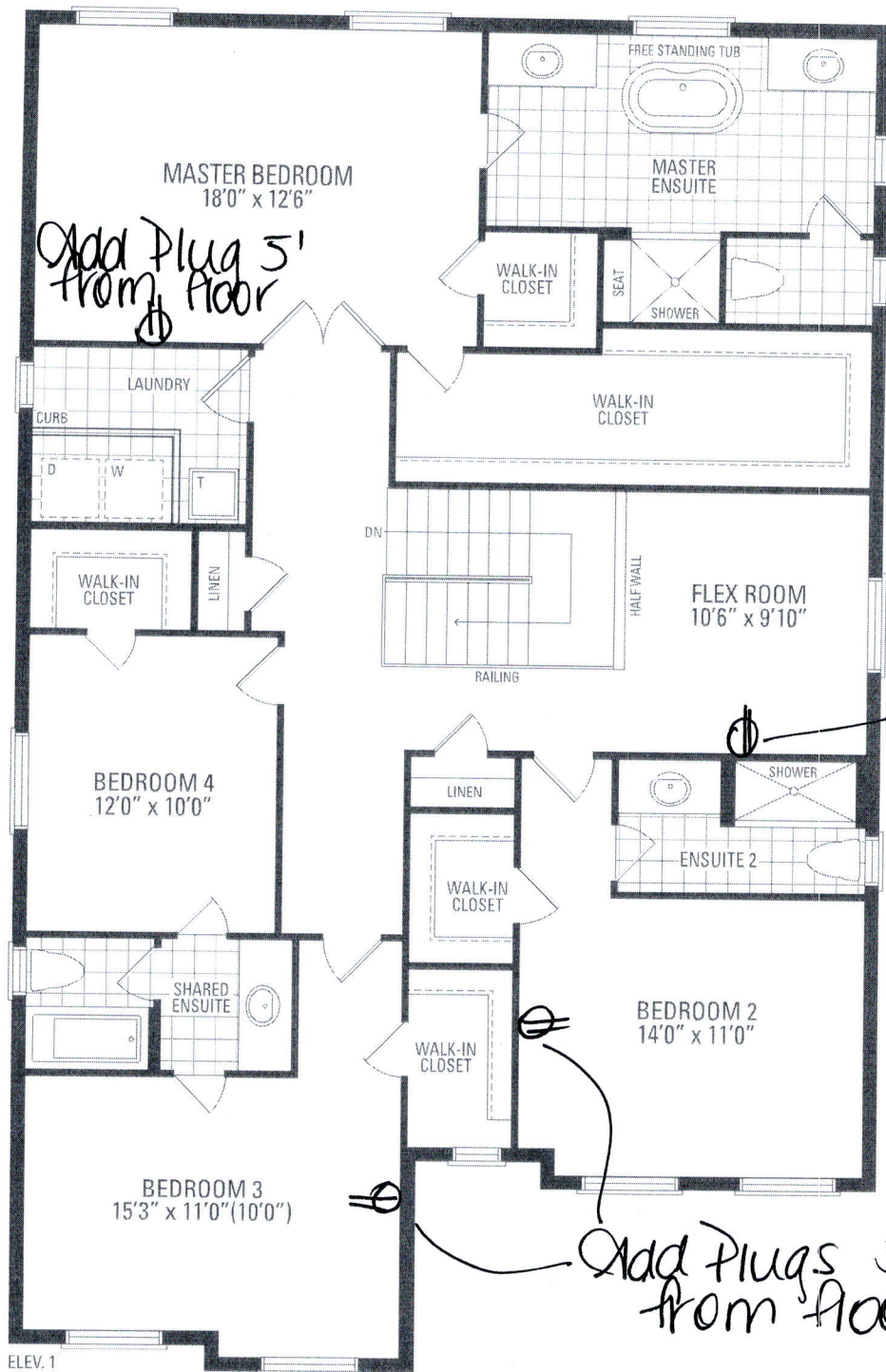
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Date: 04-29-2021

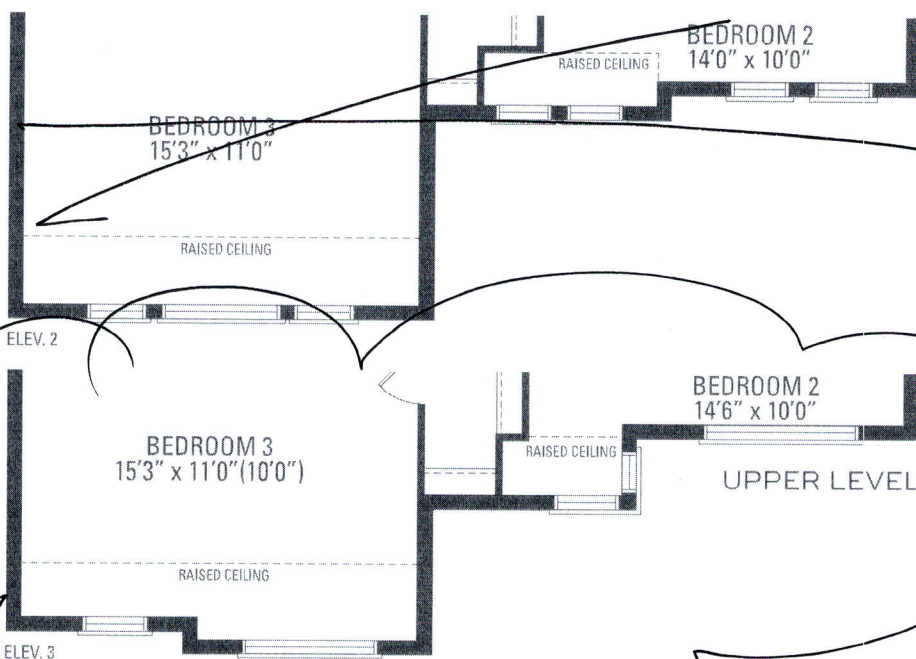


MOUNTAINASH FIVE ELEV. 1

Orientation of home may be reversed and purchaser agrees to accept same. Steps and pot stated floor areas. All renderings are artist's concept. Dimensions, specifications and archite



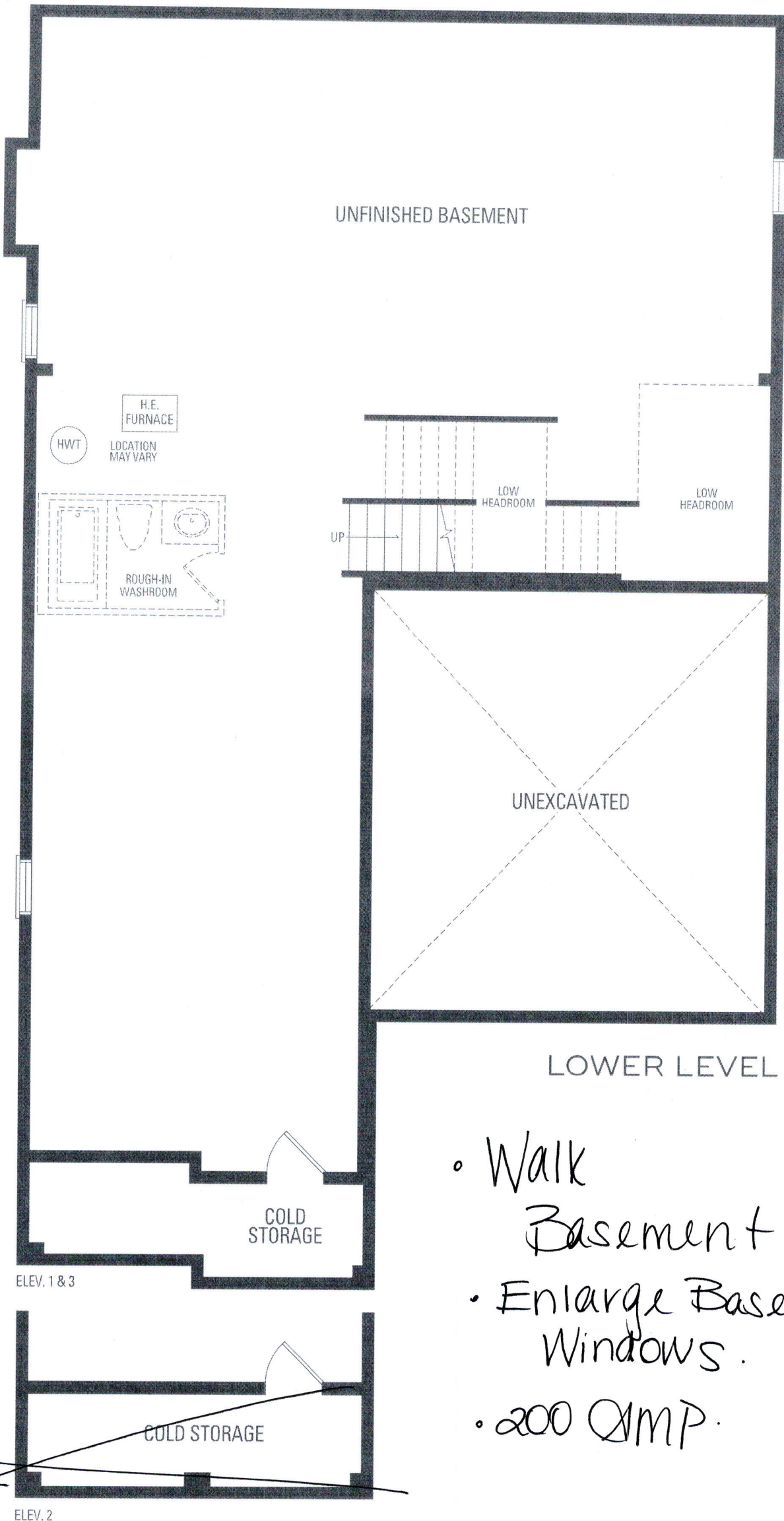
Add Plug 5' from floor



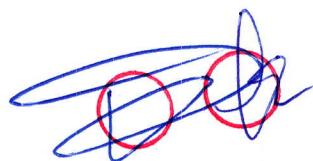
3,291 sq.ft. | ELEV. 3 • 3,298 sq.ft.

to grading variance. Actual usable floor space may vary from the and adjoining model types may vary due to siting. E. & O.E May 2021

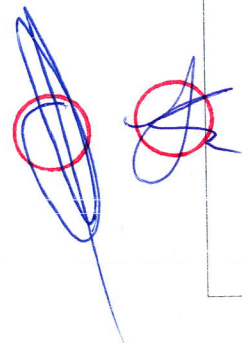
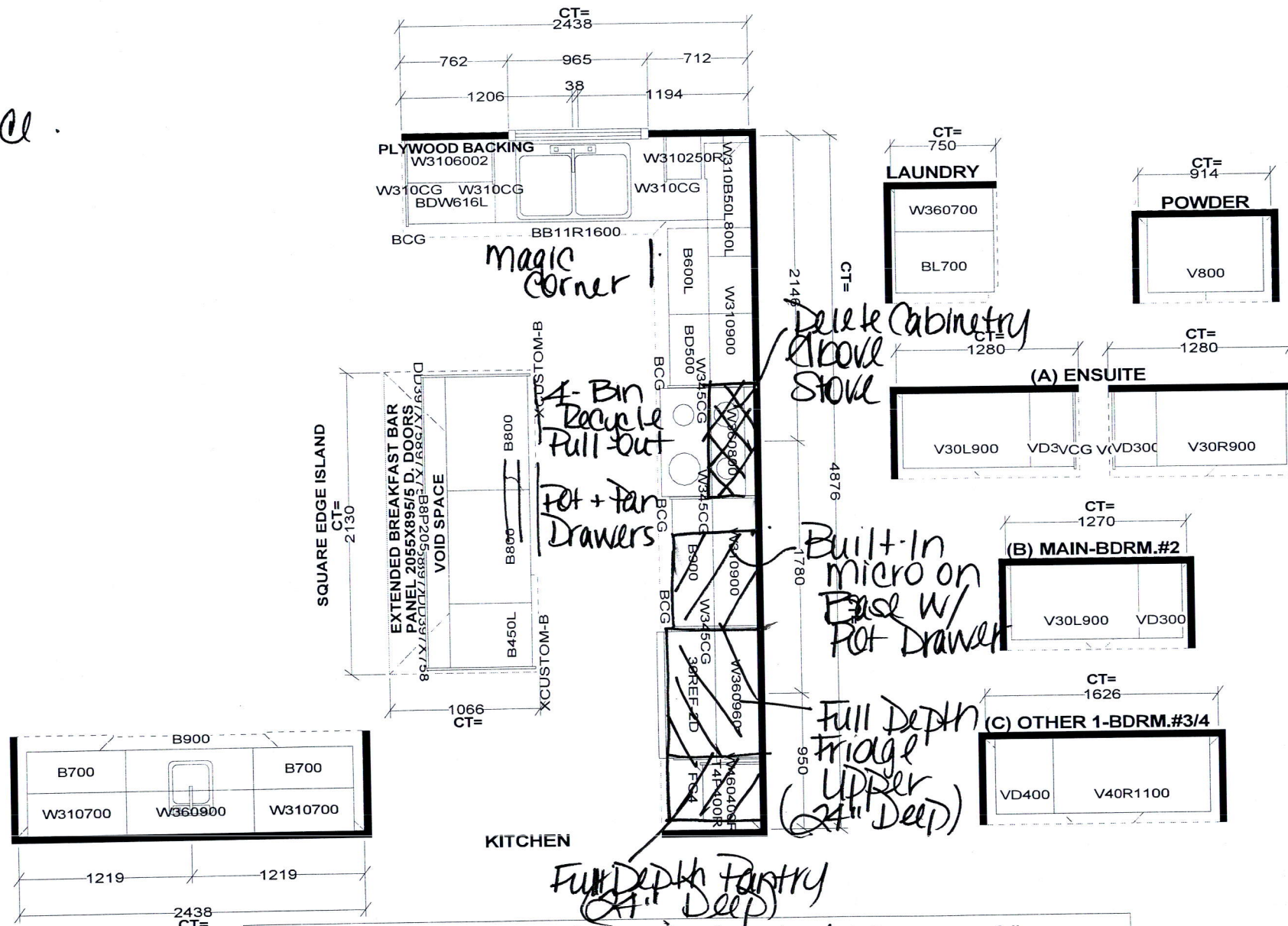




- Walk Basement.
- Enlarge Basement Windows.
- 200 QMP.



Kitchen
 * Light Valance.



Selba Industries		J#
<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>		
W WDT	W HGHT	W CNT
FLOOR HGHT	DOOR HGHT	
ST. CENT	2X4	VENT BOX COVER
		DESIGNER: KS DATE: MAY 13 20
JOB NUMBER: BUILDER: GREENPARK SITE: RUSSELL GARDENS PH.3 MODEL: MOUNTAINASH 5X EL 1,2,3 LOT #:		

Purchaser: **Cowell + Ernest**
Lot: **402**

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
