

CONSTRUCTION SUMMARY

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

RECEIVED

APR 28 2022

TEL:

PURCHASER: Gautam SANSANWAL

LOT / PHASE 546 / 4	REG. PLAN # 62M-1266	HOUSE TYPE Springfield Eleven (4 Bed with Guest Suite) Elev 3		
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CABINETRY

1 - VANITY - GUEST ENSUITE BATHROOM - UPGRADE 2 14Apr22 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 2 14Apr22 Note:	

CERAMIC TILE

1 - TILE - UPGRADE 4 FLOOR TILE - - LAUNDRY ROOM 14Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 4 - TUB 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 4 - FLOOR 14Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - BATHROOM 2/3 - SHOWER 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - BATHROOM 2/3 - FLOOR 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 14Apr22 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 14Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - OPTIONAL ENSUITE - SHOWER 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - OPTIONAL ENSUITE - FLOOR AREA 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - MUD ROOM 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 14Apr22 Note:	
1 - TILE - UPGRADE 4 WALL TILE - - ENSUITE BATHROOM - SHOWER 14Apr22 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 14Apr22 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 02Jul21 Note:	
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COUNTER TOP

1 - QUARTZ COUNTERTOP IN LIEU OF STANDARD AS PER OFFER - KITCHEN 14Apr22    Note:	
1 - QUARTZ COUNTERTOP - POWDER ROOM 14Apr22    Note:	
1 - QUARTZ COUNTERTOP - GUEST ENSUITE BATHROOM 14Apr22    Note:	
1 - QUARTZ COUNTERTOP - ENSUITE 4 BATHROOM 14Apr22    Note:	
1 - QUARTZ COUNTERTOP - ENSUITE 2/3 BATHROOM 14Apr22    Note:	
1 - QUARTZ COUNTERTOP - MASTER ENSUITE BATHROOM 14Apr22    Note:	

DOORS AND TRIM

1 - TRIM - UPGRADE 2- 7-¼” BASEBOARD AND 3” CASING 14Apr22    Note:	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 14Apr22    Note:	
3 - PLUG - ELECTRICAL PLUG INSTALLED 5' FROM WALL - FLEX ROOM, BEDROOM 2 & GUEST BEDROOM 14Apr22    Note:	
1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 4 14Apr22    Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 14Apr22    Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 14Apr22    Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 14Apr22    Note:	
1 - 200 AMP ELECTRICAL SERVICE 02Jul21    Note:	

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 14Apr22    Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 14Apr22    Note:	



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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - GUEST SUITE				
14Apr22    Note:				
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM				
14Apr22    Note:				

MIRRORS AND GLASS

1 - MASTER ENSUITE BATHROOM - DELETE STANDARD SHOWER DOOR - DO NOT INSTALL AS PER PURCHASERS REQUEST	
14Apr22    Note:	

PLUMBING

6 - SINK - UNDERMOUNT SINK - TECO BATH #4815 - ALL BATHROOMS	
14Apr22    Note:	
5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - ALL BATHROOMS	
14Apr22    Note:	
4 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - ENSUITE BATHROOMS ONLY	
14Apr22    Note:	
5 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - ALL BATHROOMS	
14Apr22    Note:	
1 - ALL BATHROOMS - DELETE PLATE FROM STANDARD FAUCETS - INSTALL WITH SINGLE HOLE INSTALLATION	
14Apr22    Note:	
2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ENSUITE 4 & GUEST ENSUITE BATHROOM	
14Apr22    Note:	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB - GUEST BATHROOM	
14Apr22    Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
14Apr22    Note:	
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER	
02Jul21    Note: NEW PROMO BALANCE \$2895	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
14Apr22    Note:	
1 - STAIRCASE - V GROOVE HANDRAIL	
14Apr22    Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK	
14Apr22    Note:	

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EXTRAS AS PER OFFER

PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
Granite kitchen counter top, from Vendor?s standard samples <i>Worksheet</i> 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 <i>Worksheet</i> Note:	
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 <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 14 Apr 22 at 15:53



Purchaser:Gautam SANSANWAL

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:14-Apr-22

Property: 546

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suit

14-Apr-22

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	464SA
Laundry Room	ELISSE	Standard
Powder Room	ARUBA 701 PEWTER	464SA
Master Ensuite Bathroom	MONACO 823 DRIFTWOOD	464SA
Ensuite Bath - Bedroom 2/3	DORAL H3081 HACIENDA BLACK	464SA
Ensuite Bath - Bedroom 4	DORAL H3081 HACIENDA BLACK	464SA
Guest Ensuite Bathroom	ARUBA 701 PEWTER	464SA
	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	QUARTZ-MISTRAL	#360
Laundry Room	N/A	
Powder Room	QUARTZ-VEGA	#360
Master Ensuite Bathroom	QUARTZ-ISTRIA	#360
Ensuite Bath - Bedroom 2/3	QUARTZ-PAPIRO	#360
Ensuite Bath - Bedroom 4	QUARTZ-PAPIRO	#360
Guest Ensuite Bathroom	QUARTZ-VEGA	#360
	N/A	
	N/A	

\*\* Refer to Construction Summary

Initial:



Purchaser:Gautam SANSANWAL

Telephone Res. / Bus: /

Decor Advisor:Candace Forza

Lock Date:14-Apr-22

Property: 546

Project: Russell Gardens Building Ltd.

Model and Elevation: Springfield Eleven (4 Bed with Guest Suite)

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Laundry Room	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Powder Room	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-AGATA WHITE POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED-24X24	<input type="checkbox"/>	
Guest Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
MUD ROOM	TILE-VARENNA CARRARA POLISHED-24X24	<input type="checkbox"/>	
	N/A	<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-AGATA WHITE POLISHED-12X24	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LITIUM PEARL POLISHED-12X24	
Ensuite Bath - Bedroom 4	TILE-LITIUM PEARL POLISHED-12X24	
Guest Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED-12X24	
MUD ROOM	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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Initial:



Purchaser:

Gautam SANSANWAL

Property: 546

Telephone Res. / Bus:

/

Project: Russell Gardens Building Ltd.

Decor Advisor:

Candace Forza

Model and Elevation: Springfield Eleven (4 Bed with Guest Suite)

Lock Date:

14-Apr-22

14-Apr-22

Plan #: 62M-1266

7. Other Flooring		
Main Hall	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-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	
GUEST SUITE	STRIP-MIRAGE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Complimenting Colour

MIRAGE DRIFTWOOD RED OAK

Picket Type

EUROLINE 1

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

☒ 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

N/A

Ensuite Bath - Bedroom 4

22 WARM GREY

Trim & Door Paint-Semi Gloss

BIRCH WHITE

Guest Bath

22 WARM GREY

Guest Bedroom

22 WARM GREY

Flex Room

22 WARM GREY

Smooth Ceilings First Floor

☒ Yes

☐ No

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14-Apr-22

Plan #: 62M-1266

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
	<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		
Mantle Type	N/A			MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A			GRIGIO CARNICO			N/A		
Hearth	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		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


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.

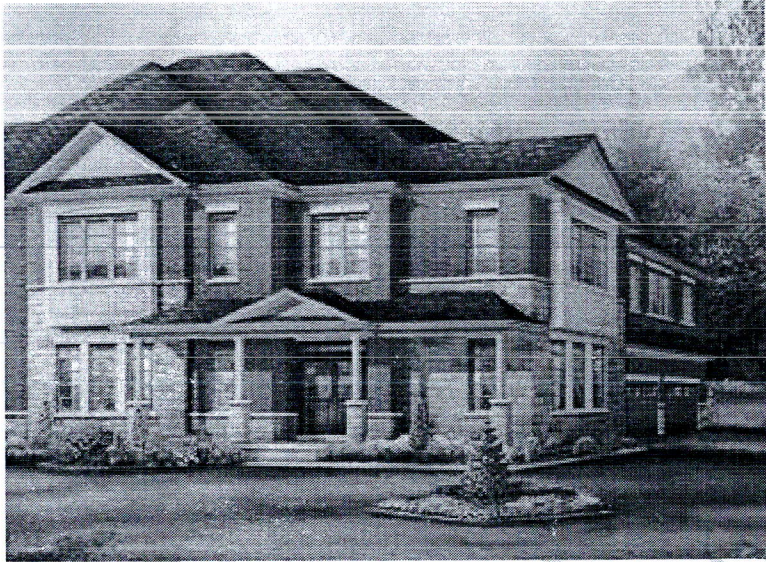
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

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

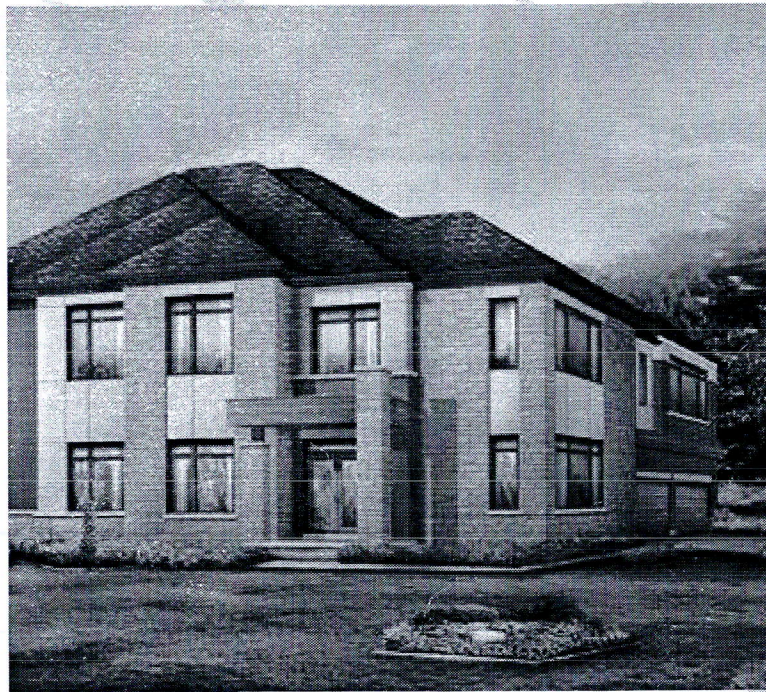
5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:  Date:

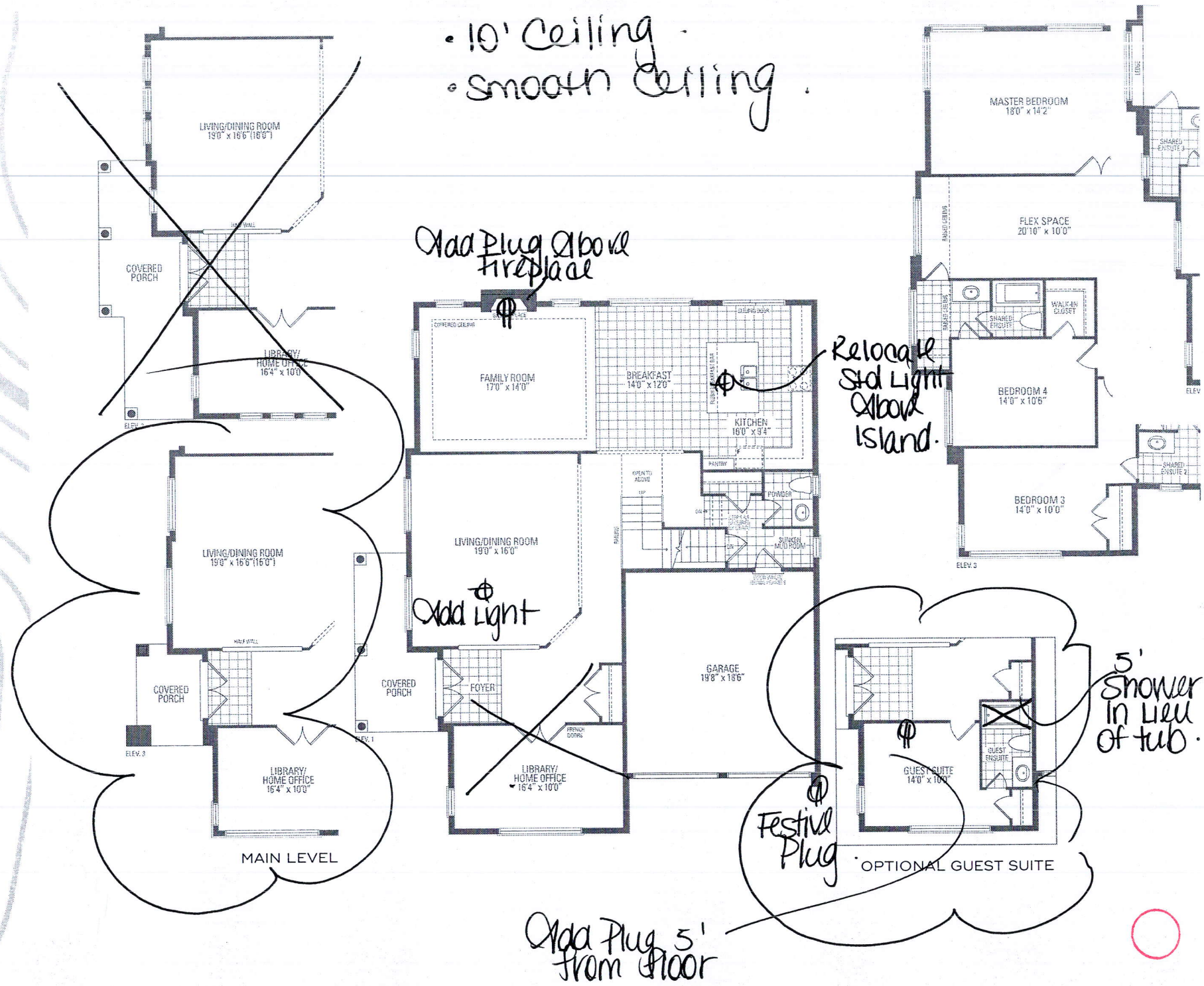




2 • 3,641 sq.ft.



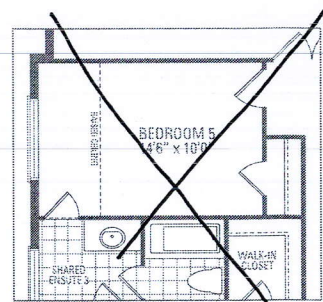
3 • 3,633 sq.ft.





Add Plug 5' from floor

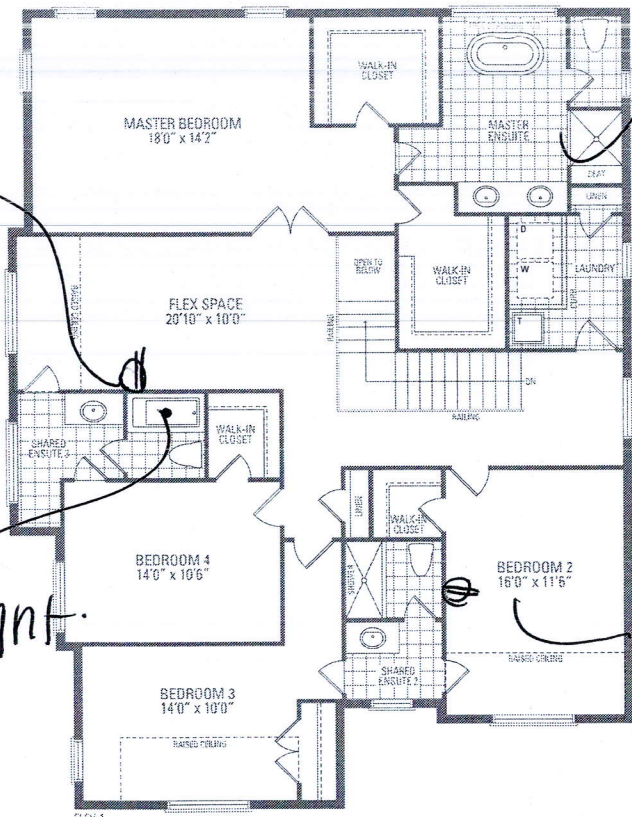
Delete Standard Shower Door



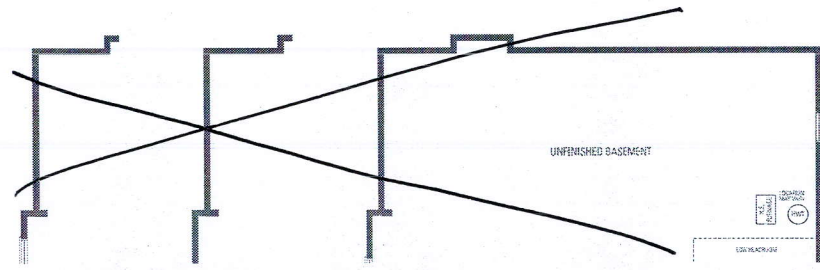
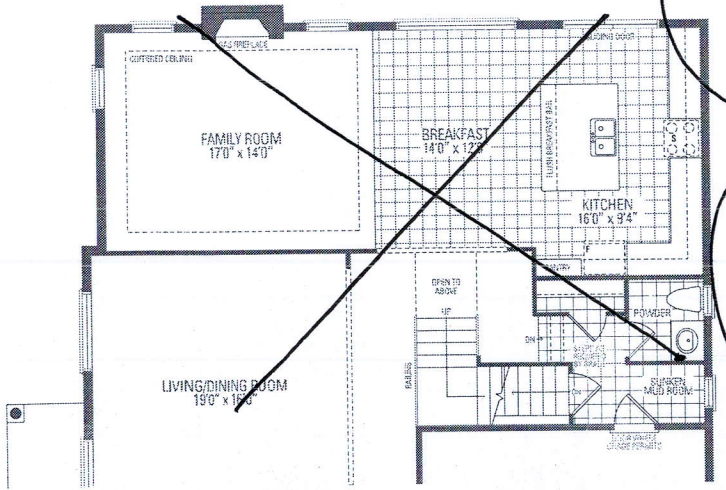
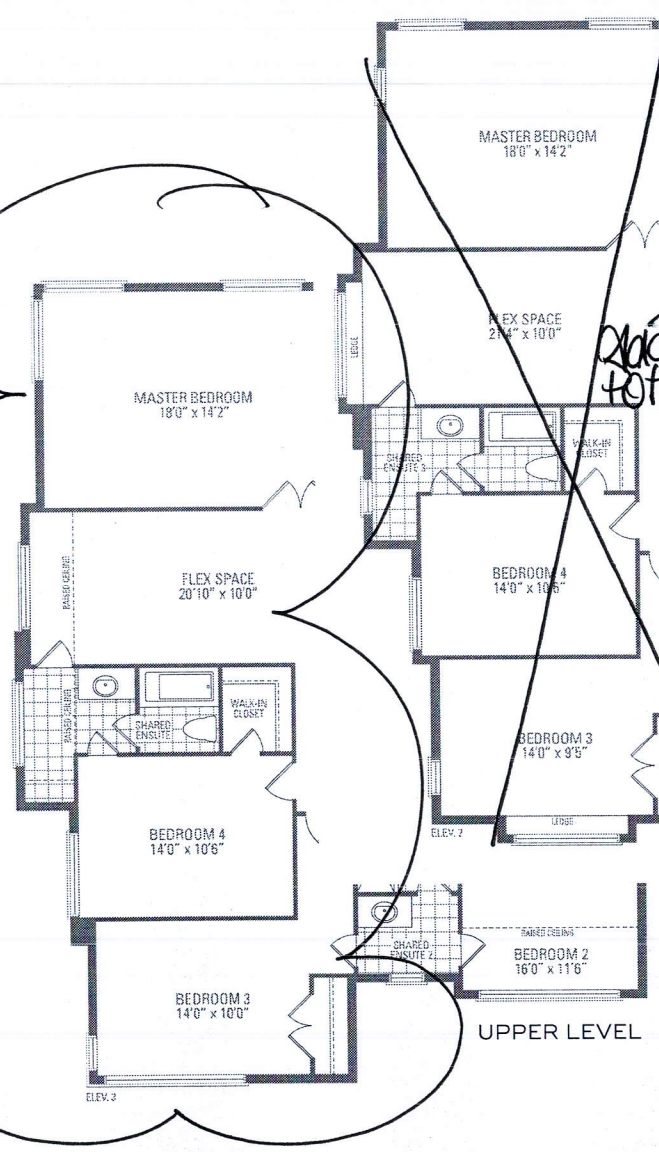
OPTIONAL 5 BEDROOM

Add Plug 5' from floor

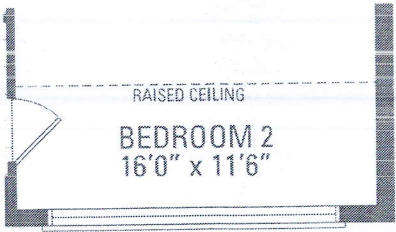
Add to light



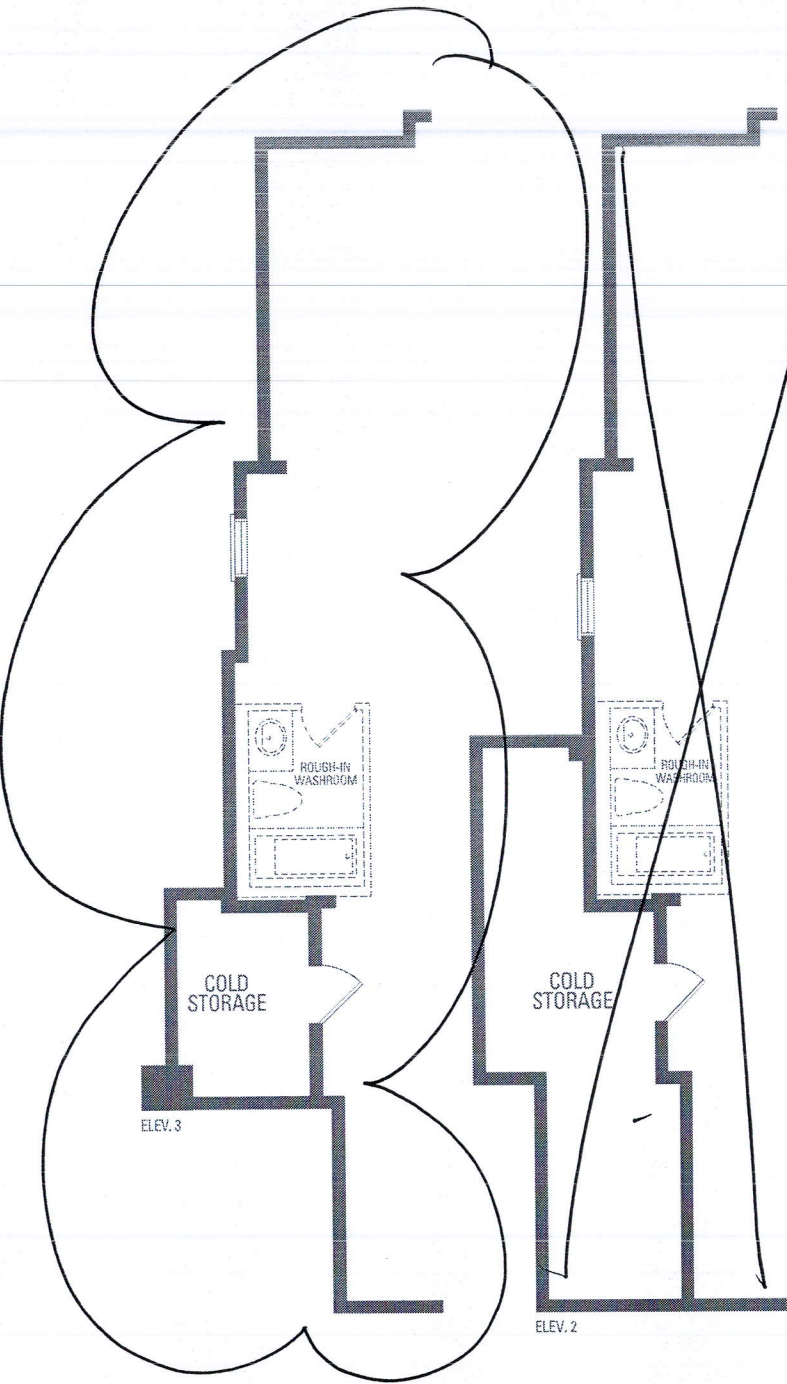
UPPER LEVEL

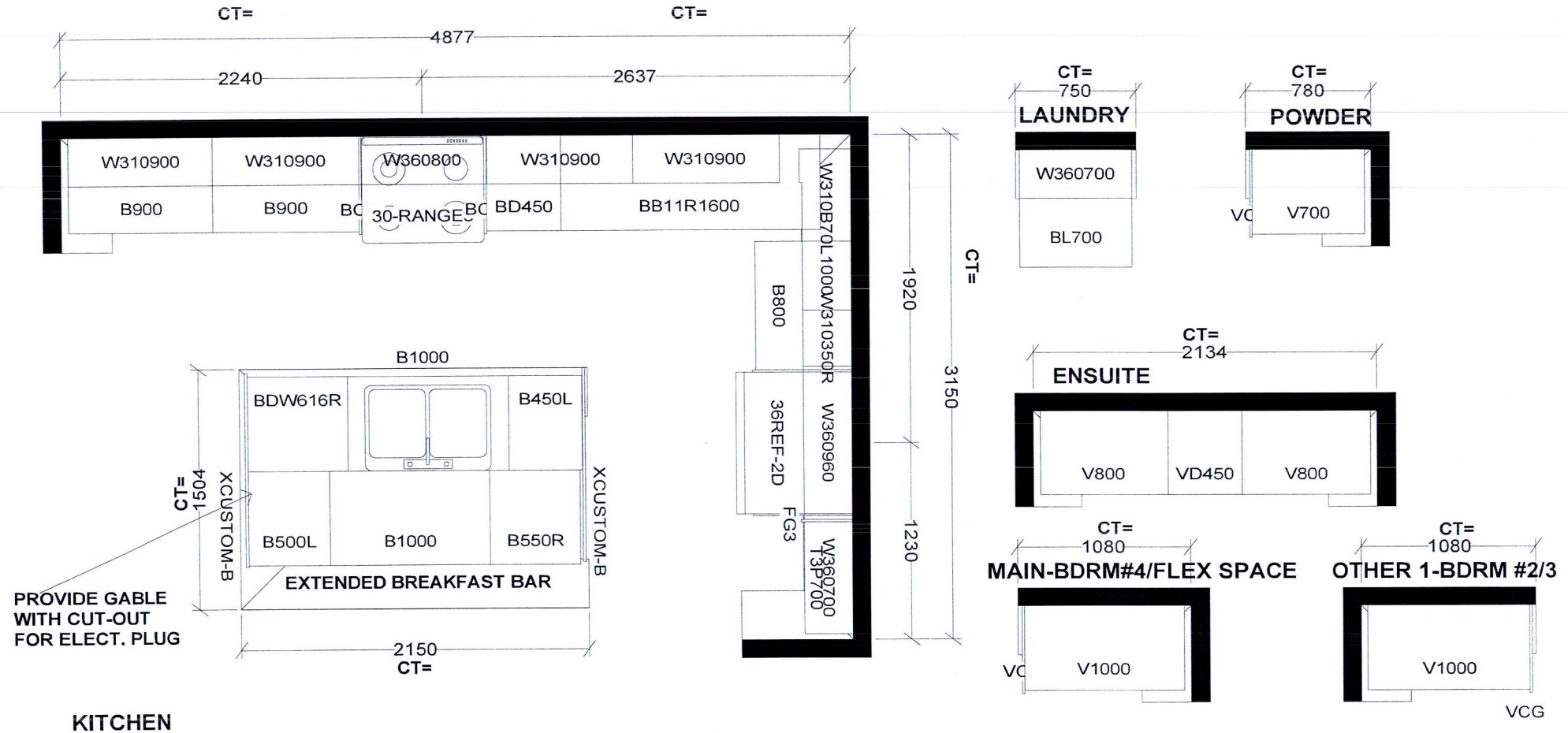






UPPER LEVEL





<b>Selba Industries</b>			J# _____
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 _____		
ST CENT _____	2X4 _____	VENT BOX COVER _____	
DESIGNER: LR DATE: APR 28 21			
JOB NUMBER:			
BUILDER: GREENPARK			
SITE: RUSSELL GARDENS PH.4			
MODEL: SPRINGFIELD 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
-----------------------	-----------------------