

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 27 DAY OF September , 2020 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 237  
LOT: 237 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 672 Parade Dr

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: October 19, 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: \$576,855.00  
BALANCE AT CLOSING: \$526,855.00  
LESS H.S.T. AMOUNT: \$531,730.09  
SCHEDULE "G" DATED: November 5, 2020  
TARION SCHEDULE "B" DATED: November 5, 2020

INSERT: 680 dated: November 22, 2020 in the amount of: \$55,178.09  
NEW PURCHASE PRICE: \$632,033.09  
ADDITIONAL DEPOSIT DATED MARCH 22, 2021 OF: \$12,000.00  
NEW BALANCE AT CLOSING: \$570,033.09  
NEW LESS H.S.T. AMOUNT: \$580,560.26  
SCHEDULE "G" DATED: November 22, 2020  
TARION SCHEDULE "B" DATED: November 22, 2020  
SCHEDULES "W2" "W4" DATED : November 22, 2020

Dated at Ottawa this 22nd day of November , 2020

In the presence of:

WITNESS

DocuSigned by:  
Kristina Alessandra Musca  
PURCHASER

WITNESS

DocuSigned by:  
Sebastian Dawid Pawlak  
PURCHASER

Dated at Ottawa this 6th day of January , 2021

VALECRAFT HOMES LIMITED (VENDOR)


PER:  REV: September 17, 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

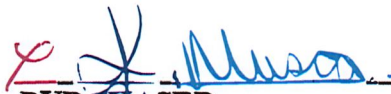
6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. 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 \$580,560.24 ~~\$577,567.26~~. 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 22 day of November, 2020

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER

  
PER:

January 6, 2021  
DATE:

PROJECT: RATHWELL LANDING LOT: 237



**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 November 22, 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 22 day of November, 2020.

  
Purchaser

**Valecraft Homes Limited**

  
Purchaser

  
Per:

  
Date:

Lot #: 237 - 4M-1589

Project: **Rathwell Landing**



## NON RESILIENT FLOORING WAIVER

for

### HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.


It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder's recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Kristina Alessandra Musca and Sebastian Dawid Pawlak have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: RATHWELL LANDING

LOT NO: 237

  
(Signature)

November 22, 2020  
(Date)

  
(Signature)

November 22, 2020  
(Date)

**Schedule "W4"**  
**Granite & Variegated Quartz Colour Variation**

Purchaser's name: Kristina Alessandra Musca Lot no: 237 Plan #: 4M-1589  
Purchaser's name: Sebastian David Pawlak Project: RATHWELL LANDING  
Home Phone: 613 327-9441 Model: 810 3 bdrm Kemp Std  
Work Phone: 343 548-0817 Closing Date: December 15, 2021  
E-Mail (1): kmusc020@ottawa.ca E-Mail (2): sdpawlak@gmail.com

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Kristina Alessandra Musca and Sebastian Dawid Pawlak

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: RATHWELL LANDING LOT NO: 237

Kristina Musca  
Purchaser

November 22, 2020  
Date:

Sebastian Pawlak  
Purchaser

November 22, 2020  
Date:

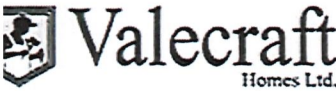
[Signature]  
Valecraft Homes Limited

January 6, 2021  
Date:

Appointment date given: \_\_\_\_\_ Spoke with/left message: \_\_\_\_\_

Time scheduled: \_\_\_\_\_ Date & Time: \_\_\_\_\_





NON STANDARD EXTRAS (680)  
Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

Printed: 6-Jan-21 8:22 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
237		1	810 THE KEMP 3 BED ELEV B	15-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
18 28667	4 -	BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA - DST	\$ 1,140.00	
26277	Note:	Powder room + Main bathroom + Ensuite Bathroom (2)		
19 56196	3 -	BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 855.00	
26278	Note:	In Main + Ensuite Bathrooms. See items 34 and 37 for Solid Surface Countertops		
20 28779	1 -	KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	\$ 342.00	Each
26279	Note:			
21 118271	1 -	KITCHEN - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 855.00	Each
26468	Note:	See item 30 for Solid Surface Countertops		
22	1 -	ENSUITE BATH - DELETE STD KAMELEON SHOWER DOOR AND SIDE WALL AND PROVIDE FOR A CUSTOM GLASS SHOWER ENCLOSURE C/W SIDE PANEL AND FRONT PIVOT DOOR (Door opening toward vanity)	\$ 5,250.00	Each
26302	Note:	***NOTE LINEN CLOSET PREVIOUSLY DELETED (SEE #13)***		
23	1 -	ENSUITE BATH - Delta Linden Monitor 17 Series Shower Trim with In2uition T17294-I Chrome	\$ 266.00	Each
26306	Note:			
24	1 -	DELETE BATHROOM ACCESSORIES THROUGHOUT	\$ 75.00	Each
26309	Note:			
25 28551	1 -	TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED	\$ 387.00	Each
26310	Note:	Stain colour specified on colour chart.		
26	1 -	KITCHEN/DINETTE - CUSTOM KITCHEN AND EXTENDED PANTRY IN LEVEL 2 SERIES CABINETRY AS PER ATTACHED SKETCH **Purchasers to be provided with a copy of final kitchen approval & 3D plans**	\$ 17,870.00	Each
26315	Note:	- ROTATE ISLAND TOWARDS GREAT ROOM (BREAKFAST BAR - FLUSH BREAKFAST BAR C/W ENTENDED GABLES - PANTRY APPROX 18"W X 24"D - 4 UPPER CLEAR GLASS DOORS (1 LITE) - 2 POTS & PANS DRAWERS 6/12/12 - 24" DEEP FRIDGE UPPER C/W GABLE - WIDER FRIDGE OPENING (APPROX. 37" WIDE) - LOWER MICRO CABINET C/W DRAWER & 15amp DEDICATED OUTLET - OPENING FOR FUTURE WINE FRIDGE C/W 15amp DEDICATED OUTLET - STD SERIES CERAMIC WALL TILE BACKSPLASH (SEE #41)		
27 118274	1 -	KITCHEN/DINETTE - CABINETRY - UPC9-2B - LEVEL 2 - STANDARD LAYOUT AND EXTENDED PANTRY. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	\$ 1,865.00	Each
26477	Note:	As per UPC Sketch. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style		
28	1 -	KITCHEN/DINETTE - 2 TONE CABINETRY	\$ 260.00	Each
26316	Note:			

Vendor Initials:

Purchaser Initials:

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1,241-1

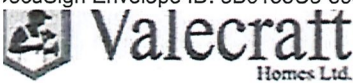
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CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_








NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

Printed: 22-Nov-20 10:58 am

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
237		1	810 THE KEMP 3 BED ELEV B	15-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
29		1 - KITCHEN/DINETTE - HARDWARE - UPGRADE - POI-R7040-128-BNL - REDESIGNED KITCHEN AND EXTENDED PANTRY	\$ 680.00	Each
26317		Note:		
30		1 - KITCHEN/DINETTE - COUNTERTOP - UPGRADE - QUARTZ - LEVEL 2 - CUSTOM KITCHEN, ISLAND C/W FLUSH BREAKFAST BAR AND EXTENDED PANTRY	\$ 8,930.00	Each
26319		Note:		
31		1 - KITCHEN - PROVIDE FOR PUCK LIGHTS (12) C/W FALSE BOTTOMS UNDER UPPER CABINETS IN RE-DESIGNED KITCHEN. NOTE LIGHTS TO BE ON SEPERATE SWITCH	\$ 3,154.00	Each
26652		Note:		
32		1 - MAIN BATHROOM - EXTEND VANITY AND MIRROR ABOVE IN BUILDERS STANDARD CABINERY, PER FOOT	\$ 371.00	Each
29016		Note: Sink and light fixture to be recentered in vanity unless otherwise specified, as per Schedule H plan		
26860				
33		1 - MAIN BATHROOM - HARDWARE - UPGRADE - POI-R7040-128-BNL - MAIN BATHROOM INCLUDES THE ADDITIONAL 1FT OF CABINERY	\$ 60.00	Each
26318		Note:		
34		1 - MAIN BATHROOM - COUNTERTOP - UPGRADE - QUARTZ LEVEL 1 - MAIN BATHROOM INCLUDING 1 FT EXTENSION	\$ 1,093.00	Each
26871		Note:		
35		1 - ENSUITE BATH - LOWER CABINETS - BANK OF DRAWERS (4 DRAWERS)	\$ 819.00	Each
1101		Note: lo be located inbetween 2 sinks.		
26321				
36		1 - ENSUITE BATH - HARDWARE - UPGRADE - POI-R7040-128-BNL - INCLUDING ADDED BANK OF DRAWERS - ENSUITE BATHROOM	\$ 160.00	Each
26878		Note:		
37		1 - ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC	\$ 1,183.00	Each
81561		Note:		
26326				
38		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE	\$ 630.00	Each
29144		Note:		
26327				
39		1 - FOYER - FLOOR TILE - UPGRADE - BRONZE - FOYER	\$ 246.00	Each
26328		Note:		
40		1 - - FLOOR TILE - UPGRADE - BRONZE - LAUNDRY / POWDER / MUDROOM	\$ 515.00	Each
26329		Note:		

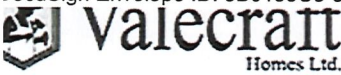
Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_





NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

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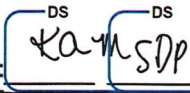
LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
237		1	810 THE KEMP 3 BED ELEV B	15-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
41		1 - <i>KITCHEN/DINETTE</i> - Bronze level backsplash tile installed in 1/2 brick pattern, in custom kitchen / extended pantry, including behind chimney hoodfan to bulkhead as per Kitchen and Wall Tile Sketches	\$ 276.00	Each
26330		Note:		
42		1 - <i>MAIN BATHROOM</i> - FLOOR TILE - UPGRADE - BRONZE - MAIN BATHROOM	\$ 262.00	Each
26332		Note: Rectangular Side-to-Side as per Floor Tile Sketch and plan		
*43	64	*1 - <i>MAIN BATHROOM</i> - TILE - WALL - INSTALLED ON 45 - INSTALLATION ONLY - - MAIN BATHROOM (18) - .	*\$ 135.00	Each
26333		Note: As per Wall Tile Sketch		
44		1 - <i>ENSUITE BATH</i> - Gold level floor tile in ensuite bathroom.	\$ 1,018.00	Each
26334		Note: Rectangular Front-to-Back as per Floor Tile Sketch and plan		
45		1 - <i>ENSUITE BATH</i> - Gold level floor tiles installed on 2 shower walls in ensuite bathroom. Vertically Installed as per Wall Tile Sketch	\$ 732.00	Each
26336		Note: See #22 for shower enclosure		
46	28848	2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
26337		Note:		
47		1 - - HARDWOOD - OAK - UPGRADE - 6 1/4" ESTATE STAINED - STANDARD AREAS	\$ 4,407.00	Each
26338		Note: As per plan		
48		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - OAK - UPGRADE - 6 1/4" ESTATE STAINED - KITCHEN / DINETTE	\$ 2,683.00	Each
26339		Note: As per plan		
49		1 - - DELETE ITEM # 9 - STAIRS - UPPER	-\$5,158.00	Each
26913		Note:		
50	28761	1 - - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	\$ 285.00	Each
26961		Note: DOES NOT INCLUDE CONNECTION		
*51	29143	1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 322.05	Each
27414		Note: OR4901 REV. 03 Dated 11/26/20		
*52	29142	1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 3,060.04	Each
27415		Note: SS3921 REV. 05 Dated 12/01/20		

PREPARED BY: Samar Merhi

LOCKED BY:

PE 1.241-3

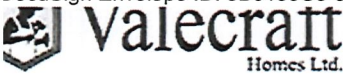
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Vendor Initials:  Purchaser Initials: 

CONSTRUCTION SCHEDULING APPROVAL

PER: \_\_\_\_\_

DATE: \_\_\_\_\_



NON STANDARD EXTRAS (680)

Rathwell Landing - Phase 1

PURCHASERS: Kristina Alessandra Musca and Sebastian Dawid Pawlak

Printed: 6-Jan-21 8:23 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
237	1	810 THE KEMP 3 BED ELEV B	15-Dec-21	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
53		1 - GREAT ROOM - Delete Fireplace Surround & Continue Drywall	\$ 0.00	Each
27416		Note:		

Sub Total	\$55,178.09
HST	\$0.00
Total	\$55,178.09

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER: 

DocuSigned by: Kristina Alessandra Musca 22-Nov-20

Kristina Alessandra Musca 06-Jan-21

DATE

PURCHASER: 

DocuSigned by: Sebastian Dawid Pawlak 22-Nov-20

Sebastian Dawid Pawlak 06-Jan-21

DATE

VENDOR: 

DocuSigned by: PER: Valecraft Homes Limited

DATE: January 6, 2021

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#: OR4901 Rev.03

Customer Copy

Customer:

Kristina Alessandra Musca and Sebastian Dawid Pawlak  
  
Home: 613-237-9441  
Cell: 613-262-8110  
Email: kmusc020@uottawa.ca;  
sdpawlak@gmail.com

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 1  
Lot: -200amp included  
Closing Date: RL237  
12/15/2021  
  
Salesperson: Jason Thompson (OR)  
Date: 11/26/2020

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
Bedroom #3	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	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
*** Total price includes all applicable taxes					
Customer Subtotal:					\$285.00
HST:					\$37.05
Total:					\$322.05

www.orbitalti.com

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2

DS  
  
DS



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

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

Estimate No#: SS3921 Rev.05  
Customer Copy

Customer:

Kristina Alessandra Musca and Sebastian Dawid Pawlak

Builder: VALECRAFT HOMES LTD.  
Project: Rathwell Landing Singles Ph 1  
Lot: -200amp included  
Closing Date: RL237  
12/15/2021  
Salesperson: Jason Thompson  
Date: 12/01/2020

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$114.00	\$114.00
Garage	1.00	Add 15 Amp separate circuit plug	C	\$276.00	\$276.00
Kitchen	1.00	Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$125.00	\$125.00
Kitchen	1.00	Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$1,144.00	\$1,144.00
Great Room	1.00	Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$935.00	\$935.00
Kitchen	1.00	Upgrade to USB plug (standard)	H	\$0.00	\$0.00
Master Bedroom	1.00	Add 15 AMP plug to have 1 plug on either side of bed	M	\$114.00	\$114.00

Customer Subtotal:	\$2,708.00
HST:	\$352.04
Total:	\$3,060.04

\*\*\* Total price includes all applicable taxes

Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:

Kristina Alessandra Musca

B293EE3247804DE

Customer Signature 1

November 22, 2020

Date

DocuSigned by:

Sebastian Dawid Pawlak

CF9663EF07CF4EA

Customer Signature 2

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson - Page: 2



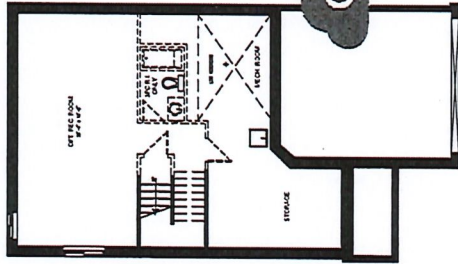


THE KEMP

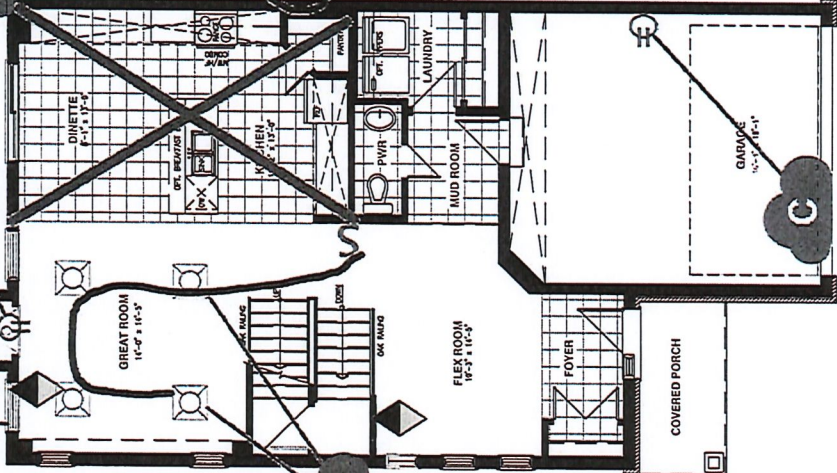
MODEL 810  
1900 sq.ft

Site: Rathwell Landing  
Plan No.: 4M-1589  
Lot: 237  
Date: December 1, 2020

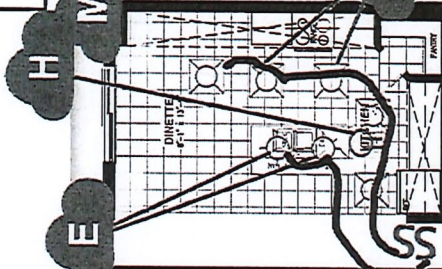
Purchaser: Kristina Musca  
Purchaser: Sebastian Pawlak



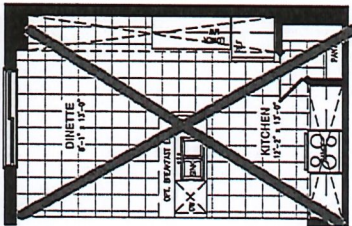
BASEMENT FLOOR



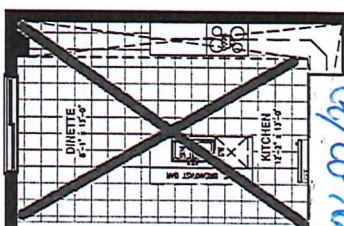
GROUND FLOOR



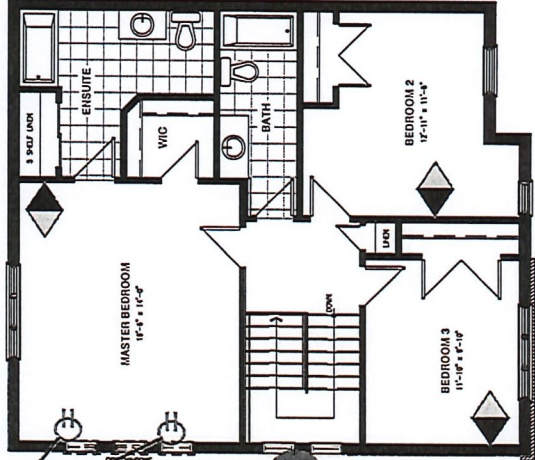
Similar to option 1



OPTIONAL KITCHEN #2



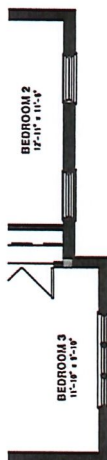
HEN #3



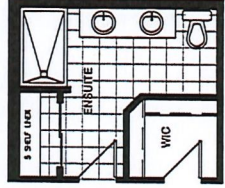
SECOND FLOOR - 3 BEDROOMS  
ELEVATION A



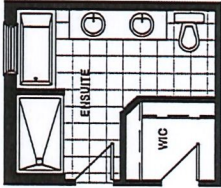
SECOND FLOOR - 3 BEDROOMS  
ELEVATION B



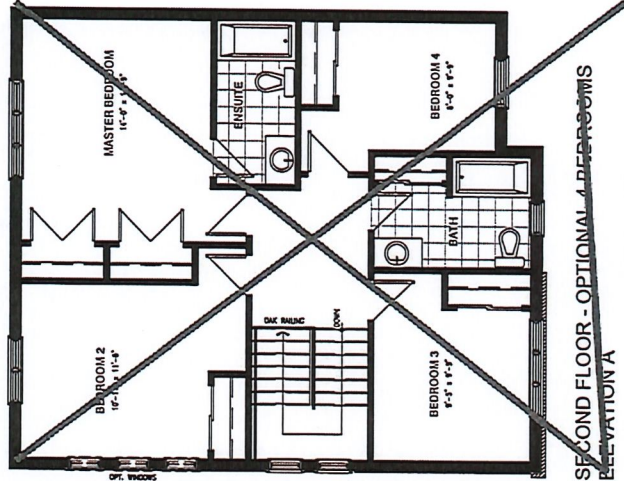
SECOND FLOOR - 3 BEDROOMS  
ELEVATION C



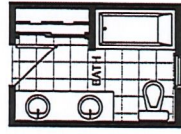
OPTIONAL  
4PC ENSUITE  
3 BEDROOMS



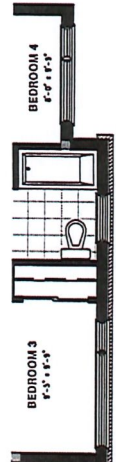
OPTIONAL  
5PC ENSUITE  
3 BEDROOMS



SECOND FLOOR - OPTIONAL 4 BEDROOMS  
ELEVATION A



OPTIONAL 4PC MAIN BATHROOM  
4 BEDROOMS



SECOND FLOOR - OPTIONAL 4 BEDROOMS  
ELEVATION B

ELEVATION C IS NOT AVAILABLE  
WITH 4 BEDROOMS

SS-Orbital Sketch

DS DS  
Kemp SPP

CUSTOMER ACCEPTANCE

DATE

Nov 02/20

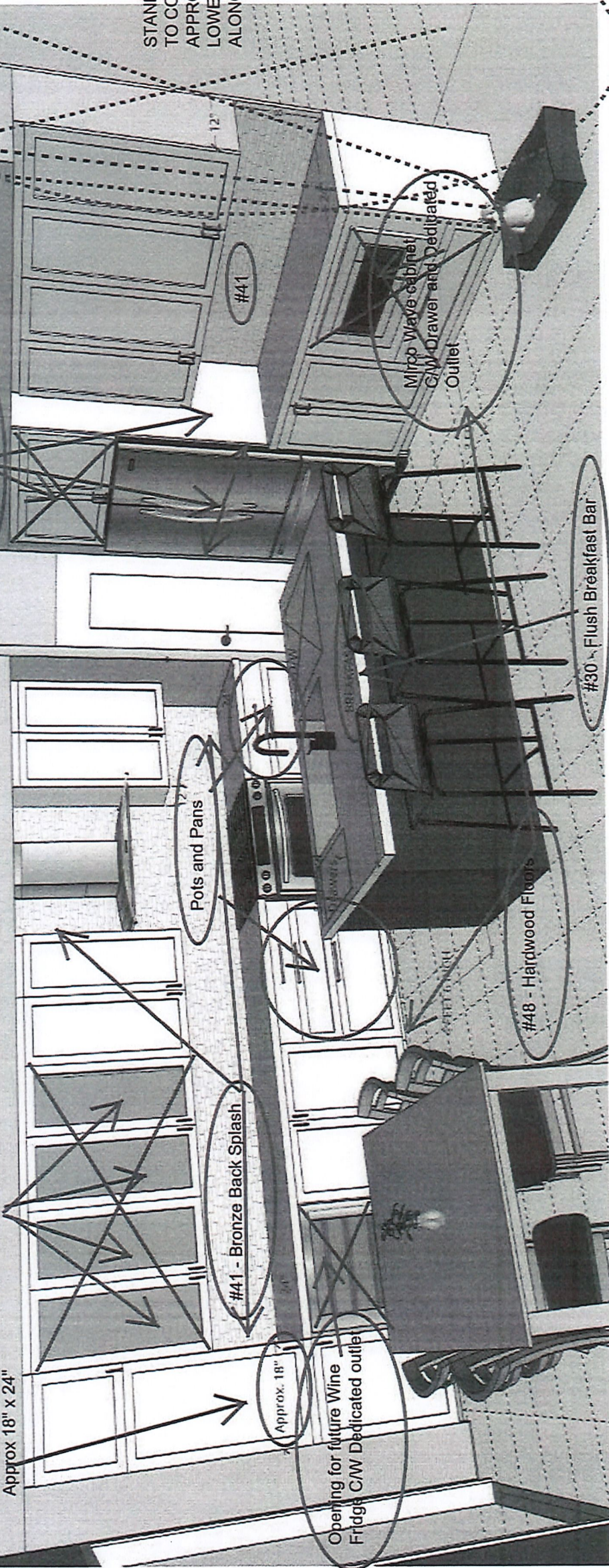


RL Lot 237 - Inv. #1241 Item # 26

\*\*\*NOT TO SCALE\*\*\*

Pantry  
Approx 18" x 24"

Four (4) Upper Clear Glass Doors (1 Lite)



STANDARD WALL  
TO CONTINUE TO  
APPROX. END OF  
LOWER CABINETS  
ALONG HALLWAY

24" Fridge Upper  
and Gable  
Wider Fridge Opening

Pots and Pans

#41 - Bronze Back Splash

Approx. 18"

Opening for future Wine  
Fridge C/W Dedicated outlet

Mirror Wave cabinet  
C/W Drawer and Dedicated  
Outlet

#30 - Flush Breakfast Bar

#48 - Hardwood Floors

- #20 - Faucet 986LF-AR
- #21 - Sink Franke CUX110-30-CA
- #28 - Two Tone Cabinets
- #29 - Hardware
- #30 - Quartz Level 2 Flush Breakfast Bar w/ Extended gobles
- #31 - Provide for Puck Lights
- #50 - Water Line to Fridge

RL: 237  
4M-1589

Kristina Alessandra Musca  
Sebastian Dawid Pawlak

DS  
KAWSDP  
DS

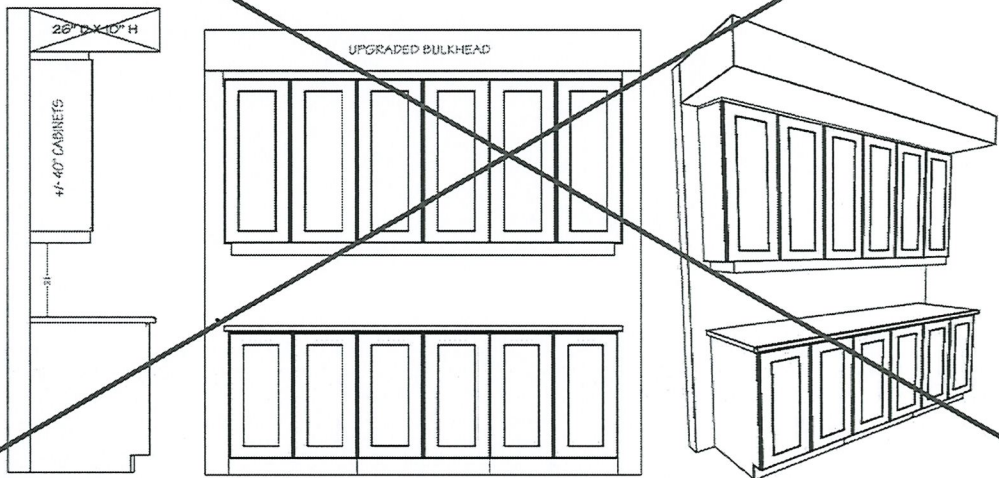
27-UPC9-2B



OPTIONAL KITCHEN CABINET CROWN MOULDING,  
FILLER & **UPGRADE** BULKHEAD DETAILS

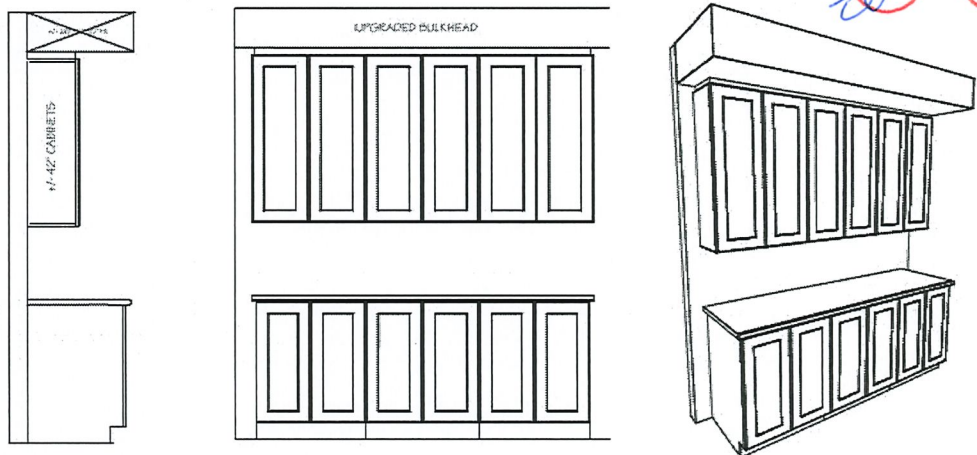
~~UPC9-1C Upgrade #: \_\_\_\_\_~~

- ~~Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to upgraded bulkhead.~~



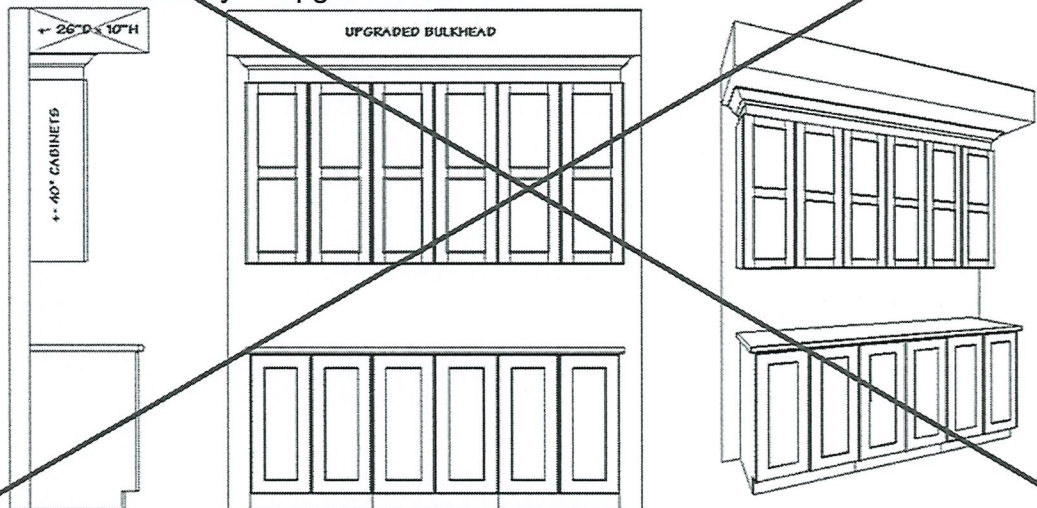
UPC9-2B Upgrade #: 27

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



~~UPC9-3A Upgrade #: \_\_\_\_\_~~

- ~~Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to upgraded bulkhead.~~



Site: Rathwell Landing

Purchaser: Kristina Alessandra Musca

Plan No: 4M-1589

Lot: 237

Purchaser: Sebastian Dawid Pawlak

Date: November 22, 2020



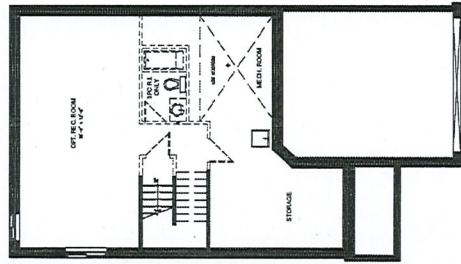


THE KEMP

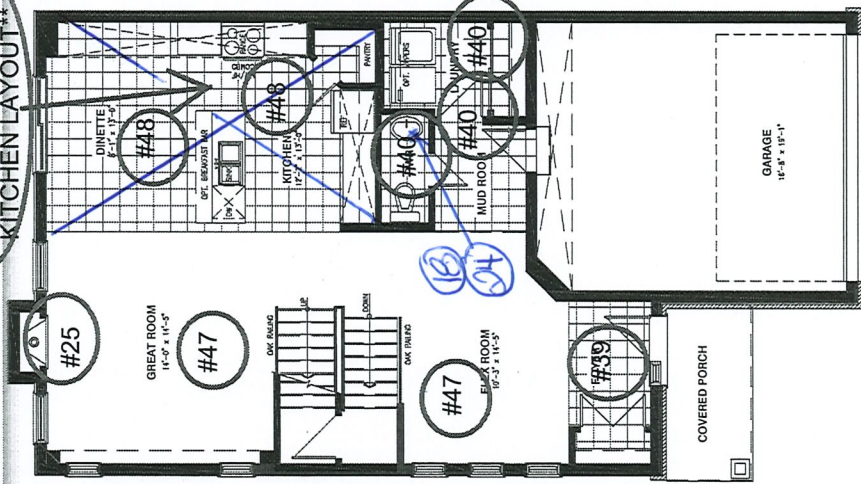
MODEL 810

1900 sq.ft

\*\*SEE SKETCH FOR KITCHEN LAYOUT\*\*

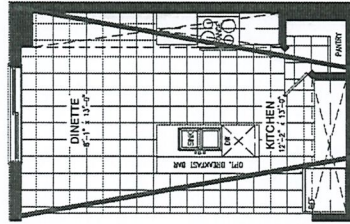
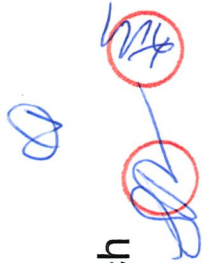


BASEMENT FLOOR

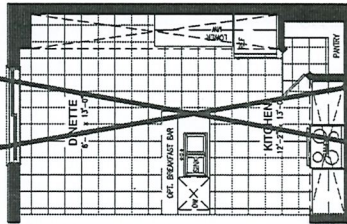


GROUND FLOOR

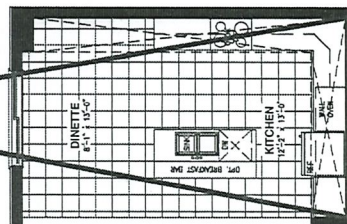
Sketch



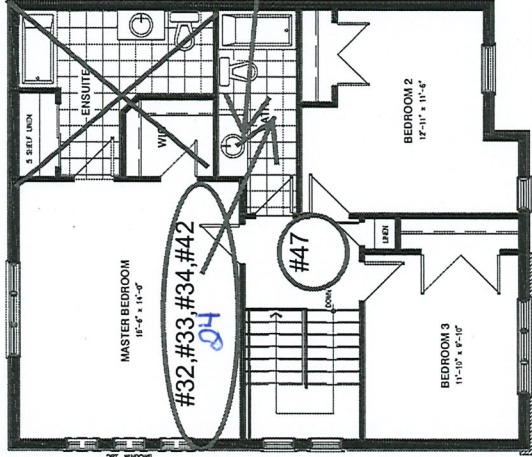
OPTIONAL KITCHEN #1



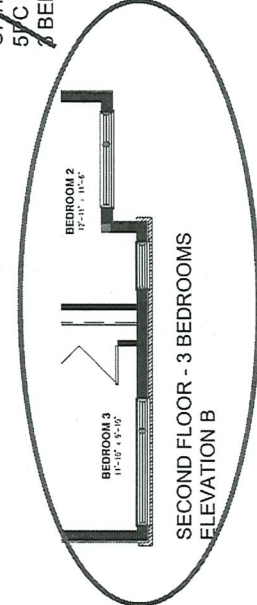
OPTIONAL KITCHEN #2



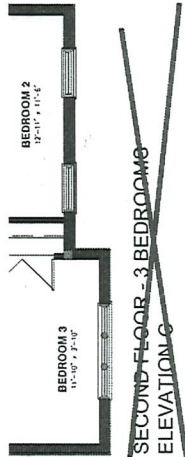
OPTIONAL KITCHEN #3



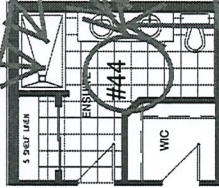
SECOND FLOOR - 3 BEDROOMS ELEVATION A



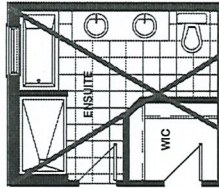
SECOND FLOOR - 3 BEDROOMS ELEVATION B



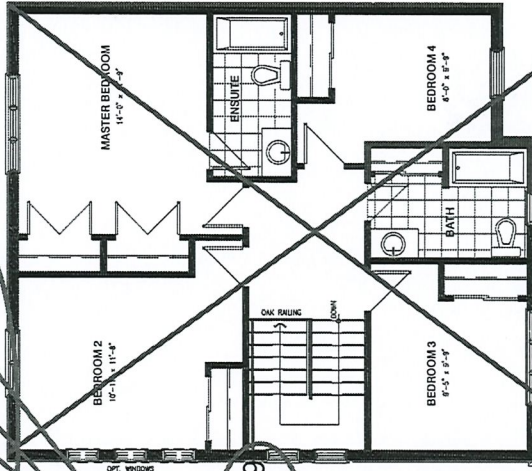
SECOND FLOOR - 3 BEDROOMS ELEVATION C



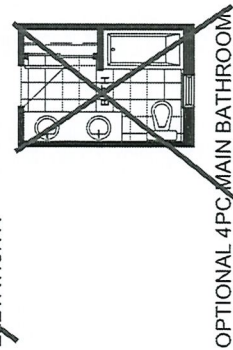
OPTIONAL 4PC ENSUITE 4 BEDROOMS



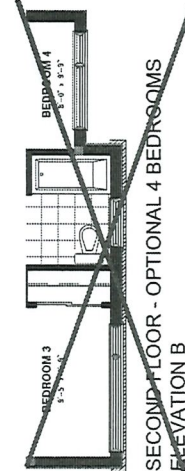
OPTIONAL 5PC ENSUITE 5 BEDROOMS



SECOND FLOOR - OPTIONAL 4 BEDROOMS ELEVATION A



OPTIONAL 4PC MAIN BATHROOM 4 BEDROOMS



SECOND FLOOR - OPTIONAL 4 BEDROOMS ELEVATION B

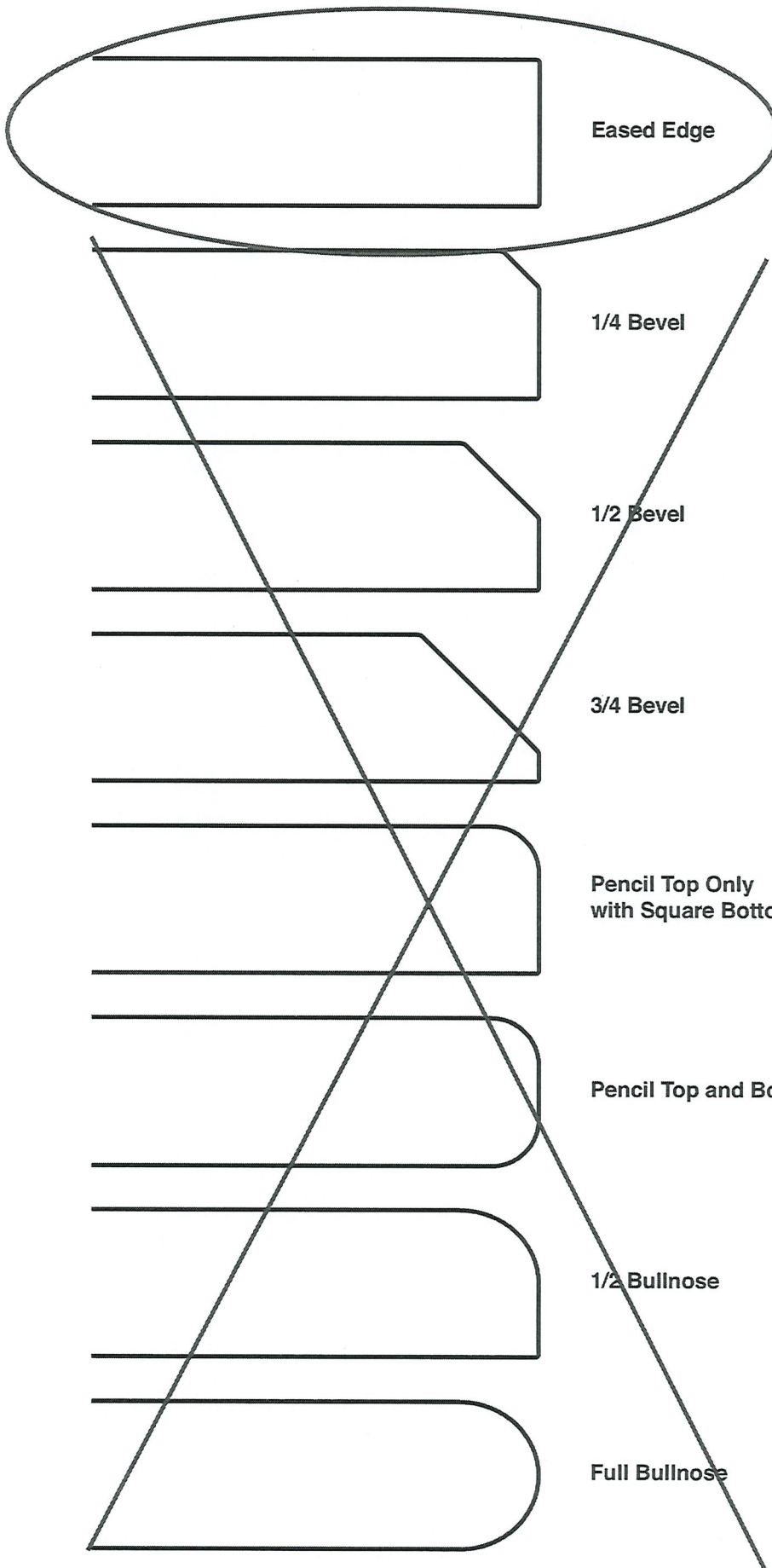
ELEVATION C IS NOT AVAILABLE WITH 4 BEDROOMS

Site: Rathwell Landing Purchaser: Kristina Alessandra Musca  
Plan No.: 4M-1589  
Lot: 237 Purchaser: Sebastian Dawid Pawlak  
Date: November 22, 2020





## Standard Edge Profiles for Granite & Quartz



kitchen  
main bath  
master ensuite

Project: Rathwell Landing

Purchaser: Kristina Alessandra Musca

Plan #: 4M-1589

Purchaser: Sebastian Dawid Pawlak

Lot: 237

Date: November 22, 2020

Model: Kemp 810 3 Bdrm

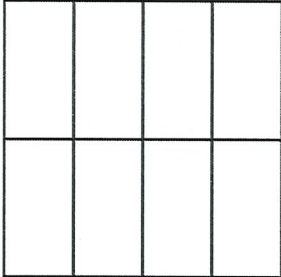
Upgrade #: 30,34,37



## Tile Installation Options

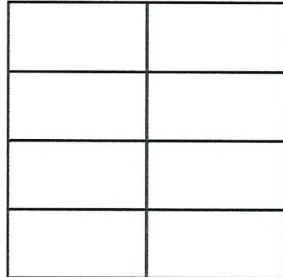
### WALL TILE

Vertical stacked

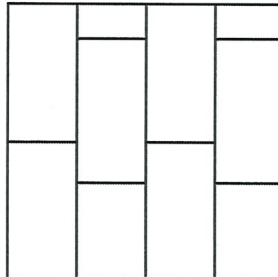


ensuite

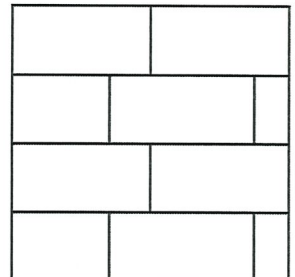
Horizontal stacked



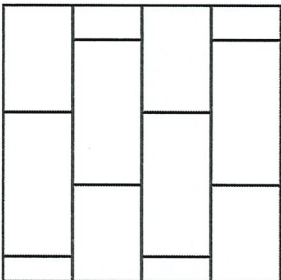
Vertical 1/3 offset brick



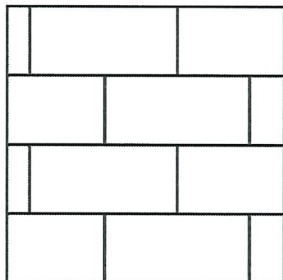
Horizontal 1/3 offset brick



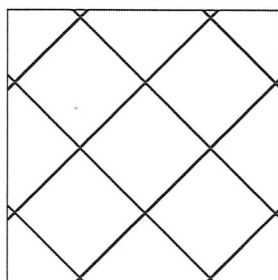
Vertical brick



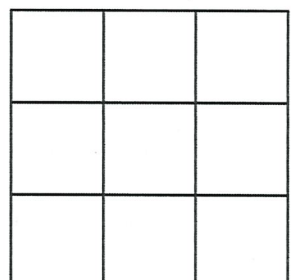
Horizontal brick



45 degree



Standard square



kitchen backsplash

main bath

Project: rathwell landing

Plan #: 4M-1589

Lot: 237

Model: Kemp 810 3 bed

Purchaser: Kristina Alessandra Musca

Purchaser: Sebastian Dawid Pawlak

Date: November 22, 2020

Upgrade #: 41,43, 45

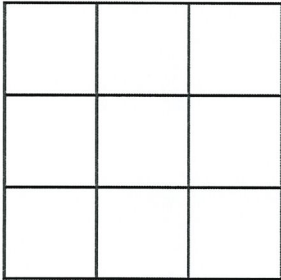




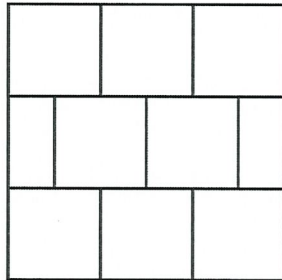
## Tile Installation Options

### FLOOR TILE

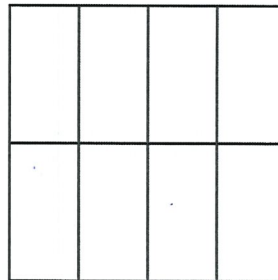
Standard square



Square brick

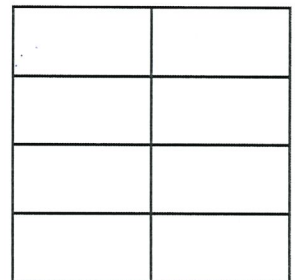


Rectangular  
front to back of the house



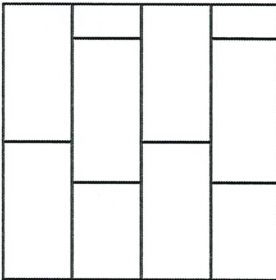
master ensuite

Rectangular  
side to side of the house

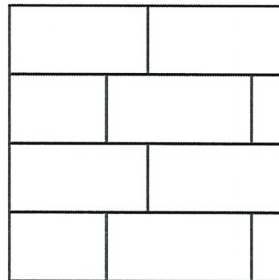


foyer  
powder room  
mudroom  
laundry  
main bathroom

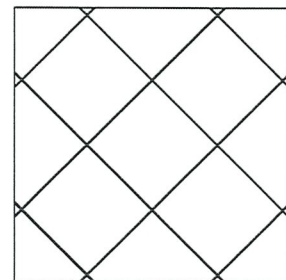
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



*SP* *HW* *AD*

Project: rathwell landing

Plan #: 4M-1589

Lot: 237


Model: Kemp 810 3 bed

Purchaser: Kristina Alessandra Musca

Purchaser: Sebastian Dawid Pawlak

Date: Nov 22, 2020

Upgrade #: 39, 40, 42, 44

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	237	Civic Address:	672 Parade Dr.		
	Purchaser(s):	Kristina Alessandra Musca			Model Name/#:	The Kemp / 810
	Purchaser(s):	Sebastian Dawid Pawlak			Closing Date:	15-Dec-21
INTERIOR FINISHES						
DESCRIPTION						
TRIM STYLE	Standard				STD/UPG #	12, 13, 15
DOOR STYLE	Standard				STD	
INTERIOR HARDWARE	Standard				STD	
INTERIOR LIGHTING PACKAGE	As per electrical quote & puck lights in kitchen uppers					31, 52
BATHROOM ACCESSORIES	Delete					24
FIREPLACE MANTLE	Modern Type 1 mantle Oak - SB 206					25

INTERIOR HANDRAILS AND SPINDLES				
	MATERIAL	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Contemporary	SB 206	#8,#47
BRACKET (If applicable)	Metal	N/A	Gun Metal Gray	#8
SPINDLES	Metal	Square	Gun Metal Gray	#8
POSTS	Red Oak	3-1/2" Modern Routed Posts	SB 206	#8,47
NOSINGS	Red Oak	N/A	SB 206	#8,47
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Opening to be approx 37" wide	#26	Rough in for future waterline	50
RANGE	standard	STD	gas line	#5
DISHWASHER	Standard	STD	/	/
CHIMNEY HOODFAN	Standard	6	Whirlpool 300CFM Stainless Steel Chimney Hoodfan 30" wide	#6
MICROWAVE	Client Appliance size: 13" high x 21-3/4" wide x 17-1/4" deep	#26	/	/
WINE FRIDGE	Opening Approx. 24-5/8" wide	#26	/	/
WASHING MACHINE/DRYER	Standard	STD	/	/

Purchaser's Signature(s)

DocuSigned by:  
Kristina Alessandra Musca

DocuSigned by:  
B293EE3247804DE...

Sebastian Dawid Pawlak

CF9663EF07CF4EA

Purchaser's Signature(s)

DocuSigned by:  
B293EE3247804DE...

Sebastian Dawid Pawlak

CF9663EF07CF4EA

Approved By :

DocuSigned by:  
Sebastian Dawid Pawlak

Sebastian Dawid Pawlak

Date:

November 22, 2020


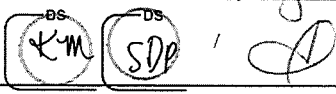
Date:

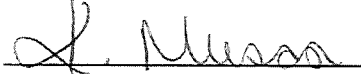
November 22, 2020

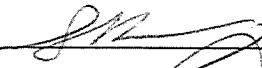
Date:

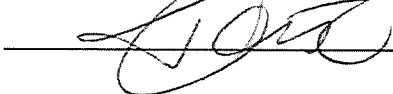
January 6, 2021



 <b>Valecraft</b> Homes Ltd.		SINGLES AND TOWNS COLOUR CHART					
		Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
		Lot No:	237	Civic Address:	672 Parade Dr.		
		Purchaser(s):	Kristina Alessandra Musca			Model Name/#:	The Kemp / 810
		Purchaser(s):	Sebastian Dawid Pawlak			Closing Date:	15-Dec-21
CERAMIC & GROUT SELECTIONS (1)							
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Side To Side Install)		908 Dove Gray	Bronze + UPG Grout	upg#39,46	
POWDER ROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Side To Side Install)		908 Dove Gray	Bronze + UPG Grout	upg#40,46	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
MUDROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Side To Side Install)		908 Dove Gray	Bronze + UPG Grout	UPG#40,46	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
LAUNDRY ROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Side To Side Install)		908 Dove Gray	Bronze + UPG Grout	upg#40,46	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					
KITCHEN	FLOOR	See Hardwood		/	/	48	
	BACKSPLASH	Euro Pasha Soho 3"x6" Glossy White Wall (Horizontal 1/2 brick install)		910 Bright White	Bronze + UPG Install + UPG grout	261 upg#41 46	
	INSERT OR BORDER	/					
BREAKFAST AREA/DINETTE	FLOOR	See Hardwood		/	/	48	
FIREPLACE	HEARTH	/		/	/	/	
	SURROUND	Deleted - Continue Drywall.		/	/	53	
BASEMENT FIREPLACE	HEARTH			/	/	/	
	SURROUND	/		/	/	/	

Purchaser's Signature(s) : 

Purchaser's Signature(s) : 

Approved By : 

Date: 22-Nov-20

Date: 22-Nov-20

Date: January 6, 2021



SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	237	Civic Address:	672 Parade Dr.		
Purchaser(s):	Kristina Alessandra Musca			Model Name/#:	The Kemp / 810
Purchaser(s):	Sebastian Dawid Pawlak			Closing Date:	15-Dec-21

PAINT COLOUR(S)				
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #
TRIM	Semi Gloss OC-117 Simply White	STD	/	/
FOYER	Low Luster HC 172 Revere Pewter	UPG#38	/	
POWDER ROOM	Semi Gloss HC 172 Revere Pewter	#38	/	/
MAIN FLOOR HALLWAY	Low Luster HC 172 Revere Pewter	#38	/	/
DINING ROOM	/	/	/	/
FLEX ROOM	Low Luster HC 172 Revere Pewter	#38	/	/
GREAT ROOM	Low Luster HC 172 Revere Pewter	#38	/	/
FAMILY ROOM	/	/	/	/
OTHER	/	/	/	/
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss HC 172 Revere Pewter	#38	/	/
LAUNDRY/MUDROOM	Low Luster HC 172 Revere Pewter	#38	/	/
2nd FLOOR HALLWAY	Low Luster HC 172 Revere Pewter	#38	/	/
MAIN BATH	Semi Gloss HC 172 Revere Pewter	#38	/	/
BEDROOM #2	Low Luster HC 172 Revere Pewter	#38	/	/
BEDROOM #3	Low Luster HC 172 Revere Pewter	#38	/	/
BEDROOM #4	/	/	/	/
MASTER BEDROOM	Low Luster HC 172 Revere Pewter	#38	/	/
MASTER BEDROOM WALK-IN CLOSET	Low Luster HC 172 Revere Pewter	#38	/	/
MASTER BEDROOM ENSUITE	Semi Gloss HC 172 Revere Pewter	#38	/	/
FINISHED BASEMENT RECREATION ROOM	/	/	/	/
BASEMENT BATHROOM	/	/	/	/

DocuSigned by:

Purchaser's Signature(s)

Kristina Alessandra Musca

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Purchaser's Signature(s)

Sebastian Dawid Pawlak

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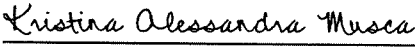
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FLOORING SELECTIONS					
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg#47
DINING ROOM	/			/	/
FLEX ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg#47
FAMILY ROOM	/			/	/
GREAT ROOM	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg#47
OTHER	/			/	/
REAR HALLWAY	/			/	/
KITCHEN	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg#48
BREAKFAST AREA/DINETTE	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg#48
STAIRS to second floor	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
UPPER HALLWAY	Lauzon Engineered Hardwood Designer Collection Estate Series with Pure Genius in White Oak Celtik Character Grade Ultra-Matte 6-1/4"			UPG	upg #47
BEDROOM # 2	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
BEDROOM # 3	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
BEDROOM # 4	/			/	/
MASTER BEDROOM	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
MASTER BEDROOM WALK-IN CLOSET	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
STAIRS TO BASEMENT (INCLUDING LANDING)	Cornet Spartacus A43531 Overcast 87354, std underpad			STD	STD
FINISHED BASEMENT RECREATION ROOM	/			/	/

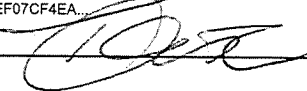
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Approved By :



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 <b>Valecraft</b> Homes Ltd.		SINGLES AND TOWNS COLOUR CHART					
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		Lot No:	237	Civic Address:	672 Parade Dr.		
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		Purchaser(s):	Sebastian Dawid Pawlak			Closing Date:	15-Dec-21
CERAMIC & GROUT SELECTIONS (2)							
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (Rectangular Side To Side Install)		908 Dove Gray	Bronze + UPG Grout	upg#42,,46	
	WALL	Olympia C.D.C. 6"x6" Arctic White Bright QT.CD.ARW.0606.BR (45 degree install)		910 Bright White	STD + UPG install + UPG Grout	upg#43,46	
	INSERT OR BORDER	/					
4PC ENSUITE BATHROOM	FLOOR	Ceratec Stone Glamour 11.6"x23.6" Calacatta Polished (Rectangular Front to back Install)		910 Bright White	Gold + UPG Grout	7 upg#44,46	
	WALL	Ceratec Stone Glamour 11.6"x23.6" Calacatta Polished (Vertical Stacked Install)		910 Bright White	Gold floor on wall + UPG Grout	7,22 upg#45,46	
	INSERT OR BORDER	/					
5PC ENSUITE BATHROOM	FLOOR	/		/	/	/	
	TUB DECK	/		/	/	/	
	TUB BACKSPLASH	/		/	/	/	
	INSERT OR BORDER	/		/	/	/	
	SHOWER WALLS	/		/	/	/	
BASEMENT BATHROOM	FLOOR	/		/	/	/	
	WALL	/		/	/	/	
	INSERT OR BORDER	/					


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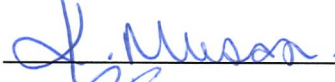
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CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Island Only: Red Deer (MDF) Storm & All Other Cainetry: Red Deer (MDF) Super White			L2 + Two Colours	#26,27,28, <b>31</b>
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Handles	UPG	<b>26,</b> 29
	COUNTERTOP	Desert Silver	COUNTERTOP EDGE PROFILE	Eased Edge	L2 Quartz	<b>26,</b> #30
MAIN BATHROOM	STYLE AND COLOUR	100I PM-V392WT			Std	#32
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Handles	UPG	<b>32,</b> #33
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	L1 Quartz	<b>32,</b> #34
ENSUITE BATHROOM	STYLE AND COLOUR	100I PM-V392WT			STD	<b>7,</b> 35
	HARDWARE CODE	POI-R7040-128-BNL	TYPE	Handles	UPG	<b>7, 35</b> #36
	COUNTERTOP	Blanco Maple	COUNTERTOP EDGE PROFILE	Eased Edge	L1 Quartz	<b>7,</b> #37
POWDER ROOM	STYLE AND COLOUR	Pedestal			/	
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

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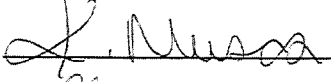


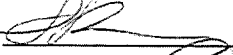
Valecraft  
Homes Ltd.


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PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Franke Cube Undermount Single Bowl Undermount Kitchen Sink CUX11030-CA	Stainless Steel	upg#21
	FAUCET	Delta Marley Single-hole pull-down kitchen faucet 986LF-AR	Arctic Stainless	upg\$20
MAIN BATHROOM	SINK	American Standard Boxe Undermount Sink 0315-000	White	upg#19
	VANITY FAUCET	Delta trinsic single handle (1-hole) high arc faucet 559HA-DST	Chrome	upg#18
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
ENSUITE BATHROOM	SINKS (x2)	American Standard Boxe Undermount Sink 0315-000	White	7 upg#19
	VANITY FAUCETS (x2)	Delta trinsic single handle (1-hole) high arc faucet 559HA-DST	Chrome	7 UPG#18
	WATER CLOSET	Standard	White	STD
	SHOWER	Option 1: Acrylic Base + Custom Glass shower enclosure: clear glass fixed panel instead of wall closest to deleted linen closet with 1 swivel glass door and a small fixed panel.	White/Glass/Chrome	7 upg#22
	SHOWER FAUCET	Delta Linden Monitor 17 Series Shower Trim with In2uition T17294-I Chrome	Chrome	7 upg#23
	BATHTUB	/	/	/
	BATHTUB FAUCET	/	/	/
POWDER ROOM	PEDESTAL	Std w/ single hole	White	18
	SINK FAUCET	Delta trinsic single handle (1-hole) high arc faucet 559HA-DST	Chrome	18
	WATER CLOSET	Standard	White	STD
BASEMENT BATHROOM	SINK	/	/	/
	VANITY FAUCET	/	/	/
	WATER CLOSET	/	/	/
	TUB/SHOWER	/	/	/
	TUB/SHOWER FAUCET	/	/	/

NOTE: All fixtures are white as standard

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Subject to change by Valecraft Homes in the event of unavailability of materials.  
Prices, terms and specifications are subject to change without notice E/O.E  
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