

SUTHARSHINI THURAIRAJA
SRIPRAKASH KRISHNAMURTHY

005

14072-21

Valecraft Homes (2019) Limited \$104000.00
one hundred four Thousands—00



CANADIAN IMPERIAL BANK OF COMMERCE
FINDLAY CREEK BANKING CENTRE
4756 BANK ST.
OTTAWA, ON K1T 0K8

Deposit 6025/796

6

⑈005⑈ ⑆01096⑈010⑆ 54⑈70838⑈

Project: PLACE St. THOMAS 6
Plan No: SEM-352 Lot No: 25 - Phase 6
Model: 1086 "A" Sld Date: July 3-2021
Purchaser: Sutharshini Thuraiaraja
Purchaser: Sripakash Krishnamurthy

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

ON THE 27 DAY OF April, 20 21.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 25
LOT: 25 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 796 Namur Street

PURCHASERS: Sutharshini Thurairaja & Sriprakash Krishnamurthy

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 28, 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: \$860,430.00
BALANCE AT CLOSING: \$820,430.00
LESS H.S.T. AMOUNT: \$782,681.42
SCHEDULE "G" DATED: April 27, 2021
TARION SCHEDULE "B" DATED: April 27, 2021

INSERT: 680 dated: June 26, 2021 in the amount of: \$73,593.05
NEW PURCHASE PRICE: \$934,023.05
ADDITIONAL DEPOSIT OF: \$104,000.00
NEW BALANCE AT CLOSING: \$790,023.05
NEW LESS H.S.T. AMOUNT: \$847,808.01
SCHEDULE "G" DATED: June 26, 2021
TARION SCHEDULE "B" DATED: June 26, 2021
SCHEDULE "W4" DATED: June 26, 2021

Dated at Embrun, ON this 26th day of June, 2021

In the presence of:


WITNESS


PURCHASER


WITNESS


PURCHASER

Dated at Ottawa this 8th day of July, 2021

VALECRAFT HOMES (2019) LIMITED

Per: 

Name: Frank 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 ~~\$847,808.01~~ \$845,877.48. 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 26 day of June, 2021

X [Signature]
PURCHASER

VALECRAFT HOMES (2019) LIMITED

X [Signature]
PURCHASER

[Signature]
PER:

July 8, 2021
DATE:

PROJECT: PLACE ST THOMAS 6 LOT: 25

NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

Printed: 26-Jun-21 2:33 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
25	6	1086 THE STEEL ELEV A	5-Apr-22	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*41 999 34692	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: Orbital Estimate No#: OR5884 Rev.07 dated June 24, 2021	*\$ 668.96	Each
*42 998 34693	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: S&S Electric Estimate No#: SS4615 Rev.12 dated June 24, 2021	*\$ 8,241.09	Each
*43 98906 33252	1	- RAILING - OAK MODERN 3 1/2" POSTS, COLONIAL HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES Note: - As per Floor Plan Sketch dated June 26, 2021 - Includes posts with cap + metal wrinkled black brackets	*\$ 4,778.00	Each
44 1000 33253	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE Note:	\$ 1,050.00	Each
*45 107442 33581	1	- BEDROOM 2 - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - BED 2 Note: - As per Floor Plan Sketch dated June 26, 2021 - Eased Edge as per Countertop Edge Profile Sketch dated June 26, 2021 - See item #16 (Bed #2 custom ensuite)	*\$ 668.00	Each
*46 80886 33963	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE BATHROOM - OPT 5PC Note: - As per Floor Plan Sketch dated June 26, 2021 - Eased Edge as per Countertop Edge Profile Sketch dated June 26, 2021 - See item #14 (custom 5pc ensuite bathroom)	*\$ 1,336.00	Each
47 80891 33256	1	- MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 1 - JACK & JILL BATH Note: - As per Floor Plan Sketch dated June 26, 2021 - Eased Edge as per Countertop Edge Profile Sketch dated June 26, 2021 - See item #9 (custom main bathroom)	\$ 1,290.00	Each
48 33258	1	- ENSUITE BATH - CABINETS- UPGRADE MASTER ENSUITE CABINETS TO LEVEL 1 Note: - As per Floor Plan Sketch dated June 26, 2021 - See item #14 (5pc ensuite bathroom)	\$ 546.00	Each
49 33259	1	- MAIN BATHROOM - CABINETS- UPGRADE MAIN BATHROOM (SECOND FLOOR) CABINETS TO LEVEL 1 Note: - As per Floor Plan Sketch dated June 26, 2021 - See item #9 (custom main bathroom)	\$ 462.00	Each
50 33260	1	- CABINETS- UPGRADE BED #2 ENSUITE CABINETS TO LEVEL 1 Note: - As per Floor Plan Sketch dated June 26, 2021 - See item #16 (bed #2 custom ensuite)	\$ 252.00	Each
*51 117138 33965	*1	- ENSUITE BATH - VANITY - BANK OF DRAWERS (4 DRAWERS) Note: - As per Floor Plan Sketch dated June 26, 2021 - See item #14 (custom 5pc ensuite) - approx. centered between 2 sinks	*\$ 844.00	Each

Vendor Initials: 

Purchaser Initials:  
PREPARED BY: Valerie Gendron

LOCKED BY:
PE 1.553-1

InvoiceSQL.rpt 16May20

CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

NON STANDARD EXTRAS (680)

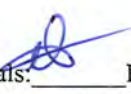
Place St. Thomas - Phase 6

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

Printed: 26-Jun-21 3:04 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	5-Apr-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
52 117135		1 - BEDROOM 2 - CUSTOM VANITY - TOP DUMMY FACADE C/W SINGLE DOOR AND 2 DRAWERS - LEVEL 1 SERIES	\$ 801.00	Each
33969		Note: - As per Floor Plan Sketch dated June 26, 2021 - See item #16 (bed #2 custom ensuite) - Drawers to be located in between sink and toilet		
*53 11		*1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER -- MAIN BATHROOM (18) - SILVER	*\$ 426.00	Each
33267		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Floor Tile installation sketch dated June 26, 2021 - See item #9 (custom main bathroom)		
54 135		1 - MAIN BATHROOM - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - SILVER - - MAIN BATHROOM (18) - SILVER	\$ 857.00	Each
33269		Note: - As per Wall Tile installation sketch dated June 26, 2021 - See item #9 (custom main bathroom)		
55		1 - ENSUITE BATH - TILE- WALL- UPGRADE- FLOOR TILE IN LIEU OF WALL TILE- BRONZE -SHOWER SURROUND- MASTER ENSUITE BATHROOM	\$ 624.00	Each
33270		Note: - As per Wall Tile installation sketch dated June 26, 2021 - See item #14 (custom 5pc bathroom)		
56		1 - BEDROOM 2 - TILE- WALL- UPGRADE- FLOOR TILE IN LIEU OF WALL TILE- BRONZE -SHOWER SURROUND - BED #2 ENSUITE BATHROOM	\$ 624.00	Each
33271		Note: - As per Wall Tile installation sketch dated June 26, 2021 - See item #16, 32, 33 (Bed #2 custom ensuite with walk-in shower)		
57 178		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - DIAMOND -- KITCHEN - DIAMOND	\$ 1,425.00	Each
33273		Note: - As per Wall Tile installation sketch dated June 26, 2021 - See items #18, 19, 30 (Includes dinette desk area & area behind chimney hood fan)		
58 704		3 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 225.00	
33274		Note:		
59 28052		5 - - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	\$ 1,425.00	
33277		Note: - See items #45, 46, 47 & 72 for solid surface countertops - Includes: master ensuite(x2), bed #2 ensuite(x1), main bathroom(x1) & powder room (x1)		
*60 534		5 - - BATHROOMS - DELTA VERO VANITY FAUCET 553LF CHROME SINGLE HOLE	*\$ 2,175.00	
33971		Note: - See items #45, 46, 47 & 72 for solid surface countertops - Includes: master ensuite(x2), bed #2 ensuite(x1), main bathroom(x1) & powder room (x1)		
*61 530		2 - - BATHROOMS - DELTA VERO SHOWER FAUCET T17253	*\$ 1,048.00	
33973		Note: - Ensuite bathroom (x1) & Bed #2 ensuite (x1) - See item #14 (5pc ensuite with walk-in shower) - See item #32 (Bed #2 ensuite walk-in shower)		
*62 527		1 - ENSUITE BATH - BATHROOMS - DELTA VERO ROMAN TUB FAUCET WITH HANDHELD T4753 R4707	*\$ 1,098.00	Each
33975		Note: - See item #14 (5pc ensuite bathroom)		

Vendor Initials: 

Purchaser Initials: 
PREPARED BY: Valerie Gendron

LOCKED BY:
PE 1,553-2

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CONSTRUCTION SCHEDULING APPROVAL
PER: _____

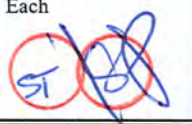
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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

Printed: 26-Jun-21 3:04 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
25		6	1086 THE STEEL ELEV A	5-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
74		1 - <i>KITCHEN/DINETTE</i> - CABINETRY ACCESSORIES - UPGRADE- PUSH TO OPEN ON ALL DOORS, POI-V0117-192-L24 ON LONG DRAWERS, POI-V00117-128-L24 ON SHORT DRAWERS.	\$ 930.00	Each
34698		Note: - See Items # 18-19-20-22-30-63-64		
75		1 - <i>KITCHEN</i> - COUNTERTOP - UPGRADE - QUARTZ - LEVEL 5 - FLUSH BREAKFAST BAR ON ISLAND - OPTIONAL KITCHEN LAYOUT #1 AND OPTIONAL EXTENDED PANTRY #1	\$ 12,469.00	Each
34769		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Kitchen Sketch #2 dated June 26, 2021 - Eased Edge as per Countertop Edge Profile Sketch dated June 26, 2021 - See item #18 (custom optional kitchen layout #1) - See item #19 (optional pantry #1)		
*76 118344		1 - <i>KITCHEN</i> - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 1,140.00 \$855.00	Each
34713		Note: - See item #75 for solid surface countertop		
77		1 - <i>POWDER ROOM</i> - CABINETRY ACCESSORIES - UPGRADE - HORIZONTAL INSTALLATION ON DOORS & DRAWERS - POI-R7040-160-PC	\$ 120.00	Each
34699		Note: See item #9 (vanity)		
78		1 - <i>ENSUITE BATH</i> - CABINETRY ACCESSORIES- UPGRADE - HORIZONTAL INSTALLATION ON DOORS & DRAWERS - POI-R7040-160-PC	\$ 240.00	Each
34700		Note: - See Item # 14 (custom ensuite bathroom) - See item # 51 (bank of drawers)		
79 10		1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - PLATINUM -- FOYER (1) - PLATINUM	\$ 692.00	Each
34701		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Floor Tile installation sketch dated June 26, 2021		
80		1 - <i>KITCHEN/DINETTE</i> - TILE - FLOOR - UPGRADE - PLATINUM - KITCHEN & DINETTE	\$ 3,483.00	Each
34702		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Floor Tile installation sketch dated June 26, 2021 - See item #18 (custom optional kitchen layout #1)		
81 10		1 - <i>MUDROOM</i> - TILE - FLOOR - UPGRADE - PLATINUM -- MUD / LAUNDRY ROOM (6) - PLATINUM	\$ 964.00	Each
34703		Note: - As per Floor Plan Sketch dated June 26, 2021 - See Item #9 (powder room and mudroom redesign)		
82 10		1 - <i>POWDER ROOM</i> - TILE - FLOOR - UPGRADE - PLATINUM -- POWDER ROOM (3) - PLATINUM	\$ 494.00	Each
34704		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Floor Tile installation sketch dated June 26, 2021 - See item #9 (powder room & mudroom redesign)		
83		1 - <i>POWDER ROOM</i> - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - PLATINUM -- TUB SURROUND - POWDER ROOM - PLATINUM	\$ 930.00	Each
34706		Note: - As per Wall Tile installation sketch dated June 26, 2021 - See item #9 (powder room & mudroom redesign)		
84		1 - - <i>SUNROOM</i> - TILE - FLOOR - UPGRADE - PLATINUM -- SUNROOM	\$ 1,482.00	Each
34707		Note: - As per Floor Plan Sketch dated June 26, 2021 - As per Floor Tile installation sketch dated June 26, 2021 - See item #4 (sunroom)		

Vendor Initials:  Purchaser Initials: 
PREPARED BY: Valerie Gendron

LOCKED BY:
PE 1,553-4

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CONSTRUCTION SCHEDULING APPROVAL
PER: _____

DATE: _____

NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thuraiaraja and Sriprakash Krishnamurthy			Printed: 8-Jul-21 12:26 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	5-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
85 623	1	KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - AR - DST ARCTIC STAINLESS SINGLE HANDLE PULL-DOWN	\$ 456.00
34708	Note:	- See item #75 for solid surface countertop	Each
86	1	- DELETE SHOWER CURTAIN RODS IN POWDER ROOM & MAIN BATHROOM	\$ 75.00
34710	Note:	- Do not supply or install shower curtain rods. - See item #9 (powder room & main bathroom redesign)	Each
87 528	2	- BATHROOMS - DELTA VERO SHOWER & TUB FAUCET T17453 R10000 - UNBX	\$ 1,178.00
34712	Note:	- Main Bathroom (x1) & Powder Room (x1) - See item #9 (powder room and main bathroom redesign)	
88	1	KITCHEN - CLARIFICATION - CHIMNEY HOODFAN OPENING TO BE APPROXIMATELY 36 INCHES.	\$ 0.00
34770	Note:	- As per Kitchen Sketch #2 dated June 26, 2021 - See item # 30 (Chimney Hood Fan) - *Purchaser acknowledges cabinetry will be reduced to accomodate larger opening*	Each
89	1	GREAT ROOM - DELETE FIREPLACE MANTLE	\$ 0.00
34771	Note:	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.	Each
90	1	KITCHEN - Dishwasher - KDTE204KPS - ESTAR - 24 inch Built-in with Hidden Controls and 3rd level rack - Stainless Steel	\$ 1,155.00
34902	Note:	Appliances are delivered after closing. See item 18	Each
91	1	- DELETE ITEM # 37 - (RE: 3 1/8" STAINED OAK HARDWOOD IN STANDARD AREAS)	-\$4,158.00
34774	Note:		Each
*92 77338	1	- HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	*\$ 11,630.00
34775	Note:	- As per Floor Plan Sketch dated June 26, 2021 - Standard areas include Great Room, Living Room, Dining Room Main Floor Hallway & Upper Hallway.	Each
93 116520	1	KITCHEN - GAS PIPING - MAIN FLOOR - FOR COOKTOP - AS PER SKETCH	\$ 514.00
34788	Note:	- As per Kitchen Sketch #2 dated June 26, 2021 - Locations Are Approximate & Must Be Compliant With All Applicable Codes	Each
94	1	KITCHEN - Refridgerator - KRFC300ESS - ESTAR - 36" Counter Dept 20 cu.ft French Door - Stainless Steel	\$ 2,700.00
34901	Note:	Appliances are delivered after closing. See items 18 and 22	Each
95	1	KITCHEN - Cooktop - Kitchen Aid KCGS956ESS - Gas Cooktop - Stainless Steel	\$ 3,265.00
34903	Note:	Appliance is installed before closing. See item 18	Each

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

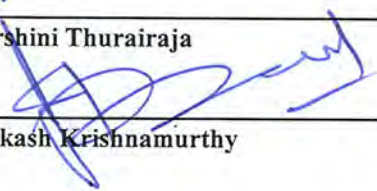
NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Sutharshini Thuraiaraja and Sriprakash Krishnamurthy			Printed: 8-Jul-21 12:26 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
25	6	1086 THE STEEL ELEV A	5-Apr-22
ITEM	QTY	EXTRA / CHANGE	PRICE
96		1 - KITCHEN - MICROWAVE/WALL OVEN - KITCHEN AID 30IN COMBINATION WALL OVEN WITH EVEN-HEAT TRUE CONVECTION (LOWER OVEN) - MODEL # KOCE500ESS - STAINLESS STEEL	\$ 4,725.00
34839		Note: - Installed before closing - See item #18 (custom optional kitchen layout #1)	Each

Sub Total	\$73,593.05
HST	\$0.00
Total	\$73,593.05

Payment Summary	
Paid By	Amount
Total Payment:	

PURCHASER:


Sutharshini Thuraiaraja


Sriprakash Krishnamurthy

June 26
08-Jul-21
DATE

June 26
08-Jul-21
DATE

VENDOR:


PER: Valecraft Homes (2019) Limited

DATE:

July 8, 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#: OR5884 Rev.07

Customer Copy

Customer:

Thurairaja Sutharshini & Sriprakash Krishnamurthy

Home: 613-286-1883; 613-618-9346
Email: sriprakash.krishnamurthy@gmail.com;
shobathurairaja@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 25 + Phase 6
04/05/2022

Salesperson: Jason Thompson (OR)
Date: 06/24/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets	VAC RI	\$	\$0.00
Living 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	T 2	\$	\$0.00
Bedroom #4	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	T 2	\$	\$0.00
Basement	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	T 2	\$	\$0.00
Various Locations	6.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet	1	\$40.00	\$240.00
Living Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor	CONDUIT	\$162.00	\$162.00
Living Room	1.00	32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - installed after closing	TV MOUNT	\$190.00	\$190.00

Customer Subtotal:	\$592.00
HST:	\$76.96
Total:	\$668.96

*** Total price includes all applicable taxes

Customer Signature

JUN 26 2021

Date

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



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

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

Estimate No#: SS4615 Rev.12

Customer Copy

Customer:

Thurairaja Sutharshini & Sriprakash Krishnamurthy

Home: 613-286-1883; 613-618-9346
Email: sriprakash.krishnamurthy@gmail.com;
shobathurairaja@gmail.com

Builder:
Project:
Lot:
Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
Lot 25 - Phase 6
04/05/2022

Salesperson: Jason Thompson
Date: 06/24/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Living Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor	A	\$120.00	\$120.00
Living Room	1.00	Single Pole Switch Single Pole Switch	B	\$105.00	\$105.00
Living Room	1.00	Standard Light Outlet (Keyless) Standard Light Outlet (Keyless)	B	\$135.00	\$135.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch	D	\$327.00	\$327.00
Kitchen	2.00	Standard Light Outlet (Keyless) Delete standard fixtures in kitchen and leave as keyless fixtures and add 2 keyless fixtures (3 in total) for future pendant lighting	E	\$129.00	\$258.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) 4 * 4" LED slim Pot Light White (AFR4C-0930-WH)	F	\$942.00	\$942.00
Kitchen	1.00	Single Pole Switch Single Pole Switch for kitchen potlights	F	\$105.00	\$105.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$1,397.00	\$1,397.00
Great Room	1.00	Single Pole Switch Single Pole Switch for great room potlights	G	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Kitchen	1.00	If water fall ends are chosen then the standard island plugs are to be installed in the front - fillers would need to be added (see lot specific plan)	I	\$	\$0.00
Hall	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixtures and add 4 LED Halo potlights (AFR4-0930-WH) on existing switch	J	\$171.00	\$684.00

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





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

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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
2nd Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	N	\$238.00	\$238.00
2nd Ensuite Bath	1.00	Single Pole Switch Single Pole Switch for shower potlight	N	\$105.00	\$105.00
Kitchen	1.00	20 Amp Kitchen Island Plug Add (3) 20 Amp Interconnected Kitchen Split Plugs and create 3 4/gang boxes	O	\$247.00	\$247.00
Soffit	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights in front upper soffit (AFR4-0930-WH) on existing front exterior lighting switch	R	\$283.00	\$1,132.00
Front Out	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture at garage and add 3 LED Halo potlights (2 on porch and 2 on garage) (AFR4-0930-WH) on existing switch	S	\$214.00	\$642.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add (2) LED Halo potlights (AFR4-0930-WH) on existing switch. (One centred over shower, One centred over toilet, ~18" from wall)	T	\$409.00	\$409.00
Ensuite Bath	1.00	Relocate included fixture on included switch	V	\$	\$0.00
Ensuite Bath	1.00	Ensuite bathroom will be reversed	T,V	\$	\$0.00
Back Out	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	U	\$171.00	\$171.00
Back Out	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	W	\$171.00	\$171.00

Customer Subtotal:	\$7,293.00
HST:	\$948.09
Total:	\$8,241.09

*** 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."


Customer Signature

JUN 26 2021

Date

www.sandselectric.ca

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

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Printed By: Jason Thompson - Page: 3



THE STEEL

MODEL 1086

3205 SQ. FT.

Site: Place St. Thomas 6

Plan No.: 50M-352

Lot: 25 - Phase 6

Date: June 24, 2021

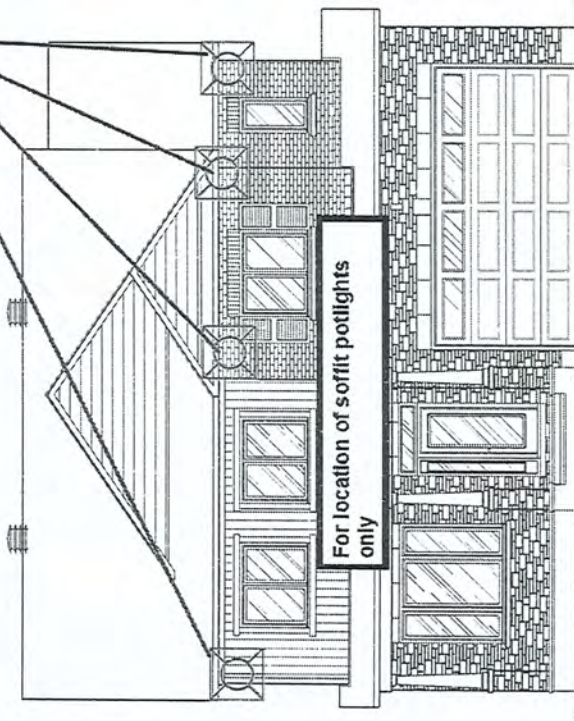
Purchaser:

Thurairaja Sutharshini

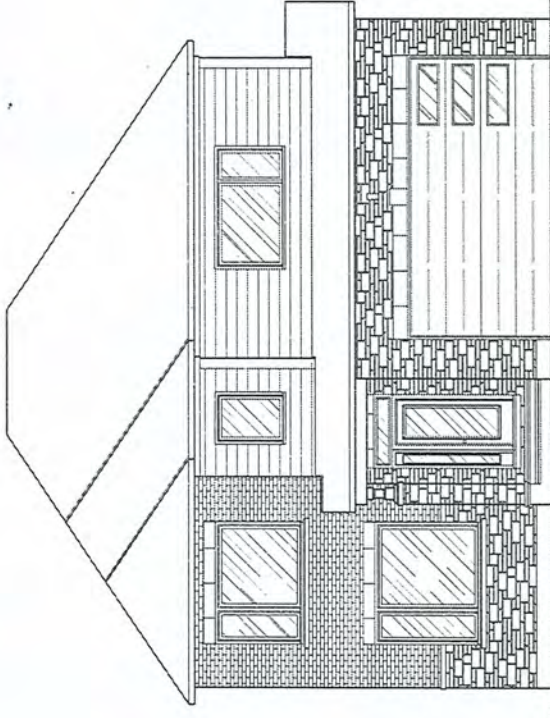
Purchaser: Sriprakash Krishnamurthy

SS-Orbital Sketch 1

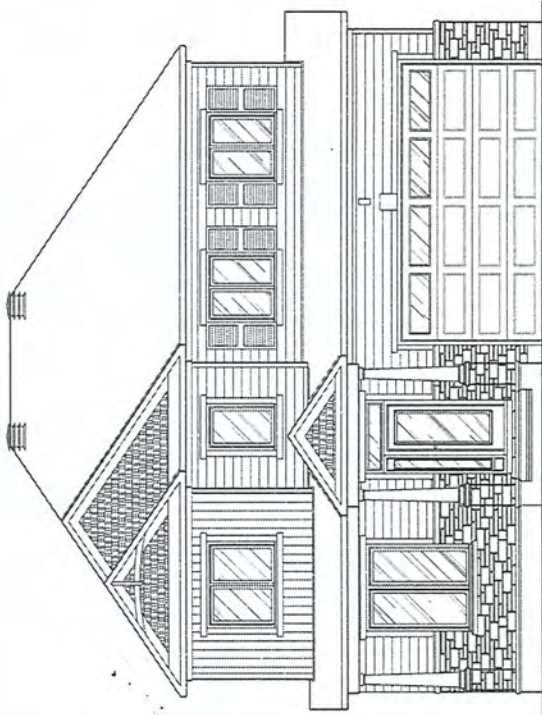
For location of Soffit Potlights only



ELEVATION A



ELEVATION B



ELEVATION C

DocuSigned by:
Sutharshini Sutharshini
19A3362F6047448...

6/14/2021

DocuSigned by:
Sutharshini Sutharshini
7558A5FFB5784A...

Valecraft.com



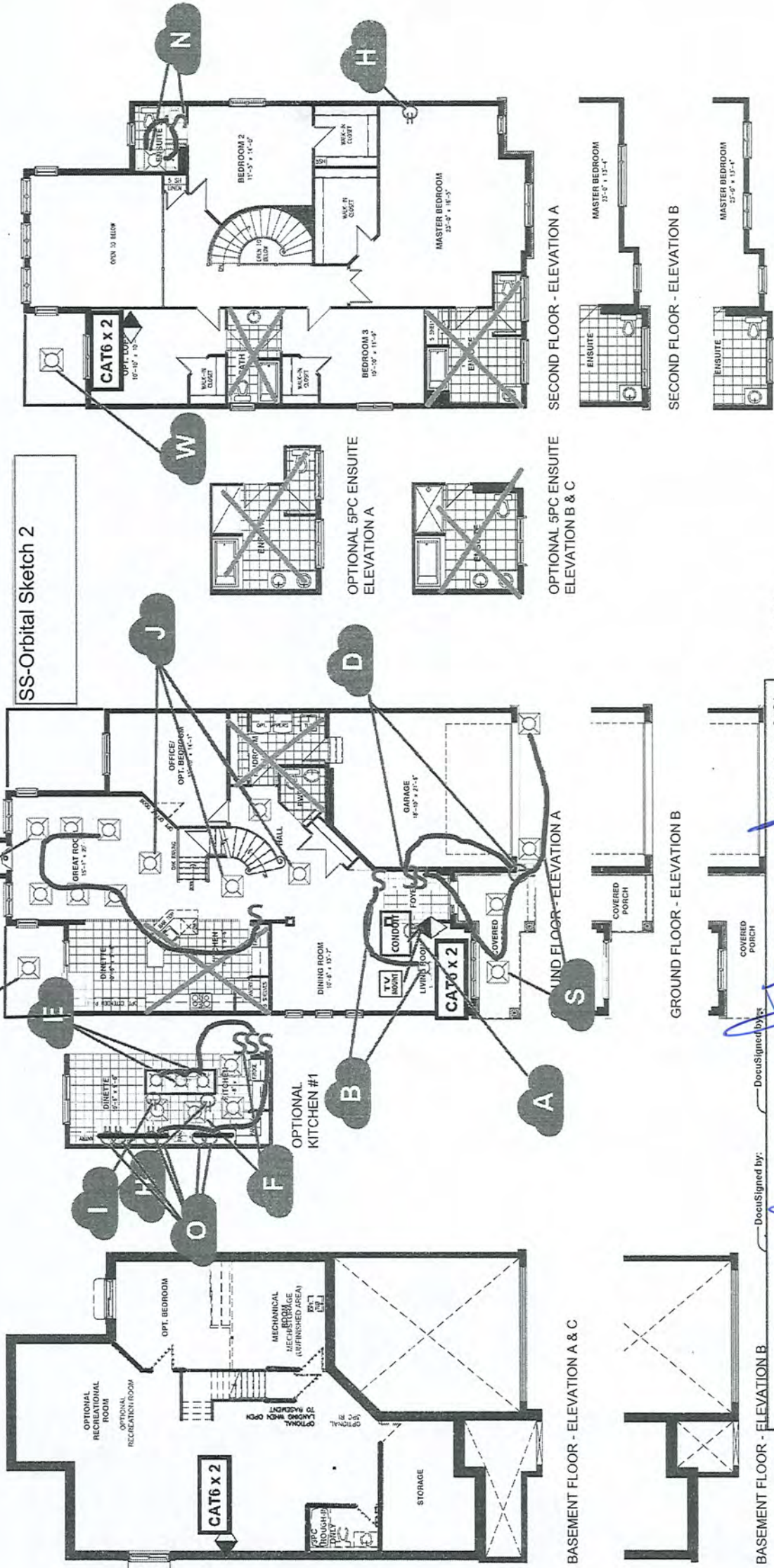


THE STEEL

MODEL 1086
3205 SQ. FT.

Site: Place St. Thomas 6
Plan No.: 50M-352
Lot: 25 - Phase 6
Date: June 24, 2021

Purchaser: Thuraiaraja Sutharshini
Purchaser: Sripakash Krishnamurthy



6/11/2021

JUN 26 2021

DATE

Signed by

DocuSigned by

CUSTOMER ACCEPTANCE

DocuSigned by

DocuSigned by

DocuSigned by

DocuSigned by

DocuSigned by

DocuSigned by

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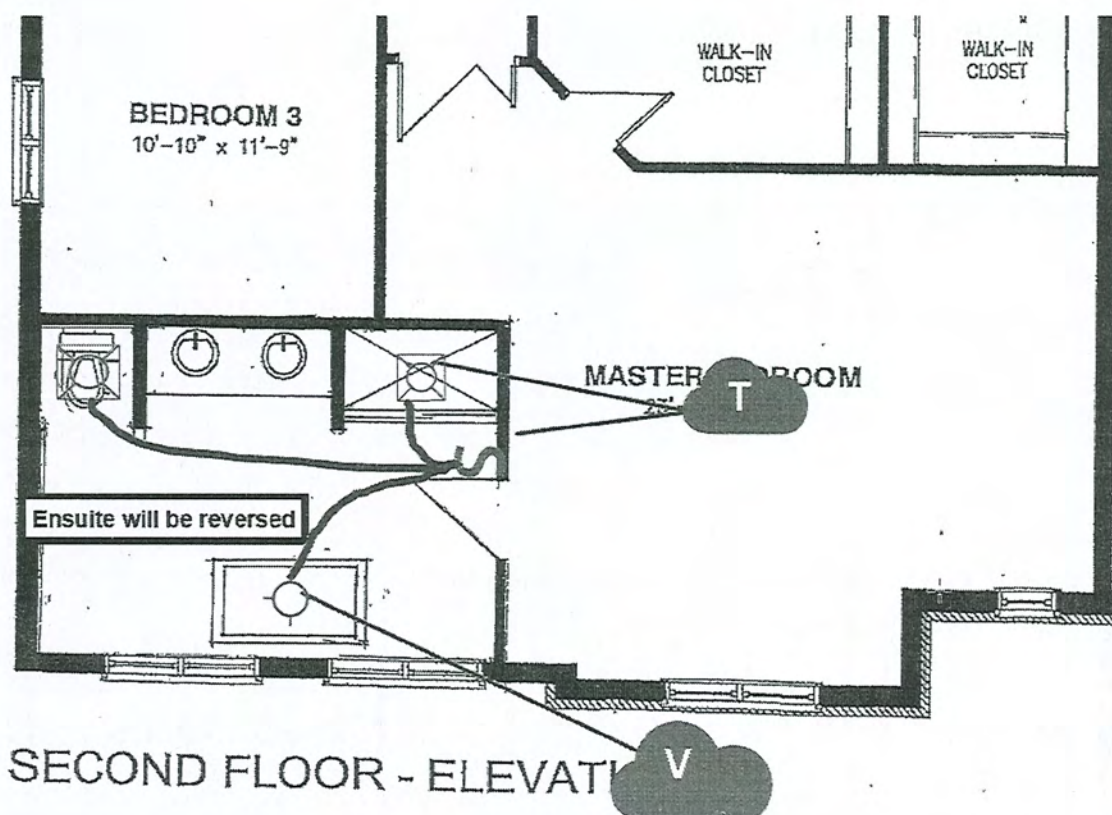
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Ensuite Bathroom
SS-Orbital Sketch 3
June 24, 2021



Place St. Thomas 6

Plan No: 50M-352

Lot #: 25 - Phase 6

Model: #1086 "A" Std

Purchaser(s): Thuraiaraja Sutharshini

Purchaser(s): Sriprakash Krishnamurthy

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ST

ST

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THE STEEL

MODEL 1086

3205 SQ. FT.

Site: Place St. Thomas 6

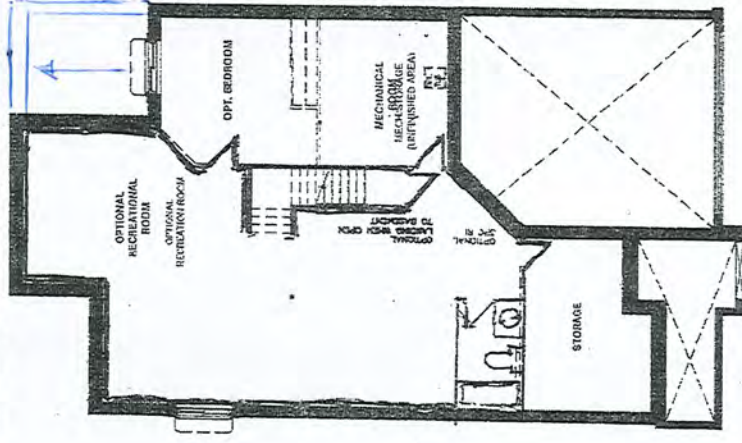
Plan No.: 50M-352

Lot: 25 - Phase 6

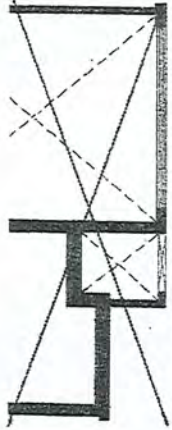
Date: June 26, 2021

Purchaser: Sutharshini Thuraiaraja

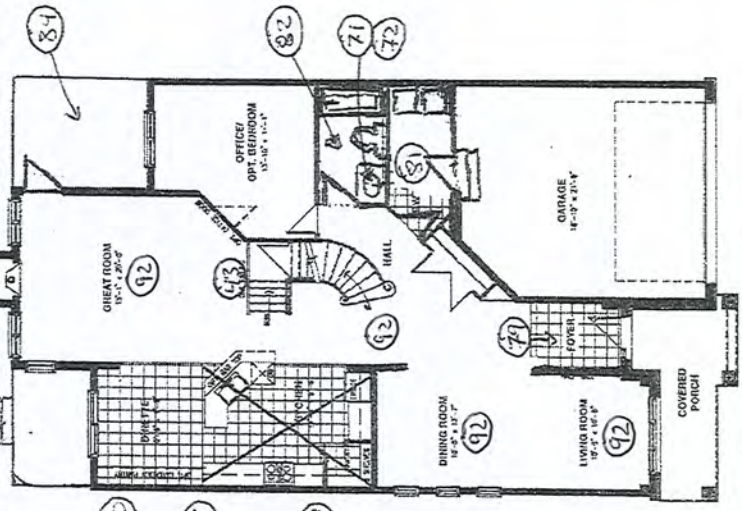
Purchaser: Sriprakash Krishnamurthy



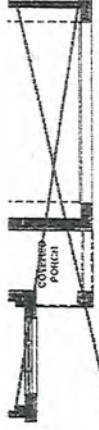
BASEMENT FLOOR - ELEVATION A & C



BASEMENT FLOOR - ELEVATION X



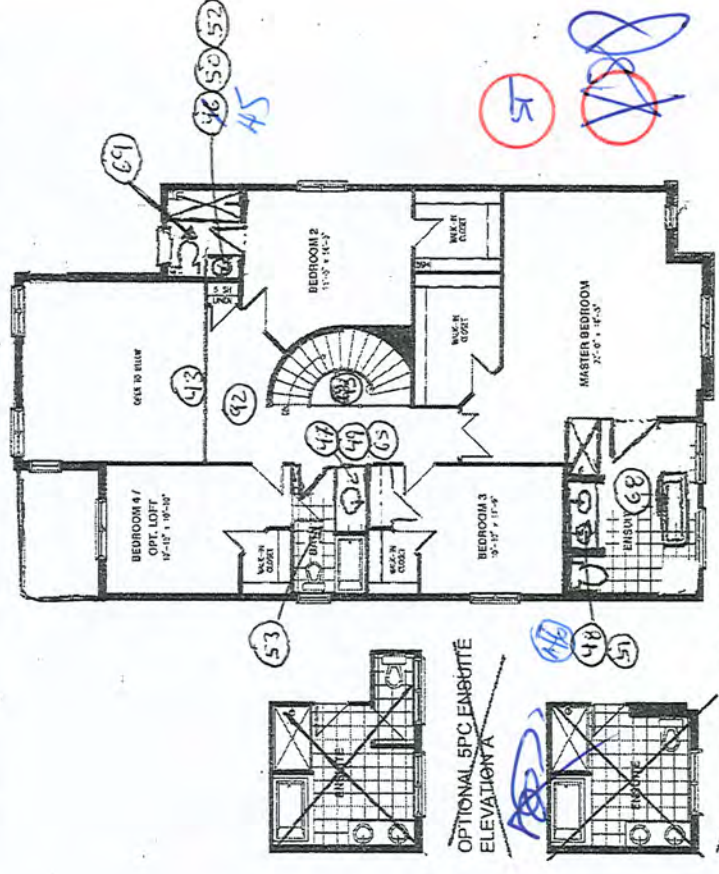
GROUND FLOOR - ELEVATION A



GROUND FLOOR - ELEVATION X



GROUND FLOOR - ELEVATION X



SECOND FLOOR - ELEVATION A



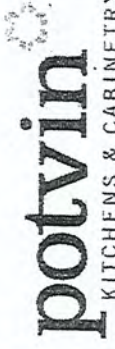
SECOND FLOOR - ELEVATION X



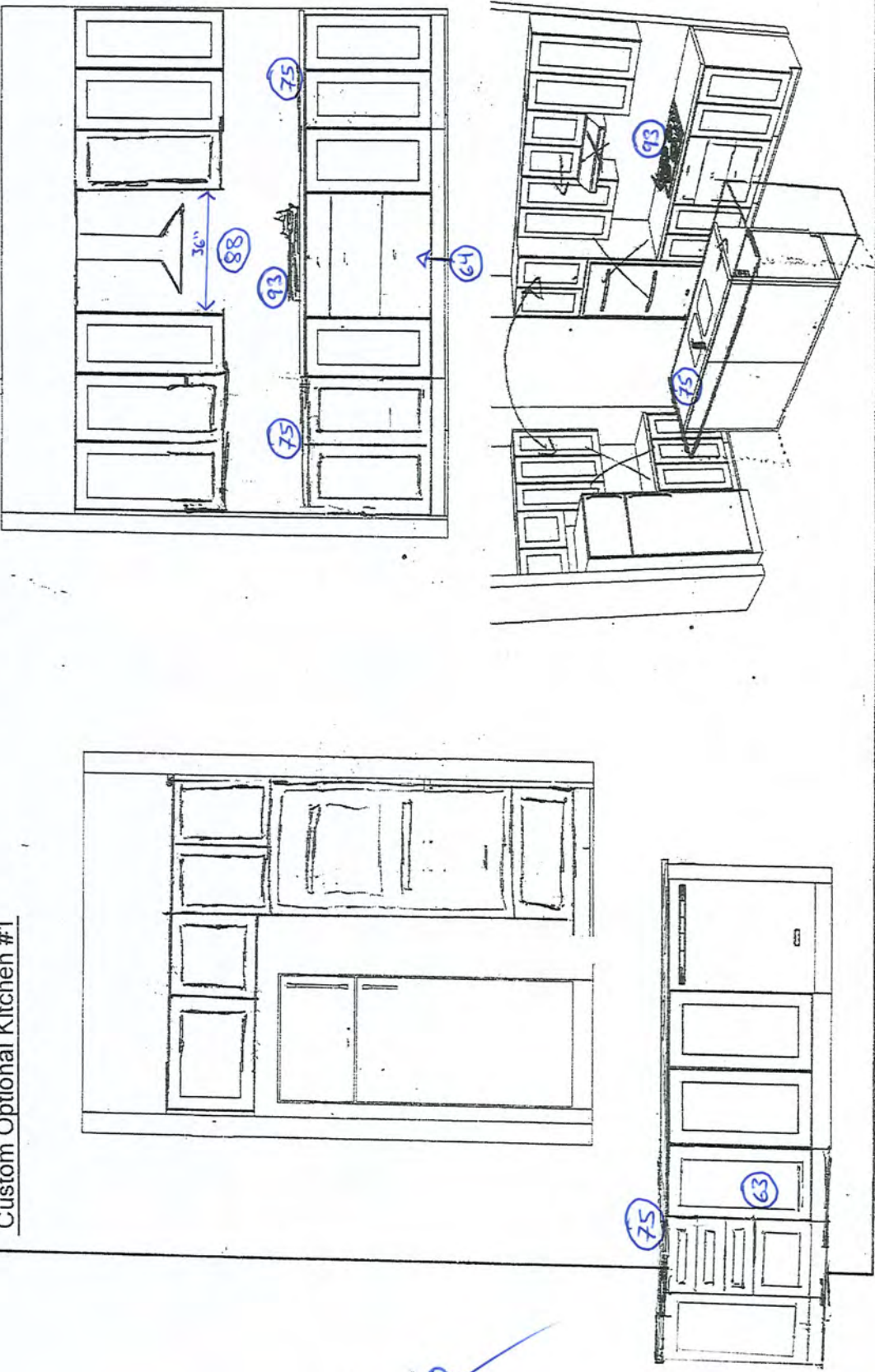
SECOND FLOOR - ELEVATION X

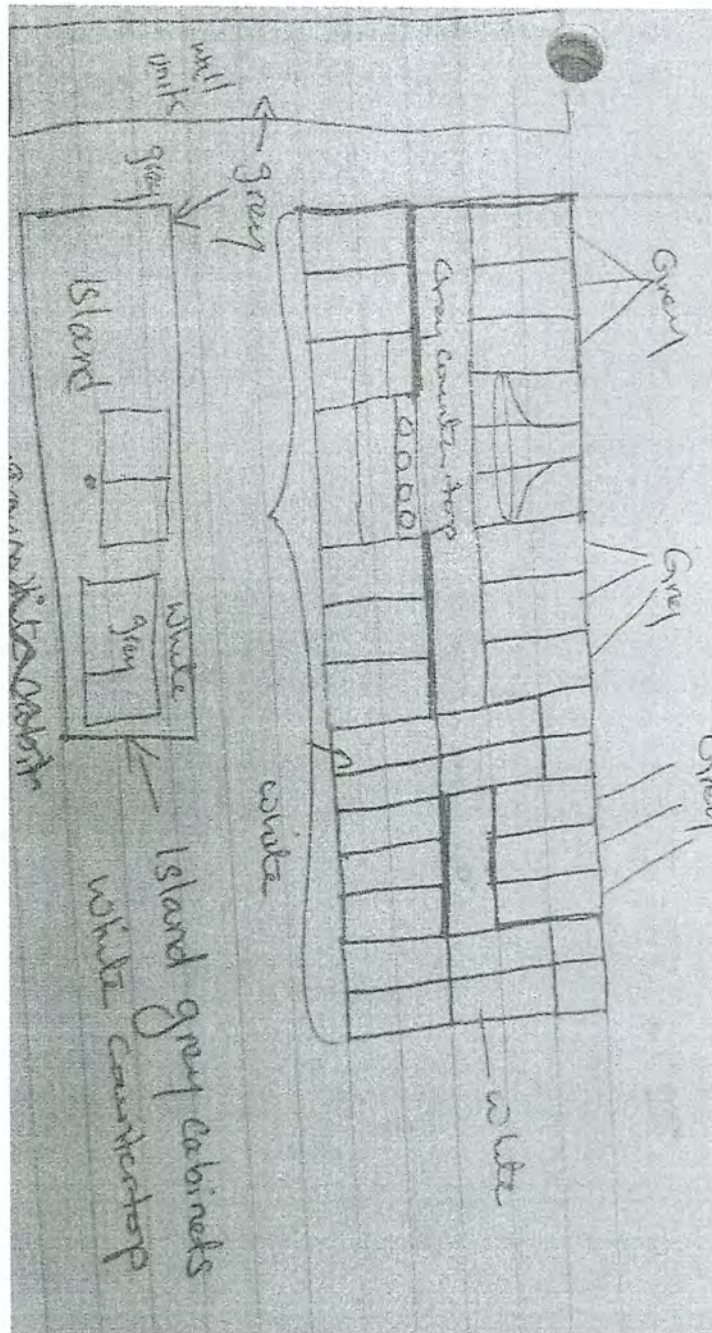
All dimensions are approximate. Exterior illustrations are artist concepts only and may not be as shown. E & OE, plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.

E & O E. 01/08/2021

	BUILDER: VALECRAFT	Model: #1086 "A" Std	Purchaser(s): Sulharshini Thuraiaraja Purchaser(s): Sriprakash Krishnamurthy
	Place St. Thomas 6	Lot #: 25 - Phase 6	
	Plan No: 50M-352	Date: June 26, 2021	

Custom Optional Kitchen #1





KITCHEN COLOUR SKETCH #73.

Project: Place St. Thomas 6

Plan No: 60M-352 Lot No: 25-Phase 6

Model: 1086 "A" Std Date: June 26, 2021

Purchaser: Sutharsini Thirainoja

Purchaser: Sripakash Krishnamurthy

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

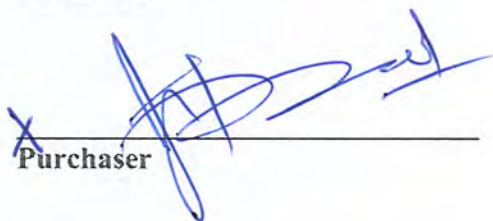
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

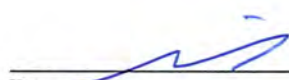
1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
3. Real Estate Transaction Levy Surcharge as per final statement 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 26, 2021.

Signed at Embrun, ON, this 26 day of June, 2021.

X 
Purchaser

Valecraft Homes (2019) Limited

X 
Purchaser

Per: 

Date: July 8, 2021

Lot #: 25 - Phase 6

Project: Place St. Thomas 6

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Sutharshini Thurairaja Lot no: 25 Plan #: 50M-352
Purchaser's name: Sriprakash Krishnamurthy Project: PLACE ST THOMAS 6
Home Phone: 613-424-1818 Model: 1086 Steel "A" Std
Work Phone: 613-594-3337 x202 Closing Date: April 5, 2022
E-Mail (1): shobathurairaja@gmail.com E-Mail (2): sriprakash.krishnamurthy@gmail.com

Valecraft Homes (2019) 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 (2019) 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, Sutharshini Thurairaja & Sriprakash Krishnamurthy

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) 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: PLACE ST THOMAS 6 LOT NO: 25

X [Signature]
Purchaser

June 26, 2021
Date:

X [Signature]
Purchaser

June 26, 2021
Date:

[Signature]
Valecraft Homes (2019) Limited

July 8, 2021
Date:

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____



Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen, Master Ensuite,
Bed #2 Ensuite,
Main Bathroom,
Powder Room



1/4 Bevel



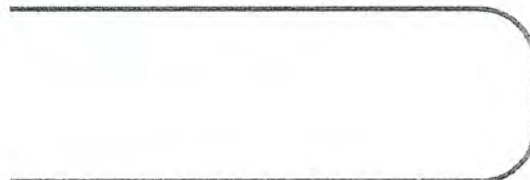
1/2 Bevel



3/4 Bevel



Pencil Top Only
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St. Thomas 6

Purchaser: Sutharshini Thurairaja

Plan #: 50M-352

Purchaser: Sriprakash Krishnamurthy

Lot: 25 - Phase 6

Date: June 26, 2021

Model: #1086 "A" Std

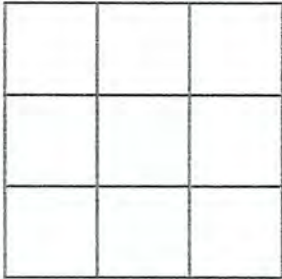
Upgrade #: 45, 46, 47, 72, 75



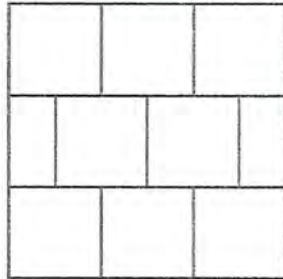
Tile Installation Options

FLOOR TILE

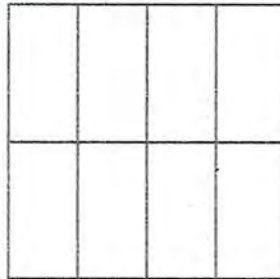
Standard square



Square brick

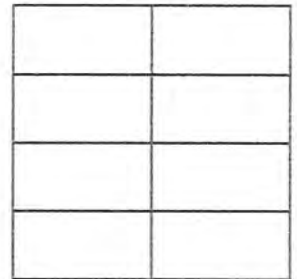


Rectangular
front to back of the house



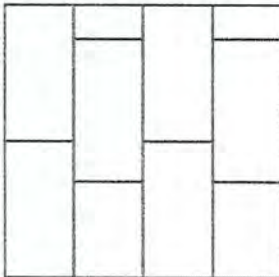
Foyer, Powder Room,
Mudroom/Laundry,
Kitchen, Dinette,
Sunroom, Bed #2
Ensuite,

Rectangular
side to side of the house

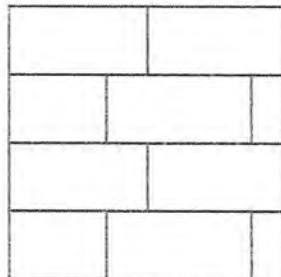


Main Bathroom,
Master Ensuite
Bathroom

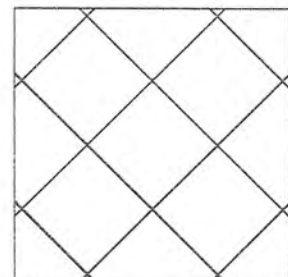
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 25 - Phase 6

Model: #1086 "A" Std

Purchaser: Sutharshini Thurairaja

Purchaser: Sriprakash Krishnamurthy

Date: June 26, 2021

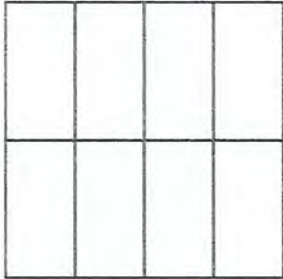
Upgrade #: 79, 80, 81, 82, 84, 53, 68, 69



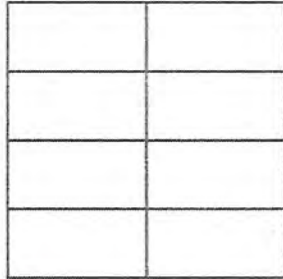
Tile Installation Options

WALL TILE

Vertical stacked

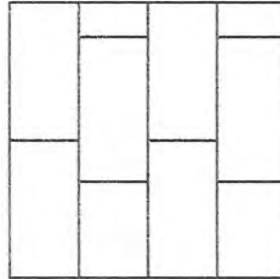


Horizontal stacked

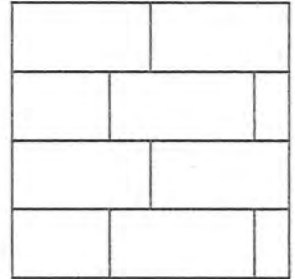


Powder Room, Kitchen
Backsplash, Main
Bathroom, Bed #2
Ensuite, Master Ensuite
Bathroom

Vertical 1/3 offset brick

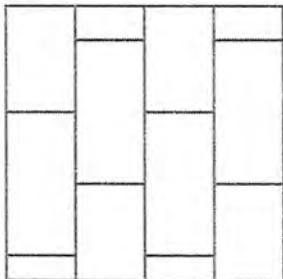


Horizontal 1/3 offset brick

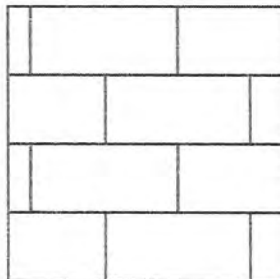


Fireplace

Vertical brick



Horizontal brick



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 25 - Phase 6

Model: #1086 "A" Std

Purchaser: Sutharshini Thurairaja

Purchaser: Sriprakash Krishnamurthy

Date: June 26, 2021

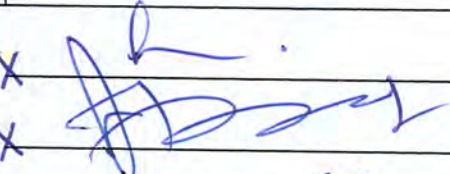
Upgrade #: 11, 54, 55, 56, 57, 83 9, 10, 19

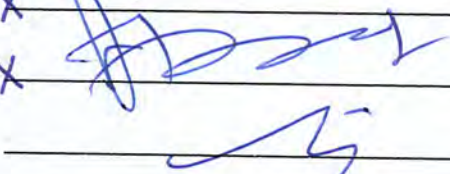
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thuraiaraja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Standard	11, 4, 5, 7, 9 STD 10, 23, 24
DOOR STYLE	Standard	STD 4, 7, 9, 10
INTERIOR HARDWARE	Standard	STD 4, 7, 9, 10
INTERIOR LIGHTING PACKAGE	Roma Collection + S&S Electric lighting upgrades	STD. 41 4, 7, 14, 12
BATHROOM ACCESSORIES / MIRRORS	Standard + Delete shower curtain rods in powder room & main bathroom	STD. 86 14
FIREPLACE MANTLE	Delete fireplace mantle	89, 11, 36

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 215	43, 92
BRACKET	Metal	N/A	Wrinkled Black	43, 92
SPINDLES	Metal	Square	Wrinkled Black	43, 92
POSTS	Red Oak	3 1/2" Modern routed top	SB 215	43, 92
NOSINGS	Red Oak	N/A	SB 215	43, 92
HARDWOOD STAIRCASES (WHERE APPLICABLE)	Red Oak	N/A	SB 215	8, 92

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Fridge Opening Approx. 37" wide by 73" high	22	Kitchen Aid Model # KRFC300ESS 36" Counter Depth 20 C/F French Door Stainless Steel	94
COOKTOP	As per appliance specifications	93, 95, 18	Gas Piping for Cooktop + Kitchen Aid Model # KOCE500ESS 36" Electric cooktop w/ 5 radiant elements <i>Gas</i> - Stainless Steel	93, 95 <i>K165952ESS</i> <i>ST</i> <i>108</i>
CHIMNEY HOODFAN	36" Chimney Hoodfan Opening	88, 30	Broan 500 CFM - 30IN Stainless Steel with Make Up Air System	30, 88
DISHWASHER	Standard Opening	STD	Kitchen Aid Model # KDTE204KPS 24" Built In w/ hidden controls & 3rd level rack - Stainless Steel	90
MICROWAVE/ WALL OVEN	As per appliance specifications	18, 96	Kitchen Aid Model # KOCE500ESS 30" Combination wall over w/ true convection - Stainless Steel	96
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :


Purchaser's Signature(s) :


Approved By :


Date: 26-Jun-21

Date: 26-Jun-21

Date: July 8, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thurairaja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra - Bianco II : Lower cabinets located on cooktop wall + 2 pantries & lower cabinet located between pantries Lastra - North Sea : Upper cabinets located on cooktop wall, Upper cabinets located in between 2 pantries, Island & all cabinets located on fridge wall.			Level 2, two tone cabinetry	18, 19, 20, 21, 22, 63, 64, 73, 88 <i>30, 75</i>
	HARDWARE CODE	Touch-to-open mechanism on all doors, POI-V0117-192-L24 on long drawers, POI-V00117-128-L24 on short drawers.	TYPE	Touch-to-open on doors + pulls on drawers	UPG	74, 18, 19 <i>30, 63, 64</i>
	COUNTERTOP	Silestone Quartz - Bianco Calacatta (Slab View Required)	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 5 Quartz	75, 18, 19
MASTER ENSUITE BATHROOM (2ND FLOOR)	STYLE AND COLOUR	Lastra TF-5305-T4S Anthracite 2D			Level 1	48, 51, 14
	HARDWARE CODE	POI-R7040-160-PC	TYPE	Pulls (installed horizontally)	UPG	78, 51, 14
	COUNTERTOP	Silestone Quartz Marengo	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 1 Quartz	46, 14
BED #2 ENSUITE BATHROOM (2ND FLOOR)	STYLE AND COLOUR	Shaker 5PCS TF-177			Level 1	50, 52, 16
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD, 52, 16
	COUNTERTOP	Silestone Quartz Marengo	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 1 Quartz	45, 16
MAIN BATHROOM (2ND FLOOR)	STYLE AND COLOUR	Shaker 5PCS TF-176			Level 1	49, 65, 9
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	STD, 65, 9
	COUNTERTOP	Silestone Quartz Grey Expo	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 1 Quartz	47, 9
1ST FLOOR BATHROOM / POWDER ROOM	STYLE AND COLOUR	Lastra TF-5306-T4S matte black			Level 1	9, 71
	HARDWARE CODE	POI-R7040-160-PC	TYPE	Pulls (installed horizontally)	UPG	<i>9, 77</i>
	COUNTERTOP	Silestone Quartz White Zeus Extreme	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 3 Quartz	9, 72
LAUNDRY ROOM/MUDROOM	STYLE AND COLOUR	Lastra Quartz Lava			STD	9, 27
	HARDWARE CODE	81091-195	TYPE	Knobs	STD	9, 27
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :

Date: 26-Jun-21

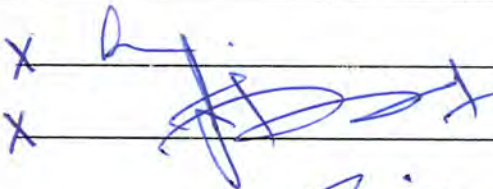
Purchaser's Signature(s) :

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Approved By :

Date:

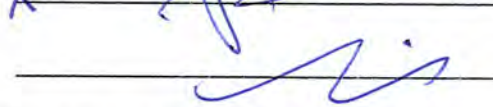
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thuraiaraja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
PAINT COLOUR(S)						
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #		
TRIMS & INTERIOR DOORS	Semi Gloss OC-65 Chantilly Lace	70	\	\		
FOYER	Low Lustre OC-65 Chantilly Lace	44	\	\		
1ST FLOOR BATHROOM / POWDER ROOM	Semi Gloss OC-65 Chantilly Lace	44	\	\		
MAIN FLOOR HALLWAY	Low Lustre OC-65 Chantilly Lace	44	\	\		
DINING ROOM	Low Lustre OC-65 Chantilly Lace	44	\	\		
LIVING ROOM	Low Lustre OC-65 Chantilly Lace	44	\	\		
GREAT ROOM	Low Lustre OC-65 Chantilly Lace	44	\	\		
1ST FLOOR BEDROOM / OFFICE	Low Lustre OC-65 Chantilly Lace	44	\	\		
SUN ROOM	Low Lustre OC-65 Chantilly Lace	4, 44	\	\		
KITCHEN	Semi Gloss OC-65 Chantilly Lace	44	\	\		
DINETTE	Low Lustre OC-65 Chantilly Lace	44	\	\		
MUDROOM / LAUNDRY ROOM	Low Lustre OC-65 Chantilly Lace	44	\	\		
2ND FLOOR HALLWAY	Low Lustre OC-65 Chantilly Lace	44	\	\		
MAIN BATH (2ND FLOOR)	Semi Gloss OC-65 Chantilly Lace	44	\	\		
BEDROOM #2	Low Lustre OC-65 Chantilly Lace	44	\	\		
BEDROOM #3	Low Lustre OC-65 Chantilly Lace	44	\	\		
BEDROOM #4	Low Lustre OC-65 Chantilly Lace	44	\	\		
MASTER BEDROOM	Low Lustre OC-65 Chantilly Lace	44	\	\		
MASTER BEDROOM WALK-IN CLOSET	Low Lustre OC-65 Chantilly Lace	44	\	\		
5 PC MASTER BEDROOM ENSUITE BATHROOM	Semi Gloss OC-65 Chantilly Lace	44	\	\		
FINISHED BASEMENT RECREATION ROOM	Low Lustre OC-65 Chantilly Lace	7, 44	\	\		
BED #2 ENSUITE BATHROOM	Semi Gloss OC-65 Chantilly Lace	44	\	\		

Purchaser's Signature(s): 

Date: 26-Jun-21

Purchaser's Signature(s): 

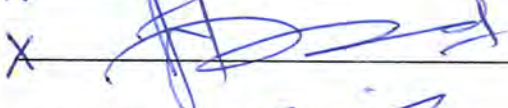
Date: 26-Jun-21

Approved By: 

Date: July 8, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thuraiaraja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 Bright white	Platinum floor tile + UPG grout	79, 58
1st FLOOR / POWDER ROOM BATHROOM	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 Bright white	Platinum floor tile + UPG grout	82, 58, 9
	WALL	Ceratec Urbania iceland white 11.8" x23.6" (Horizontal Stacked Install)		910 Bright white	Platinum floor tile on walls + UPG grout	83, 58, 9
	INSERT OR BORDER	N/A				
MUDROOM / LAUNDRY ROOM	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 bright white	Platinum floor tile + UPG grout	81, 58, 9
	WALL	N/A		N/A	N/A	/
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 Bright white	Platinum floor tile + UPG grout	80, 58, 18
	BACKSPLASH	Euro Bliss Element 3"x12" ICE Glass Tile 38-000 (Horizontal Stacked Install)		910 bright white	Diamond wall tile + UPG Grout + UPG install	57, 58, 18, 19, 30
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 bright white	Platinum floor tile + UPG grout	80, 58, 18
SUN ROOM	FLOOR	Ceratec Urbania iceland white 11.8" x23.6" (Rectangular Front to Back Install)		910 bright white	Platinum floor tile+ UPG grout	84, 58, 4
FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	Ceratec Sichenia Pave Wall Dolmen 4.3"x17.7" Bianco (Horizontal 1/3 staggered install)		949 silverado	Quote wall tile + UPG Install + UPG Grout	11, 58

Purchaser's Signature(s) :


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Approved By :

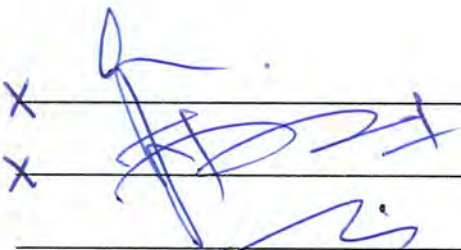

Date: 26-Jun-21

Date: 26-Jun-21

Date: July 8, 2021

SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thuraiaraja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM (2ND FLOOR)	FLOOR	Ceratec Stone Glamour 11.6" x 23.6" Calacatta Matt (Rectangular Side to Side Install)	910 bright white	Silver Floor tile+ UPG Grout	53, 58, 9	
	WALL	Ceratec Stone Glamour 11.6" x 23.6" Calacatta Matt (Horizontal stacked Install)	910 bright white	Silver floor tile on Walls + UPG Grout	54, 58, 9	
	INSERT OR BORDER	N/A				
BED #2 ENSUITE BATHROOM (2ND FLOOR)	FLOOR	Ceratec Authentik Rhapsody 11.8" x23.6" Dark Grey (Rectangular Front to Back Install)	934 Delorean grey	Bronze floor tile + UPG grout	69, 58, 16	
	WALL	Ceratec Authentik Rhapsody 11.8" x23.6" Dark Grey (Horizontal Stacked Install)	934 Delorean grey	Bronze floor tile on Walls + UPG Grout	56, 58, 16, 32, 33	
	INSERT OR BORDER	N/A				
MASTER ENSUITE BATHROOM (2ND FLOOR)	FLOOR	Ceratec Authentik Rhapsody 11.8" x23.6" Dark Grey (Rectangular Side to Side Install)	934 Delorean grey	Bronze floor tile + UPG grout	68, 58, 14	
	TUB DECK	N/A	N/A	N/A	/	
	TUB BACKSPLASH	N/A	N/A	N/A		
	INSERT OR BORDER	N/A				
	SHOWER WALLS	Ceratec Authentik Rhapsody 11.8" x23.6" Dark Grey (Horizontal Stacked Install)	934 Delorean grey	Bronze floor tile on Walls + UPG Grout	55, 58, 14	
BASEMENT BATHROOM	FLOOR	N/A	N/A	N/A	/	
	WALL	N/A	N/A	N/A	/	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :



Date: 26-Jun-21

Purchaser's Signature(s) :



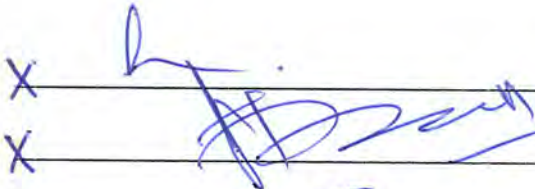
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Date: July 8, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thuraiaraja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon designer collection estate series character grade ultra-matte pure genius engineered white oak CELTIK 6 1/4"			UPG	92	
LIVING/DINING ROOM	Lauzon designer collection estate series character grade ultra-matte pure genius engineered white oak CELTIK 6 1/4"			UPG	92	
FLEX ROOM	N/A			N/A	/	
FAMILY ROOM	N/A			N/A	/	
GREAT ROOM	Lauzon designer collection estate series character grade ultra-matte pure genius engineered white oak CELTIK 6 1/4"			UPG	92	
HOME OFFICE / BEDROOM 1ST FLOOR	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD, 10	
REAR HALLWAY	N/A			N/A	/	
KITCHEN	N/A			N/A	/	
BREAKFAST AREA/DINETTE	N/A			N/A	/	
MAIN STAIRS TO BEDROOMS	Red oak stained SB #215			UPG	8	
UPPER HALLWAY	Lauzon designer collection estate series character grade ultra-matte pure genius engineered white oak CELTIK 6 1/4"			UPG	92	
BEDROOM # 2	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD	
BEDROOM # 3	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD	
BEDROOM # 4 / LOFT	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD	
MASTER BEDROOM	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD	
STAIRS TO BASEMENT	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD, 7	
FINISHED BASEMENT RECREATION ROOM	Beaulieu spartacus A4531 Morning light 88664 + Standard Underpad			STD	STD, STD, 7	

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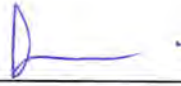
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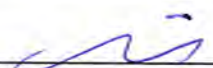
Date: July 8, 2021

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St-Thomas	Reg'd Plan #:	50M-352	Sales Rep:	Adam B
	Lot No:		Civic Address:	796 Namur Street, Embrun ON K1T 4J3		
	Purchaser(s):	Sutharshini Thurairaja			Model Name/#:	The Steel / 1086
	Purchaser(s):	Sriprakash Krishnamurthy			Closing Date:	April 5th, 2022
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Franke Cube CUX110-30-CA Single Bowl Stainless Steel 9" Deep Undermount Sink		Stainless Steel	76	
	FAUCET	Delta Essa Single Handle Pull-Down 1-hole 9113-AR-DST		Arctic Stainless	85	
BED #2 ENSUITE BATHROOM (SECOND FLOOR)	SINK	American Standard Boxe undermount 0315-000		White	59	
	VANITY FAUCET	Delta Vero Vanity Faucet 553LF Chrome Single Hole		Chrome	60	
	WATER CLOSET	Standard		White	STD	
	SHOWER	Acrylic Base with Halo 5ft sliding door with Clear glass and Chrome Trim, and Zitta Niche 24" x 12"		White / Glass Clear / Chrome / Stainless Steel	32, 33, 40	
	SHOWER FAUCET	Delta Vero Shower Faucet Trim 17 series T17253		chrome	32, 61	
MASTER ENSUITE BATHROOM (SECOND FLOOR)	SINKS X2	American Standard Boxe undermount 0315-000		White	59, 14	
	VANITY FAUCETS X2	Delta Vero Vanity Faucet 553LF Chrome Single Hole		Chrome	60, 14	
	WATER CLOSET	Standard		White	STD, 14	
	SHOWER	Acrylic Base with Halo 5ft sliding door with Clear glass and Chrome Trim, and Zitta Niche 24" x 12"		White / Glass Clear / Chrome / Stainless Steel	14, 38	
	SHOWER FAUCET	Delta Vero Shower Faucet Trim 17 series T17253 + slide bar 57530 + 50570 wall elbow		chrome	61, 66, 14	
	BATHTUB	Maax Free Standing Tub Brioso 66"x36" model # 103903		white	14	
	BATHTUB FAUCET	Delta Vero Roman Tub Trim with Hand Shower Trim T4753 R4707		chrome	62, 14	
MAIN FLOOR BATHROOM (SECOND FLOOR)	SINK	American Standard Boxe undermount 0315-000		White	59, 9	
	VANITY FAUCET	Delta Vero Vanity Faucet 553LF Chrome Single Hole		Chrome	60, 9	
	WATER CLOSET	Standard		White	STD, 9	
	TUB/SHOWER	Standard with Zitta Niche 24" x 12"		White / Stainless Steel	9, 39	
	TUB/SHOWER FAUCET	Delta Vero Shower & Tub Faucet T17453 R10000 - UNBX		Chrome	87, 9	
1ST FLOOR BATHROOM / POWDER ROOM	SINK	American Standard Boxe undermount 0315-000		White	59, 9	
	VANITY FAUCET	Delta Vero Vanity Faucet 553LF Chrome Single Hole		Chrome	60, 9	
	WATER CLOSET	Standard		White	STD, 9	
	TUB/SHOWER	Standard		White	STD, 9	
	TUB/SHOWER FAUCET	Delta Vero Shower & Tub Faucet T17453 R10000 - UNBX		Chrome	87, 9	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

Date: June 26, 2021

Purchaser's Signature(s) :

Date: June 26, 2021

Approved By :

Date: July 8, 2021

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
 C:\SALES\Sales Legal Docs\Site - Place-St Thomas\PST PH6 - Singles\PST PH6 Lot 25 - Shoba & Sriprakash

Valecraft Homes Décor Disclaimers

Lot#: 25 Model:1086 THE STEEL ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

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#: 25 Model:1086 THE STEEL ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Sutharshini Thuraiaraja and Sriprakash Krishnamurthy

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#: 25 Model:1086 THE STEEL ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

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#: 25 Model:1086 THE STEEL ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Sutharshini Thurairaja and Sriprakash Krishnamurthy

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 JUN 26 2021

Date JUN 26 2021