

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED

ON THE 20 DAY OF June, 20.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 265
LOT: 265 BLOCK :
4M-1589 RATHWELL LANDING
CIVIC ADDRESS: 740 Parade Dr.

PURCHASERS: Margherita Cordina and Christopher Cordina

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 29, 2020

It is hereby understood and agreed between the undersigned parties hereto that the following changes shall be made to the above mentioned Agreement of Purchase and Sale and except for such changes noted below all other terms and conditions in the Agreement shall remain as stated therein and time shall remain of the essence.

DELETE: PURCHASE PRICE: \$753,105.63
BALANCE AT CLOSING: \$703,105.63
LESS H.S.T. AMOUNT: \$687,704.10
SCHEDULE "G" DATED: July 22, 2020
TARION SCHEDULE "B" DATED: July 22, 2020

INSERT: 680 dated: November 5, 2020 in the amount of: \$114,340.55

Includes invoices 1116 and 1197

NEW PURCHASE PRICE: \$867,446.18
ADDITIONAL DEPOSIT DATED MARCH 5, 2021 OF: \$56,830.00
NEW BALANCE AT CLOSING: \$760,616.18
NEW LESS H.S.T. AMOUNT: \$788,890.42
SCHEDULE "G" DATED: November 5, 2020
TARION SCHEDULE "B" DATED: November 5, 2020
Schedules "W2", "W4" Dated: September 14, 2020

Dated at Ottawa this 5th day of November, 2020

In the presence of:

Victor 2 H
WITNESS

[Signature]
PURCHASER

Victor 2 H
WITNESS

[Signature]
PURCHASER

Dated at Ottawa this 23rd day of November, 2020


VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature] REV: September 3, 2020

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "Legislation") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (the "New Housing Rebate") in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the GST/HST "New Residential Rental Property Rebate"). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser


Purchaser


Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.


7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$788,890.42. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.

8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 5th day of November, 2020


 PURCHASER

VALECRAFT HOMES LIMITED


 PURCHASER

PER: 

November 23, 2020
 DATE:

PROJECT: RATHWELL LANDING LOT: 265

SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

1. Preparation of transfer fee by Builder's solicitor as stated in Clause #16 of the Agreement of Purchase & Sale. \$225.00 + HST= \$254.25

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated Nov 5, 2020
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 5 day of November, 2020.



Purchaser



Purchaser

Valecraft Homes Limited



Per:

November 23, 2020
Date:

Lot #: 265

Project: Rathwell Landing

Rathwell Landing - Phase 2

PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 5-Nov-20 3:05 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21

ITEM	QTY	EXTRA/CHANGE	PRICE	INTERNAL USE
*30 34075 21854	1 -	HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13036 3 TON Note: Location to be determined by Head Office	*\$ 4,501.00	Each
*31 90815 21857	1 -	GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE - AS PER SKETCH Note: Locations Are Approximate & Must Be Compliant With All Applicable Codes ** AS PER SKETCH B**	*\$ 475.00	Each
*32 111420 21858	1 -	FLAT CEILING IN WHOLE HOUSE Note: ***INCLUDES ADDITIONAL FINISHED BASEMENT AREAS - SEE B1A #21***	*\$ 2,890.00	Each
*33 34101 22281	1 -	TRIM - TRANSITIONAL TRIM PACKAGE - 5955 BASEBOARD AND 954 CASING Note: *** INCLUDES THE FINISHED BASEMENT AREAS *** ** AS PER SKETCH A-B-C**	*\$ 6,086.00	Each
34 21862	1 -	GREAT ROOM - FIREPLACE WALL TO BE FLOOR TO CEILING DRYWALL WITHOUT MANTLE OR TILES ON EITHER SIDE Note: **AS PER SKETCH B**	\$ 0.00	Each
*35 94489 22190	1 -	RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES Note: **AS PER SKETCH B-C**	*\$ 1,558.00	Each
36 22191	1 -	KITCHEN - QUARTZ LEVEL 5 - KITCHEN OPT #2 C/W FLUSH BREAKFAST "L SHAPED" BREAKFAST BAR Note: **AS PER KITCHEN SKETCH **	\$ 10,632.00	Each
*37 81285 21869	1 -	COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: **AS PER SKETCH C**	*\$ 1,380.00	Each
*38 82423 21870	1 -	COUNTERTOP - QUARTZ - LEVEL 2 - POWDER ROOM Note: **AS PER SKETCH B**	*\$ 596.00	Each
*39 111754 22185	1 -	KITCHEN - OPTIONAL KITCHEN LAYOUT 2 - LEVEL 2 CABINETRY AND BUILDERS STANDARD BACKSPLASH Note: *** C/W EXTENSION ON ISLAND SEE ITEM 24 ON B1-A *****AS PER KITCHEN SKETCH **	*\$ 2,410.00	Each
40 22204	1 -	FOYER - UPGRADE STD FLOOR TILE TO BRONZE SERIES Note: **AS PER SKETCH B**	\$ 190.00	Each
41 22205	1 -	MUDROOM - UPGRADE STD FLOOR TILE IN MUD ROOM, POWDER ROOM, WALK IN CLOSET AND REAR HALLWAY TO BRONZE SERIES FLOOR TILES Note: **AS PER SKETCH B**	\$ 357.00	Each

Vendor Initials:

Purchaser Initials:

PREPARED BY: Victoria Hum

LOCKED BY:
PE 1,116-1

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

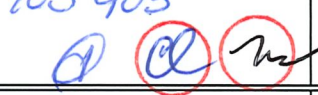
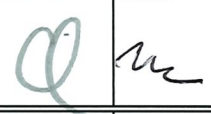
NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Margherita Cordina and Christopher Cordina			Printed: 23-Nov-20 12:19 pm
LOT NUMBER		PHASE	HOUSE TYPE
265		2	1030 THE NASH ELEV A - WALK OUT BASEMENT
ITEM	QTY	EXTRA / CHANGE	PRICE
42	2	- MAIN BATHROOM & ENSUITE 2 - Upgrade Countertops to upgraded laminate selections	\$ 150.00
21879	Note:		
43	1	- KITCHEN - UPGRADE STD BACKSPLASH TILE TO BRONZE SERIES FOR OPTIONAL KITCHEN LAYOUT #2 C/W CHIMNEY HOOD FAN	\$ 138.00
22207	Note: **AS PER KITCHEN SKETCH **		Each
44	1	- ENSUITE BATH - UPGRADE STD FLOOR TILE IN RE-DESIGNED ENSUITE BATHROOM TO BRONZE SERIES	\$ 384.00
22208	Note: **AS PER SKETCH C**		Each
*45	142	*1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	*\$ 410.00
22209	Note: **AS PER SKETCH C**		Each
46	3	- CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 225.00
28848	Note:		
*47	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 5,075.00
78569	Note: **AS PER SKETCH B-C**		Each
22211			
*48	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STUDY (10B)	*\$ 2,195.00
77928	Note: **AS PER SKETCH B**		Each
21886			
*49	1	- KITCHEN - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)	*\$ 1,590.00
77925	Note: **AS PER KITCHEN SKETCH**		Each
21887			
*50	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - DINETTE (5)	*\$ 1,119.00
77924	Note: **AS PER SKETCH B**		Each
21888			
*51	1	- GREAT ROOM - DELETE STANDARD MDF PAINTED WHITE TYPE 1 MODERN MANTLE FROM FIREPLACE.	\$ 0.00
29153	Note: Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace causing Potential Damage ToElectronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Install of Fireplace Fan		Each
26991			
*52	1	- UNDERPAD - UPGRADE - LEVEL 1 - - BEDROOMS ONLY WITH LUXURY ENSUITE - LEVEL 1	*\$ 590.00
49	Note: All upper floor bedrooms, AS PER SKETCH C		Each
21892			
*53	1	- KITCHEN - KITCHEN SINK - BLANCO HORIZON SILGRANITE U2 UNDERMOUNT (8IN DEEP) - MIN 34" WIDE CABINET REQUIRED	*\$ 382.00
28820	Note: In Concrete Gray. See item 36 for Solid Surface Countertops		Each
21893			


NON STANDARD EXTRAS (680)



Rathwell Landing - Phase 2

PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 23-Nov-20 12:19 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
265		2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*54 28790 23565	1	KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159 - BL - DST MATTE BLACK Note:		*\$ 560.00	Each
*55 56196 21895	3	- BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000 Note: In master ensuite and powder room. See items 37 and 38 for Solid Surface Countertops		*\$ 765.00	
*56 104464 21897	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - HALO 5 FOOT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR Note: **AS PER SKETCH C**		*\$ 933.00	Each
*57 56210 23420	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-BL-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK Note: **AS PER SKETCH C**		*\$ 238.00	Each
*58 28729 22212	1	ENSUITE BATH - BATHROOMS - TUB - MAAX BRIOSO 66X36 - 373778 - (373778) 103 903  Note: AS PER SKETCH C		*\$ 2,204.00	Each
*59 56206 23419	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK INCLUDING MATCHING OVERFLOW AND DRAIN Note: **AS PER SKETCH C**		*\$ 509.00	Each
*60 56202 23417	2	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA -BL- DST MATTE BLACK Note: AS PER SKETCH C. Reference item 37		*\$ 814.00	
*61 28245 23940	1	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: ***TO BE INSTALLED IN ISLAND AS PER KITCHEN SKETCH***		*\$ 625.00 	Each
62 26992	1	KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 2 GABLES - OPT LAYOUT #2 - LEVEL 2 SERIES CABINETRY Note: As per Kitchen Sketch		\$ 851.00	Each
63 26993	1	KITCHEN - WALL OVEN / MICROWAVE CABINET C/W DRAWER BELOW IN LIEU OF UPPER AND LOWER CABINETS (LEVEL 2 SERIES CABINETS) Note: As per Kitchen Sketch. Purchasers acknowlege that the number and/or size of doors may be reduced in the surrounding cabinetry to accommodate		\$ 2,436.00	Each
64 26995	1	KITCHEN - COOK TOP CABINET C/W 2 POTS & PANS DRAWERS BELOW FIXED TOP PANEL IN STOVE LOCATION (LEVEL 2 SERIES CABINETS) Note: AS PER KITCHEN SKETCH. Purchasers acknowledge that the number &/or size of doors may be reduced in the surrounding cabinetry to accommodate.		\$ 857.00	Each
65 24058	1	KITCHEN - RE-DESIGN ISLAND BY DELETING LOWER MICROWAVE CABINET IN ISLAND AND REPLACING WITH A PULL OUT WASTE/RECYCLE BIN #461460100 ON SIDE CLOSEST TO SINK AND RELOCATE BANK OF DRAWERS TO RIGHT SIDE OF STOVE Note: ***AS PER ATTACHED KITCHEN SKETCH***		\$ 817.00	Each

Vendor Initials: 

Purchaser Initials:  

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,116-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Rathwell Landing - Phase 2			
PURCHASERS: Margherita Cordina and Christopher Cordina			Printed: 23-Nov-20 12:19 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*66 29015	1	KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE AS PER SKETCH	\$ 75.00
22223	Note:	Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.**AS PER KITCHEN SKETCH **	Each
*67 116509	1	KITCHEN - COOKTOP - KITCHEN AID 30" ELECTRIC COOKTOP WITH 4 RADIANT ELEMENTS - KCES550HSS	\$ 1,323.00
25246	Note:	Includes installation prior to closing. Reference item 64. Does not include gas line, modifications to cabinetry, electrical changes or appliance connection	Each
*68 116513	*1	KITCHEN - WALL OVEN - KITCHEN AID 30" COMBINATION WALL OVEN WITH EVEN HEAT TRUE CONVECTION (LOWER OVEN) - KOCE500ESS	\$ 4,441.00
22233	Note:	AS PER KITCHEN SKETCH. Includes installation prior to closing. Reference item 63. Does not include modifications to cabinetry or electrical changes	Each
69 22309	2	ENSUITE BATH - VANITY DESIGN UPGRADE - FALSE TOP WITH 2 DRAWERS UNDERNEATH - LEVEL 1	\$ 1,350.00
22309	Note:	AS PER SKETCH C	
70 26997	1	KITCHEN - UPC9-3A - LEVEL 2 CABINETRY, OPT 2 KITCHEN LAYOUT. INCLUDES UPGRADE TO 40IN UPPERS WITH CROWN MOULIDNG AND FILLER DETAIL ON THE UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26IN DEEP x 10IN HIGH	\$ 2,389.00
26997	Note:	AS PER UPC AND KITCHEN SKETCHES. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Each
*71 111286	1	- HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	\$ 535.00
23369	Note:	Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department**AS PER KITCHEN SKETCH **	Each
72 23421	1	POWDER ROOM - supply and install classic 583 LF-WF single hole lever faucet in the quartz counter top	\$ 145.00
23421	Note:	AS PER SKETCH B. Reference item 38	Each
*73 29143	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$ 2,029.48
23566	Note:	Est. #: OR4154 rev 04 and sketch dated 09/13/2020	Each
*74 29142	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$ 7,841.07
23567	Note:	Est. # SS3467 Rev 04-and sketches dated 09/04/2020	Each
75 25252	1	BASEMENT - PROVIDE FOR FINISHED BEDROOM #5 IN BASEMENT AS PER SKETCH A C/W BUILDER'S STD SERIES SPECIFICATIONS	\$ 10,550.00
25252	Note:		Each
76 25253	1	BASEMENT - PROVIDE FOR FINISHED BEDROOM #6 IN BASEMENT AS PER SKETCH A C/W BUILDER'S STD SERIES SPECIFICATIONS	\$ 6,155.00
25253	Note:		Each

Rathwell Landing - Phase 2

PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 5-Nov-20 3:05 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
265		2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
77		1 - BASEMENT - PROVIDE FOR WET BAR AREA IN BASEMENT ALONG THE SIDE OF THE STAIRS TO BASEMENT AS PER ATTACHED SKETCH (LEVEL 1 SERIES CABINETRY)	\$ 8,952.00	Each
26030		Note: INCLUDES THE FOLLOWING - APPROX 6FT OF LOWER AND UPPER CABINETS - 36" FRIDGE OPENING C/W 24" DEEP FRIDGE UPPER AND GABLE END - STD SERIES KITCHEN SINK AND FAUCET - STD SERIES CERAMIC BACKSPLASH - DEDICATED COUNTER HEIGHT OUTLET - ADDITIONAL WALL AT END OF CABINETS APPROX 24" LONG - STD SERIES COUNTERTOP		
78		1 - - UPPER MICROWAVE CABINET APPROX 26" WIDE C/W DEDICATED OUTLET (LEVEL 1 SERIES CABINETRY)	\$ 752.00	Each
104300		Note: <i>Wet bar</i> As per Sketch <i>ms</i> <i>Q</i> <i>Q</i>		
26034				
79		1 - - BASEMENT - WET BAR ADD BANK OF DRAWERS APPROX 12" IN LEVEL 1 SEE SKETCH	\$ 750.00	Each
26160		Note:		
80		1 - - CARPET - UPGRADE - LEVEL 1 - - BEDROOMS ONLY - LEVEL 1	\$ 1,139.00	Each
44		Note: <i>Upper floor only as per sketch c.</i> <i>ms</i> <i>Q</i> <i>Q</i>		
26163				
81		1 - - Basement walk out - Provide for torlys flooring in rec room, bedroom 5 and bedroom 6 in the finished basement	\$ 10,557.00	Each
26167		Note:		
82		1 - - basement wet bar - upgrade std ceramic to bronze level see sketch	\$ 35.00	Each
26240		Note:		

Sub Total	\$113,810.55
HST	\$0.00
Total	\$113,810.55

At

Payment Summary

Paid By Amount

Total Payment:

Vendor Initials: *ms*

Purchaser Initials: *Q* *Q*

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1.116-5

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 2

PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 4-Oct-20 12:45 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
20 76 24671		1 - BASEMENT - DELETE BASEMENT PATIO DOOR AND PROVIDE FOR A DOUBLE GARDEN DOOR WITH SCREEN NOTE (DOOR SWINGS INTO THE REC. ROOM.) Note:	\$ 380.00	Each

Sub Total	\$380.00
HST	\$0.00
Total	\$380.00

Payment Summary


Paid By Amount

Total Payment:

PURCHASER:

X 
Margherita Cordina
5-Nov
04-Oct-20
DATE

VENDOR:


PER: Valecraft Homes Limited

PURCHASER:

X 
Christopher Cordina
5-Nov
04-Oct-20
DATE

DATE:

November 23, 2020

PREPARED BY: Victoria Hum

LOCKED BY:

PE 1,197-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Rathwell Landing - Phase 2

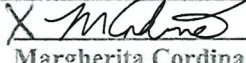
PURCHASERS: Margherita Cordina and Christopher Cordina

Printed: 5-Nov-20 3:05 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
265	2	1030 THE NASH ELEV A - WALK OUT BASEMENT	23-Jun-21

ITEM	QTY	EXTRA/CHANGE	PRICE	INTERNAL USE
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PURCHASER:


X 

05-Nov-20

Margherita Cordina

DATE

PURCHASER:


X 

05-Nov-20

Christopher Cordina

DATE

VENDOR:



PER: Valecraft Homes Limited

DATE:

November 23, 2020

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Tel: (613) 748-0432
Fax: (613) 748-0355

A Division of the S&S Bolton Group
www.ssbolton.com

Estimate No#: OR4154 Rev.04

Customer Copy

Home: 613-796-9808
Cell: 613-324-9809
Email: maggiocordina@gmail.com
christophercordina@yahoo.ca

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL 265
06/23/2021

Salesperson: Jason Thompson (OR)
Date: 09/13/2020

Attn: Margherita & Christopher Cordina

Re: Upgrade Estimate for Rathwell Landing Singles Ph 2 - 200amp included, Lot: RL 265

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson (OR) at jthompson@orbitalti.ca.

Price \$ 1,796.00 + Applicable Taxes - \$233.48

Total \$2,029.48

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson (OR), Orbital Tech Integration

www.orbitalti.com

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@orbitalti.com | Website: www.orbitalti.com

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Printed By: Jason Thompson (OR) - Page: 1



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: OR4154 Rev.04

Customer Copy

Customer:

Margherita & Christopher Cordina

Home: 613-796-9808
Cell: 613-324-9809
Email: maggiecordina@gmail.com
christophercordina@yahoo.ca

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
200amp included
Lot: RL 265
Closing Date: 06/23/2021

Salesperson: Jason Thompson (OR)
Date: 09/13/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Rec Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
Study	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	0.00 \$
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	0.00 \$
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	0.00 \$
Great Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		133.00 \$	133.00 \$
Rec Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		128.00 \$	128.00 \$
Great Room	2.00	(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) (1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver		345.00 \$	690.00 \$

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated	MJ	\$	0.00 \$
Back Out	1.00	(2) Klipsch 6.5" Outdoor Wall-Mounted Speakers Black (KLI-AW650B) (2) Klipsch 6.5" Outdoor Wall-Mounted Speakers Black (KLI-AW650B) - Location as shown on floor plan - Includes wall brackets and wiring - Does not include A/V receiver - terminate wiring at MJ in rec room		845.00 \$	845.00 \$
Rec Room	1.00	Master Jack - Speaker wiring unterminated Master Jack - Location as shown on floor plan - Speaker wiring unterminated	MJ	\$	0.00 \$
*** Total price does not include any applicable taxes.				Customer Total:	1,796.00 \$

x 
Customer Signature


Date

x 



Tel: (613) 748-0432
Fax: (613) 748-0355

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Estimate No#: SS3467 Rev.04

Customer Copy

Home: 613-796-9808
Cell: 613-324-9809
Email: maggiacordina@gmail.com
christophercordina@yahoo.ca

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL 265
06/23/2021

Salesperson: Jason Thompson
Date: 09/04/2020

Attn: Margherita & Christopher Cordina

Re: Upgrade Estimate for Rathwell Landing Singles Ph 2 - 200amp included, Lot: RL 265

We are pleased to submit our quotation for your review and consideration. Upon acceptance, please date and sign anywhere a "Customer Signature" and "Date" is requested, including the "Quotation Acceptance" form on the last page of this estimate, and send it back to Jason Thompson at jthompson@orbitalti.ca.

Price \$ 6,939.00 + Applicable Taxes - 7902.07

Terms and Conditions:

- 1) Price are valid for 60 days from the date sent to the builder.
- 2) Locations on plan may vary due to mechanical and structural codes and are subject to change without notice. If specific outlet height and location is not specified, outlet will be installed as per installers' best judgement.
- 3) Any revisions related to this document after signing will be subject to a \$200 administration fee. There will also be additional costs to the purchaser for labour and materials required for the changes.
- 4) Any changes that you, the purchaser, may decide to make after the original signing of this document and/or after the 7 day waiting period, may delay the closing date of your home.

TOTAL - \$7841.07

Should you have any questions, comments or concerns, please do not hesitate to contact us.

Yours truly,

Jason Thompson, S&S Electric

Phone: (613) 748-0432 | Fax: (613) 748-0355 | Email: info@sandselectric.ca | Website: www.sandselectric.ca

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Estimate No#: SS3467 Rev.04
Customer Copy

Customer:

Margherita & Christopher Cordina

Home: 613-796-9808
Cell: 613-324-9809
Email: maggiecordina@gmail.com
christophercordina@yahoo.ca

Builder: VALECRAFT HOMES LTD.
Project: Rathwell Landing Singles Ph 2 -
Lot: 200amp included
Closing Date: RL 265
06/23/2021

Salesperson: Jason Thompson
Date: 09/04/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 60 inches from floor beside conduit	A	90.00 \$	90.00 \$
Rec Room	1.00	Add 15 AMP plug approx 60 inches from floor beside conduit	B	90.00 \$	90.00 \$
Front Out	1.00	Add Holiday soffit plug with switch	E	248.00 \$	248.00 \$
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture add 2nd keyless fixture (2 in total) for future pendant lighting	F	98.00 \$	98.00 \$
Kitchen	1.00	Add 5 LED Halo potlights (AFR4-0930-WH) on added dimmer switch	G	986.00 \$	986.00 \$
Great Room	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added dimmer switch	H	821.00 \$	821.00 \$
2nd Floor Ceiling	3.00	Add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	I	165.00 \$	495.00 \$
Back Out	1.00	Wire for future hot tub w/ 60 AMP spa pack 120/240 V – includes breaker at panel and spa pack with GFI breaker and room for 2 auxiliary breakers	K	1,245.00 \$	1,245.00 \$
Rec Room	1.00	Delete standard and add 9 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer switch (3/way) - price includes fixture credit	M	1,577.00 \$	1,577.00 \$
Rec Room	1.00	Delete standard and add 4 LED Halo potlights (AFR4-0930-WH) on upgraded dimmer - price includes fixture credit	N	714.00 \$	714.00 \$
Dinette	1.00	Upgrade to dimmer switch in dinette, dining room, ensuite bath and master bedroom	O	83.00 \$	83.00 \$
Ensuite Bath	1.00	Add 1 LED Halo potlight (AFR4-0930-WH) on added switch (location in shower)	P	258.00 \$	258.00 \$
Various Locations	3.00	Add switch and created 3/way in bedroom #2, #3 and master bedroom	Q	78.00 \$	234.00 \$
*** Total price does not include any applicable taxes.				Customer Total:	6,939.00 \$

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RL 265
INV # 971

Margherita Cordina
& Christopher Cordina

[Signature]



SS-ORBITAL SKETCH

DATED: AUG 20/20



WINDOW
48" x 60" 1/2

CONDUIT

MJ



FINISHED REC ROOM

UNFINISHED
BED ROOM #4
10' - 6" 1/2

13' - 3" 1/2

Mechanical Area

EXISTING UT RELOCATED
TO MAIN FLOOR LAUNDRY
ROOM

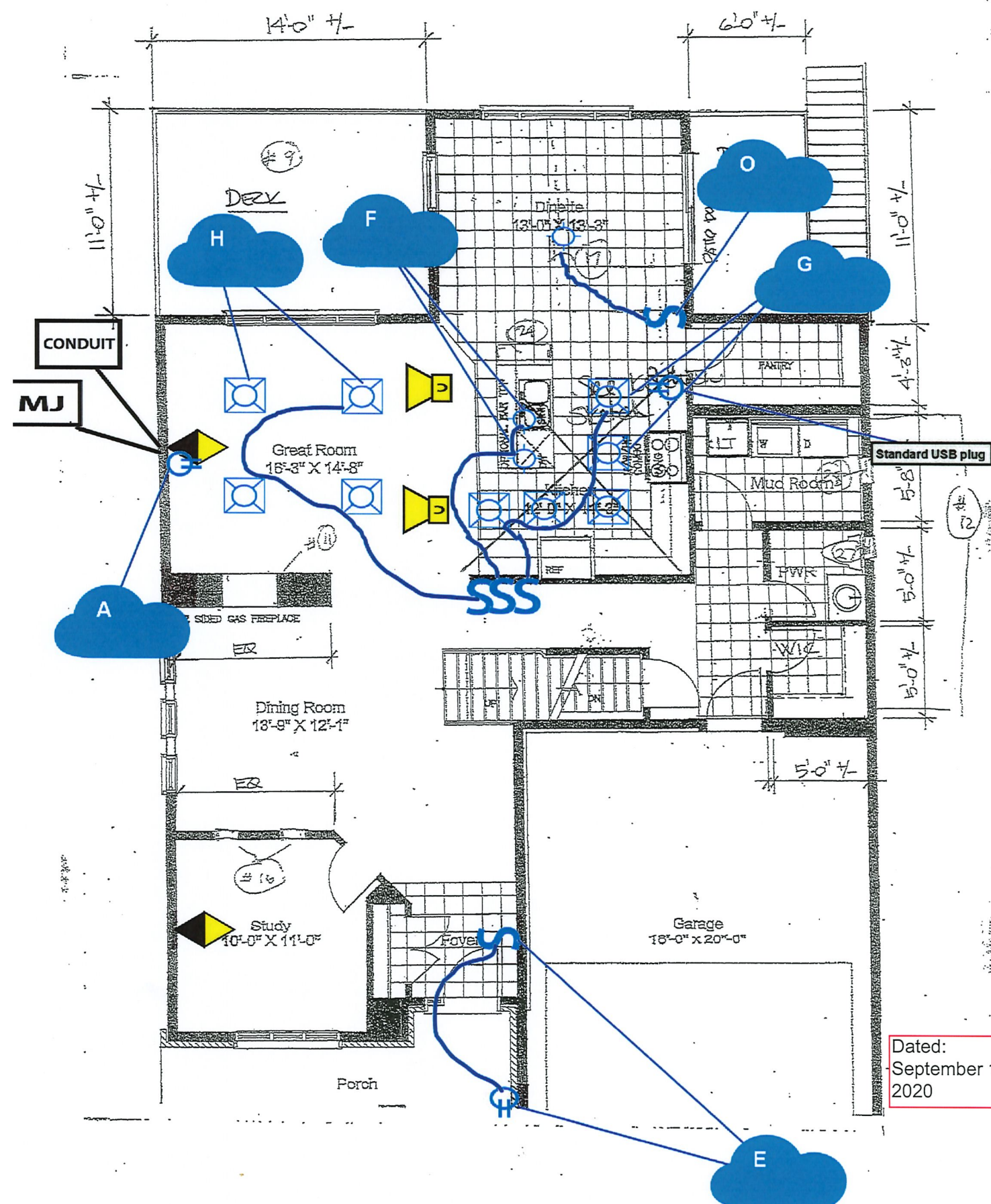
UNFINISHED
BED ROOM #5

25

Dated:
September 13,
2020

Mr O

SS-ORBITAL SKETCH

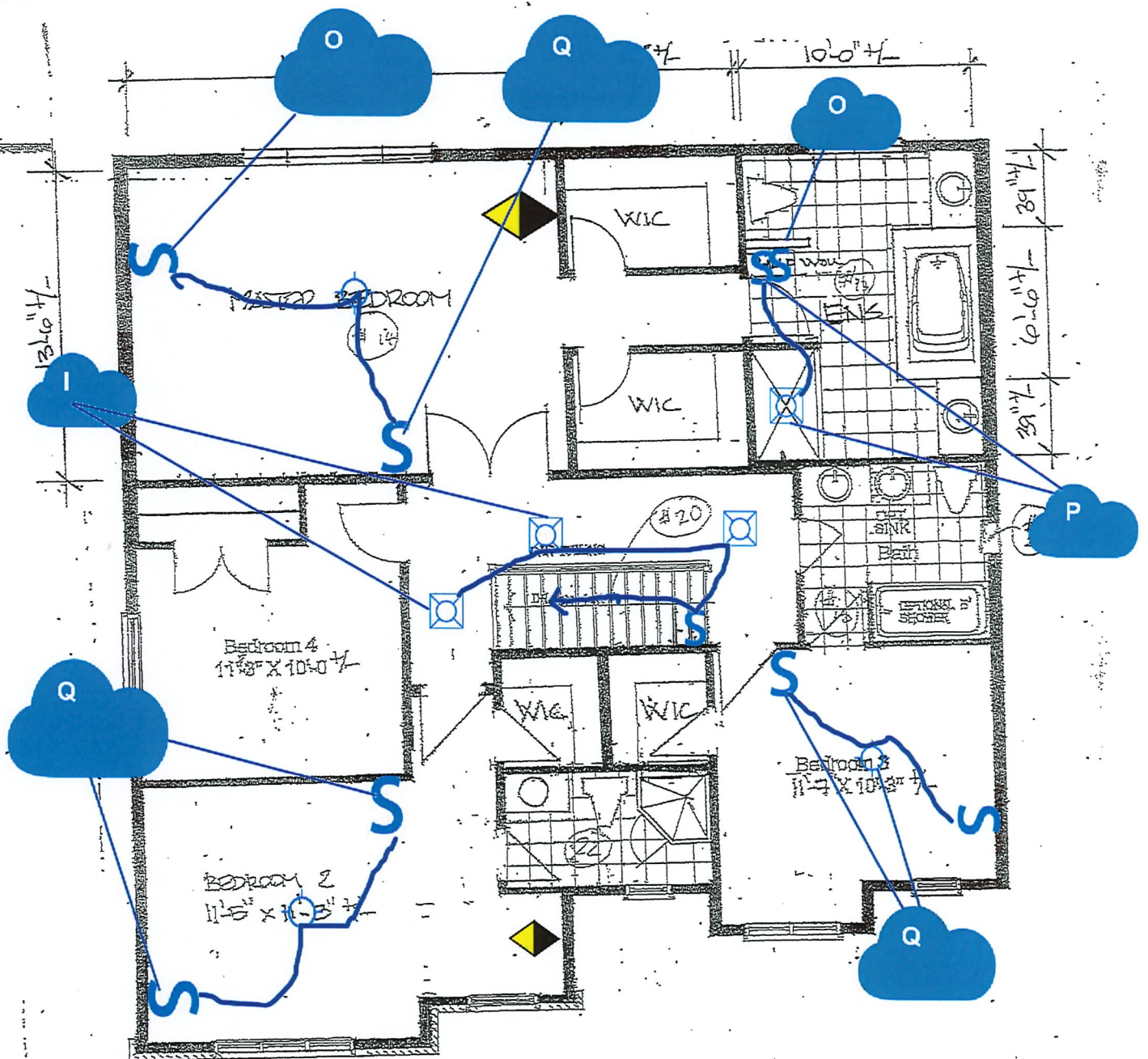


RL 265
INV #971

Margherita Cordina
& Christopher Cordina

Mr. [Signature]

SS-ORBITAL SKETCH



SECOND FLOOR-ELEVATION A

Dated:
September 13,
2020