

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

ON THE 19 DAY OF April, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 20  
LOT: 20 BLOCK :  
50M-352 PLACE ST THOMAS 6  
CIVIC ADDRESS: 776 Namur Street

PURCHASERS: Tammy McNulty & Vladimir Grebenkov

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 19, 2021

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: \$634,670.59  
BALANCE AT CLOSING: \$594,670.59  
LESS H.S.T. AMOUNT: \$582,894.33  
SCHEDULE "G" DATED: May 19, 2021  
TARION SCHEDULE "B" DATED: May 19, 2021

INSERT: 680 dated: June 2, 2021 in the amount of: \$17,959.00  
NEW PURCHASE PRICE: \$652,629.59  
ADDITIONAL DEPOSIT OF: \$25,000.00  
NEW BALANCE AT CLOSING: \$587,629.59  
NEW LESS H.S.T. AMOUNT: \$598,787.25  
SCHEDULE "G" DATED: June 2, 2021  
TARION SCHEDULE "B" DATED: June 2, 2021

Dated at Embrun, ON this 2 day of June, 2021

In the presence of:

[Signature]  
WITNESS

[Signature]  
PURCHASER

[Signature]  
WITNESS

[Signature]  
PURCHASER

Dated at Ottawa this 8 day of June, 2021

VALECRAFT HOMES (2019) LIMITED

Per: [Signature]

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION

**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



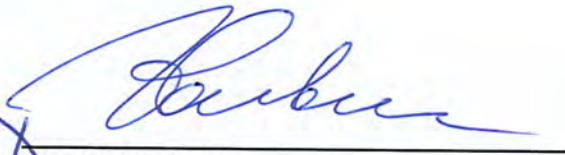
Vendor

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 \$598,787.25. 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.

Dated at Embrun, ON this 2 day of June, 2021

  
PURCHASER

VALECRAFT HOMES (2019) LIMITED

  
PURCHASER

PER: 

DATE: June 8, 2021

PROJECT: PLACE ST THOMAS 6 LOT: 20

**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 #22 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

**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 #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
7. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 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.
8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated June 2, 2021.

Signed at Embrun, ON, this 2 day of June, 2021.

  
Purchaser

Valecraft Homes (2019) Limited

  
Purchaser

Per: 

June 8, 2021  
Date:

Lot #: 20 - Phase 6

Project: **Place St. Thomas 6**

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Tammy McNulty and Vladimir Grebenkov		Printed: 2-Jun-21 3:21 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
20	6	1015 THE MURRY ELEV A	19-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE
40	1	KITCHEN - KITCHEN LAYOUT - COOKTOP & CHIMNEY HOODFAN RELOCATED AS PER KITCHEN SKETCH DATED JUNE 2, 2021.	Each
34424	Note:	- Please see Kitchen Sketch dated June 2, 2021	
41	1	BASEMENT BATHROOM - DELETE ITEM # 36 (RE: RECESSED MEDICINE CABINET BUILDER'S STANDARD)	-\$307.00
33921	Note:		Each
42	1	KITCHEN/DINETTE - ELECTRICAL- LED STRIP LIGHTING UNDER UPPER CABINETRY IN CUSTOM KITCHEN LAYOUT INCLUDING EXTENDED UPPER AND LOWER CABINETRY & FULL DOUBLE PANTRY THROUGHOUT DINETTE	\$ 857.00
33922	Note:	- As per Kitchen Sketch dated June 2, 2021	Each
43	1	GREAT ROOM - FIREPLACE - DELETE FIREPLACE MANTLE IN GREAT ROOM	\$ 75.00
33923	Note:		Each
*44	1	KITCHEN/DINETTE - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	* \$ 500.00
90924	Note:	If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.	Each
45	1	ENSUITE BATH - CABINETRY- UPGRADE TO 1 FALSE PANEL WITH 1 DOOR + 2 DRAWERS	\$ 704.00
33927	Note:	- Ensuite Bathroom as per Floorplan Sketch dated June 2, 2021 - Drawers to be located in between sink and toilet	Each
46	1	MAIN BATHROOM - CABINETRY- UPGRADE TO 1 FALSE PANEL WITH 1 DOOR + 2 DRAWERS	\$ 704.00
33928	Note:	- Main Bathroom as per Floorplan Sketch dated June 2, 2021 - Drawers to be located in between sink and toilet	Each
47	1	BASEMENT BATHROOM - COUNTERTOP- UPGRADE - QUARTZ- LEVEL 1- BASEMENT BATHROOM	\$ 668.00
33929	Note:	- Basement Bathroom as per Floorplan Sketch dated June 2, 2021	Each
48	1	FOYER - FOYER / LAUNDRY ROOM - TILE - FLOOR - UPGRADE BRONZE	\$ 692.00
33952	Note:	- Foyer & Laundry Room as per Floorplan Sketch dated June 2, 2021 - Rectangular Side to Side as per Floor Tile installation sketch dated June 2, 2021	Each
*49	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - BRONZE -- MAIN BATHROOM (18) - BRONZE	* \$ 137.00
33936	Note:	- Main Bathroom as per Floorplan Sketch dated June 2, 2021 - Rectangular side to side as per Floor Tile installation sketch dated June 2, 2021	Each
*50	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - BRONZE - - ENSUITE BATHROOM STANDARD - BRONZE	* \$ 183.00
33937	Note:	- Ensuite Bathroom as per Floorplan Sketch dated June 2, 2021 - Rectangular side to side as per Floor Tile installation sketch dated June 2, 2021	Each
51	1	BASEMENT BATHROOM - TILE- UPGRADE - FLOOR- BRONZE - 3PC BASEMENT BATHROOM	\$ 137.00
33938	Note:	- Basement bathroom as per Floorplan Sketch dated June 2, 2021 - Rectangular Side to Side as per Floor Tile installation sketch dated June 2, 2021	Each

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

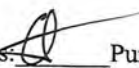
**NON STANDARD EXTRAS (680)**



**Place St. Thomas - Phase 6**

**PURCHASERS:** Tammy McNulty and Vladimir Grebenkov

**Printed:** 2-Jun-21 3:21 pm

LOT NUMBER 20		PHASE 6	HOUSE TYPE 1015 THE MURRY ELEV A	CLOSING DATE 19-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
52 132		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 821.00	Each
33939		Note: - Ensuite Bathroom ceramic shower with clear glass door ( B-1a's #24-25) - Horizontal Stacked as per Wall Tile installation sketch dated June 2, 2021		
53 132		1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 821.00	Each
33940		Note: - Main Bathroom ceramic shower with clear glass doors ( B-1a's # 32-33) - Note: Shower is approx. 5 FT X 30" - Horizontal Stacked as per Wall Tile installation sketch dated June 2, 2021		
54		1 - <i>BASEMENT BATHROOM</i> - TILE - UPGRADE - FLOOR TILES IN LIEU OF WALL TILE- BRONZE BASEMENT BATHROOM TUB/SHOWER COMBO	\$ 745.00	Each
33941		Note: - 3pc basement bathroom ( B-1a;s #18) - Horizontal Stacked as per Wall Tile installation sketch dated June 2, 2021		
55 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
33942		Note:		
*56 635		1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS	*\$ 357.00	Each
33944		Note:		
*57 28052		3 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	*\$ 855.00	
33945		Note: -Only available with Solid Surface Countertops - Master ensuite bathroom (1), main bathroom (1), basement bathroom (1)		
58 120176		3 - - VANITY FAUCET - DELTA CLASSIC SINGLE HANDLE 583-LF-WH - CHROME	\$ 507.00	
33957		Note: - Master ensuite bathroom (1), main bathroom (1), basement bathroom (1)		
59 120178		1 - <i>KITCHEN</i> - COOKTOP - FRIGIDAIRE GALLERY 30" INDUCTION - FGIC3066TB - BLACK	\$ 1,776.00	Each
34314		Note: Includes installation prior to closing. Does not include modifications to cabinetry or electrical changes		
60 120179		1 - <i>KITCHEN</i> - MICROWAVE WALL OVEN - 30" WHIRLPOOL 5CUFT - WOC54EC0HS - STAINLESS STEEL	\$ 4,821.00	Each
34317		Note: Includes installation prior to closing. Does not include modifications to cabinetry or electrical changes		
61		1 - <i>GREAT ROOM</i> - TILE- FIREPLACE - UPGRADE - FLOOR TILE IN LIEU OF WALL TILE - BRONZE - HORIZONTAL STACKED INSTALLATION - FLOOR TO CEILING - APPROX 5'-0" WIDE	\$ 1,169.00	Each
33978		Note: - Fireplace as per Floorplan Sketch dated June 2, 2021 - Horizontal Stacked as per Wall Tile installation sketch dated June 2, 2021		
62 118344		1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 855.00	Each
33983		Note: Only available with Solid Surface Countertops		

Vendor Initials: 

Purchaser Initials:  

**PREPARED BY:** Valerie Gendron

**LOCKED BY:**

**PE 1.569-2**

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL

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


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

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Tammy McNulty and Vladimir Grebenkov			Printed: 2-Jun-21 3:21 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
20	6	1015 THE MURRY ELEV A	19-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
63		1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF	\$ 732.00
111277		OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	Each
34351		Note: - Model # VVW7330JS (Stainless Steel) - Does not include modifications to cabinetry or electrical for new microwave location - Make-Up System NOT required for this unit in this house	

Sub Total	\$17,959.00
HST	\$0.00
Total	\$17,959.00

Payment Summary	
<u>Paid By</u>	<u>Amount</u>
Total Payment:	

PURCHASER:

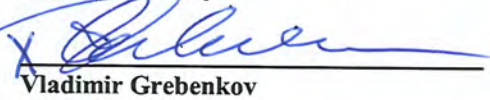


Tammy McNulty

02-Jun-21

DATE

PURCHASER:




Vladimir Grebenkov

02-Jun-21

DATE

VENDOR:



PER: Valecraft Homes (2019) Limited

June 8, 2021

DATE:

CONSTRUCTION SCHEDULING APPROVAL

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

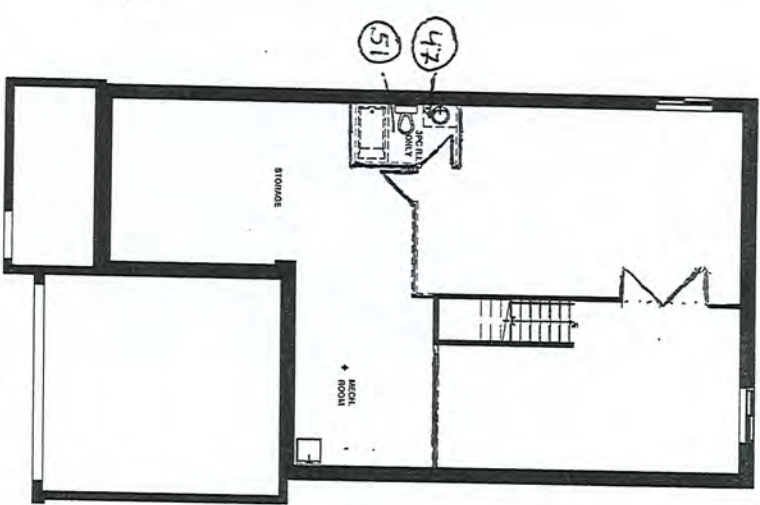
DATE: \_\_\_\_\_



# THE MURRY

MODEL 1015  
1517 SQ. FT.

Site: Place St. Thomas 6 Purchaser: Tammy McNulty  
Plan No.: 50M-348  
Lot: 20 - Phase 6 Purchaser: Vladimir Grebenkov  
Date: June 2, 2021

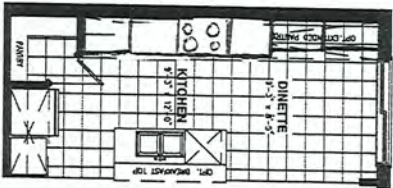


BASEMENT FLOOR - ELEVATION A

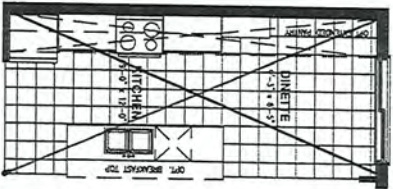
BASEMENT FLOOR - ELEVATION B

BASEMENT FLOOR - ELEVATION C

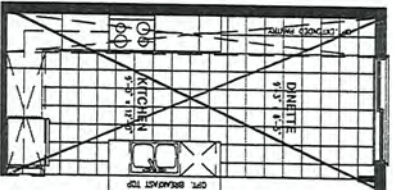
SEE  
KITCHEN  
SKETCH  
(40)



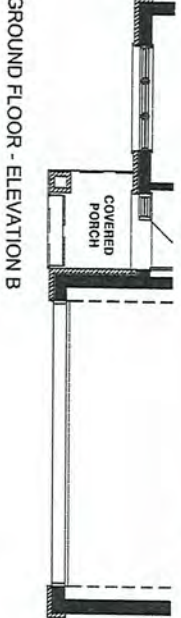
OPTIONAL  
KITCHEN #1



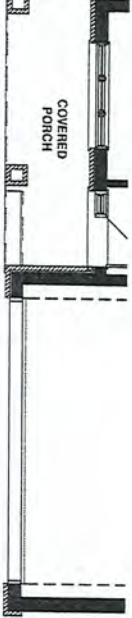
~~OPTIONAL  
KITCHEN #2~~



~~OPTIONAL  
KITCHEN #3~~

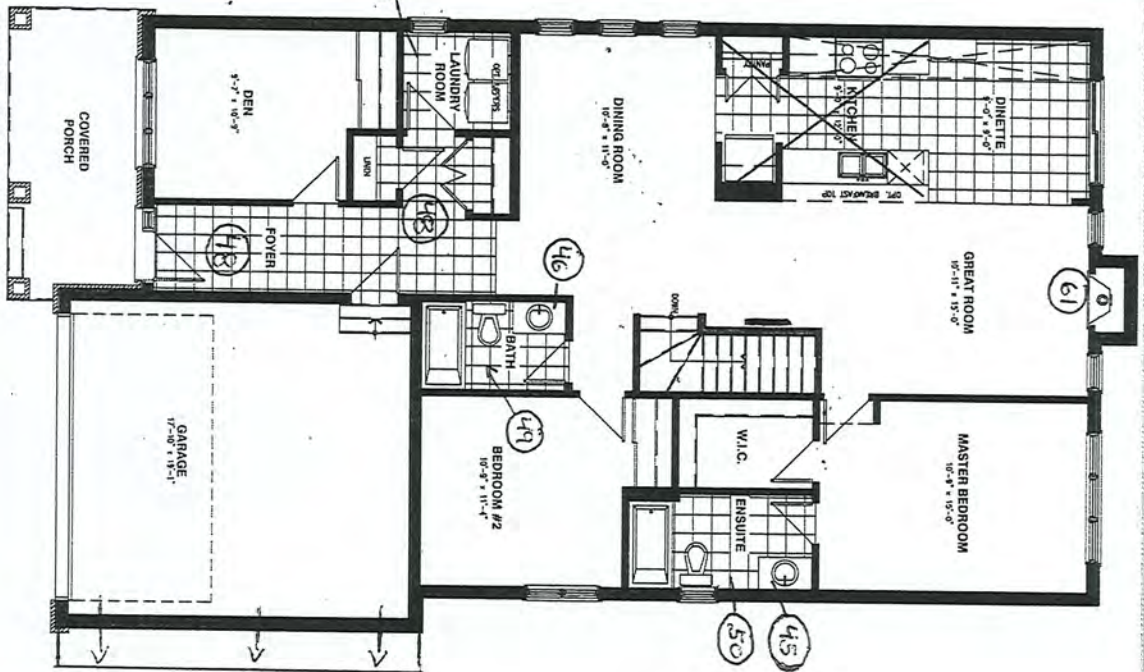


GROUND FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION C

## Floorplan Sketch

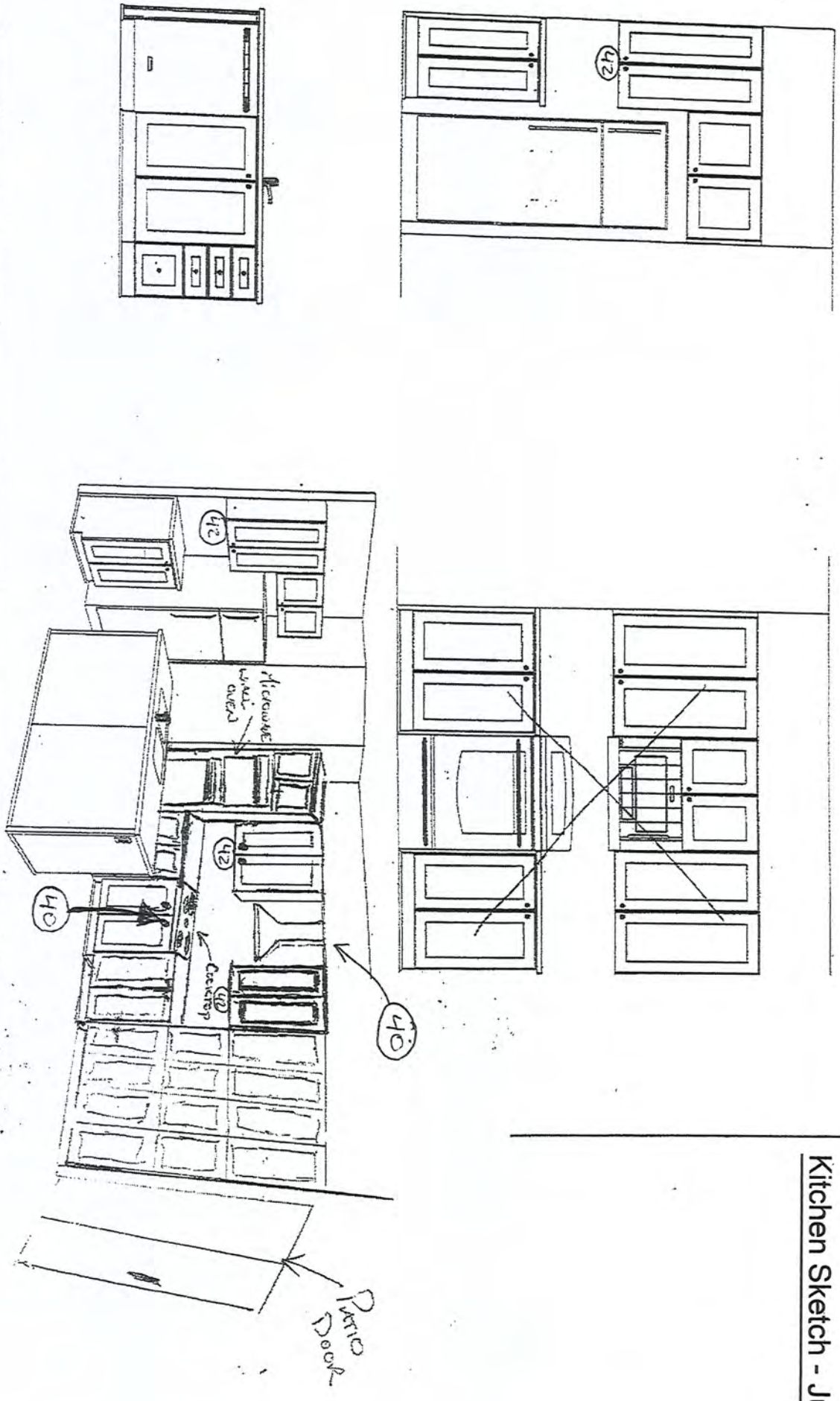


GROUND FLOOR - ELEVATION A

All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & O.E. plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. Note: Number of steps varies due to site grading. E & O.E. 06/03/2019

<b>potvin</b> KITCHENS & CABINETRY		Place St. Thomas 6 Plan: 50M-352 Lot: 20 - Phase 6	Model: 1015 "A" Rev Murry Date: June 2, 2021	Purchaser: Tammy McNulty Purchaser: Vladimir Grebenkov
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Kitchen Sketch - June 2, 2021



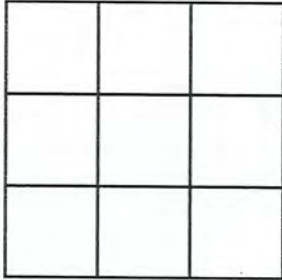
U.G.  
 18M.



## Tile Installation Options

### FLOOR TILE

Standard square

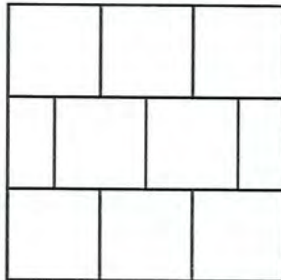


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Square brick

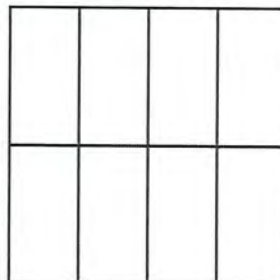


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Rectangular  
front to back of the house

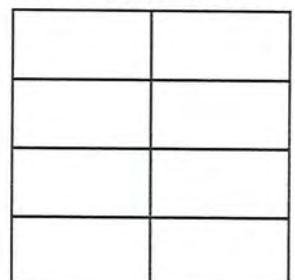


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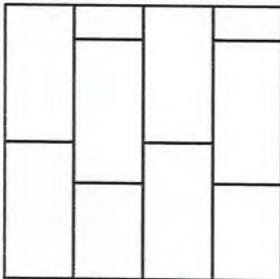
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Rectangular  
side to side of the house



Foyer, laundry room,  
3PC ensuite bathroom,  
main bathroom,  
basement bathroom

Rectangular 1/3 staggered  
front to back of the house

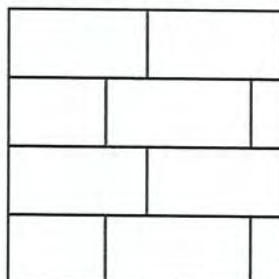


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Rectangular 1/3 staggered  
side to side of the house

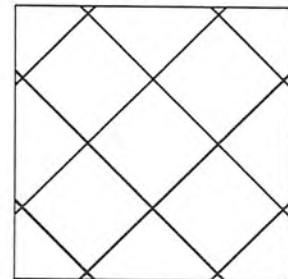


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45 degree



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Project: Place St-Thomas

Plan #: 50M-352

Lot: PST PH6 lot 20

Model: #1015 "A" Rev Murry

Purchaser: Tammy McNulty

Purchaser: Vladimir Grebenkov

Date: June 2nd, 2021

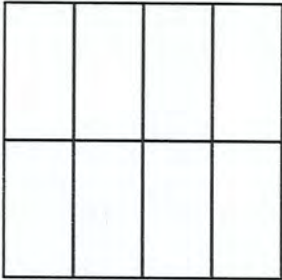
Upgrade #: 18, 48, 49, 50, 51



## Tile Installation Options

### WALL TILE

Vertical stacked

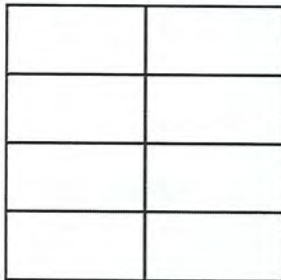


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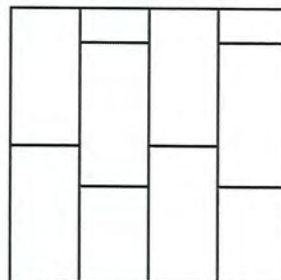
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Horizontal stacked



Fireplace, 3PC ensuite  
bathroom, main  
bathroom, basement  
bathroom

Vertical 1/3 offset brick

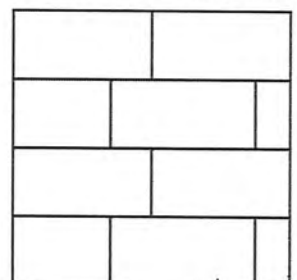


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Horizontal 1/3 offset brick

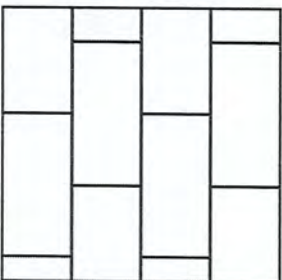


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Vertical brick

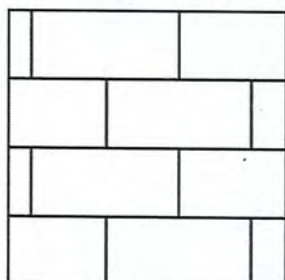


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Horizontal brick

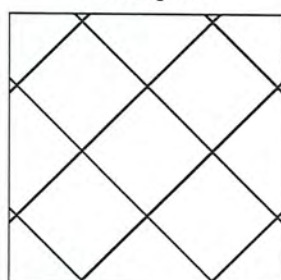


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45 degree

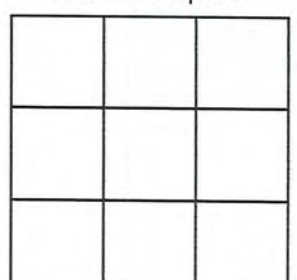


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Standard square



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Project: Place St-Thomas

Plan #: 50M-352

Lot: PST PH6 lot 20

Model: #1015 "A" Rev Murry

Purchaser: Tammy McNulty

Purchaser: Vladimir Grebenkov

Date: June 2nd, 2021

Upgrade #: 18, 52, 53, 54, 61



## Standard Edge Profiles for Granite & Quartz



Eased Edge



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only  
with Square Bottom

Kitchen, 3PC ensuite  
bathroom, main bathroom,  
basement bathroom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St-Thomas

Purchaser: Tammy McNulty

Plan #: 50M-352


Purchaser: Vladimir Grebenkov

Lot: PST PH6 lot 20

Date: June 2nd, 2021

Model: #1015 "A" Rev Murry

Upgrade #: 8, 13, 18, 30, 31, 47

 <b>Valecraft</b> Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
INTERIOR FINISHES						
		DESCRIPTION				STD/UPG #
TRIM STYLE	Modern Trim Package (239 Baseboard + 113 Casing)					29
DOOR STYLE	Interior Doors: Standard + Basement Added double 30" Paint grade french door (15 glass lite)					37
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Roma Collection + LED Strip Lighting in Kitchen					STD, 42
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Delete Fireplace Mantle					43

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL (if applicable)	Red Oak	Colonial	SB 200	19, 27
BRACKET	/	/	/	27
SPINDLES	/	/	/	27
POSTS	/	/	/	27
NOSINGS (if applicable)	Red Oak	N/A	SB 200	19, 27
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Red Oak	N/A	SB 200	16, 19

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 33" x 70.75")</small>	Fridge Opening - 37" wide by 73" high	11	Rough in for future water line + Water Line	2, 12
COOKTOP	Cut out as per specifications	8, 40, 59	Frigidaire Gallery 30" Induction Cooktop FGIC3066TB black	59
DISHWASHER	Standard Opening	STD	/	/
MICROWAVE/ WALL OVEN <small>(Specify if convection)</small>	Cut out as per specifications	8, 60	Whirlpool 5cu FT 30" Microwave Wall Oven W0C54EC0HS Stainless Steel	60
CHIMNEY HOODFAN	30IN Chimney Hoodfan Opening	8, 40	Whirlpool 300CFM 30IN stainless Steel	63
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s): 


Date: 2-Jun-21

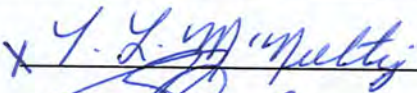
Purchaser's Signature(s): 


Date: 2-Jun-21


Approved By: 

Date: June 8/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Island Only: Banff (MDF) Storm + All Other Cabinetry: Banff (MDF) Pure White			L2 + 2 Cabinetry colours	8, 9, 10, 11, 44
	HARDWARE CODE	Doors: 81091-195 + Drawers: 81092-195	TYPE	Doors: Knobs + Drawers: Handles	STD	8
	COUNTERTOP	Silestone Marengo	COUNTERTOP EDGE PROFILE	Pencil Top Only	Level 1 Quartz	8, 13
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	35, 46
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	35, 46
	COUNTERTOP	Silestone Grey Expo	COUNTERTOP EDGE PROFILE	Pencil Top Only	Level 1 Quartz	31
3PC ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	34, 45
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	34, 45
	COUNTERTOP	Silestone Grey Expo	COUNTERTOP EDGE PROFILE	Pencil Top Only	Level 1 Quartz	30
POWDER ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	18
	HARDWARE CODE	81091-195	TYPE	Knons	STD	18
	COUNTERTOP	Silestone Marengo	COUNTERTOP EDGE PROFILE	Pencil Top Only	Level 1 Quartz	18, 47
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :



Purchaser's Signature(s) :


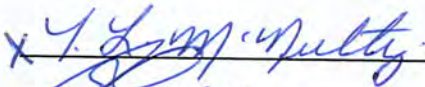
Approved By :


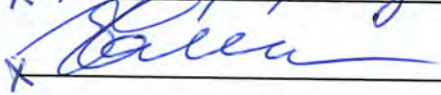
Date: 2-Jun-21

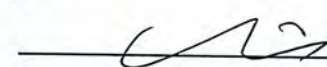
Date: 2-Jun-21

Date: June 8/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
PAINT COLOUR(S)						
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #		
TRIM	Semi Gloss OC-117 simply white	STD	/	/		
FOYER	Low Luster OC-30 Gray Mist	STD	/	/		
POWDER ROOM	Semi Gloss OC-30 Gray Mist	STD	/	/		
MAIN FLOOR HALLWAY	Low Luster OC-30 Gray Mist	STD	/	/		
DINING ROOM	Low Luster OC-30 Gray Mist	STD	/	/		
FLEX ROOM	/	/	/	/		
GREAT ROOM	Low Luster OC-30 Gray Mist	STD	/	/		
FAMILY ROOM	/	/	/	/		
DEN/STUDY/HOME OFFICE	Low Luster OC-30 Gray Mist	STD	/	/		
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss OC-30 Gray Mist	STD	/	/		
LAUNDRY/MUDROOM	Low Luster OC-30 Gray Mist	STD	/	/		
2nd FLOOR HALLWAY	/	/	/	/		
MAIN BATH	Semi Gloss OC-30 Gray Mist	STD	/	/		
BEDROOM #2	Low Luster OC-30 Gray Mist	STD	/	/		
BEDROOM #3	/	/	/	/		
BEDROOM #4	/	/	/	/		
MASTER BEDROOM	Low Luster OC-30 Gray Mist	STD	/	/		
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist	STD	/	/		
MASTER BEDROOM 3PC ENSUITE	Semi Gloss OC-30 Gray Mist	STD	/	/		
FINISHED BASEMENT	Low Luster OC-30 Gray Mist	15, 37	/	/		
BASEMENT BATHROOM	Semi Gloss OC-30 Gray Mist	18	/	/		

Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date: 2-Jun-21


Date: 2-Jun-21

Date: June 8/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Shnier Casaroma Tika 12"x24" Anthracite TB000337 (Rectangular side to side installation)	934 DeLorean Gray	Bronze + STD Grout	48	
POWDER ROOM	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
MUDROOM /LAUNDRY ROOM	FLOOR	Shnier Casaroma Tika 12"x24" Anthracite TB000337 (Rectangular side to side installation)	934 DeLorean Gray	Bronze + STD Grout	48	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
OTHER	FLOOR	/	/	/	/	
	WALL	/	/	/	/	
	INSERT OR BORDER	/				
KITCHEN	FLOOR	See Engineered Hardwood selection	N/A	UPG	23	
	BACKSPLASH	Quartz Level 1 Marengo	N/A	UPG	8, 14	
	INSERT OR BORDER	N/A				
BREAKFAST AREA/DINETTE	FLOOR	See Engineered Hardwood selection	/	/	23	
FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	Shnier Casaroma Tika 12"x24" Anthracite TB000337 (Horizontal stacked installation - floor to ceiling)	934 DeLorean Gray	Bronze floor on wall + UPG Grout	55, 61	
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/	
	SURROUND	/	/	/	/	

Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date:
2-Jun-21

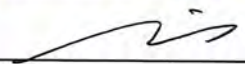
Date:
2-Jun-21

Date:
June 8/21

SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
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" Bianco 7252060 (Rectangular side to side installation)	949 Silverado	Bronze + UPG Grout	49, 55	
	WALL	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Horizontal stacked installation)	949 Silverado	Bronze floor on wall + UPG Grout	53, 55	
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Rectangular side to side installation)	949 Silverado	Bronze + UPG Grout	50, 55	
	WALL	Shnier Casaroma Cemento Cassero 12"x24" Bianco 7252060 (Horizontal stacked installation)	949 Silverado	Bronze floor on wall + UPG Grout	52, 55	
	INSERT OR BORDER	/				
4PC/5PC ENSUITE BATHROOM	FLOOR	/	/	/	/	
	TUB DECK	/	/	/	/	
	TUB BACKSPLASH	/	/	/	/	
	INSERT OR BORDER	/				
	WALL OVER TUB	/	/	/	/	
BASEMENT BATHROOM	FLOOR	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Rectangular Side to side installation)	949 Silverado	Bronze + UPG Grout	18, 51, 55	
	WALL	Ceratec Authentik Rhapsody 11.8"x23.6" Grey (Horizontal stacked installation)	949 Silverado	Bronze floor on wall + UPG Grout	18, 54, 55	
	INSERT OR BORDER	/				

Purchaser's Signature(s) :



Purchaser's Signature(s) :


Approved By :


Date: 2-Jun-21

Date: 2-Jun-21

Date: June 8/21

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	19	
DINING ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	19	
FLEX ROOM	/			/	/	
FAMILY ROOM	/			/	/	
GREAT ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	19	
DEN/HOME OFFICE	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	20	
REAR HALLWAY	/			/	/	
KITCHEN	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	23	
BREAKFAST AREA/DINETTE	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	23	
MAIN STAIRS TO BEDROOMS	/			/	/	
UPPER HALLWAY	/			/	/	
BEDROOM # 2	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	22	
BEDROOM # 3	/			/	/	
BEDROOM # 4	/			/	/	
MASTER BEDROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	21	
MASTER BEDROOM WALK-IN CLOSET	Lauzon Engineered Hardwood Essential Collection Red Oak Smoky Grey Character Grade Ultra-Matte Wire Brushed 3-1/8"			UPG	21	
STAIRS TO BASEMENT	Red Oak Stained to Match SB 200			UPG	16	
FINISHED BASEMENT	Torlys Everwood Premier EW23007 Sandy Beige 4-7/8" wide plank			UPG	15, 17	

Purchaser's Signature(s): 


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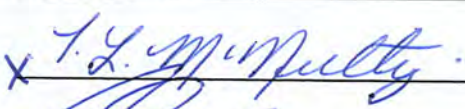
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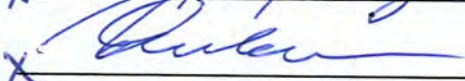
SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	20 - Phase 6	Civic Address:	776 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Tammy McNulty			Model Name/#:	Murry #1015
	Purchaser(s):	Vladimir Grebenkov			Closing Date:	19-Apr-22
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Franke cube CUX110-30-CA single bowl 9" deep undermount sink		Stainless Steel	62	
	FAUCET	Delta Marley Single Hole Pull-Down 986LF-AR		Arctic Stainless	56	
MAIN BATHROOM	SINK	American Standard Boxe Undermount 0315-000		White	57	
	VANITY FAUCET	Delta Classic Single Handle 1-hole 583LF-WF		Chrome	58	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Approx. 5FT x30IN Acrylic Base with Kameleon Clear Glass Soft-Close Shower Doors with Chrome Standard Towel Bars and Trim		White/Glass/Chrome	32, 33	
	SHOWER FAUCET	Standard		Chrome	STD	
3PC ENSUITE BATHROOM	SINK	American Standard Boxe Undermount 0315-000		White	57	
	VANITY FAUCET	Delta Classic Single Handle 1-hole 583LF-WF		Chrome	58	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Approx 5FT x 3FT Acrylic Base with Kameleon Clear Glass Soft-Close Shower Doors with Chrome Standard Towel Bars and Trim		White/Glass/Chrome	24, 25	
	SHOWER FAUCET	Standard		Chrome	STD	
	BATHTUB	/		/	/	
	BATHTUB FAUCET	/		/	/	
POWDER ROOM	PEDESTAL	/		/	/	
	SINK FAUCET	/		/	/	
	WATER CLOSET	/		/	/	
BASEMENT/OTHER BATHROOM	SINK	American Standard Boxe Undermount 0315-000		White	18, 57	
	VANITY FAUCET	Delta Classic Single Handle 1-hole 583LF-WF		Chrome	18, 58	
	WATER CLOSET	Standard		White	18	
	TUB/SHOWER	Standard		White	18	
	TUB/SHOWER FAUCET	Standard		Chrome	18	

NOTE: All fixtures are white as standard

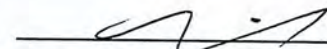
Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date: 2-Jun-21

Date: 2-Jun-21

Date: Jun 8/21

## ***Valecraft Homes Décor Disclaimers***

**Lot#: 20 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Tammy McNulty and Vladimir Grebenkov

**TEL:**

*Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.*

### **HOUSE EXTERIORS**

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. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

### **ADDITIONAL WINDOWS**

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

### **MULTI-MEDIA**

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

### **IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES**

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

### **PLANS**

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

### **INVENTORY AND MODEL HOMES:**

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

### **SELECTIONS AND APPOINTMENTS:**

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.



## ***Valecraft Homes Décor Disclaimers***

**Lot#: 20 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Tammy McNulty and Vladimir Grebenkov

**TEL:**

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

### **ADMINISTRATION FEES**

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

### **GENERAL:**

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, 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. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's 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.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

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).

### **STAIRCASE VS FLOORING**

#### **WOOD SPECIES DIFFERENCE**

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.

## ***Valecraft Homes Décor Disclaimers***

**Lot#: 20 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS: Tammy McNulty and Vladimir Grebenkov**

**TEL:**

### **RAILINGS**

All railings, spindles, posts, nosing's and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

### **FIREPLACE MANTLE**

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/Or Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

### **STAIN COLOURS**

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder's stain samples for these areas to their satisfaction.

### **APPLIANCE SPECIFICATIONS**

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser's dwelling, as a cost of \$150 to re-open The Purchaser's structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser's transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):

Fridge - 33"W x 70.75" High Approx.

Range - 30-1/2"D x 31-1/2"W Approx.

Dishwasher - 24" W Approx.

### **GRANITE, MARBLE ENGINEERED SURFACES WAIVER**

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

### **CERAMIC BACKSPLASHES:**

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

### **FILE COMPLETION:**

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

### **RESELECTIONS**

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser's selection will be available.

## ***Valecraft Homes Décor Disclaimers***

**Lot#: 20 Model:1015 THE MURRY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Tammy McNulty and Vladimir Grebenkov

**TEL:**

### **GENERAL:**

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, 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. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

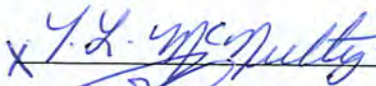
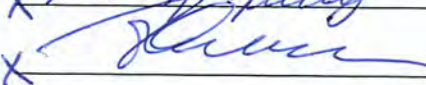
The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

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.

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).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

X   
X 

Date June 2, 2021

Date June 2, 2021

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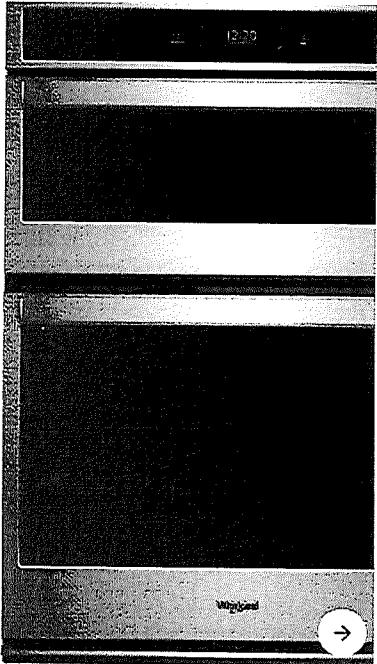
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Home > Whirlpool 5 cu. Ft. 30

Whirlpool 5 cu. Ft. 30" MicrowaveWall Oven (WOC54EC0HS)  
- Stainless Steel

By Whirlpool     SKU: 1456201

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**Product Information**

Overview

Get the right settings every time with this self-cleaning combination wall oven. The touchscreen provides instant access to settings your family uses most. Also, use your smartphone or tablet to send multiple cooking instructions to the smart oven all at once.


Features


Feedback



- ✔ 1.4 Cu. Ft. Capacity Microwave
- ✔ 5.0 Cu. Ft. Capacity Oven
- ✔ Smart Appliance-Connect with Mobile App
- ✔ Frozen Bake Technology
- ✔ Multi-Step Cooking
- ✔ Remote Start
- ✔ Keep Warm Setting
- ✔ Party Mode
- ✔ Temperature Sensor
- ✔ Rapid Preheat
- ✔ Control Lock Mode
- ✔ Sabbath Mode
- ✔ Scan-to-Connect Technology

Specifications

 Dimensions	W:	30 inches
	H:	42.56 inches
	D:	26.5 inches

 Weight	226 pounds
---	------------

Brand	Cleaning Method
Whirlpool	Self Clean
Colour	Style
Stainless Steel	Wall Oven
Electric/Gas/Dual Fuel	Dimensions (Width)
Electric	30"-34"

- 🕒 Items Included >
- 🕒 Financing Options >
- 🕒 Also in this Series >

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Feedback



Home > Frigidaire Gallery 30

Frigidaire Gallery 30" Induction Cooktop (FGIC3066TB) - Black

By Frigidaire Gallery    SKU: 1454503

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**Product Information**

**Overview**

Don't stress over spills with induction's easy-to-clean surface that generates heat only to your pan, not your cooktop, meaning spills can't burn onto the surface. Cooktop features an extra-large 10" element for larger pots and pans, plus two 7" elements for large cookware, and a single 6" element for medium to small cookware. The Safe Surface – Induction only heats pans and the food in them, the area around the pans stays cool to the touch. Whip up delicious meals with

Frigidaire Gallery 30" Induction Cooktop (FGIC3066TB) - Black – Dufresne Furniture & Appliances

induction that delivers incredibly even heat across the surface of the pan so you get golden results every time.

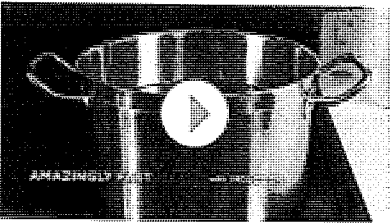
Specifications

 Dimensions	W: 30.63 inches	
	H: 2.88 inches	
	D: 21.38 inches	
 Weight	45 pounds	
Brand	Frigrdaire Gallery	Colour
		Black
Cooking Surface Type	Induction	Style
		Cook Top
Dimensions (Width)	30"-34"	Electric/Gas/Dual Fuel
		Electric

-  Items Included >
-  Financing Options >
-  Also in this Series >

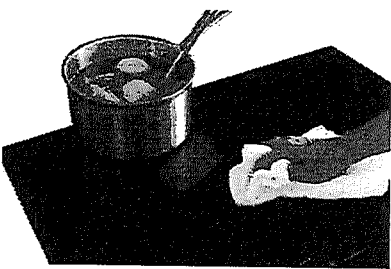
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Features



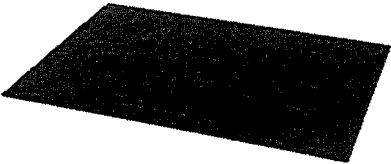
Amazingly Fast

Get amazingly fast heat with induction that boils water 50% faster than an electric cooktop \*.



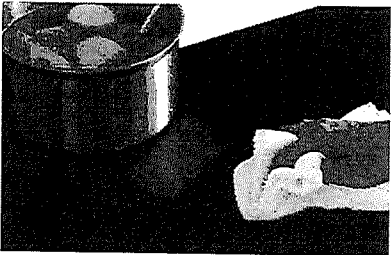
Easy To Clean

Don't stress over spills with induction's easy-to-clean surface that generates heat only to your pan, not your cooktop, meaning spills can't burn onto the surface.



Get the ultimate cooktop flexibility

Cooktop features an extra-large 10" element for larger pots and pans, plus two 7" elements for large cookware, and a single 6" element for medium to small cookware.



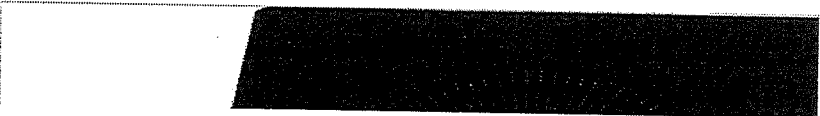
Safe Surface

The Safe Surface – Induction only heats pans and the food in them, the area around the pans stays cool to the touch.



Size	30"
Installation Type	Drop-In
Color	Black
▲ Electrical Specifications	
Min Circuit Required	30A
Voltage Rating	240V / 208V 6
Amps @ 240 Volts	35.0 / 35.1
Connection Location	Right Rear
Connected Load @ 240V	7.2/6.2
▲ Installation Type	
Oven Combo Approved	Yes
▲ Certifications & Approvals	
ADA Compliant - All Brands	Yes
Agency Approval(All Brands)	UL/cUL
Sabbath Mode	No
▲ Cooktop	
Cooking Surface	Black Vitrocer
Left Rear	6" - 1450/200
Hot-Surface Indicator Light	4 (integrated
Left Front	7" 1800/2600
Right Front	7" 1800/2600
Center Rear	10" 2500/3800
▲ General Specifications	
PROP 65 Label	No
Frigidaire Fit Promise	Yes
▲ Controls	
Control Type	Glass-Touch -
Display Type	Digital (Red L
Control Location	Center front
▲ Dimensions: Exterior	
Width	30-5/8"
Depth	21-3/8"
Height	2-7/8"
▲ Dimensions: Cut-Out	
Width	28-1/2" - 29-7
Height	3-5/8"
Depth	19-5/8" - 20-3

Product Images



# INDUCTION COOKTOP INSTALLATION INSTRUCTIONS

INSTALLATION AND SERVICE MUST BE PERFORMED BY A QUALIFIED INSTALLER.

IMPORTANT: SAVE FOR LOCAL ELECTRICAL INSPECTOR'S USE.  
READ AND SAVE THESE INSTRUCTIONS FOR FUTURE REFERENCE.

**! WARNING** FOR YOUR SAFETY: Do not store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance.

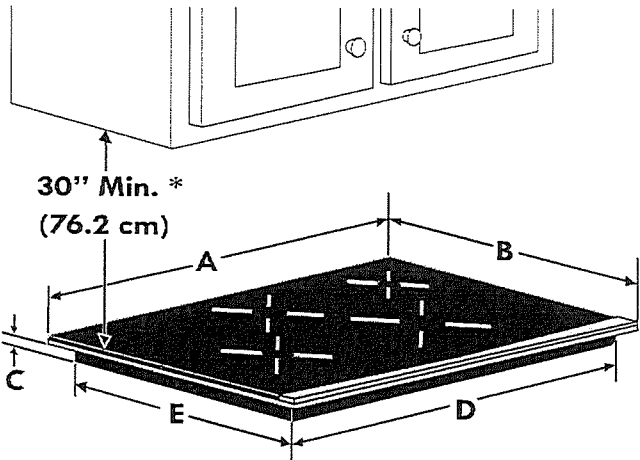


### IMPORTANT INSTALLATION INFORMATION

- All electric cooktops run off a single phase, three-wire or four-wire cable, 240/208 volt, 60 hertz, AC only electrical supply with ground.
- Minimum distance between cooktop and overhead cabinetry is 30" (76.2 cm).

\* 30" (76.2 cm) min. for unprotected cabinet and 24" (61 cm) min. for cabinet with protected bottom surface.

Cooktop Dimensions



Cooktop Cutout Dimensions

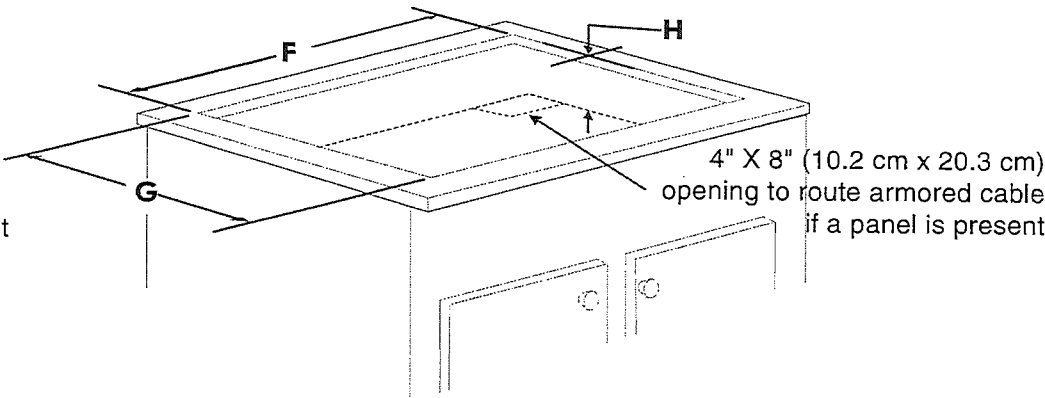


Figure 1

COOKTOP DIMENSIONS					CUTOUT DIMENSIONS				
A. WIDTH	B. DEPTH	C. HEIGHT	D. WIDTH	E. DEPTH	F. WIDTH		G. DEPTH		H. HEIGHT
					Min.	Max.	Min.	Max.	
30 <sup>5</sup> / <sub>8</sub> (77.8)	21 <sup>3</sup> / <sub>8</sub> (54.4)	2 <sup>7</sup> / <sub>8</sub> (7.3)	28 <sup>1</sup> / <sub>4</sub> (71.8)	19 <sup>3</sup> / <sub>8</sub> (49.2)	28 <sup>1</sup> / <sub>2</sub> (72.4)	29 <sup>7</sup> / <sub>8</sub> (75.9)	19 <sup>5</sup> / <sub>8</sub> (49.9)	20 <sup>1</sup> / <sub>2</sub> (52.1)	3 <sup>3</sup> / <sub>8</sub> (9.2)
36 <sup>3</sup> / <sub>4</sub> (93.4)	21 <sup>3</sup> / <sub>8</sub> (54.4)	2 <sup>7</sup> / <sub>8</sub> (7.3)	33 <sup>5</sup> / <sub>8</sub> (85.4)	18 <sup>7</sup> / <sub>8</sub> (47.9)	33 <sup>7</sup> / <sub>8</sub> (86.0)	36 <sup>1</sup> / <sub>8</sub> (91.8)	19 <sup>1</sup> / <sub>8</sub> (48.6)	20 <sup>1</sup> / <sub>2</sub> (52.1)	3 <sup>5</sup> / <sub>8</sub> (9.2)

All dimensions are stated in inches and (cm).  
Allow 2" (5 cm) space below the armored cable opening to clear the electric cable and allow space for installation of the junction box on the wall at the back of the cooktop.

P/N A01705203 (1603) Rev. B  
English – pages 1-8  
Spanish – pages 9-16  
Français – pages 17-24

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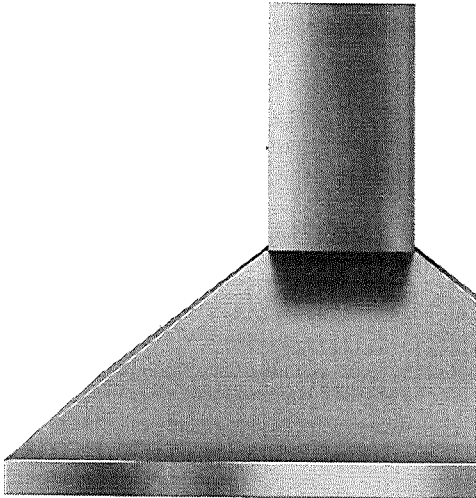
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Whirlpool Range Hood (WVW7330JS) - Stainless Steel

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**Product Information**

Overview

Expel Smoke and Odours With the Whirlpool Range Hood in Stainless Steel

Preparing a meal can generate smoke, odours and fumes, which are easy to expel with the Whirlpool range hood in stainless steel. An important appliance to keep you and your family healthy, the Whirlpool wall-mount range hood has a 6 round duct that removes pollutants and fumes from your kitchen. Not only does this Whirlpool hood remove odours and smoke from your kitchen, but it also gets rid of germs and bacteria, keeping your kitchen hygienic and germ-free. It sucks out the excess heat generated from a hot stovetop and simmering foods, so you can cook in an ambient space without breaking into a sweat. This 300 CFM range hood has an optional chimney extension for taller ceilings. It provides extra lighting in the kitchen, thanks to the LED lights so you're able to see how your dish is turning out on the stovetop. This ENERGY STAR range hood exceeds government standards helping you save on utility bills. The sleek stainless steel finish makes this range hood a great addition to contemporary kitchens. The Whirlpool range hood in stainless steel removes smoke and odours from your kitchen Optional chimney extension kit for taller ceilings is available Is ENERGY STAR-certified, helping you cut back on utility bills

Features

- ✔ 300 CFM
- ✔ Energy Star Qualified
- ✔ LED Task Lighting
- ✔ Damper Included
- ✔ 6" Round Duct

Specifications

<div><div></div><div>Dimensions</div></div>	W:	30 inches
	H:	28.88 inches
	D:	20 inches
<div><div></div><div>Weight</div></div>		39 pounds
<div><div></div><div>Brand</div></div>		CFM
Whirlpool		300-599
<div><div></div><div>Colour</div></div>		Style
Stainless Steel		Wall Mount

- 🕒

Items Included

>
- 🕒

Financing Options

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