

SCHEDULE "A"
PLACE ST. THOMAS
PHASE 3

Attached to and forming Part of this Agreement of Purchase and Sale for Builder' Unit/Lot: 10
Plan 50M-338, in the Township of Russell, in the Province of Ontario (the "Real Property").

MUNICIPAL COVENANTS

- (a) The Transferee, for himself, his heirs executors, administrators, successors and assigns, covenants and agrees that should damage be caused to any of the Works in this Subdivision by any action or the lack of any action whatsoever on the part of the Transferee, Director of Planning and Building may serve notice to the Transferee to have the damage repaired and if such notification be without effect for a period of two clear days after such notice, the Director of Planning and Building may cause the damage to be repaired and shall recover the costs of the repair plus the Management Fee, under Section 427, of the Municipal Act, 2001, S.O. 2001, c. 25 in like manner as municipal taxes.
- (b) The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that he will not commence construction of any buildings unless,
- (i) A building permit has been issued;
- (ii) All requirements with respect to underground Works and road base granulars have been carried out on the Roads on which the subject lot fronts;
- (iii) The Road on which the subject lot fronts has been connected by Roads which are, at a minimum, at a similar stage of completion to the overall Township Road network; and
- (iv) The whole or such portion of the mass earth moving or general grading deemed necessary by the Township Executive Director of Public Works and Environmental Services has been completed and approved.
- (c) The Transferee, for himself, his heirs, executors, administrators, successors and assigns covenants and agrees to insert a clause in all agreements of purchase and sale requiring that the purchaser direct roof leaders and sump pump hoses to a sufficiently large pervious area, all of which shall be to the satisfaction of the Director of Planning and Building.
- (d) The Transferee, for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the Transferee shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan, and with the written consent of the Director of Planning. Furthermore, the Transferee shall maintain the approved grading and drainage plan, and any corrective Works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five days of a receipt of a written notice from the Township of Russell or the Township of Russell may complete the Works at the Transferee's expense.

Furthermore, the Transferee agrees that the Township of Russell may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the Township of Russell in performing any restoration work shall be paid to the Township of Russell by the owner of the lands upon which such restoration work was performed, such payments to be made within 30 days of demand therefore by the Township of Russell and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the *Municipal Act, 2001*, S.O. 2001, C. 25 and collected in like manner as municipal taxes.

- (e) The Transferee for himself, his heirs, executors, administrators, successors and assigns, covenants and agrees that the transferee will not plant poplar, alder, aspen, willow and elms which are subject to Dutch Elm disease, or maple trees of the fast growing variety (ie. Silver and Manitoba) or other species as may be determined by the Director of Planning and Building within the lands to which this Transfer/Deed applies nor adjacent lands in the transferee's ownership. Tree planting in proximity to buildings will be in accordance with the approved landscaping/streetscaping plan, geotechnical report and the Township of Russell's "Trees and Foundation Strategy in Areas of Sensitive Marine Clay" policy, where applicable.



Purchaser



Purchaser



Vendor

- (f) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that "No Dumping" of any material (including snow, grass cuttings, construction debris and landscape waste) is permitted on vacant lots or on adjacent lands.
- (g) The Transferee for himself, his heirs, executors, administrators, successors and assigns covenants and agrees that heat pumps, air-conditioning units, pool filters, sheds and decks are building appurtenances and shall meet the minimum setback requirements established in the Township of Russell's Zoning By-Laws(s).

NOTICE TO PURCHASERS

- (a) The purchaser acknowledges having been advised of all development charges related to the lot/block he or she is purchasing, and which development charges have been already paid by the Developer.
- (b) The purchaser acknowledges that a fire hydrant may be located or relocated at any time in front of any lot/block on the Plan of Subdivision to the satisfaction of the Township Executive Director of Public Works and Environment Services.
- (c) The purchaser acknowledges that no driveway shall be located within 3.0m of a fire hydrant and that no objects, including vegetation shall be placed or planted within a 3.0m corridor between a fire hydrant and the curb, nor a 1.5m radius beside or behind a fire hydrant.

The purchaser acknowledges that they are responsible for the condition and proper alignment of the water stand post at their property line. Any damage to the stand post after the sale of the lot to the purchaser shall be repaired to the satisfaction of the Township, or in cases of non-compliance repairs shall be done by the Township and billed back to the purchaser.

- (d) The purchaser acknowledges that school accommodation pressures exist in the School Board schools designated to serve this Subdivision, and that at the present time this problem is being addressed by the utilization of portable classrooms at local schools and/or by directing students to schools outside the community.
- (e) The purchaser acknowledges and agrees that postal service may be delivered by way of community mailboxes, which shall be located to the satisfaction of Canada Post.
- (f) The purchaser of any lot or block fronting on a Street in which a sidewalk is proposed to be installed acknowledges that he has been supplied with, and reviewed a plan showing the proposed locations, type, size and dimensions within the boulevard of any sidewalk abutting the said lot or block. The purchaser hereby acknowledges that he has reviewed the plan and is aware of the contents of the plan. The purchaser further acknowledges that the information identified on the said plan is the proposed information in respect to the lot or block and is subject to change through the Township's approval process. The purchaser agrees not to pave or otherwise finish the driveway out to the curb line until any adjacent sidewalks have been installed.

- (g) The purchaser of any lot or block hereby acknowledges being advised of:
 - i. An approved Composite Utility Plan;
 - ii. General plan of services required to be provided by the Owner pursuant to the Subdivision Agreement for the lot or block;
 - iii. The proposed location of possible bus shelters and pads and paved passenger standing areas at bus stops;
 - iv. The proposed location for the community mailboxes within the Subdivision;
 - v. The proposed driveway location;
 - vi. The proposed location of any streetlights, hydro transformers and utility pedestals abutting the lot;

The proposed grading and drainage plan for the lot or block, and understands that it is the responsibility of the purchaser to respect such drainage patterns. The purchaser acknowledge and agrees that he shall not alter the slope of the lands herein described nor interfere with any drains established on the said lands, except in accordance with the established final Grading and Drainage Plan,

Purchaser

Purchaser

Vendor

and with the written consent of the Director of Planning and Building. Furthermore, the purchaser shall maintain the approved grading and drainage plan, and any corrective works to alter the grading to re-instate compliance with the approved drainage and lot grading plan must be completed within five (5) days of a receipt of a written notice from the Township of Russell or the Township of Russell may complete the work at the Transferee's expense. Furthermore, the Transferee agrees that the Township of Russell may enter upon the lands which are the subject matter of this Transfer/Deed for the purposes of inspection or restoration of the established Grading and Drainage Plan and the cost to the Township of Russell in performing any restoration work shall be paid to the Township of Russell by the owner of the lands upon which such restoration work was performed, such payments to be made within thirty (30) days of demand therefore by the Township of Russell and failing payment as aforesaid the cost shall be added to the tax roll as provided by Section 427 of the Municipal Act, 2001, S.O. 2001, c. 25 and collected in like manner as municipal taxes.

- vii. The proposed location of the potential bus routes including temporary bus routes;
 - viii. The approved Official Plan designation for the Subdivision;
 - ix. The location and types of trees; and
 - x. The zoning of the existing development and potential development lands within the Subdivision and within two kilometres of the limits of the Subdivision.
- (h) The purchaser further acknowledges and agrees not to install a pool or landscaping prior to Final Acceptance of grading by the Township.
- (i) The purchaser covenants and agrees to execute any usual and reasonable grant(s) of easement in favour of the Township, Ontario Hydro, Hydro One, Bell Canada, Enbridge Consumers' Gas, Rogers Communications Inc., or any public authority or utility, over or under the Real Property, required for drainage, or other joint service or public purpose, during a period of twenty (20) years from the date of any transfer document.
- (j) The purchaser covenants and agrees that, following delivery of the transfer document, the Vendor and/or The Township of Russell shall have the benefit of an easement (to enter upon the Real property for the purpose of performing any work required pursuant to the Subdivision Agreements) over the Real Property, until such time as the Vendor has been released from all of its obligations under the Subdivision Agreements, provided that the use of the Real Property by the Transferee will be interfered with as little as is reasonably possible.
- (k) The purchaser covenants and agrees that the purchaser shall not deposit or permit to be deposited, interlock blocks, fill or debris anywhere on or within the Real Property without the prior written permission of the Vendor. If fill is permitted and/or required on or within the Real Property, such fill shall be clean fill (and satisfactory to The Township of Russell).
- (l) The purchaser covenants and agrees that the purchaser will not alter the slope of the Real Property nor interfere with any drainage established on the Real Property, except in accordance with the established grade control plan, without the prior written consent of the Vendor (and The Township of Russell).
- (m) The purchaser agrees to maintain the one shade tree at the front of the lot, between the lot line and the house line and acknowledges the right of The Township of Russell to enter on the lands to effect the necessary maintenance in case of default and to charge the costs to the purchaser under the appropriate provisions of the Municipal Act, 2001, c. 25.
- (n) The purchaser acknowledges that any transfer document shall also contain and/or be deemed to contain any additional Restrictive Covenants (not hereinbefore set out) that are required/contemplated by the documentation registered on title to the Real Property, such as any Plan of Subdivision.
- (o) The purchaser further acknowledges that the information he has been advised of and which is described above is subject to change through the Township's approval process.



Purchaser



Purchaser



Vendor

SCHEDULE "B"**SPECIFICATIONS Singles & Bungalows 800 & 1000 SERIES**

PLAN #: 50M-338 Place St. Thomas 3 MODEL: 825, C, Std LOT: 10

CIVIC ADDRESS: 537 Strasbourg Street

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES (2019) LIMITED
and Derek Brown & Karine Renaud

The Vendor agrees to include the following items in the purchase price herein:

LANDSCAPING:

- Nursery Grown Sodding
- Precast Patio Slab Walkway
- Tree Planting as per Municipality approved Landscape Plans
- Asphalt basecoat paved driveway
- Lot to be graded to Municipality approved Grading Plan

EXTERIOR FINISHES

- Brick, stone, vinyl &/or vinyl cedar shakes on front façade as per plan
- Composite Board on 2nd storey front elevation as per plan
- Maintenance-free vinyl siding with aluminum soffit and fascia as per plan
- Limited Lifetime warranty self-sealing fiberglass roof shingles
- Maintenance-free Low E Argon filled PVC vinyl windows and wood jamb extension throughout (where applicable) operable and non-operable as per OBC
- Colonial embossed insulated steel clad doors leading to exterior (Front door with thermal glass lite) (as per plan)
- Front entrance door with sidelite and/ or feature highlighter windows as per plan
- PVC vinyl sliding patio doors w/ wood jamb extension at rear as per plan
- Oversized basement window(s) as per plan
- Screens on all operating windows including basement and sliding patio door
- Steel sectional overhead garage door w/ insert lite
- Weatherstripping on all exterior insulated doors and all operating windows
- "Augusta Satin Nickel" front entrance grip set on front entrance door with security dead bolt or equivalent
- Poured concrete steel reinforced porch (with broom finish) at front entrance
- Cement parging on all above grade concrete
- "Bristol" vertical Aluminum Mail Box in black or equivalent
- Maximum Roof Air Ventilation

STRUCTURAL AND FRAMING:

- Poured concrete Foundation Walls with steel reinforcement
- High density polyethylene drainage membrane
- Engineered Steel Beams and Steel Posts as per plan
- Kiln dried floor joists or pre-engineered floor joist system
- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c
- Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)
- Basement Exterior Walls 2" x 4" kiln dried studs @ 24" o/c full height
- Tongue and groove engineered OSB subfloor sheathing (joints sanded and screwed to joists throughout)
- Engineered OSB roof sheathing c/w H-clips
- Prefabricated roof trusses as per engineered design

INSULATION:

- Exterior walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel
- Ceiling attics: R-50 Fiberglass blown
- Fully insulated & drywalled garage
- Floors over unheated space: R-40 Fiberglass blown
- Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)
- Basement exterior walls: R-20 Fiberglass batt, to approx. 8" above finished floor max.
- 6 Mil polyethylene vapour barrier

ELECTRICAL:

- Underground utility wiring including hydro, bell and cablevision
- 100 amp service with 60 circuit breaker panel
- Heavy duty receptacles for stove and dryer
- "Decora" Style white plugs and switches throughout (except exterior)
- Smoke detectors & Carbon monoxide detector as per O.B.C.
- Front door chime
- Ceiling light fixture in all bedrooms
- Ceiling Fixture in dining room (where applicable as per plan)
- Two exterior weather protected plugs
- Chrome vanity lighting fixture in all bathrooms
- Silver light fixture package supplied and installed by the Vendor
- Electrical outlet in garage ceiling for future garage door opener
- Exterior light at all rear exterior doors

ROUGH-INS:

- Connection Centre including 5 Multi Media Outlets. Each outlet to be complete with 3x CAT5(e) and 1x RG-6 coax wire. Each outlet to be capped with one 4 port finishing plate. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.



Purchaser



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Vendor

- Conduit from basement to attic space for future wiring requirements
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including ventilation rough-ins (as per plan) (Does not include waterline or electrical rough-ins)

PLUMBING AND FIXTURES:

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel kitchen sink with single lever faucet and veggie sprayer
- Power vented high-efficiency hot water heater (rental) in Mechanical room (rental fee is determined by utility company)
- Pedestal sink in powder room (except models 1010 & 1030)
- 5' fiberglass tub/shower enclosed with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite and main bathroom (as per plan)
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Two exterior hosebibs (one in garage, one in rear)
- Plumbing rough-in for future dishwasher installation
- Laundry tub installed with hot and cold taps
- Low flush water conserving toilets with elongated bowl
- Chrome tissue holders, towel bar, robe hook, towel ring where applicable
- White plumbing fixtures in all bathrooms
- Shut off valves at all hot & cold lavatory and kitchen sink supply lines
- Sleeve for future waterline to fridge

HEATING AND VENTILATION:

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- All duct work sized for future air conditioning requirements
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE:

- Natural gas direct vented fireplace with decorative black trim kit as per plan
- Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround

FLOORING:

- 36 oz. quality carpet in all finished areas c/w 11 mm foam underpadding except areas shown as ceramic or hardwood as per plan. Choice of one colour throughout.
- Ceramic tile w/self-sealing grout at front entrance, kitchen, dinette, powder room, laundry room, entrance from garage, main bath and ensuite bath (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural oak hardwood flooring in Great Room, Dining Room/ Flex Room, Lower Hallway and 2nd floor hallway where applicable as per plan

INTERIOR TRIM, CABINETS AND FINISH CARPENTRY:

- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- Prefinished sliding closet doors as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry with laminate countertops
- Vanities w/laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry as per plan
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer

INTERIOR FEATURES & FINISHES:

- 9' Ceiling height on ground floor
- Textured stipple ceilings with decor perimeter in all finished areas except bathrooms, powder room and kitchen which shall have smooth ceilings
- Two-tone paint: one builder standard colour latex paint to be used throughout (semi-gloss latex for bathrooms, powder room, kitchen), All trim & interior doors shall be white semi-gloss latex
- Mirrors with bevelled square corners above all bathroom vanities and powder room
- Kitchen backsplash ceramic tiled w/ self-sealing grout 6" x 6" (from builder's standard backsplash selections)

WARRANTY COVERAGE:

- 7 Year major structural warranty
- 2 Year mechanical and building envelope warranty
- 1 Year material and workmanship warranty



Purchaser



Purchaser



Vendor

The Purchaser acknowledges that:

1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor.
2. The vendor may substitute materials of equal or greater value without consent.
3. The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections.
4. All colour and material selections are to be made from builder's standard samples unless otherwise paid for as an upgrade.
5. The vendor may, at his discretion, add brick to external sideyard walls to enhance the streetscape and/or to comply to municipal agreements.
6. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price.
7. Service location, hot water tank and furnace location, basement wall height, specifications and material finishes may vary from model homes/plans.
- 8a. The number of steps required at entrances into the home may vary from the model home/plans depending on individual lot grading requirements.
- 8b. Purchaser acknowledges that exterior railings may be required at front and garage entrance stairs depending on individual lot grading.
9. Basement window wells may or may not be required depending upon individual lot grading requirements.
10. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
11. The Purchaser understands that vertical and horizontal chaseways, dropped ceilings and or bulkheads may be added or deleted in, but not limited to; kitchens, main floor living areas, finished basements, closets, pantries, laundry room, powder rooms, bathrooms and/or at wall and ceiling corners respectively in order to accommodate mechanical systems at the Vendor's discretion.
12. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
13. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes.
14. Due to the natural composition of such materials as Granite, Marble & some Quartz, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations.
15. The wood used in the finishing products of your home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.
16. Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.
17. Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of your driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.
18. The grading and drainage of your lot has been designed and engineered to ensure that surface water is directed away from your home and into swales. These swales run at the side and rear of your property lines. Swales generally have more aggressive slopes relative to the general layout of your lot and will always occupy a portion of the useable space of your lot to serve their function properly.
19. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as per OBC if more than 3 risers are required as a result of grading.
20. Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).
21. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.


PURCHASER


PURCHASER

April 10th/2020
DATE

LOT NUMBER: 10


VALECRAFT HOMES (2019) LIMITED

April 16/20
DATE

MODEL: 825, C, Std

PROJECT Place St. Thomas 3

Schedule B1A
Place St. Thomas - Phase 3

PURCHASERS: Derek Brown and Karine Renaud

Printed: 28-Mar-20 2:46 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28 Jan-21

ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
1		1 - - BONUS - DECOR CENTER CREDIT OF \$11,000.00	
19056		Note: Decor center bonus of \$11,000.00 applied in full to the purchase price.	
*2		1 - BASEMENT BATHROOM - STANDARD - THREE PIECE PLUMBING ROUGH-IN ONLY FOR FUTURE BASEMENT BATHROOM AS PER SCHEDULE H	
90159			
19057		Note: Does Not Include Electrical Rough-Ins	
*3		1 - UPPER HALL - STANDARD - HARDWOOD - 3-1/8 INCH NATURAL OAK ENGINEERED HARDWOOD FLOORING IN UPPER HALLWAY	
87506			
19061		Note:	
*4		1 - - STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	
90161			
19058		Note: Excluding Corner Cabinetry Where Applicable	
*5		1 - KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	
90162			
19059		Note:	
*6		1 - BASEMENT - STANDARD - POWER HUMIDIFIER GENERAL (EVAPORATOR)	
90160			
19060		Note:	
*7		1 - MASTER BEDROOM - STANDARD - BUILDERS STANDARD CEILING LIGHT FIXTURE IN MASTER BEDROOM C/W SWITCH APPROXIMATELY CENTERED ON MASTER BEDROOM CEILING	
90163			
19062		Note:	
8		1 - ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER	
12773			
18555		Note: - Ensuite Bathroom as per Schedule H.	
9		1 - GREAT ROOM - Upgrade To Open Finished Staircase To Basement (Closed Stringers).	
18304		Note: - Includes Builder's Standard Railing On The First Floor Complete With Nosing, Self Supporting Stringer (Main) Builders Standard Carpet On Basement Stairs And Approximately 3Ft X 4 Ft Landing At Base Of Basement Stairs, Oak Handrail, Oak Nosing & Ceiling Light. - Basement Staircase as per Schedule H.	
10		1 - - Delete Standard Upper Hall Natural Hardwood Flooring. Supply & Install Level 1 Carpet in Staircase (Main Floor to 2nd Level), Upper Hallway, Master Bedroom, Bedroom #2 & Bedroom #3.	
18594		Note: - Staircase (Main to 2nd Level), Upper Hall, Master Bedroom, Bedroom #2 & Bedroom #3 as per Schedule H - Level 1 Carpet	
*11		*1 - - CARPET - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	*
2			
18311		Note: AS PER SCHEDULE H	
12		1 - - FLAT CEILING IN WHOLE HOUSE (2 STOREY)	
18315		Note: Does not include additional extra basement areas	

Vendor Initials: 

Purchaser Initials:  

PREPARED BY: Adam Bowman

LOCKED BY:

PE 926-1

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A

Place St. Thomas - Phase 3

PURCHASERS: Derek Brown and Karine Renaud

Printed: 28-Mar-20 2:46 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28 Jan-21
ITEM QTY EXTRA / CHANGE			INTERNAL USE
13	1 - - DINING ROOM - Delete 3 x AP 2424 Picture Windows in Dining Room and Supply & Install 2 x C 2472-1 Casement Operator Window (Subject To Limiting Distance At Side Yard As Per Obc 206).		
18297	Note: Dining Room as per Schedule H.		
*14 77563	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS		*
18300	Note: - 6 1/4" Estate Stained Oak - Great Room, Dining Room, Main Floor Hallway as per Schedule H.		
*15 77561	1 - OFFICE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)		*
18301	Note: - Office/Den as per Schedule H. - 6 1/4" Estate Stained Oak		
16	1 - GARAGE - Supply & Install Lift Master Elite Series 1/2 H.P. Garage Door Opener. Professionally Installed To Manufacturers Specs. (Includes 1 Wall Mount Wired Control, 1 Remote Control, 1 Sensor Kit) - BELT DRIVE		
18307	Note:		
17	1 - GARAGE - Supply & Install Extra Remote Control Transmitter For Garage Door Opener.		
18309	Note:		
*18 8	*1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE -- FOYER (1) - BRONZE		*
18322	Note: - INCLUDES POWDER ROOM - Foyer & Powder Room as per Schedule H.		
*19 8	*1 - KITCHEN/DINETTE - TILE - FLOOR - UPGRADE - BRONZE -- KITCHEN (4) - BRONZE		*
18323	Note: - INCLUDES DINETTE - Kitchen & Dinette as per Schedule H.		
20 8	1 - KITCHEN - HOOD FAN - CHIMNEY - BROAN 290 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS		
18324	Note: - Does not include modifications to cabinetry or electrical for new microwave location. - Kitchen as per Schedule H.		
21 384	1 - GREAT ROOM - FIREPLACE FAN KIT		
18325	Note:		
22 100026	1 - - GAS PIPING - MAIN FLOOR - For Future BBQ. Direct to Source.		
18295	AS PER SCHEDULE H Note: - Locations Are Approximate & Must Be Compliant With All Applicable Codes		
23 12830	1 - - HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13030 2.5 TON (INCLUDES GAS ROUGH-IN)		
18432	Note: Location to be determined by Head Office		
24 26730	1 - ENSUITE BATH - BATHROOMS - ZITTA NICHE 16X12 STAINLESS STEEL		
18549	Note: - Ensuite Bathroom as per Schedule H. - Cannot be installed on an exterior wall		

Vendor Initials: 

Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Schedule B1A

Place St. Thomas - Phase 3

PURCHASERS: Derek Brown and Karine Renaud

Printed: 28-Mar-20 2:46 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
10	3	825 THE BRADLEY 3 BED ELEV C	28 Jan-21
ITEM	QTY	EXTRA / CHANGE	INTERNAL USE
25 849	1	BASEMENT - WINDOW -INCREASE EXISTING BASEMENT WINDOW TO APPROX. 30IN DEEP LOCATION AS PER SCHEDULE H.	
18554	Note:	- Basement as per Schedule H. - Subject to limiting distance at side yard as per Current Building Code	
26 18592	1	KITCHEN/DINETTE - Extend Upper & Lower Kitchen Cabinetry approximately 3ft into Dinette. Lower Cabinetry includes Opening for Future Wine Fridge with Dedicated Electrical Outlet (std ceramic tile backsplash to be included) Note: - Kitchen/Dinette as per Schedule H. - Standard Level Cabinetry - Standard Backsplash Tile included over extended Cabinetry. *** WINE FRIDGE SPECS WILL BE REQUIRED BEFORE FINAL KITCHEN LAYOUT IS APPROVED ***	
*27 104293	1	KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (STD SERIES CABINETRY)	*
18593	Note:	- Kitchen as per Schedule H. - Microwave Cabinet Installed in Island - Relocate Utensil Bank of Drawers to Lower Cabinet next to Walk-In Corner Pantry.	
28 18595	1	KITCHEN/DINETTE - Supply & Install Quartz Level 1 Countertop in Kitchen including Island with Flush Breakfast Bar + Custom Extension in Dinette Note: Kitchen/Dinette as per Schedule H.	
29 18596	1	KITCHEN/DINETTE - Supply & Install Upc9-2B. Includes Upgrade to 42" Uppers with Filler Detail on Upper Cabinetry to Upgraded Bulkhead (Approx. 26" Deep X 10" High). Includes Custom Extension in Dinette. Standard Level Cabinetry Note: - Kitchen/Dinette as per Schedule H. - Standard Kitchen Layout + 3' Extension in Dinette - Standard Level Cabinetry - Upgraded 42" wood doors will have center style.	

PURCHASER:

Derek Brown

Apr 10th / 2020
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Karine Renaud

2020/04/10
DATE

DATE:

Apr 16 / 20

PREPARED BY: Adam Bowman

LOCKED BY:
PE 926-3

InvoiceSQL.rpt 10Sept19

CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

SCHEDULE "C-1"

This Agreement of Purchase and Sale is conditional until **five (5) business days** from acceptance of this offer, upon the Purchaser obtaining satisfactory **Financing**, failing which, this and Sale shall become null and void and all deposit monies shall be returned to the Purchaser without Agreement of Purchase interest or penalty.

Within **fourteen (14) days** of the condition respecting financing is waived, the Purchaser agrees to provide the Vendor with written confirmation of the approval of their mortgage.

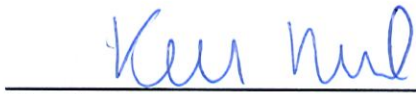
This Agreement of Purchase and Sale is conditional until **five(5) business days** from acceptance of this offer, upon the Purchaser obtaining the **Lawyer's** approval as to the wording of the Agreement, failing which this Agreement of Purchase and Sale shall become null and void and all monies shall be returned to the Purchaser in full without interest or penalty.

Dated at Ottawa this 10th day of April, 20 20


Witness


Purchaser


Witness


Purchaser

VALECRAFT HOMES (2019) LIMITED

BLOCK/UNIT: 10


PER

PLAN: 50M-338


DATE:

PROJECT: Place St. Thomas 3

SITE PLAN

E & OE, Jan 6 2020

NOTE:
HOUSE & SERVICE LOCATION ARE ARTIST CONCEPT
ONLY. FINAL BUILDING LOCATION AND ORIENTATION MAY
NOT BE AS SHOWN.

Project: St. Thomas Place – Embrun

Lot: 10 - Phase 3

Model: #825 "C" Std Bradley 3Bed

Purchasers: Derek Brown & Karine Renaud

SCHEDULE "D"

LEGEND:

- | | |
|---|-----------------------|
|  | COMMUNITY MAIL BOX |
|  | FIRE HYDRANT |
|  | HYDRO TRANSFORMER BOX |
|  | ROGERS CABLE PEDESTAL |
|  | BELL TV PEDESTAL |
|  | LIGHT STANDARD |
|  | BELL PEDESTAL |
|  | SERVICE EASEMENT |
|  | CATCH BASIN |
|  | GRADE LEVEL BOX |

Valecraft
Homes (2019) Limited

