

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

ON THE 9 DAY OF September, 2020.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 268  
LOT: 268 BLOCK :  
4M-1589 RATHWELL LANDING  
CIVIC ADDRESS: 747 Parade Dr

PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kenndy

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: September 24, 2020

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

DELETE: PURCHASE PRICE: \$632,375.27  
BALANCE AT CLOSING: \$582,375.27  
LESS H.S.T. AMOUNT: \$580,863.07  
SCHEDULE "G" DATED: October 28, 2020  
TARION SCHEDULE "B" DATED: October 28, 2020

INSERT: 680 dated: November 10, 2020 in the amount of: \$16,485.00  
NEW PURCHASE PRICE: \$648,860.27  
NEW BALANCE AT CLOSING: \$598,860.27  
NEW LESS H.S.T. AMOUNT: \$595,451.57  
SCHEDULE "G" DATED: November 10, 2020  
TARION SCHEDULE "B" DATED: November 10, 2020

*Schedule "W4" dated November 10, 2020*

*[Handwritten initials and signatures]*

Dated at Ottawa this 10 day of November, 2020

In the presence of:

*Victoria S. Hu*  
WITNESS

*[Signature]*  
PURCHASER

*Victoria S. Hu*  
WITNESS

*[Signature]*  
PURCHASER

Dated at Ottawa this 20<sup>th</sup> day of November, 2020

VALECRAFT HOMES LIMITED (VENDOR)

PER: *[Signature]*

**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 \$595,451.57. The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Ottawa this 10 day of November, 2020

  
PURCHASER

VALECRAFT HOMES LIMITED

  
PURCHASER

  
PER:

  
DATE:

PROJECT: RATHWELL LANDING LOT: 268

**SCHEDULE B**  
**Adjustments to Purchase Price or Balance Due on Closing**

**PART I Stipulated Amounts/Adjustments**

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

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

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

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

1. Land Transfer Tax based on final purchase price less HST as stated in Clause #16 of the Agreement of Purchase & Sale.
2. Property Taxes as per final statement of adjustments as stated in Clause #6 of the Agreement of Purchase & Sale.
3. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule "G" Clause # 8 of the Agreement of Purchase & Sale.
4. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #6 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
5. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated November 10, 2020.
6. Any increase in existing or newly imposed levies, development charges, education development charges or any impost or other charges imposed by an approving authority or public utility corporation as stated in Clause # 32 of the Agreement of Purchase & Sale.

Signed at Ottawa, this 10 day of November, 2020.

  
Purchaser

Valecraft Homes Limited

  
Purchaser

  
Per:

November 20, 2020  
Date:

Lot #: 268 Plan 4M-1589

Project: **Rathwell Landing**



Internal B1A			
Rathwell Landing - Phase 2			
PURCHASERS: Chad Scott Douglas Kennedy and Kathryn Kennedy			Printed: 18-Nov-21 2:40 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
268	2	815 THE HARTIN ELEV C	9-Dec-21
ITEM	QTY	EXTRA / CHANGE	PRICE
*24 28779  25509	1	KITCHEN - KITCHEN FAUCET - DELTA MARLEY 986LF - AR ARCTIC STAINLESS  Note:	* \$306.00  Each
*25 56196  25510	2	ENSUITE BATH - BATHROOM SINK - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000  Note: Only available with Solid Surface Countertops	* \$510.00  Each
*26 56218  25512	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T17259-BL-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK  Note:	* \$306.00  Each
*27 56206  25513	1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC ROMAN TUB FAUCET T2759-BL MATTE BLACK INCLUDING MATCHING OVERFLOW AND DRAIN  Note:	* \$509.00  Each
28   25515	2	ENSUITE BATH - Delta Trinsic Single Handle (1 hole) Lavatory faucet 559HA-BL-DST (including matching overflow / drain)  Note:	\$1,102.00  Each
*29 28551  25516	1	GREAT ROOM - TRIM - FIREPLACES - MODERN TYPE 1 MANTLE - OAK IN LIEU OF PAINTED  Note: Stain colour to be specified	* \$354.00  Each
*30 111457  25518	1	- FLAT CEILING IN WHOLE HOUSE  Note: Does not include additional basement areas	* \$2,486.00  Each
*31 40679  25519	1	- HVAC - AC UNIT 13 SEER R - 410A - GOODMAN GSX13030 2.5 TON  Note: Location to be determined by Head Office	* \$4,153.00  Each
*32 29014  25520	1	KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET. DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL  Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required. See item 33 for upgraded hoodfan	* \$353.00  Each
*33 111286  25522	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS  Note: Does not include modifications to cabinetry or clcctrical for new microwave location	* \$535.00  Each
*34 117018  25524	1	- UPPER MICROWAVE CABINET APPROX 26" WIDE C/W DEDICATED OUTLET (LEVEL 2 SERIES CABINETRY)  Note: As per Sketch. to be located inbetween range and corner pantry.	* \$734.00  Each
*35 28245  25525	2	KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12  Note: As per Sketch. to be located on either side of range.	* \$1,250.00  Each

PREPARED BY: Samar Merhi  
LOCKED BY: Tricia Oliver  
PE 1,225-1  
InvoiceSQL.rpt 05may21

Vendor Initials

DS

VS

Purchaser Initials

DS

CSDK

DS

KK

CONSTRUCTION SCHEDULING APPROVAL

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

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



## NON STANDARD EXTRAS (680)


### Rathwell Landing - Phase 2

**PURCHASERS:** Chad Scott Douglas Kennedy and Kathryn Kennedy

**Printed:** 7-Nov-20 2:46 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
268	2	815 THE HARTIN ELEV C	9-Dec-21

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*36 90818  25526	1	- CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - ALL LEVELS OF CABINETRY  Note:	*\$ 166.00	Each
37  25528	1	- KITCHEN - Upgrade to two colours of cabinetry in kitchen.  Note:	\$ 284.00	Each
38  25529	1	- ENSUITE BATH - Delete B1A item #15 (level 3 quartz countertops in ensuite bathroom)  Note:	-\$1,514.00	Each
*39 82733  25530	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM - OPT 5PC  Note:	*\$ 1,422.00	Each
40  25532	1	- Bronze floor tiles with 1/3 staggered install in foyer and powder room.  Note:	\$ 588.00	Each
41  25534	1	- Bronze floor tiles with 1/3 staggered install in kitche, dinette and hall.  Note:	\$ 1,886.00	Each
42  25535	1	- Bronze floor tiles with 1/3 staggered install in mudroom.  Note:	\$ 419.00	Each
43 190  25536	1	- TILE - WALL - BACKSPLASH - UPGRADE - BRONZE -- KITCHEN - BRONZE  Note:	\$ 65.00	Each
44 186  25537	1	- KITCHEN - TILE - WALL - BACKSPLASH - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- KITCHEN - .  Note:	\$ 45.00	Each
*45 63  25538	*1	- ENSUITE BATH - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - .  Note:	*\$ 145.00	Each
*46 63  25539	*1	- MAIN BATHROOM - TILE - WALL - INSTALLED IN A BRICK PATTERN - INSTALLATION ONLY -- MAIN BATHROOM (18) - .  Note:	*\$ 115.00	Each
47 146  25540	1	- ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - STANDARD -- TUB SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - STANDARD  Note:	\$ 30.00	Each

Vendor Initials: 

Purchaser Initials: 
**PREPARED BY:** Samar Merhi

**LOCKED BY:**
**PE 1,225-2**

InvoiceSQL.rpt 16May20

**CONSTRUCTION SCHEDULING APPROVAL**
**PER:** \_\_\_\_\_

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

**NON STANDARD EXTRAS (680)**

**Rathwell Landing - Phase 2**

**PURCHASERS:** Chad Scott Douglas Kennedy and Kathryn Kennedy


**Printed:** 7-Nov-20 2:46 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
268		2	815 THE HARTIN ELEV C	9-Dec-21	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
48		1 - <i>KITCHEN</i> - bronze backsplash installed in 1/2 brick pattern behind chimney hoodfan.		\$ 86.00	Each
25541		Note:			
49		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR		\$ 150.00	
28848					
25542		Note:			

Sub Total	\$16,485.00
HST	\$0.00
Total	\$16,485.00


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

PURCHASER:

  
Chad Scott Douglas Kennedy


07-Nov-20  
DATE

PURCHASER:

  
Kathryn Kennedy


07-Nov-20  
DATE

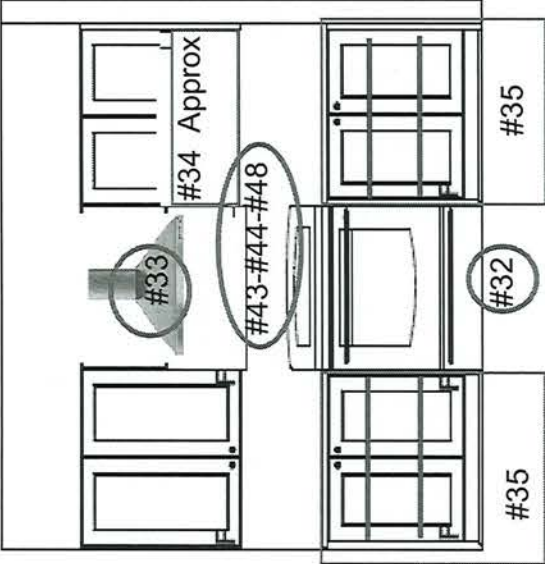
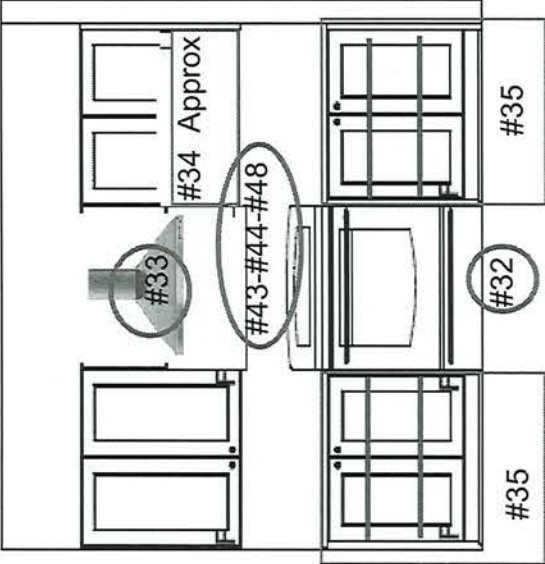
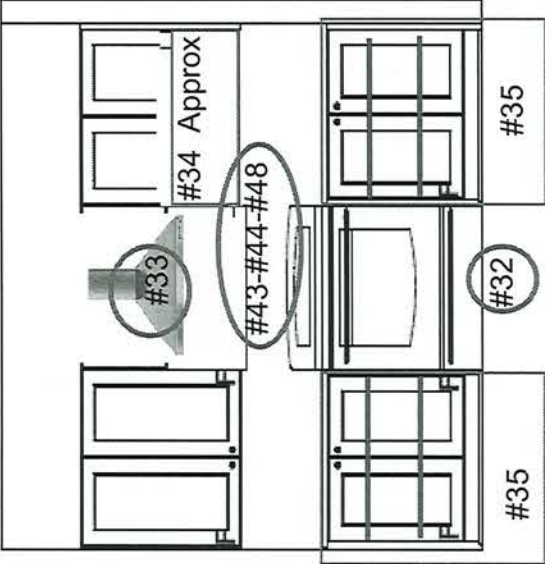
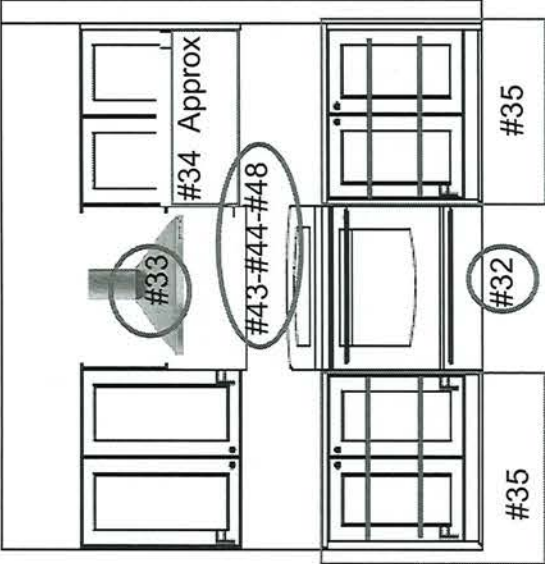
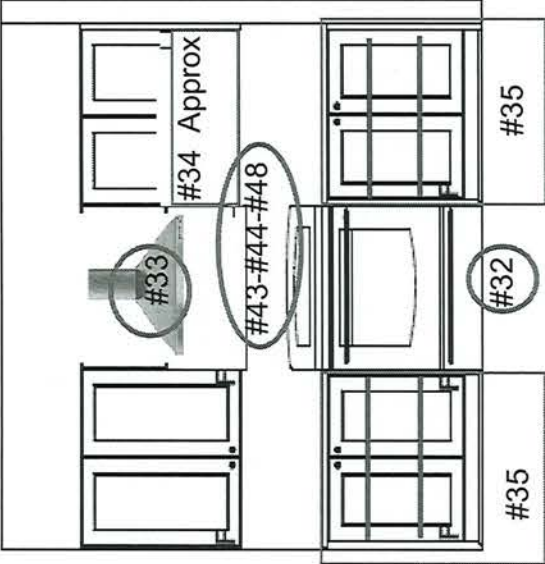
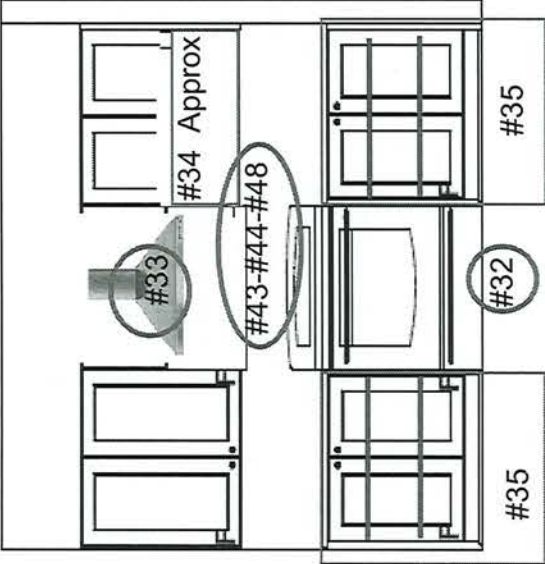
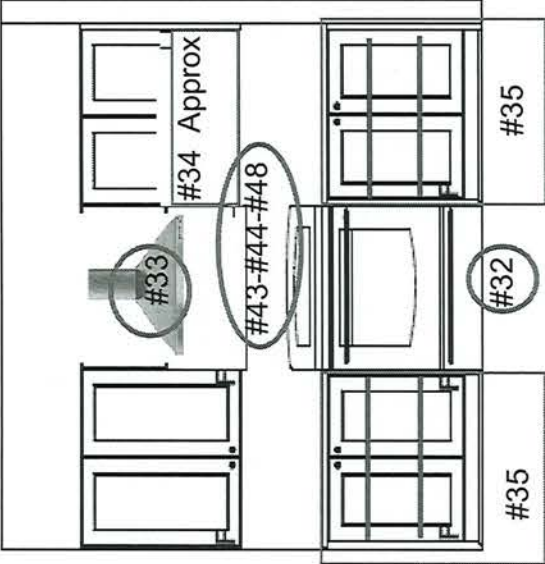
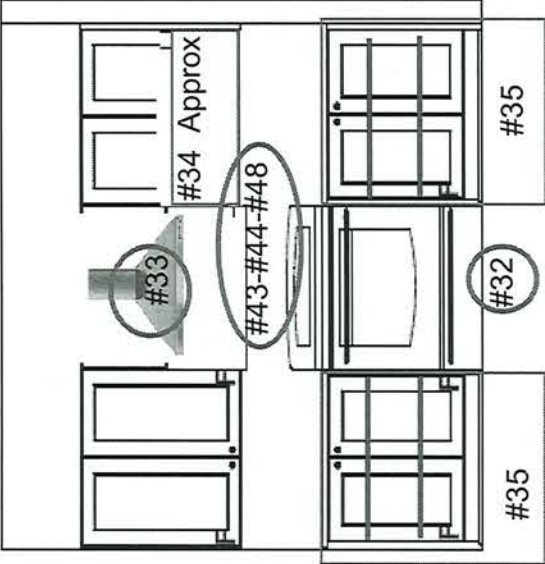
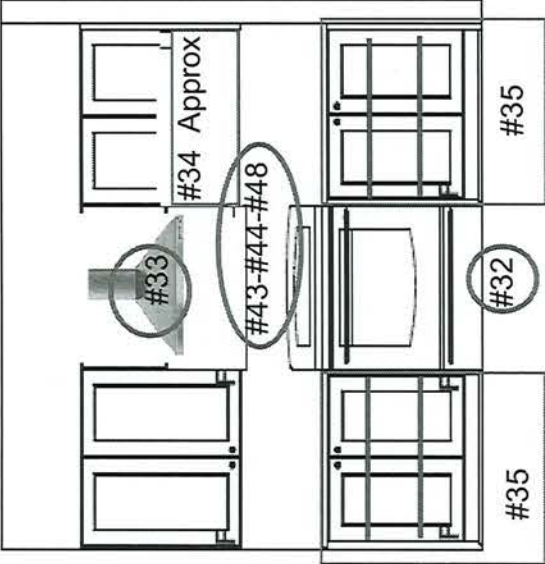
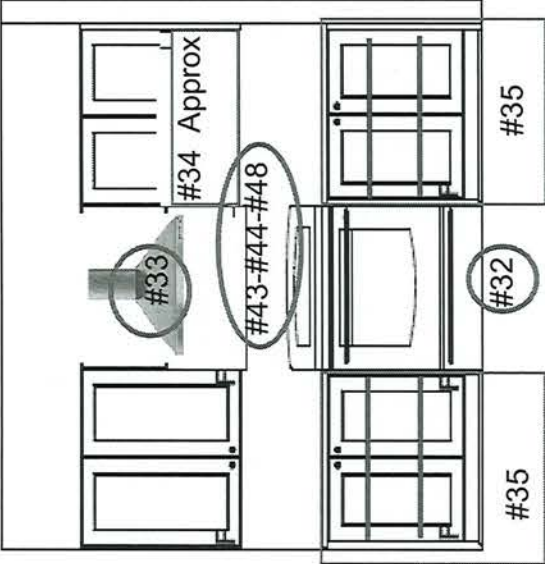
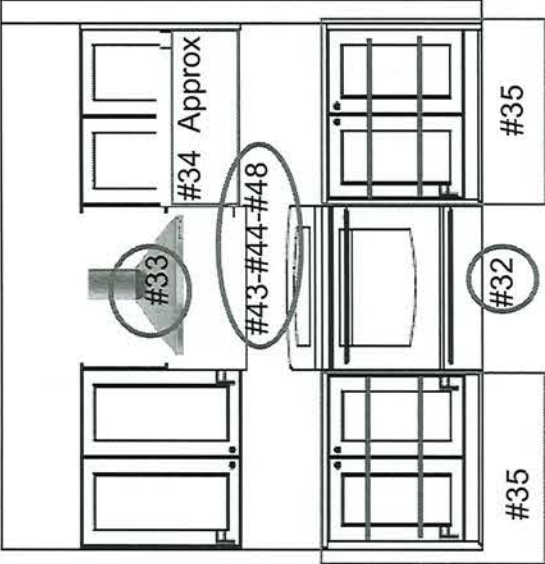
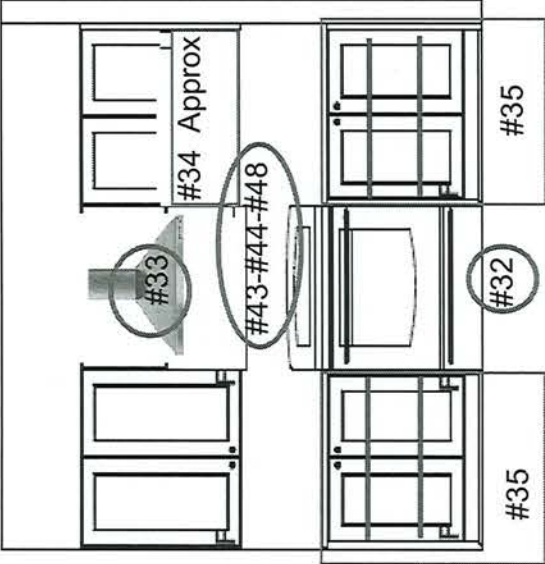
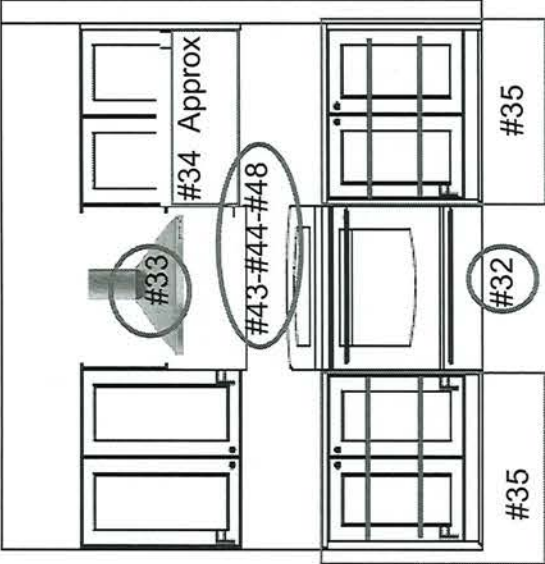
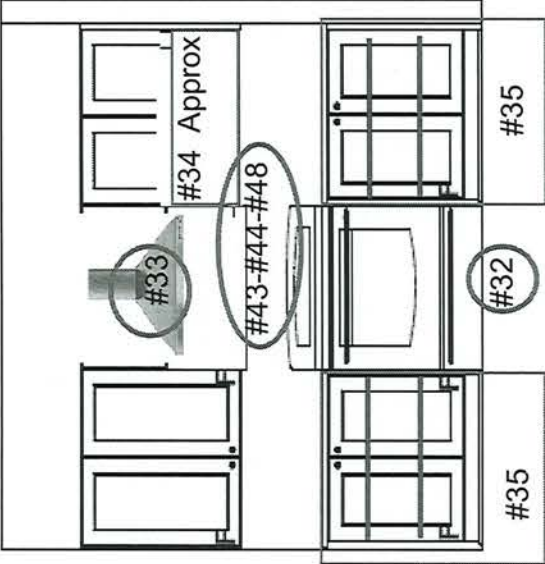
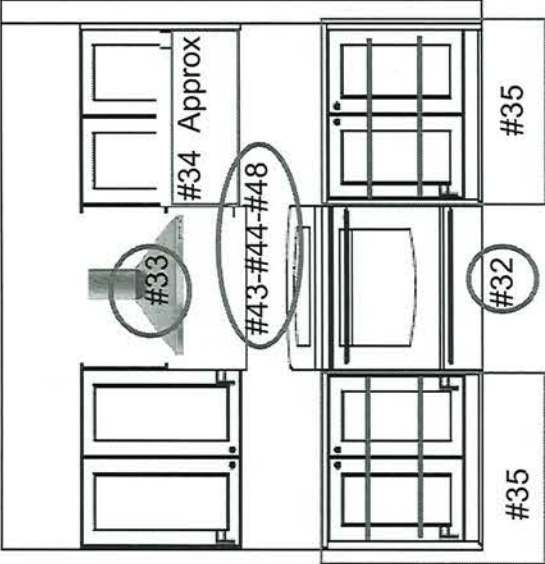
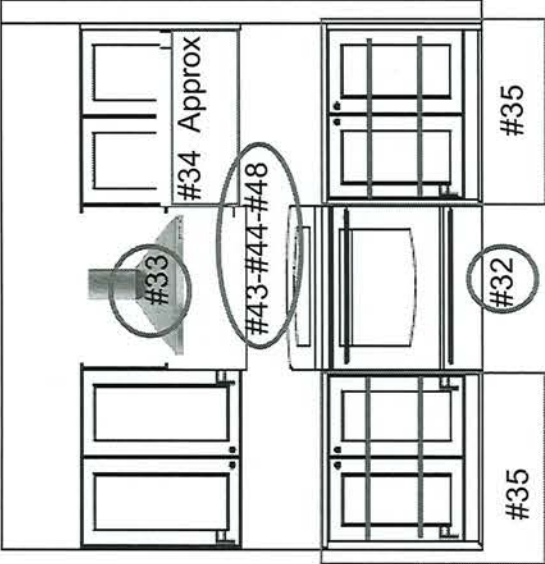
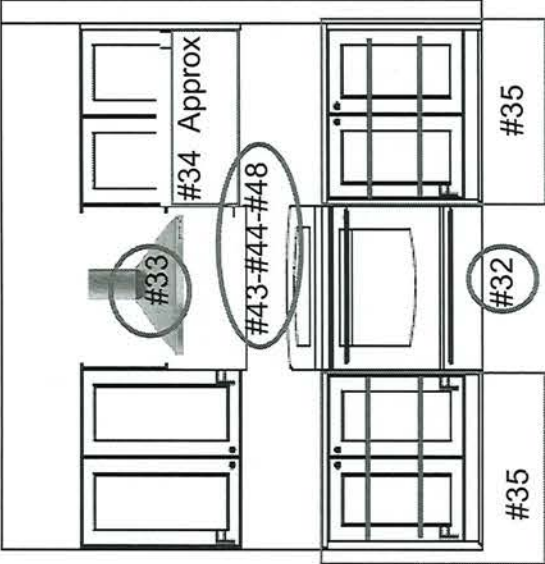
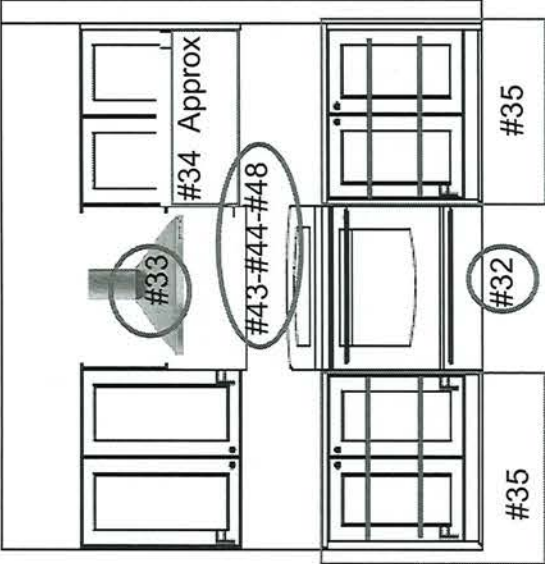
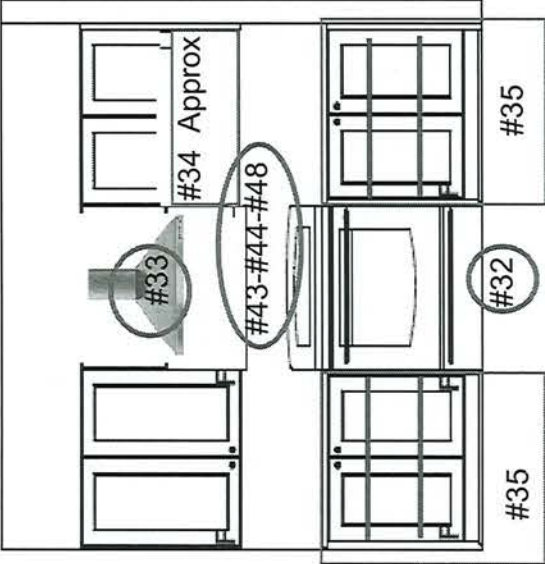
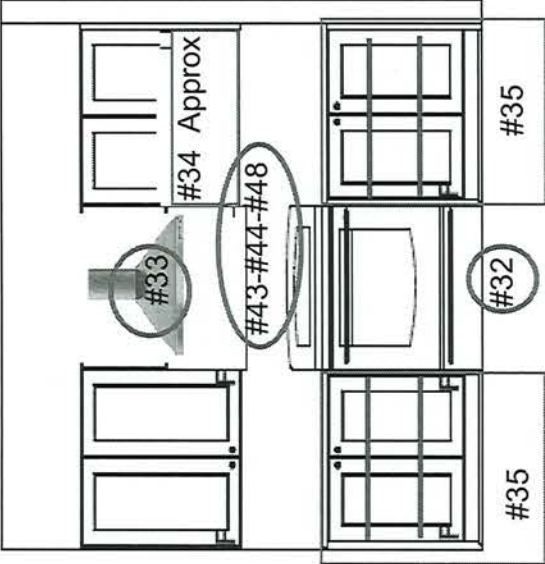
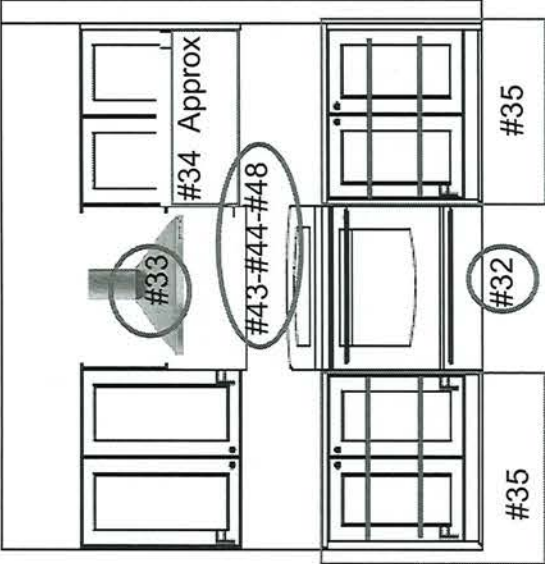
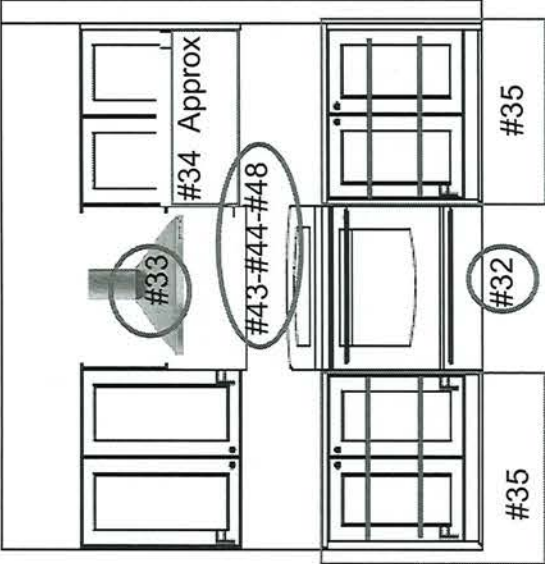
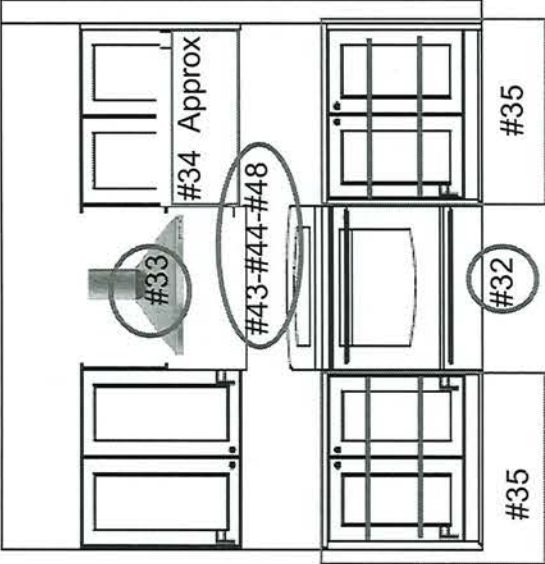
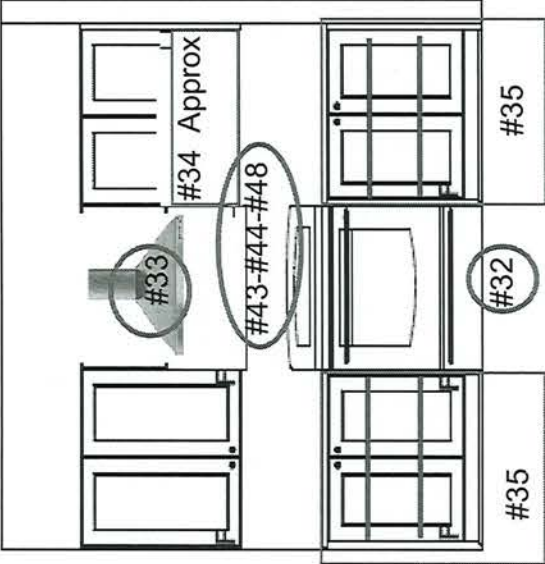
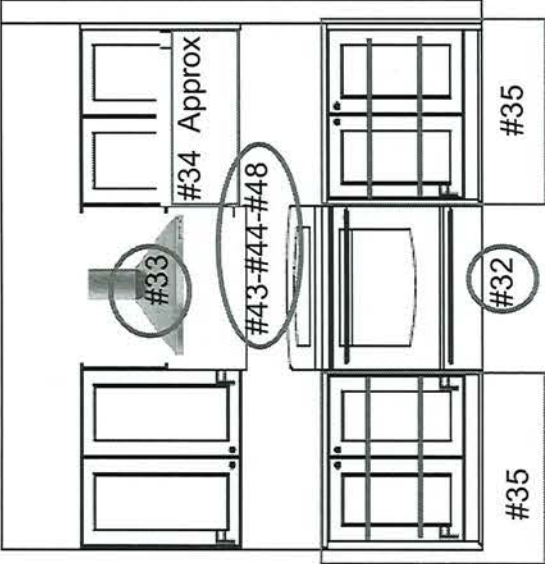
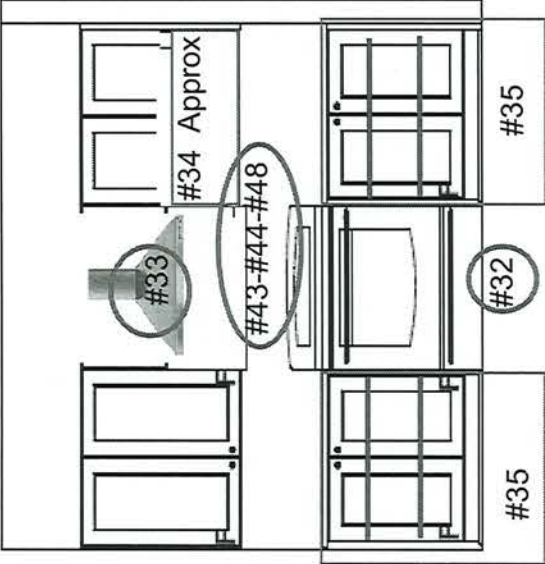
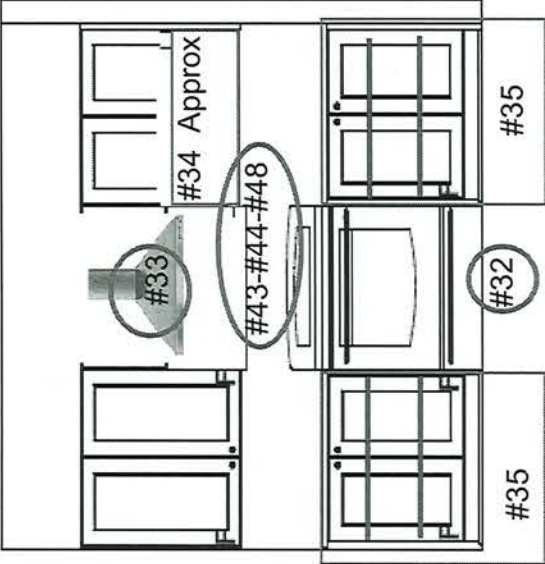
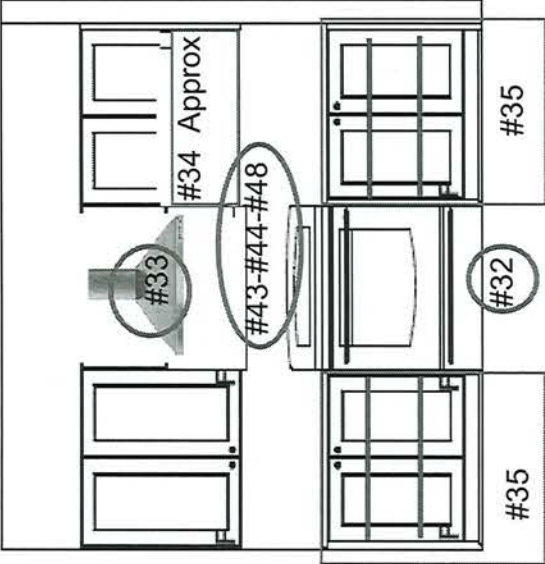
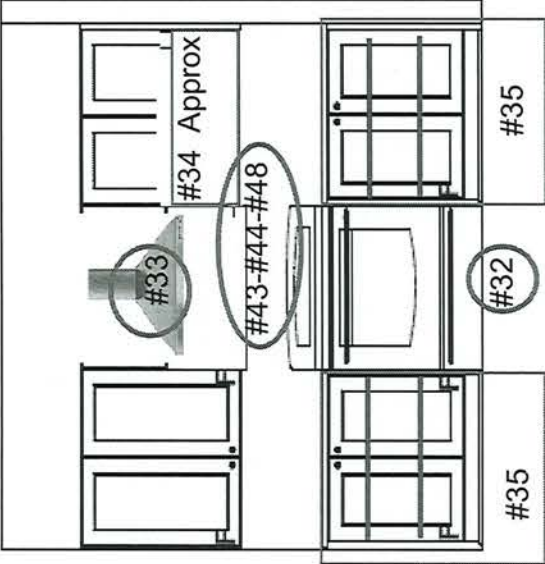
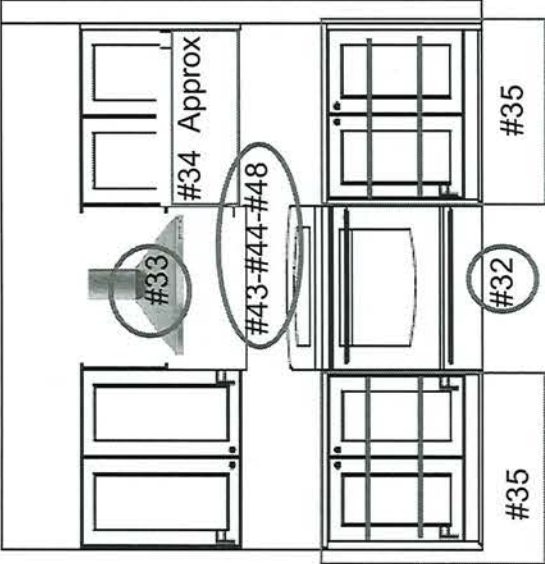
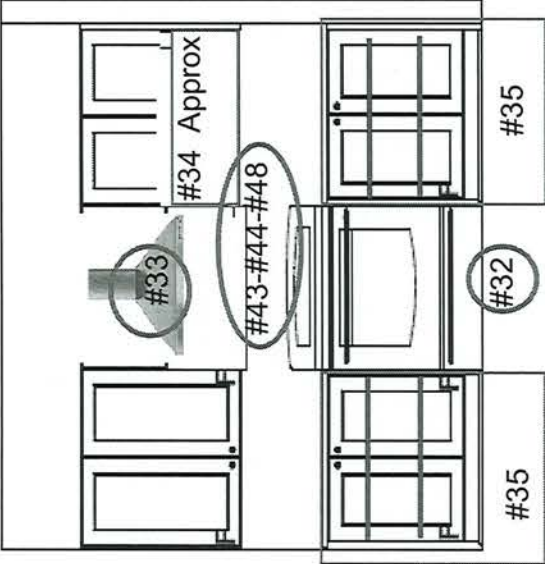
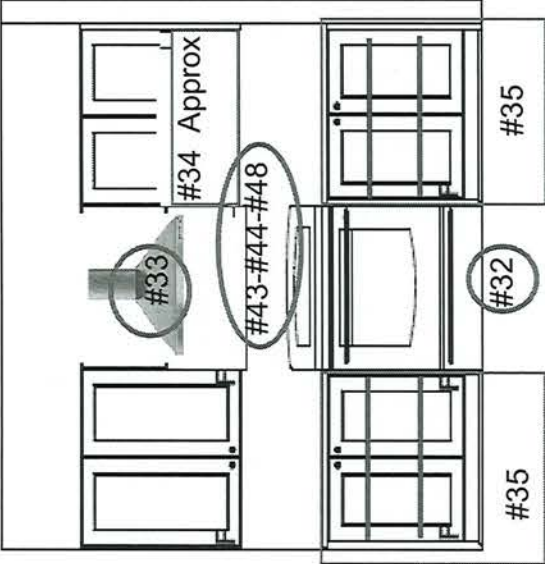
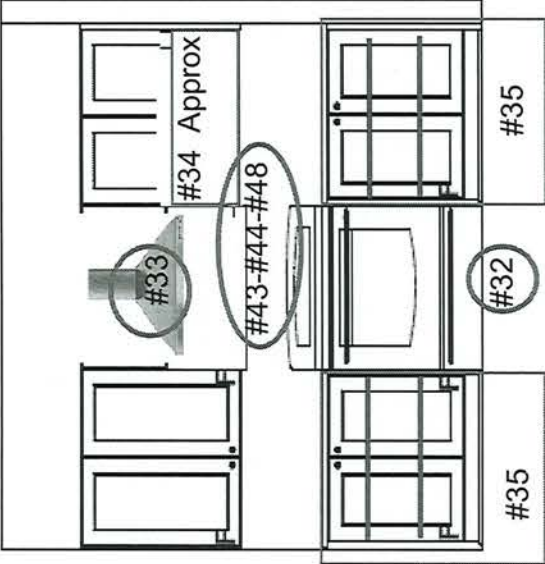
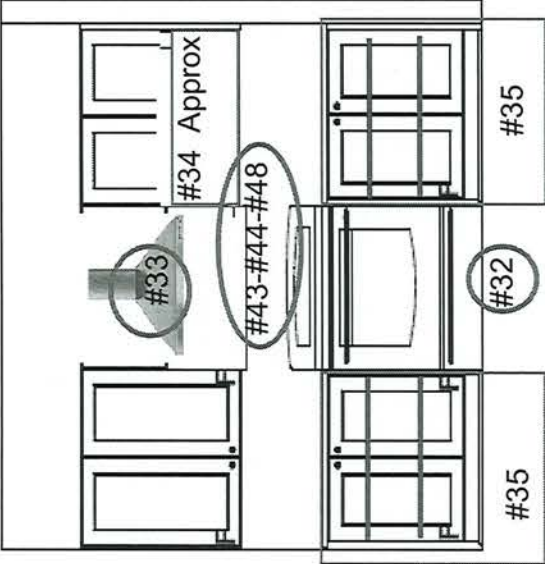
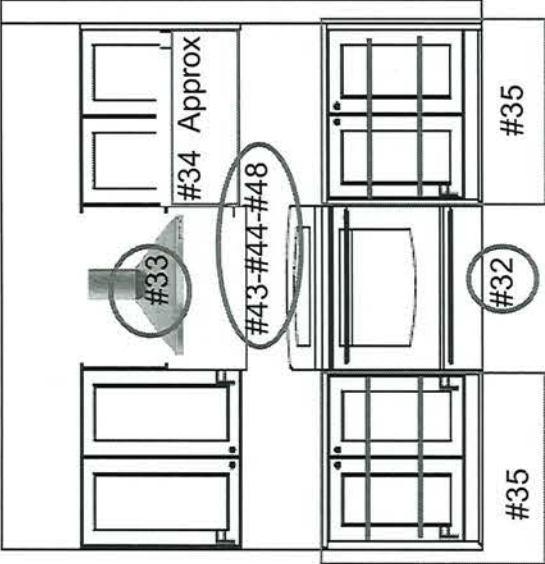
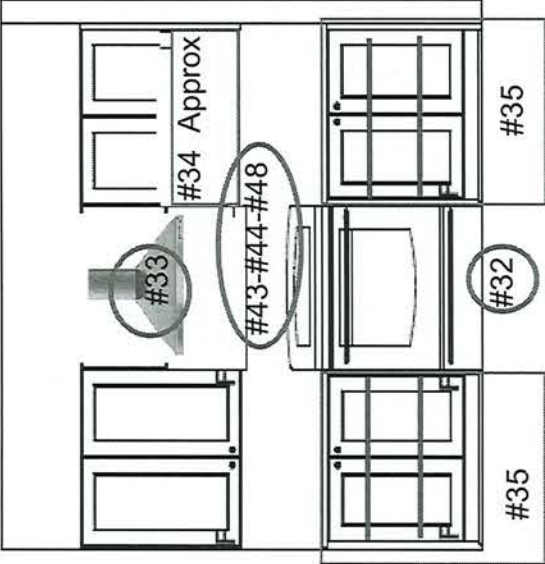
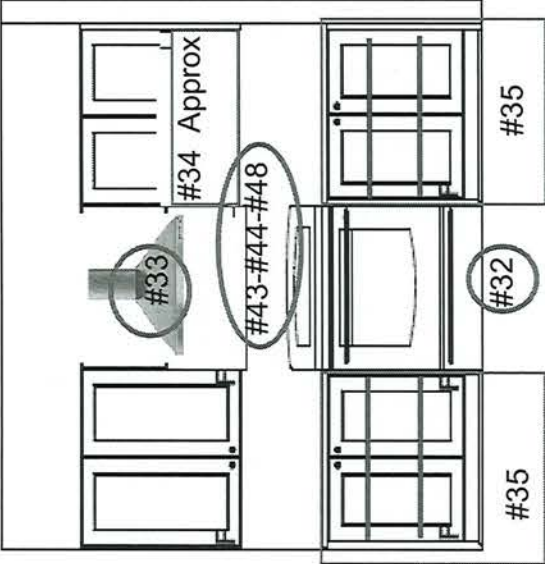
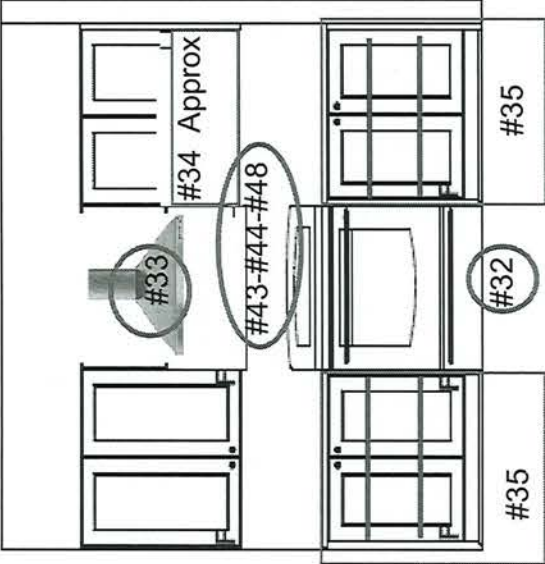
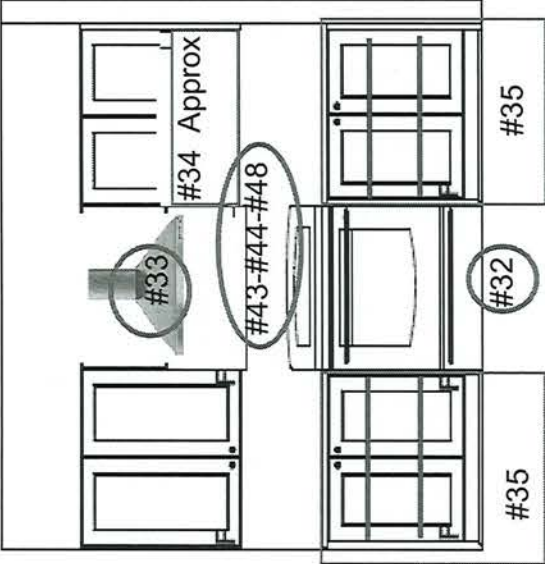
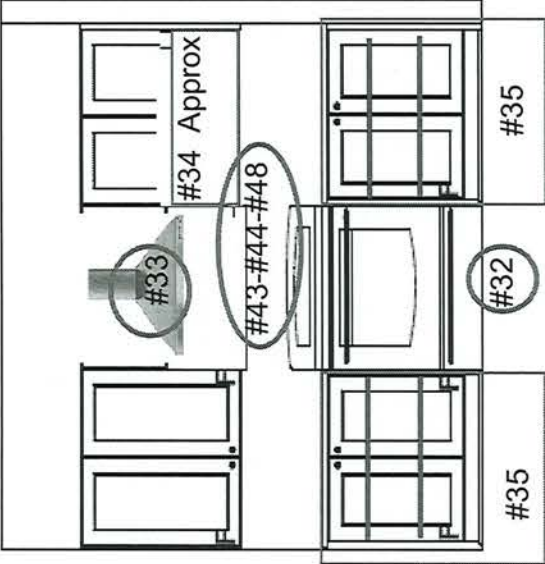
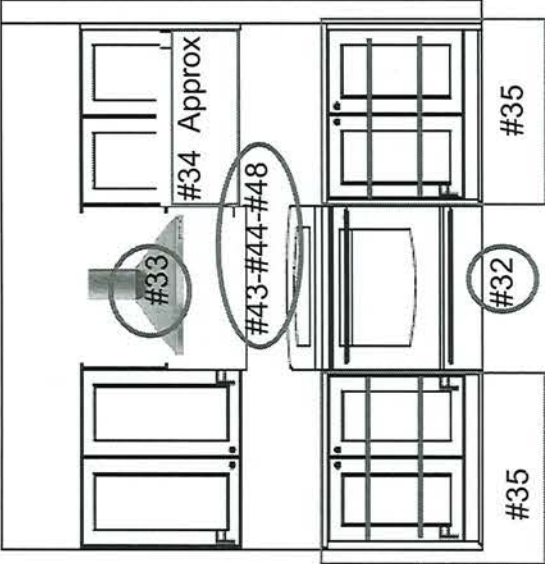
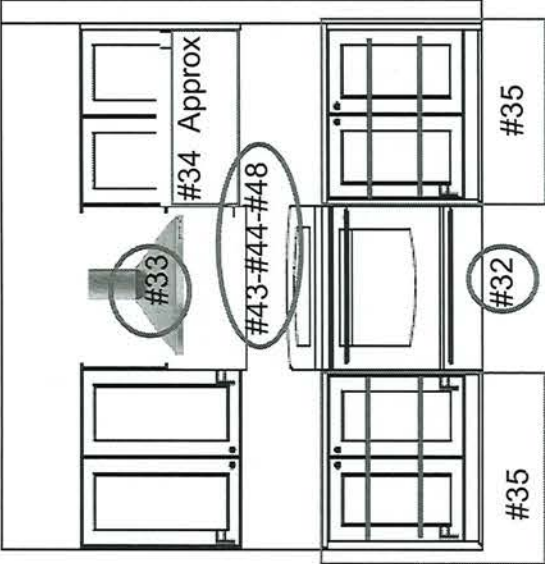
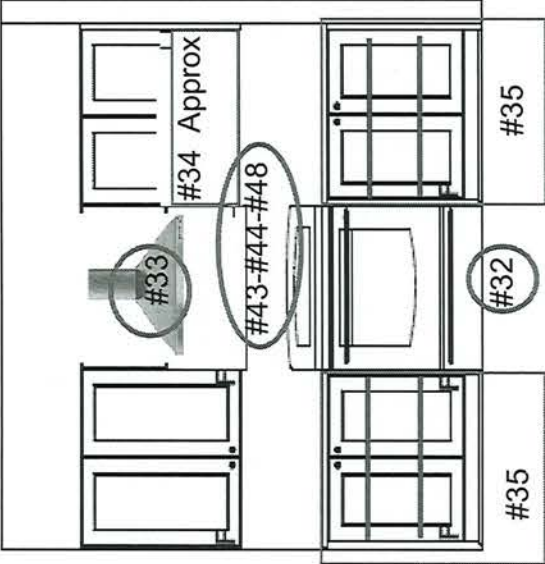
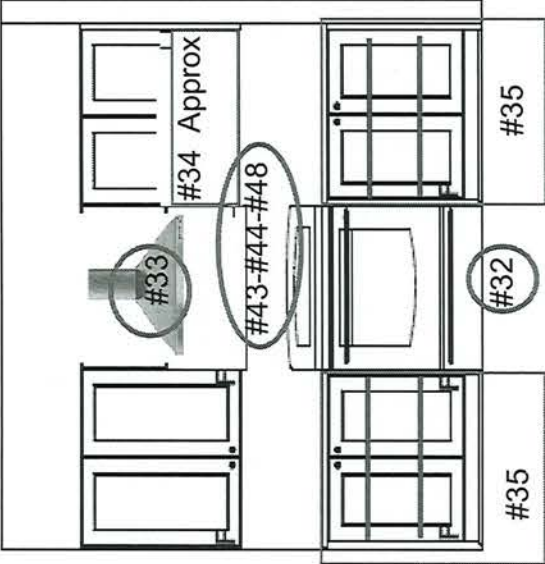
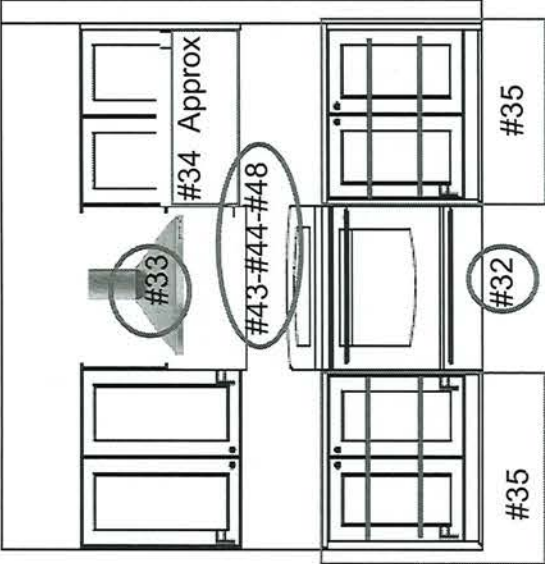
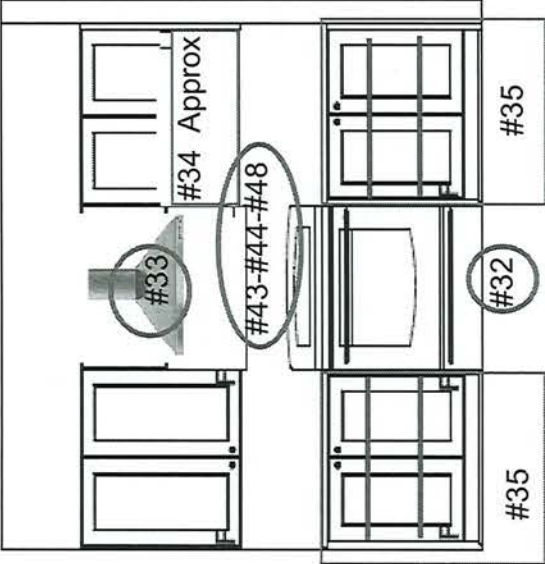
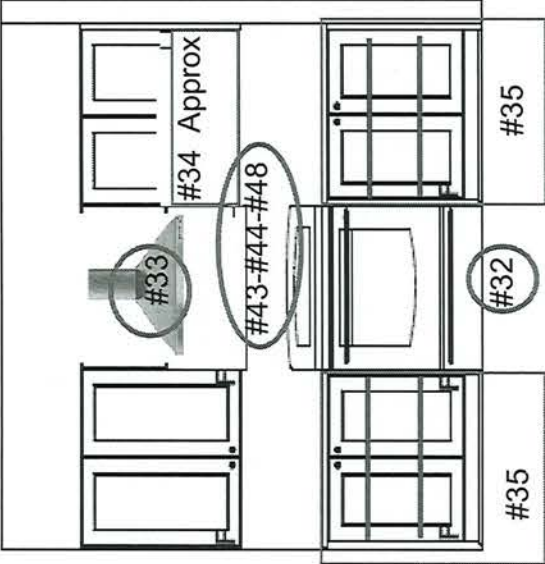
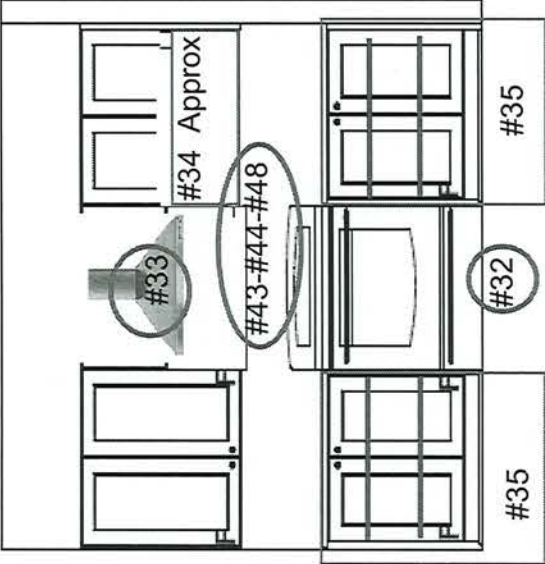
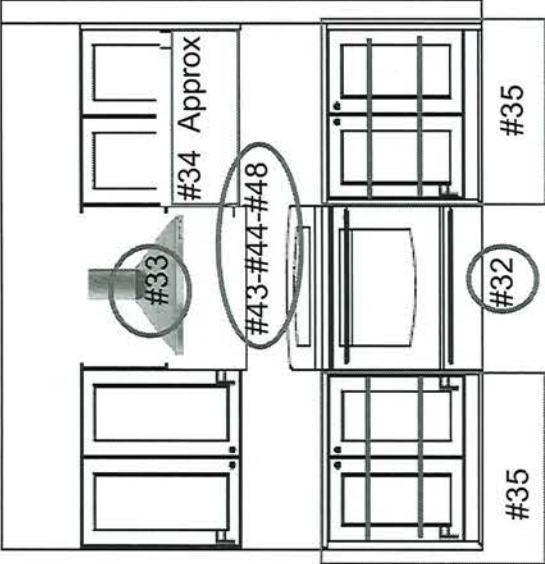
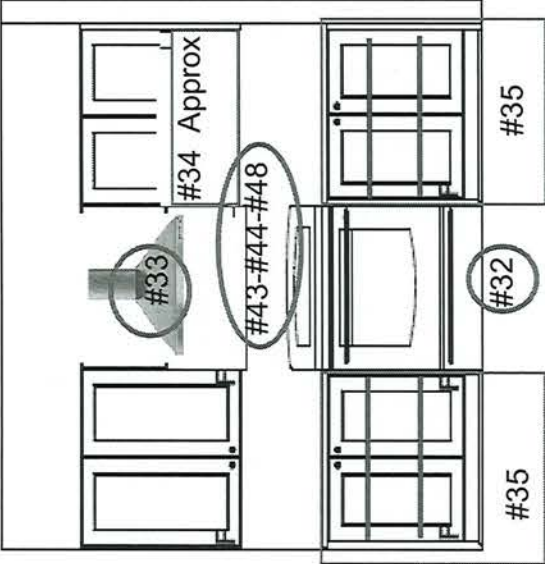
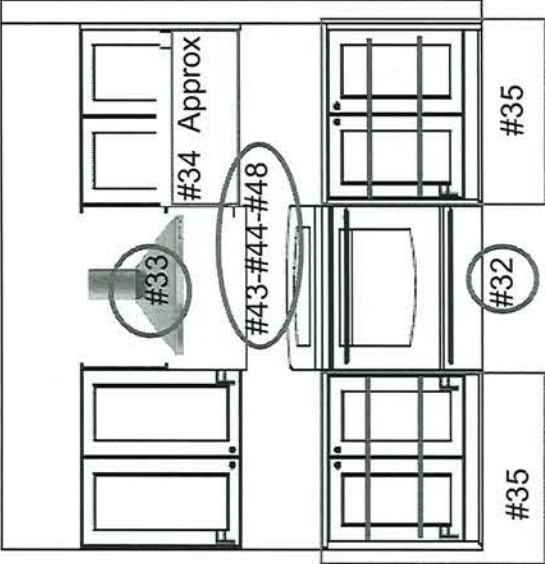
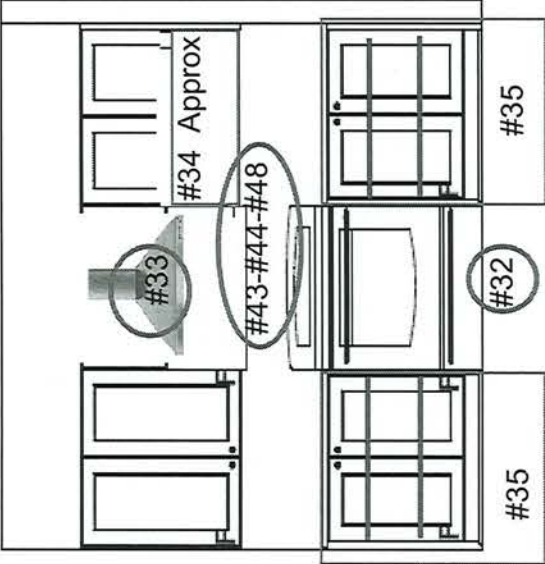
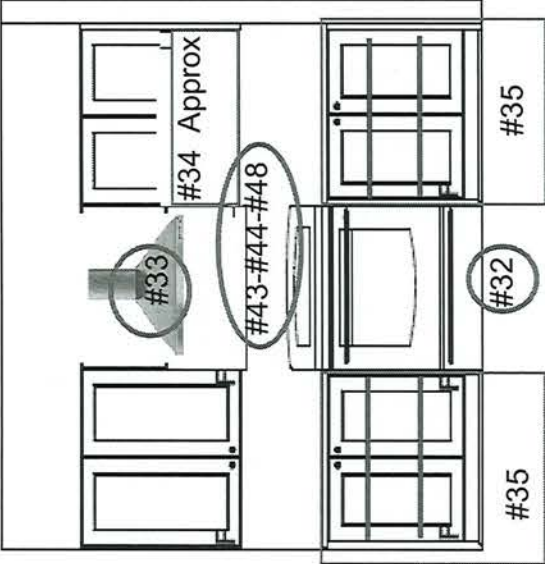
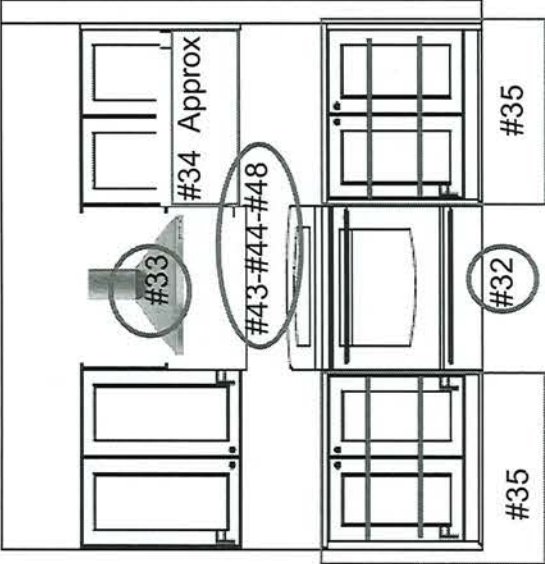
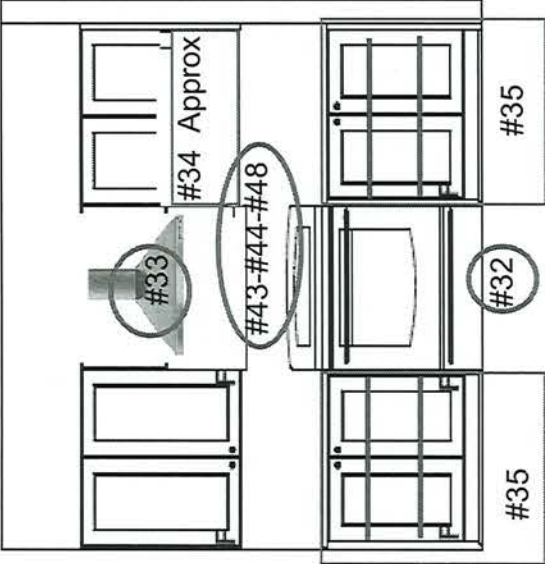
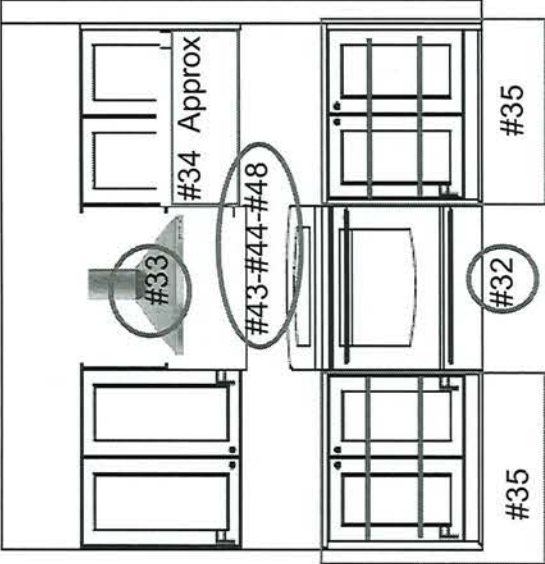
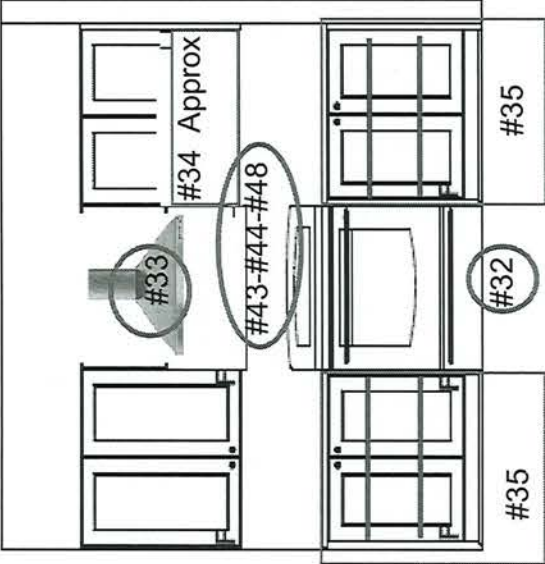
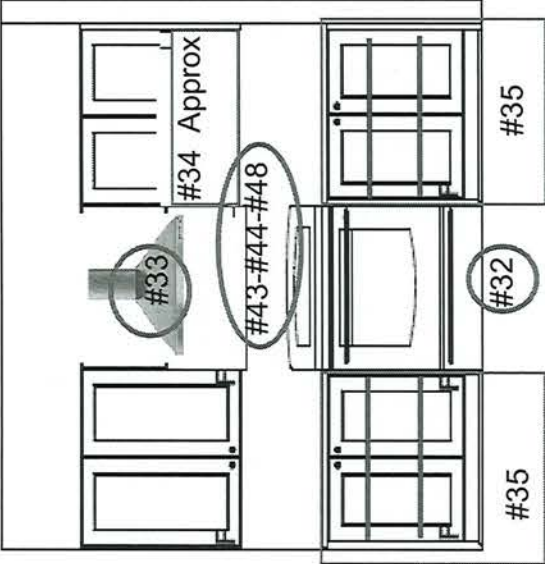
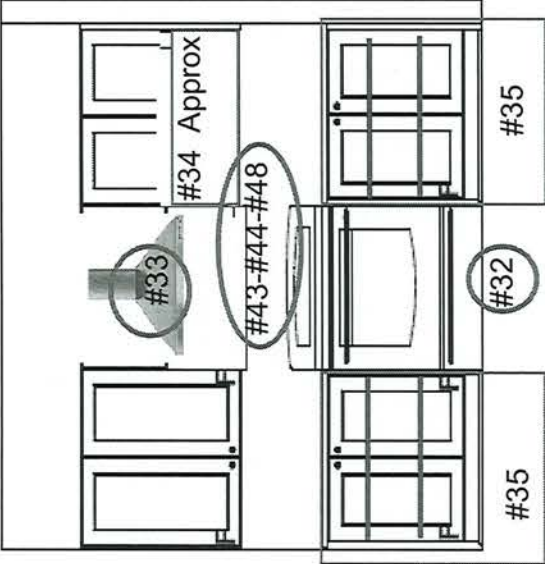
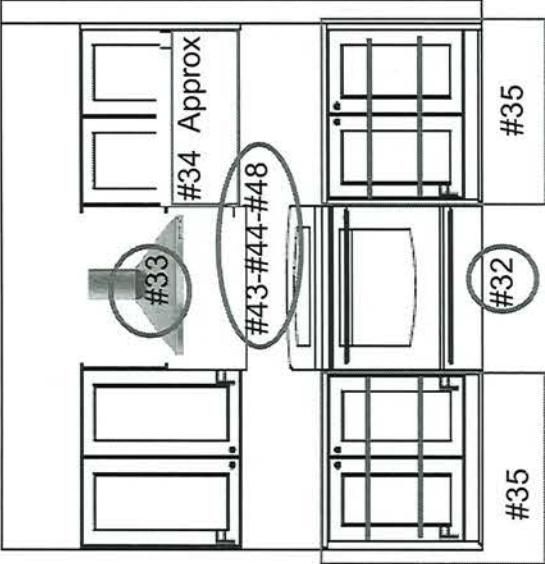
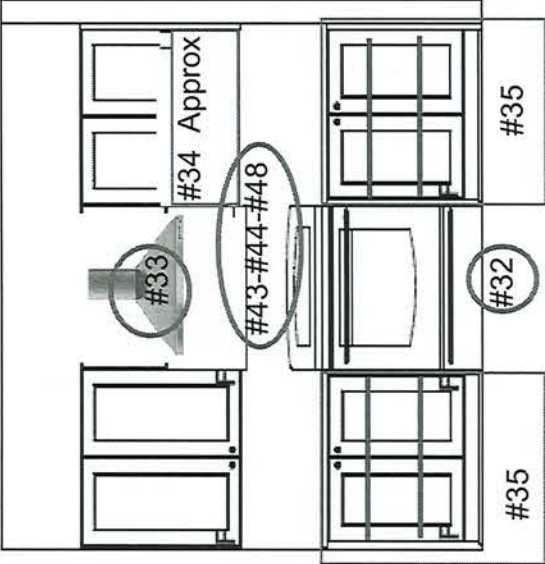
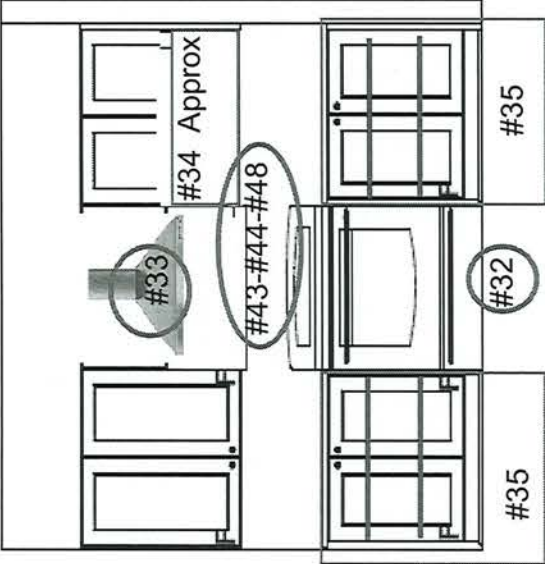
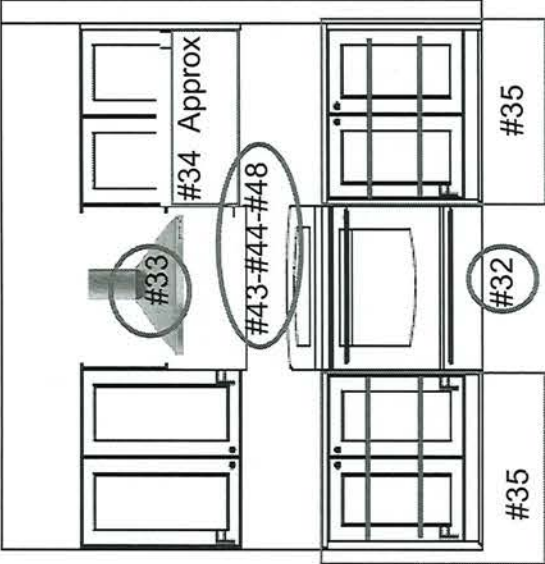
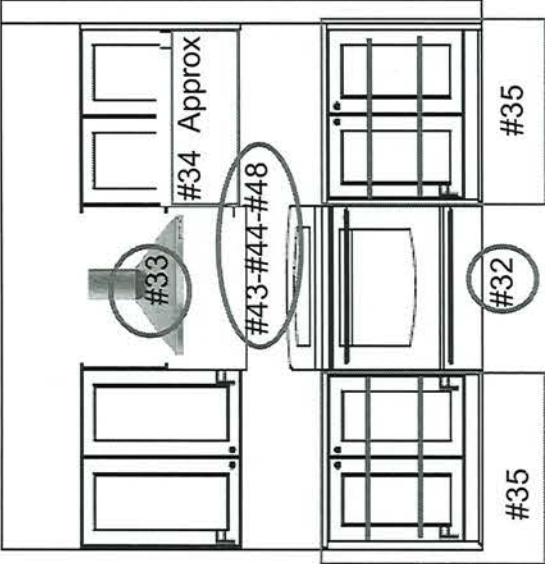
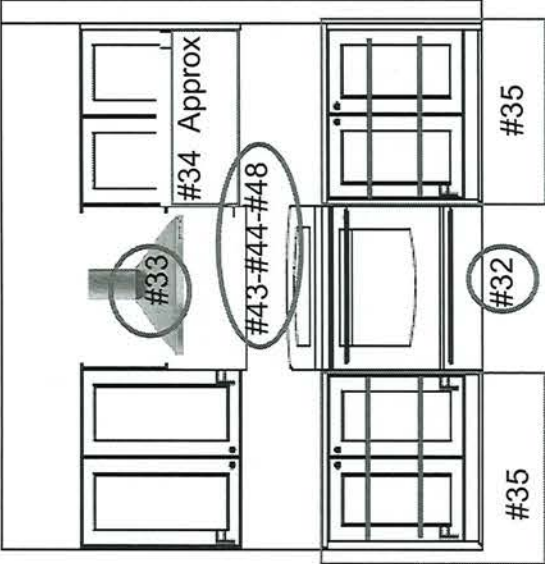
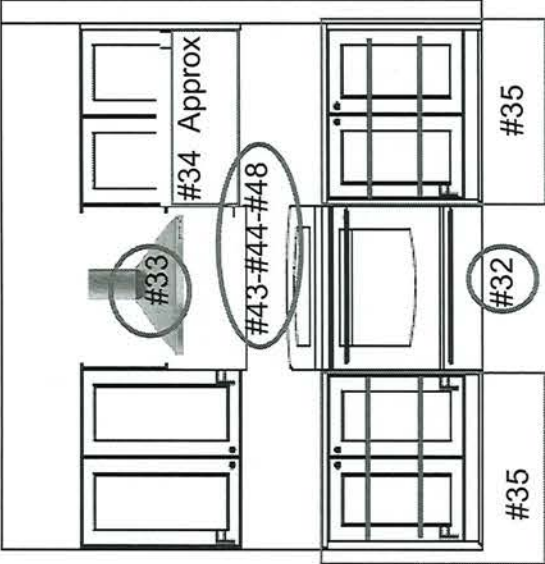
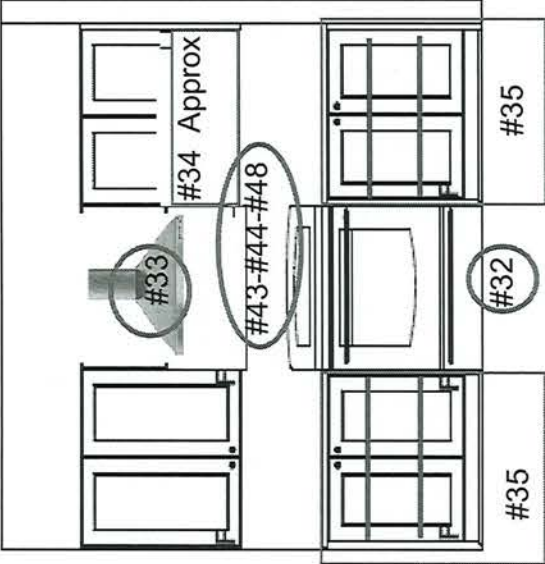
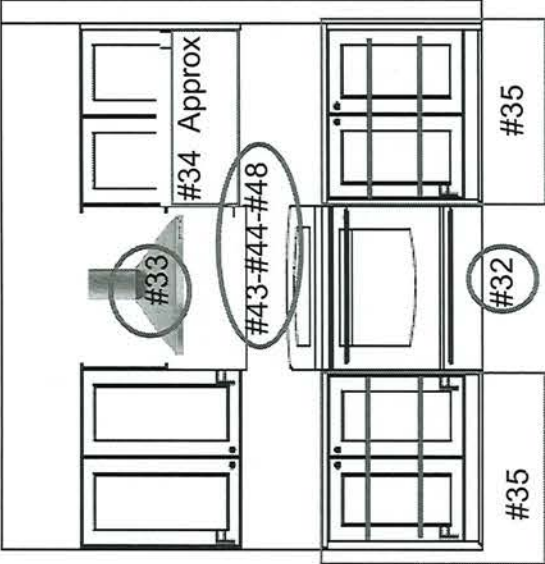
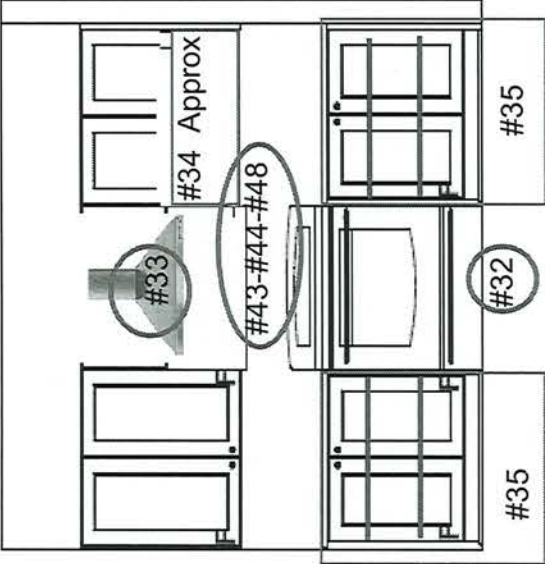
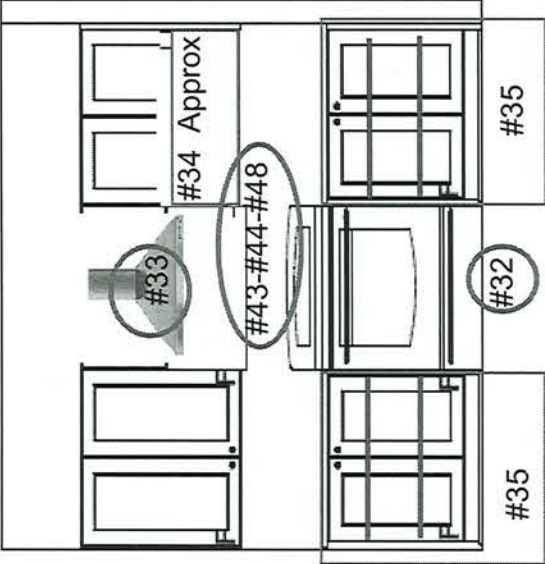
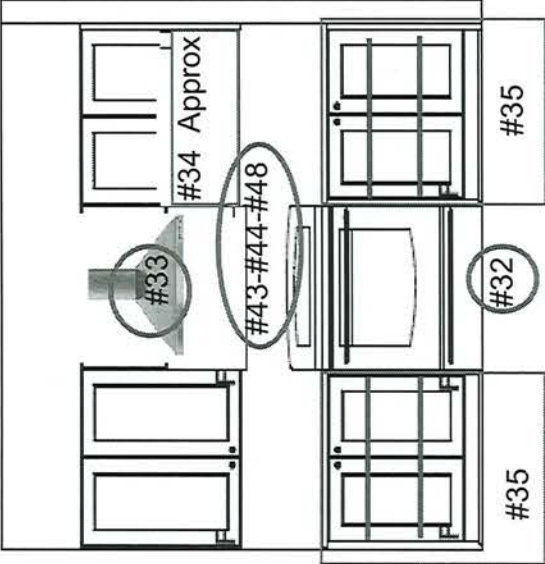
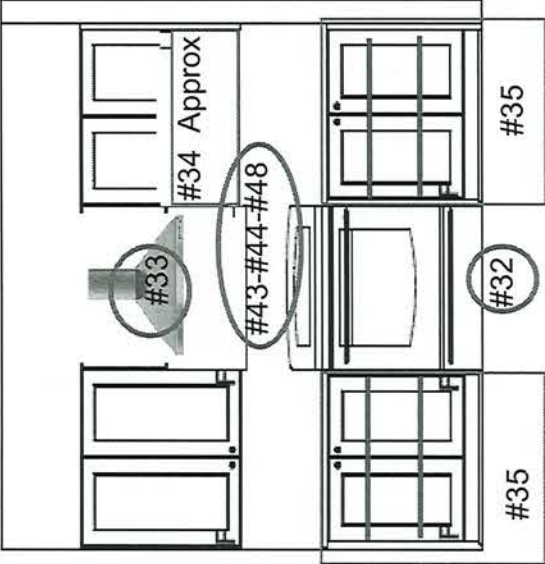
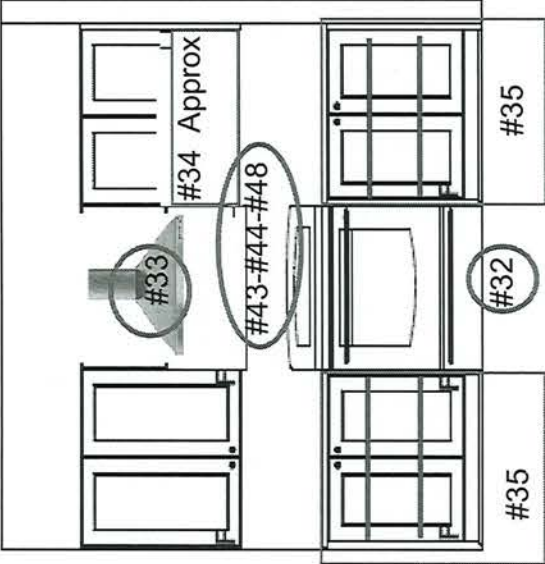
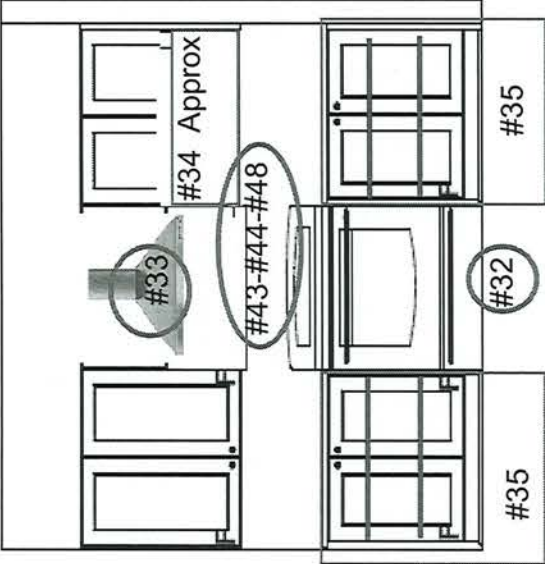
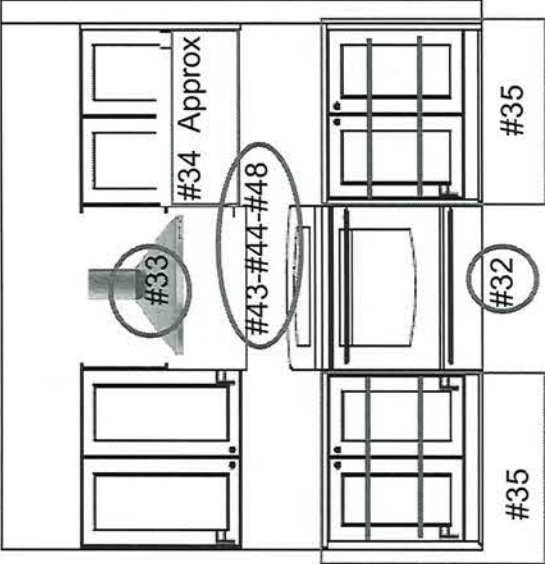
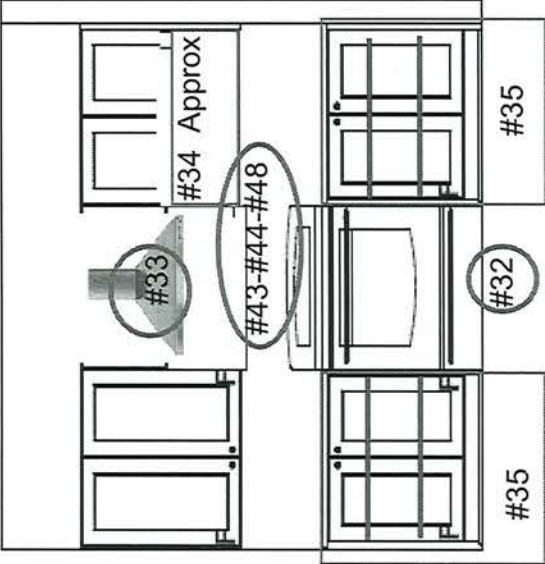
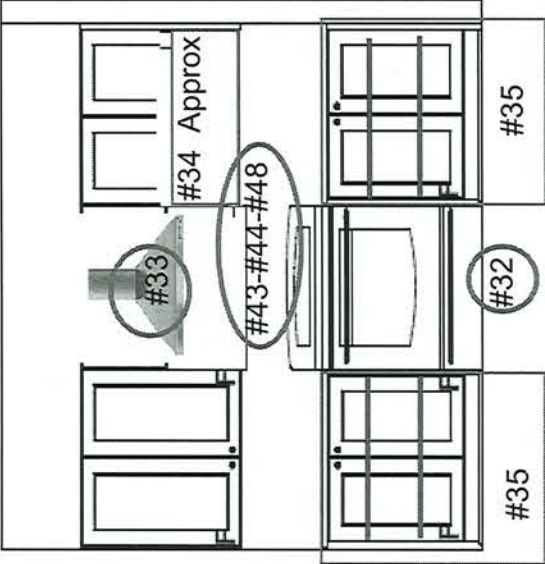
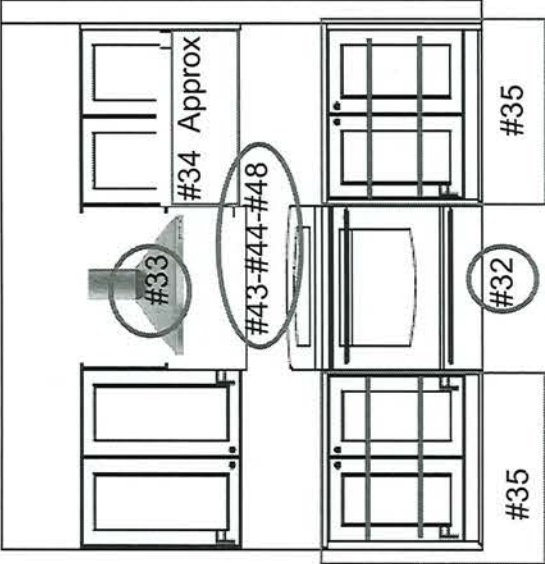
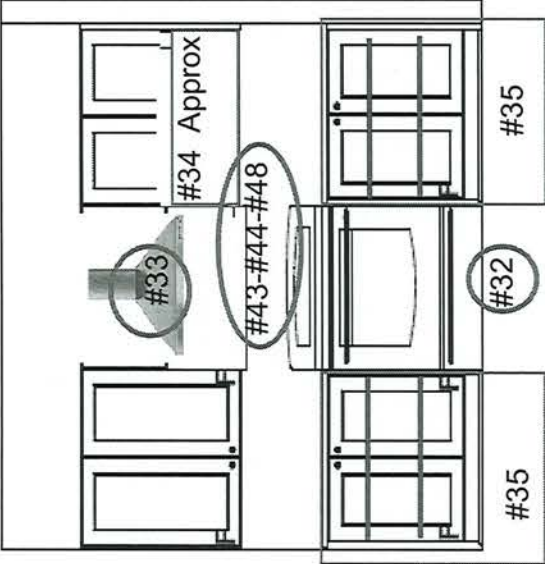
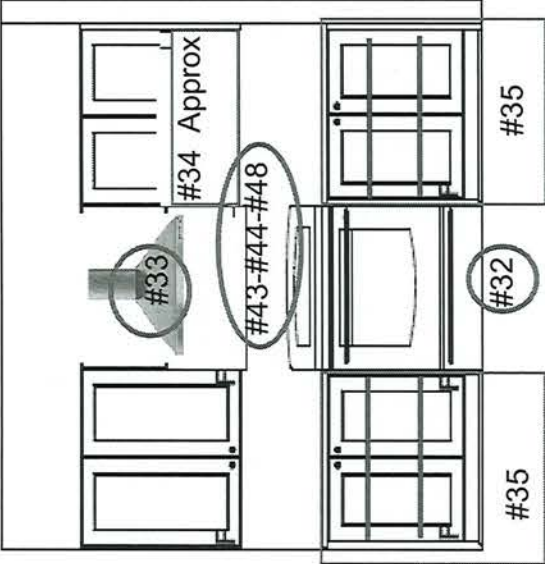
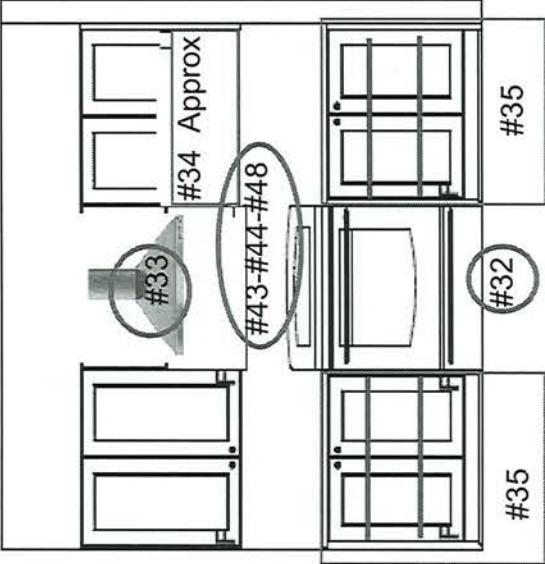
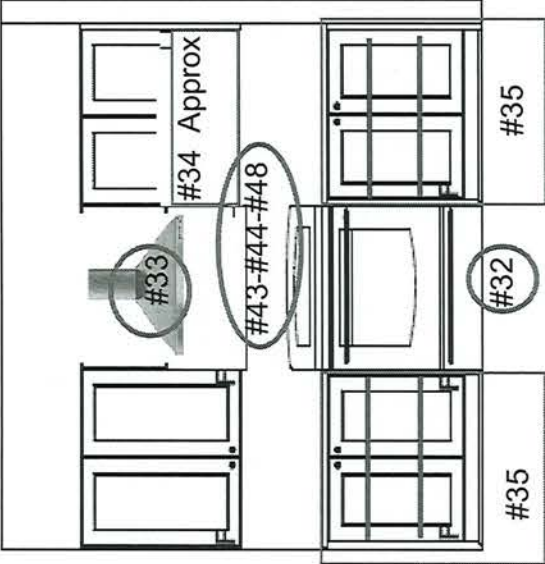
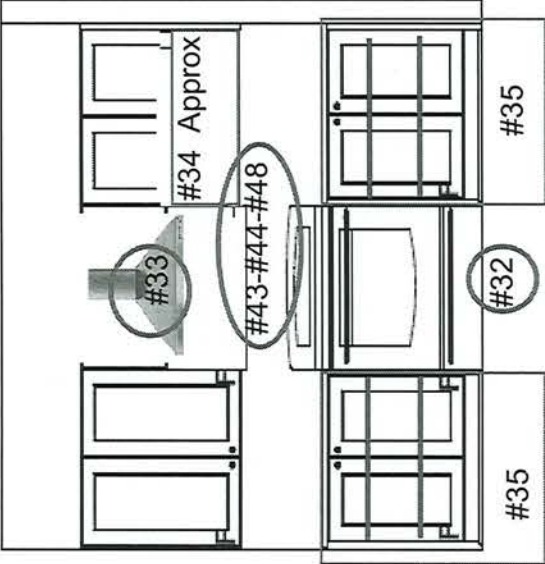
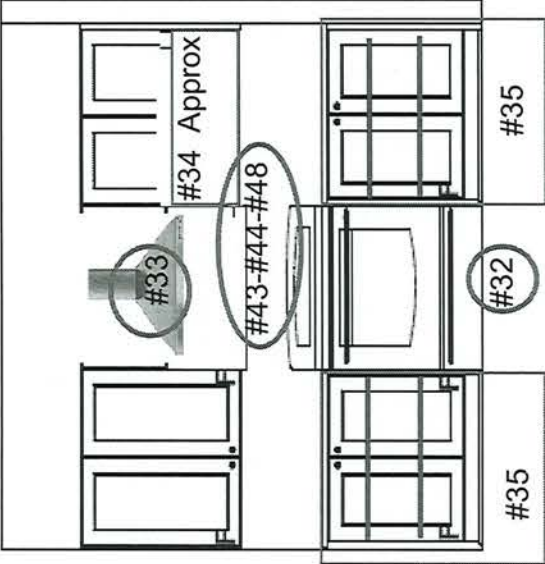
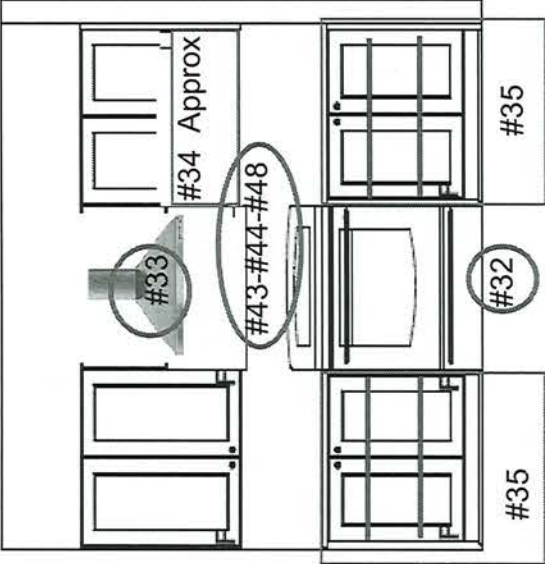
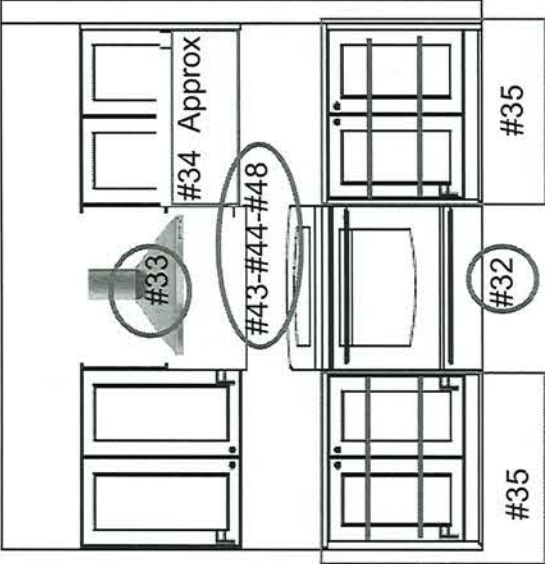
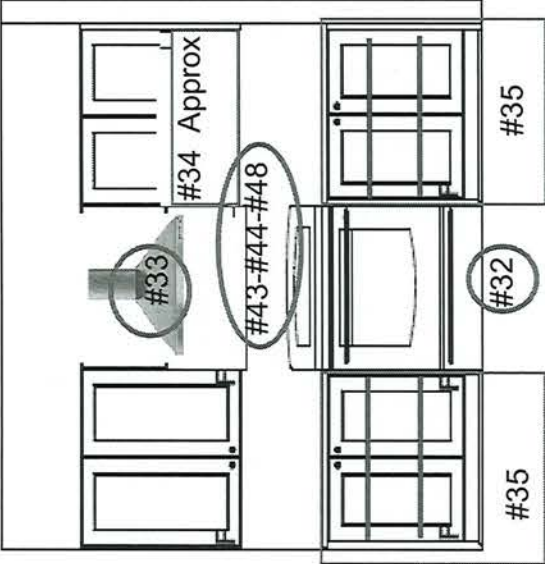
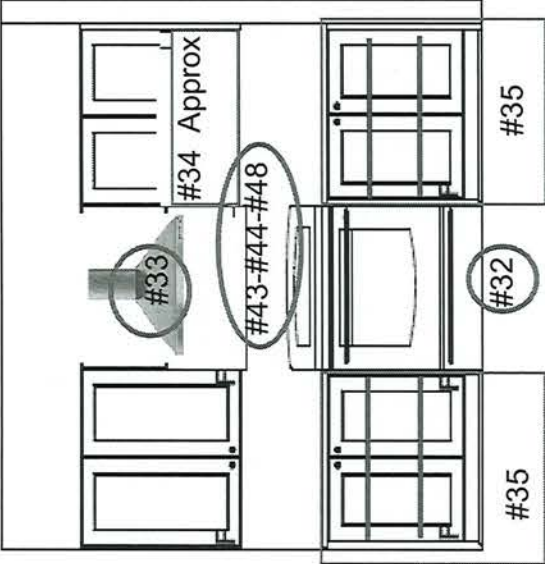
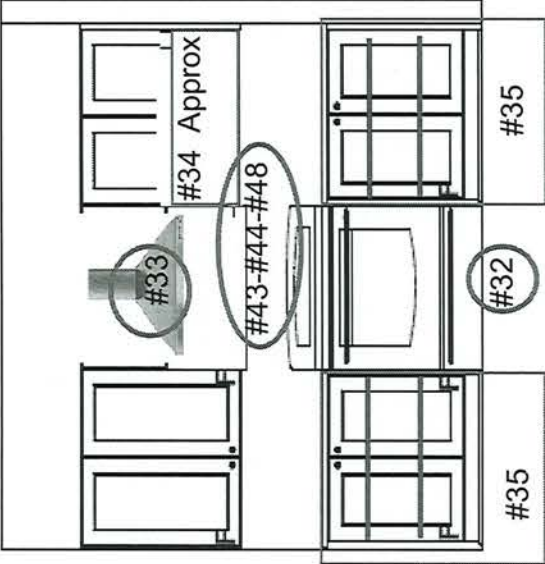
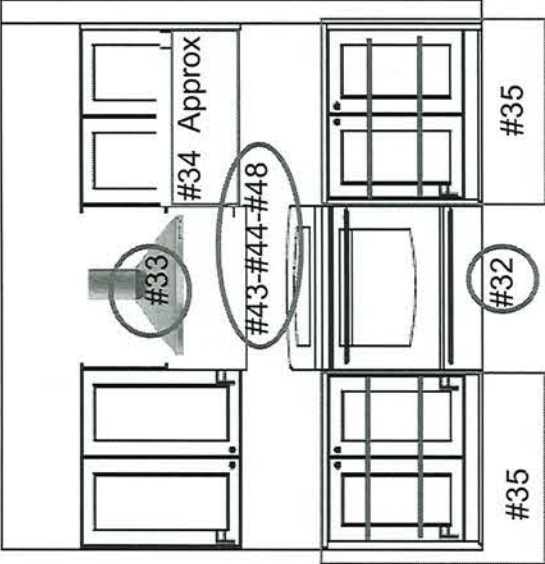
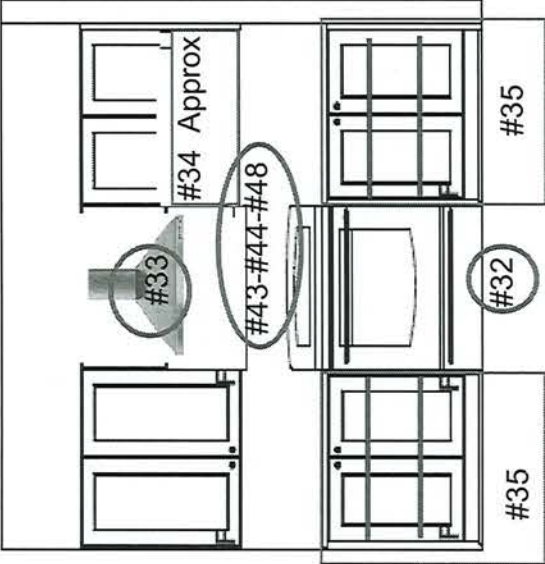
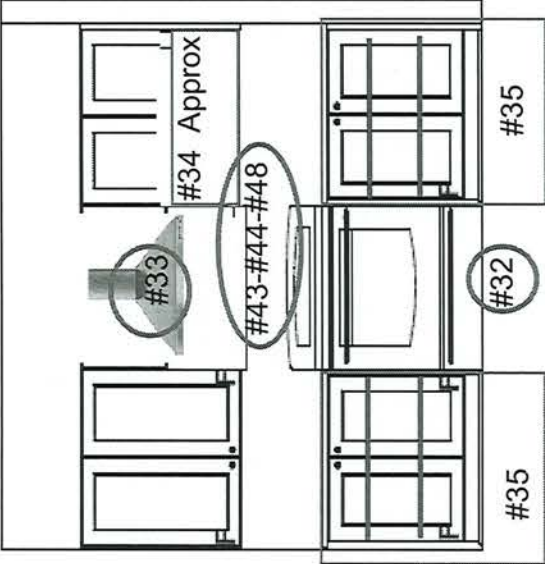
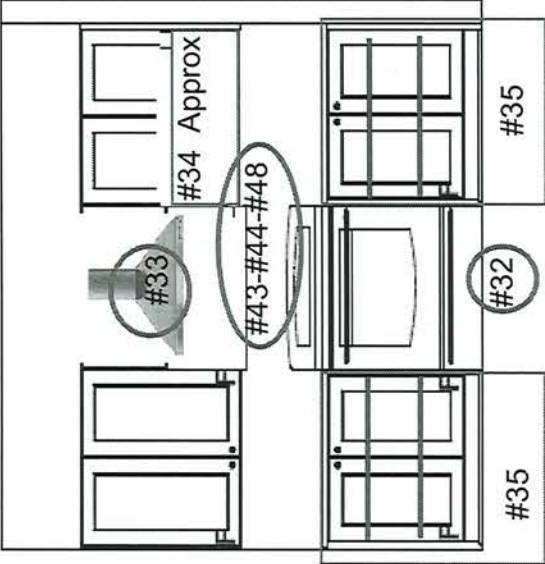
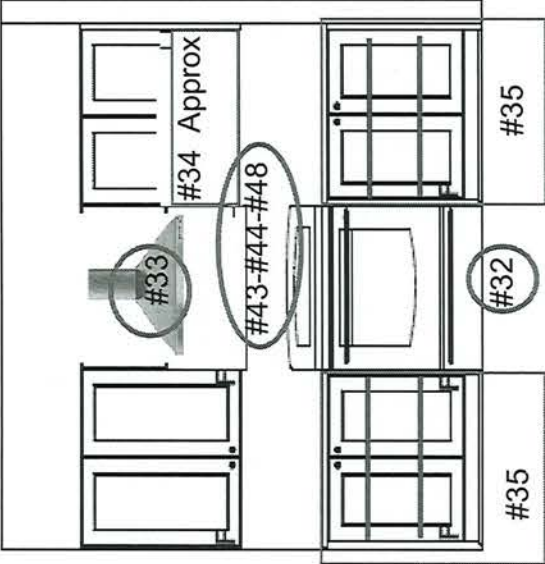
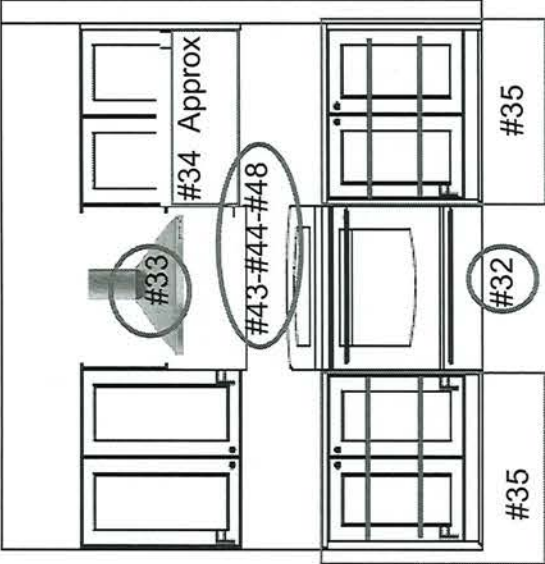
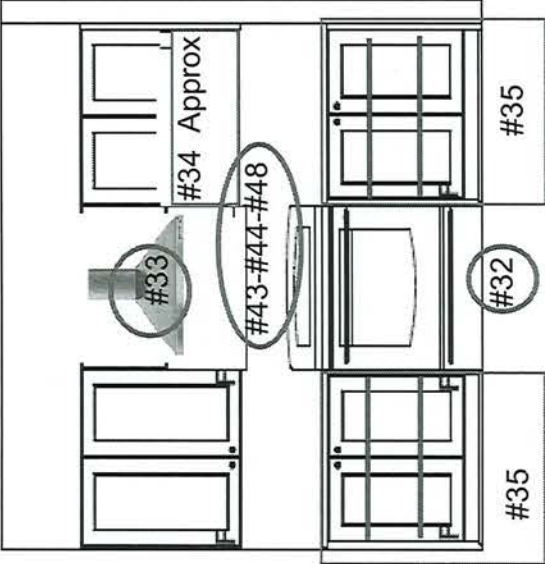
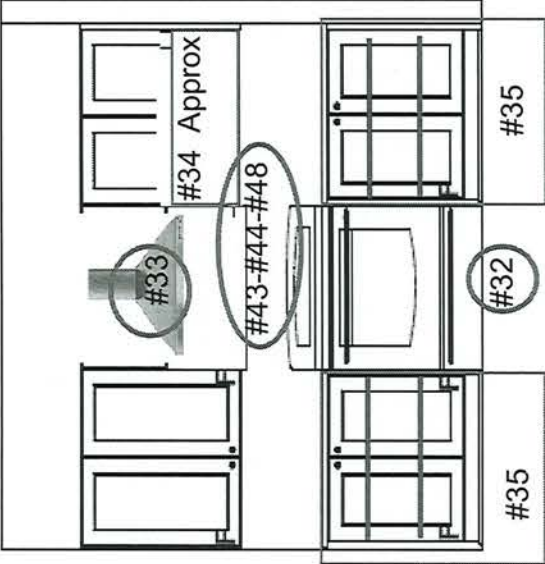
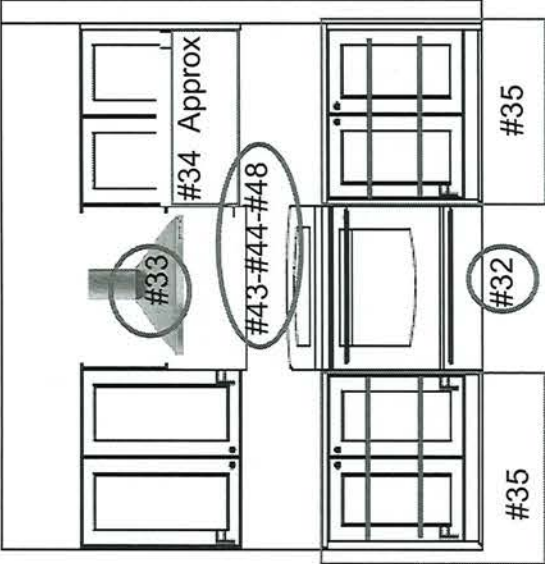
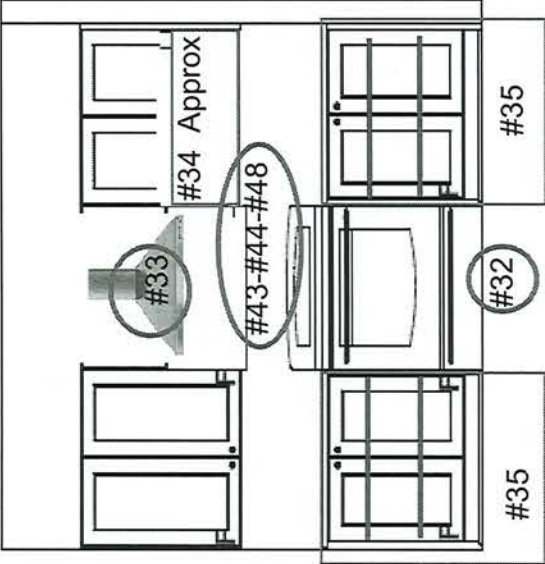
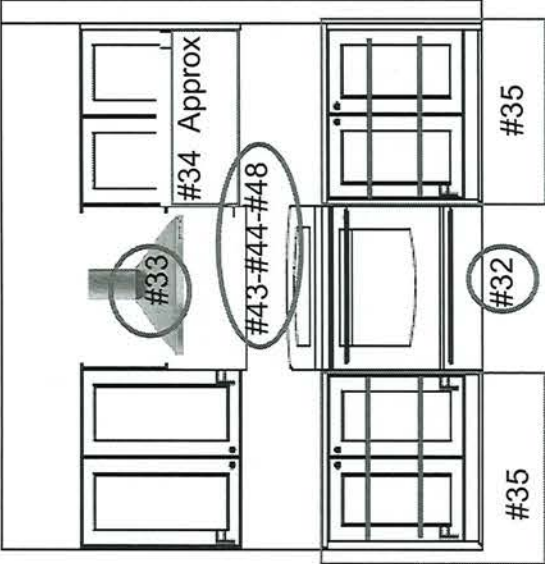
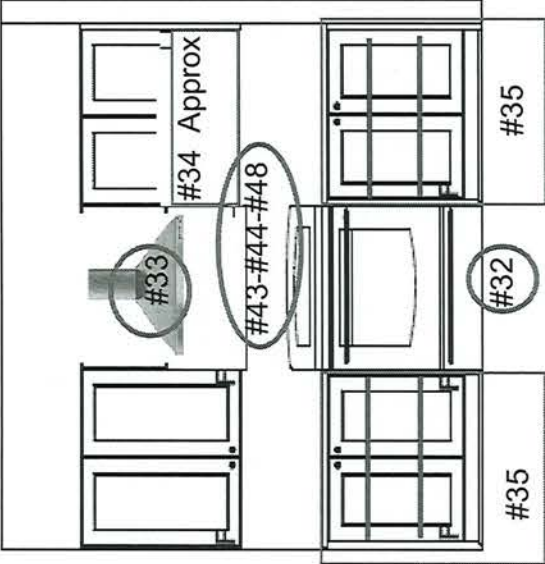
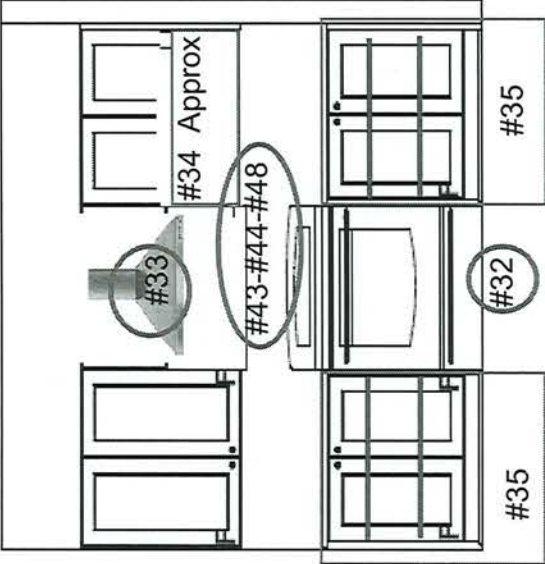
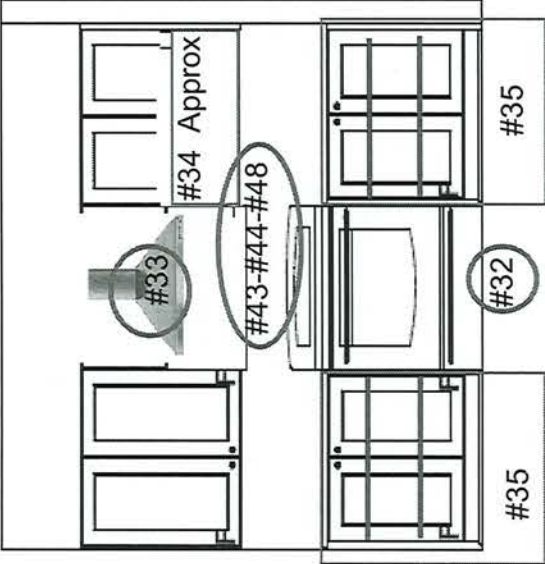
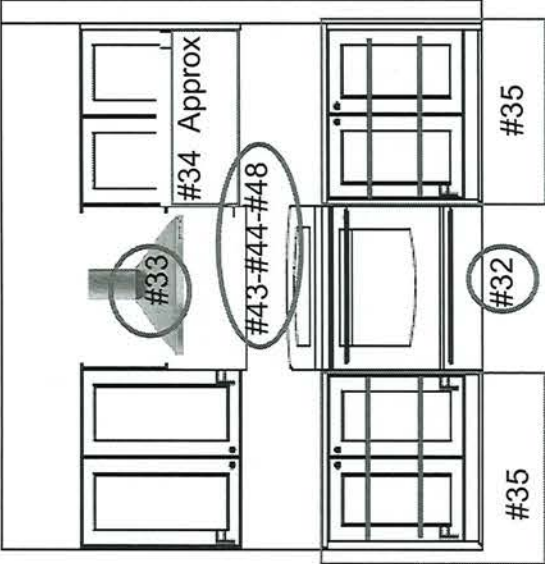
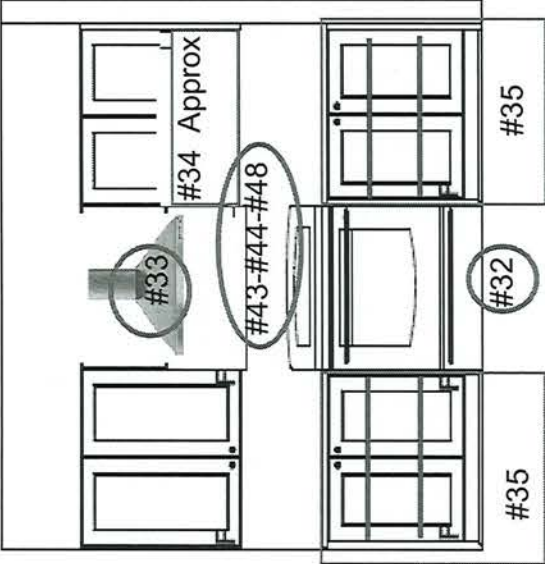
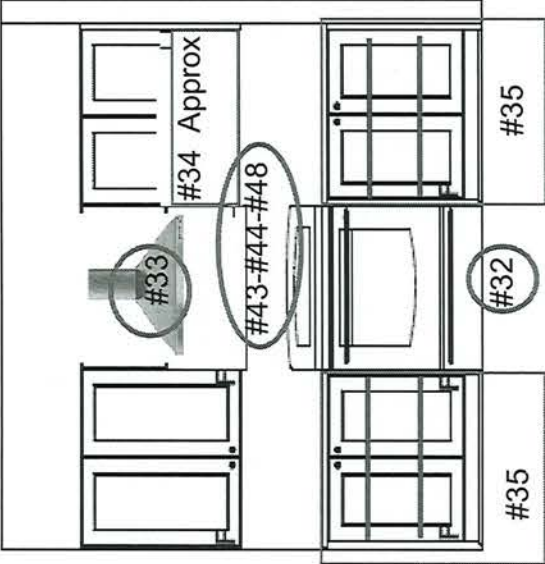
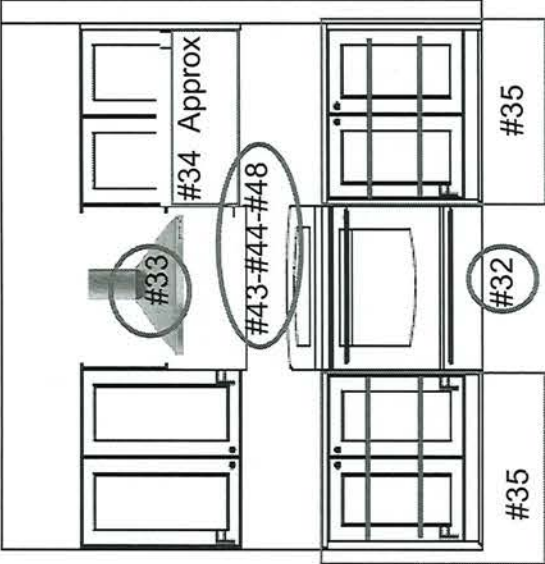
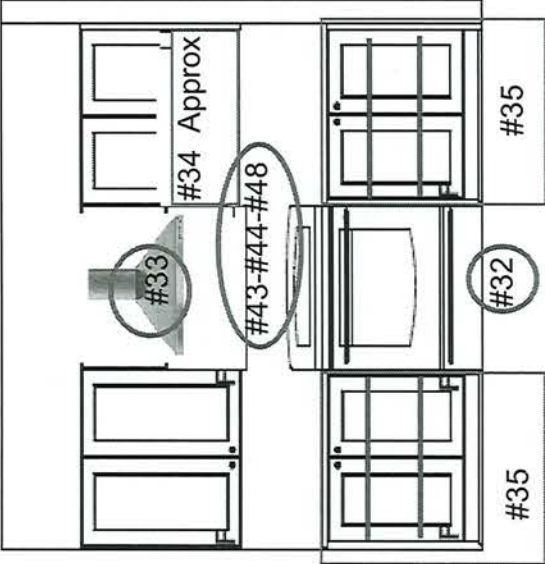
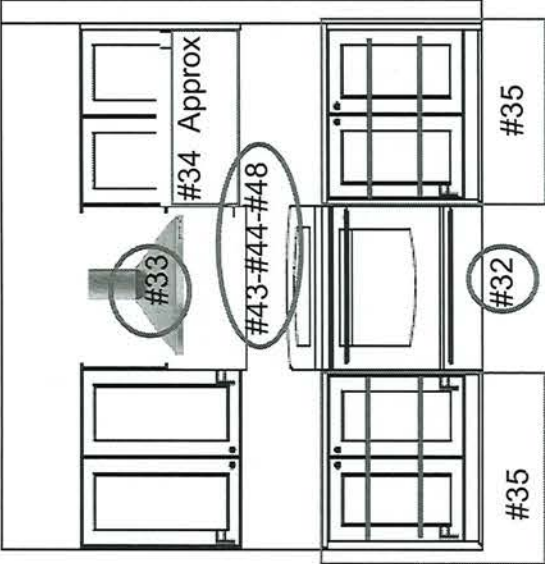
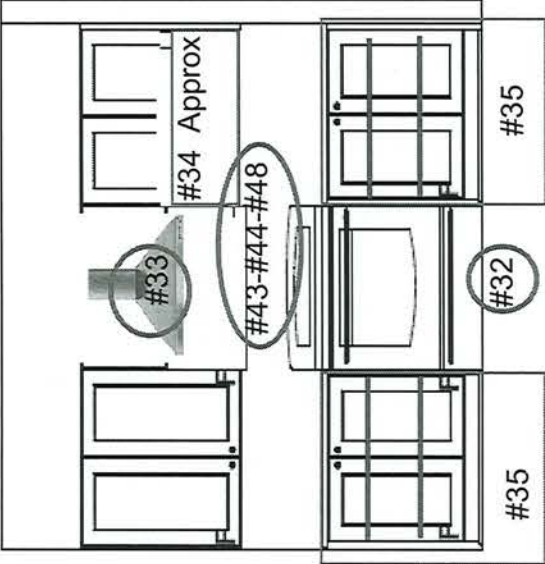
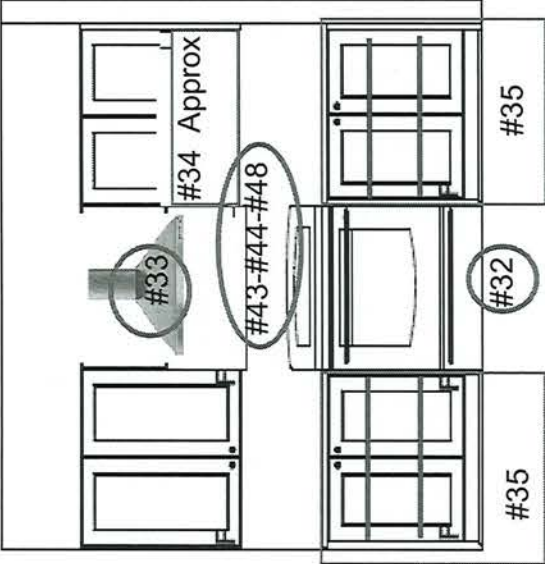
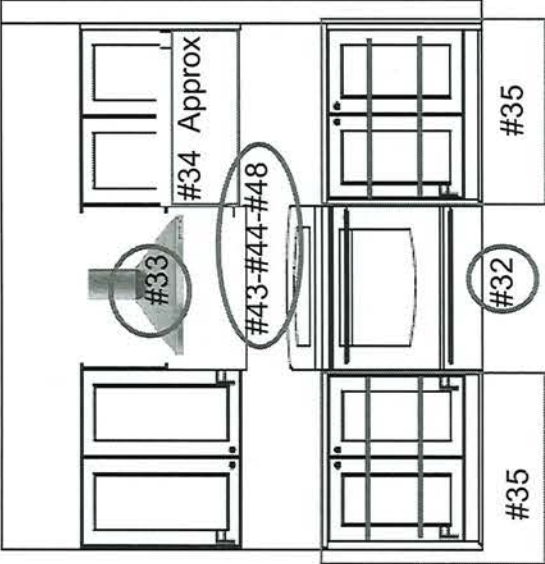
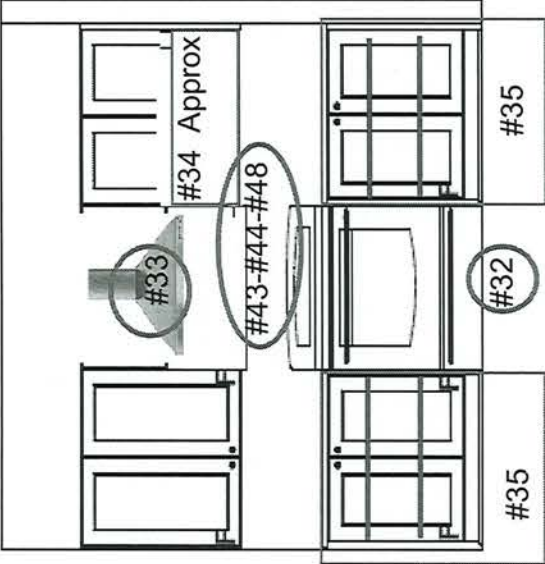
VENDOR:

  
PER: Valecraft Homes Limited

DATE: November 20, 2020

CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

	BUILDER: VALECRAFT	PROJECT:	Lot 268 - SKETCH -
	REDESIGN NUMBER:	MODEL: 815 HARTIN STND	LOT: STANDARD
	DONE BY:	DATE: xxxxxxxx November 10, 2020	
	Chad Scott Douglas Kennedy Kathryn Kennedy		



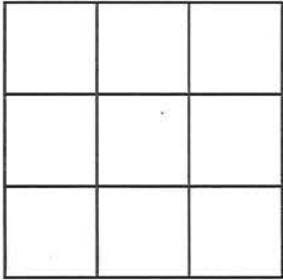




## Tile Installation Options

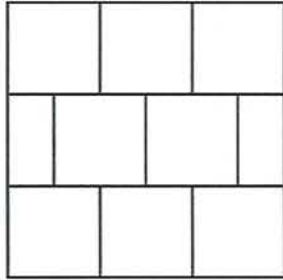
### FLOOR TILE

Standard square

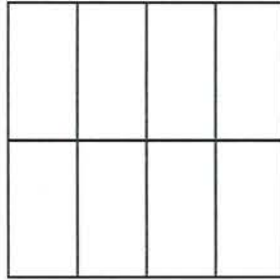


- Main Bathroom
- En suite Bathroom

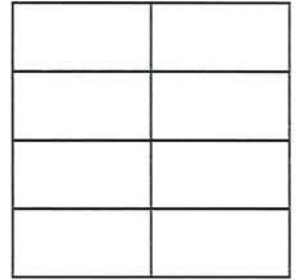
Square brick



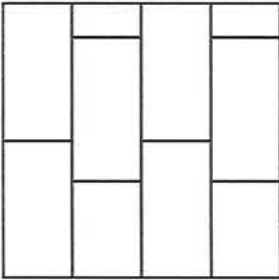
Rectangular  
front to back of the house



Rectangular  
side to side of the house

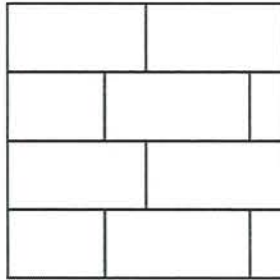


Rectangular 1/3 staggered  
front to back of the house

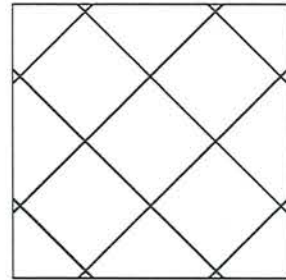


- Foyer
- Powder Room
- Mudroom
- Kitchen
- Breakfast/Dinette

Rectangular 1/3 staggered  
side to side of the house



45 degree



Project: Rathwell Landing

Plan #: 4M-1589

Lot: 268

Model: 815 Hartin

Purchaser: Chad Scott Douglas Kennedy

Purchaser: Kathryn Kennedy

Date: November 10, 2020

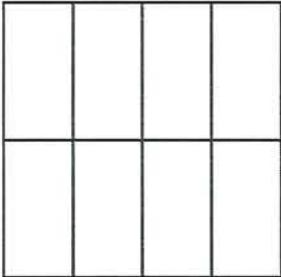
Upgrade #: 40 - 42 - 41 -



## Tile Installation Options

### WALL TILE

Vertical stacked

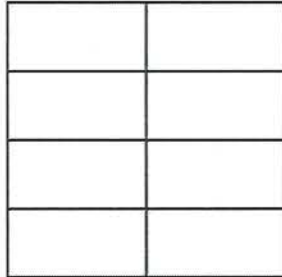


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Horizontal stacked

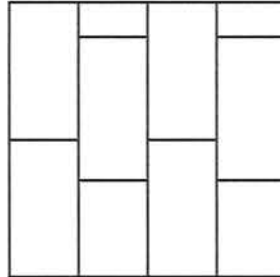


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Vertical 1/3 offset brick

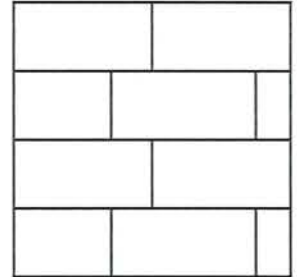


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Horizontal 1/3 offset brick

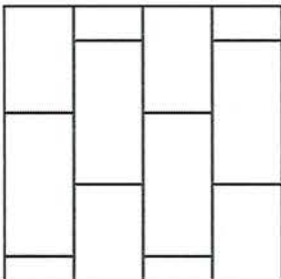


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Vertical brick

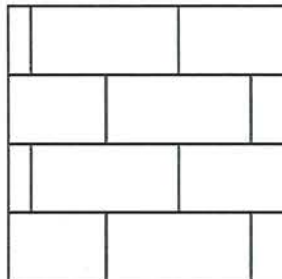


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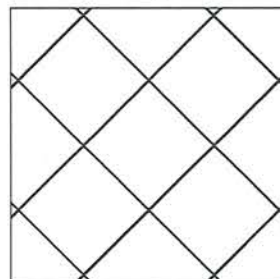
Horizontal brick



- Kitchen Back Splash
- Main Bathroom
- En-suite Shower

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45 degree

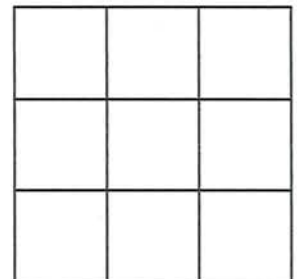


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Standard square



- Fireplace Surround
- En-suite Tub Deck
- En-suite Tub Back Splash

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Project: Rathwell Landing

Plan #: 4M-1589

Lot: 268

Model: 815 Hartin

Purchaser: Chad Scott Douglas Kennedy

Purchaser: Kathryn Kennedy

Date: November 10, 2020

Upgrade #: 44 - 46 - 45, 42



Valecraft  
Homes Ltd.

## Standard Edge Profiles for Granite & Quartz

Eased Edge

1/4 Bevel

1/2 Bevel

3/4 Bevel

Pencil Top Only  
with Square Bottom

Pencil Top and Bottom

1/2 Bullnose

Full Bullnose

- Kitchen

- En-suite Washroom

#14

#15

CK

SK

Q

Project: Rathwell Landing

Purchaser: Chad Scott Douglas Kennedy

Plan #: 4M-1589

Purchaser: Kathryn Kennedy

Lot: 268

Date: November 10, 2020

Model: 815 Hartin

Upgrade #: 14, 15



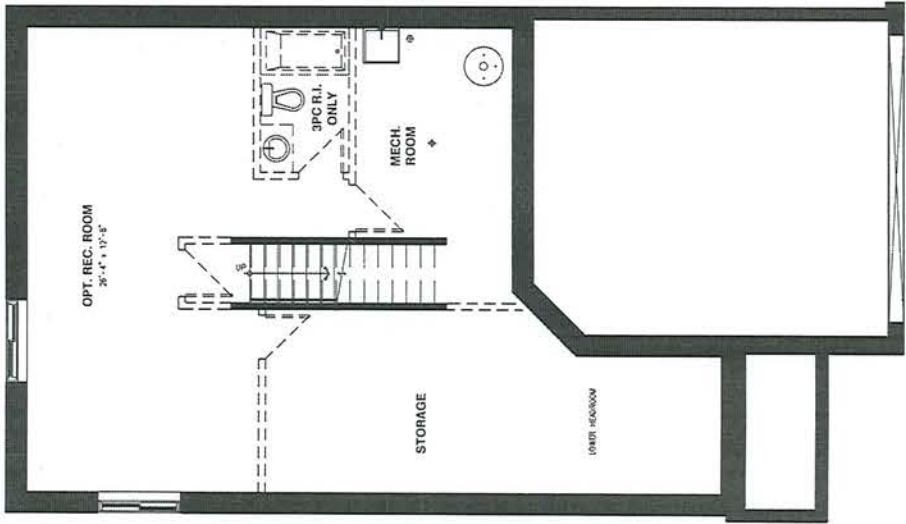


THE HARTIN

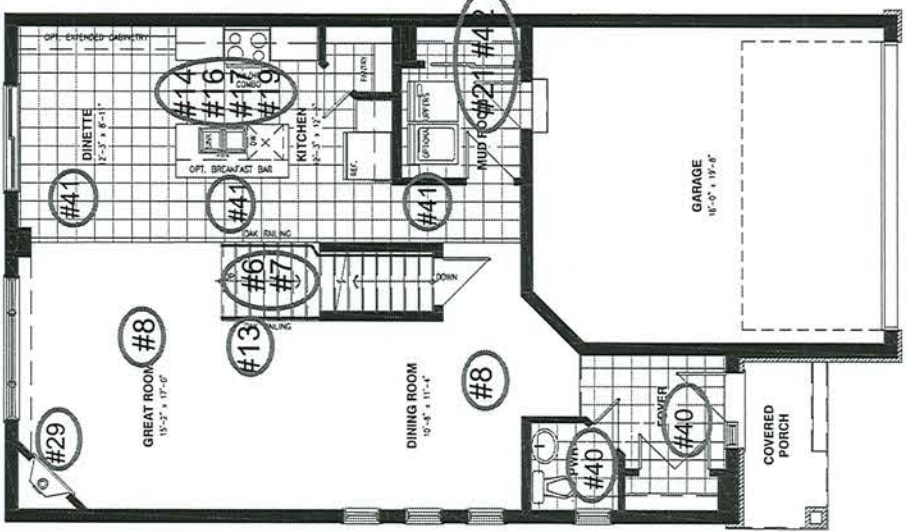
MODEL 815  
2130 sq.ft

Site: Rathwell Landing  
Plan No.: 4M-1589  
Lot: 268  
Date: November 10, 2020

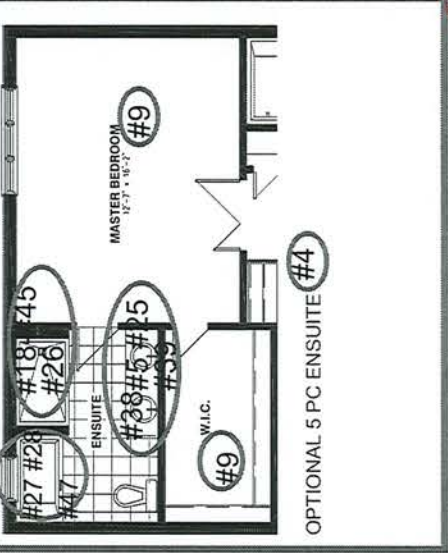
Purchaser: Chad Scott Douglas Kennedy  
Purchaser: Kathryn Kennedy



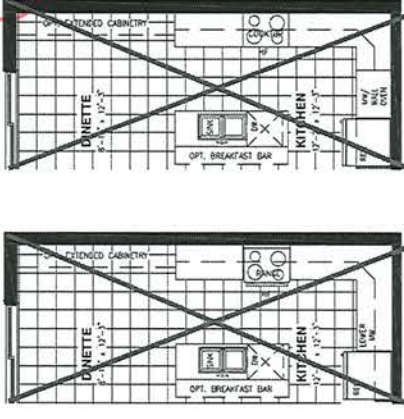
BASEMENT FLOOR



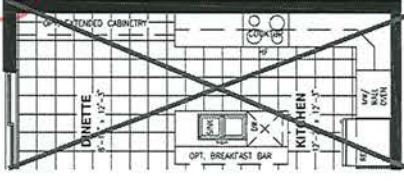
GROUND FLOOR



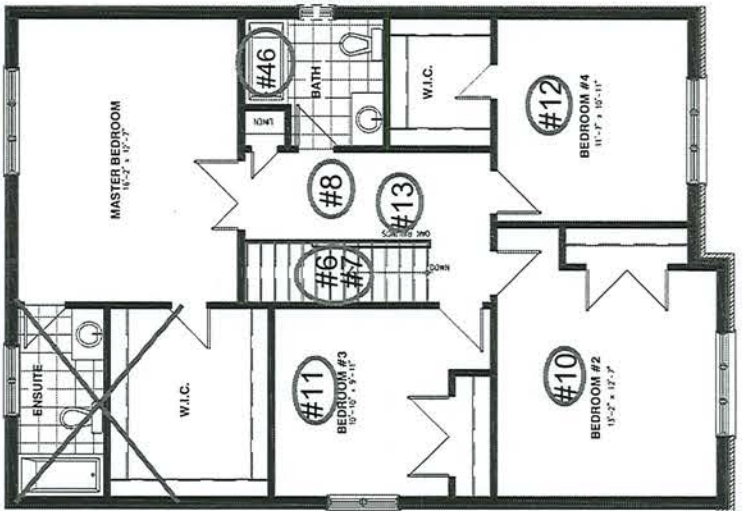
OPTIONAL 5 PC ENSUITE #4



OPTIONAL KITCHEN #1



OPTIONAL KITCHEN #2



SECOND FLOOR ELEVATION A



SECOND FLOOR ELEVATION B



SECOND FLOOR ELEVATION C

SKETCH

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

Purchaser's name: Chad Scott Douglas Kennedy Lot no: 268 Plan #: 4M-1589  
Purchaser's name: Kathryn Kennedy Project: RATHWELL LANDING  
Home Phone: 613 601-3385 Model: 815 C Rev Hartin  
Work Phone: 613 580-2424 Closing Date: December 9, 2021  
E-Mail (1): kolsen32@gmail.com E-Mail (2): Kenn17402@gmail.com

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

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

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

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

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

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

☒ We accept this opportunity

☐ We decline this opportunity

Project: RATHWELL LANDING LOT NO: 268

Purchaser [Signature] Date: November 10, 2020


Purchaser [Signature] Date: November 10, 2020

Valecraft Homes Limited [Signature] Date: November 20, 2020

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

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




	SINGLES AND TOWNS COLOUR CHART				
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep: Victoria
	Lot No:	268	Civic Address:	747 Parade Dr.	
	Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/ #: Hartin / 815
	Purchaser(s):	Kathryn Kennedy			Closing Date: 9-Dec-21

INTERIOR FINISHES		
	DESCRIPTION	STD/UPG #
TRIM STYLE	Standard	STD
DOOR STYLE	Standard	STD
INTERIOR HARDWARE	Standard	STD
INTERIOR LIGHTING PACKAGE	As per Electrical Quote	#22 - #23
BATHROOM ACCESSORIES	Standard	4
FIREPLACE MANTLE	Modern Oak Stained to match SB 211	B, #29

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Oak	Colonial	SB 211	B, #13
BRACKET	Oak	Colonial	SB 211	B, #13
SPINDLES	Oak	Traditional	SB 211	B, #13
POSTS	Oak	Traditional	SB 211	B, #13
NOSINGS	Oak	/	SB 211	B, #13
HARDWOOD STAIRCASE (WHERE APPLICABLE)	Oak	/	SB 211	#6


APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Standard	/	Sleeve for Future Waterline	STD
RANGE	Standard	/	Gas Line	#32
DISHWASHER	Standard	/	/	/
CHIMNEY HOODFAN	Standard	/	Whirlpool Chimney Range Hoodfan Stainless Steel 30" 300 CFM	#33
WASHING MACHINE/DRYER	Standard	/	/	/

Purchaser's Signature(s) :




Date: 10-Nov-20

Purchaser's Signature(s) :




Date: 10-Nov-20

Approved By :



Date: November 20, 2020



 <b>Valecraft</b> Homes Ltd.	<b>SINGLES AND TOWNS COLOUR CHART</b>					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	268	Civic Address:	747 Parade Dr.		
	Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/#:	Hartin / 815
	Purchaser(s):	Kathryn Kennedy			Closing Date:	9-Dec-21

CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Island + Lower Cabinetry: Canmore (MDF) Navy Blue + Upper Cabinetry: Canmore (MDF) Super White			L2 + 2 cabinetry colours	#16 - #17 - #34 - #35 - #36 - #37 <i>14, 35</i>
	HARDWARE CODE	Drawers: 7814-AE + Doors: 5923-AE	TYPE	Drawers: Handles + Doors: Knobs	STD	<i>5</i>
	COUNTERTOP	Pearl Jasmine (slab viewing required)	COUNTERTOP EDGE PROFILE	1/2 bevel	Quartz L3	#14
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K64			STD	<i>STD</i>
	HARDWARE CODE	5923-195	TYPE	Knobs	STD	<i>STD</i>
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard	STD	<i>STD</i>
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	#4-#5
	HARDWARE CODE	Drawers: 7814-900 + Doors: 5923-900	TYPE	Drawers: Handles + Doors: Knobs	STD	<i>4, 5</i>
	COUNTERTOP	Helix (slab viewing required)	COUNTERTOP EDGE PROFILE	1/2 bevel	Quartz L2	#39
POWDER ROOM	STYLE AND COLOUR	Pedestal			/	
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/
LAUNDRY ROOM	STYLE AND COLOUR	/			/	/
	HARDWARE CODE	/	TYPE	/	/	/
	COUNTERTOP	/	COUNTERTOP EDGE PROFILE	/	/	/

Purchaser's Signature(s) :



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Approved By :

Date: 10-Nov-20

Date: 10-Nov-20

Date: *November 20, 2020*

 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	268	Civic Address:	747 Parade Dr.		
	Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/#:	Hartin / 815
	Purchaser(s):	Kathryn Kennedy			Closing Date:	9-Dec-21
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD	/		/
FOYER	Low Luster 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	/		/	/		/
KITCHEN/DINETTE/BREAKFAST	Semi Gloss OC-30 Gray Mist		STD	/		/
MUDROOM	Low Luster OC-30 Gray Mist		STD	/		/
2nd FLOOR HALLWAY	Low Luster OC-30 Gray Mist		STD	/		/
MAIN BATH	Semi Gloss OC-30 Gray Mist		STD	/		/
BEDROOM #2	Low Luster OC-30 Gray Mist		STD	/		/
BEDROOM #3	Low Luster OC-30 Gray Mist		STD	/		/
BEDROOM #4	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-30 Gray Mist		STD	/		/
MASTER BEDROOM ENSUITE	Semi Gloss OC-30 Gray Mist		STD	/		/
FINISHED BASEMENT RECREATION ROOM	/		/	/		/
BASEMENT BATHROOM	/		/	/		/

Purchaser's Signature(s) :
Date: 10-Nov-20

Purchaser's Signature(s) :
Date: 10-Nov-20

Approved By :
Date: November 20, 2020





SINGLES AND TOWNS COLOUR CHART					
Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
Lot No:	268	Civic Address:	747 Parade Dr.		
Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/#:	Hartin / 815
Purchaser(s):	Kathryn Kennedy			Closing Date:	9-Dec-21

CERAMIC & GROUT SELECTIONS (1)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#40
POWDER ROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#40
	WALL	/	/	/	/
	INSERT OR BORDER	/	/	/	/
MUDROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#42
	WALL	/	/	/	/
	INSERT OR BORDER	/	/	/	/
HALLWAY CONNECTING KITCHEN TO MUDROOM	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#41
	WALL	/	/	/	/
	INSERT OR BORDER	/	/	/	/
KITCHEN	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#41
	BACKSPLASH	Ceratec Feng Shui Subway 3.9"x7.9" White Beveled (Horizontal 1/2 brick install)	931 Standard White	Bronze +UPG install + STD grout	#43 - #44 - #48
	INSERT OR BORDER	/			
BREAKFAST AREA/DINETTE	FLOOR	Shnier Casaroma Cemento Cassero 12"x24" Grigio 7252055 (1/3 staggered front to back install)	934 DeLorean Gray	Bronze + UPG install + STD grout	#41
FIREPLACE	HEARTH	/	/	/	/
	SURROUND	Olympia Regal 12"x12" Dark Grey Polished NY.RG.DGR.1212.PL (Standard Square Install)	927 Light Pewter	STD + UPG Grout	#49
ADDITIONAL FIREPLACE	HEARTH	/	/	/	/
	SURROUND	/	/	/	/


Purchaser's Signature(s) : \_\_\_\_\_  
Purchaser's Signature(s) : \_\_\_\_\_  
Approved By : \_\_\_\_\_

Date: 10-Nov-20

Date: 10-Nov-20


Date: November 20, 2020



 <b>Valecraft</b> Homes Ltd.	<b>SINGLES AND TOWNS COLOUR CHART</b>					
	Community:	<b>Rathwell Landing</b>	Reg'd Plan #:	<b>4M-1589</b>	Sales Rep:	<b>Victoria</b>
	Lot No:	<b>268</b>	Civic Address:	<b>747 Parade Dr.</b>		
	Purchaser(s):	<b>Chad Scott Douglas Kennedy</b>			Model Name/#:	<b>Hartin / 815</b>
	Purchaser(s):	<b>Kathryn Kennedy</b>			Closing Date:	<b>9-Dec-21</b>


CERAMIC & GROUT SELECTIONS (2)					
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura Vitra Linen Series 13"x13" Grey K939563 (Standard Square Install)	909 Sterling	STD + UPG grout	#49
	WALL	Centura Vitra Linen Series 8"x10" Grey K937570 (Horizontal 1/2 Brick Install)	909 Sterling	STD + UPG Install + UPG grout	#46 - #49
	INSERT OR BORDER	/			
3PC ENSUITE BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/			
5PC ENSUITE BATHROOM	FLOOR	Centura Serenity Series 13"x13" White K931981 (Standard Square Install)	909 Sterling	STD + UPG grout	4, #49
	TUB DECK	Centura Serenity Series 13"x13" White K931981 (Standard Square Install)	909 Sterling	STD floor on Wall + UPG grout	4, #47 - #49
	TUB BACKSPLASH	Centura Serenity Series 13"x13" White K931981 (Standard Square Install)	909 Sterling	STD floor on Wall + UPG grout	4, #47 - #49
	INSERT OR BORDER	/	/	/	/
	SHOWER WALL	Centura Serenity Series 10"x16" White K944007 (Horizontal 1/2 brick Install)	909 Sterling	STD floor on Wall + UPG grout	#45 - #47 - #49 4,
BASEMENT/OTHER BATHROOM	FLOOR	/	/	/	/
	WALL	/	/	/	/
	INSERT OR BORDER	/	/	/	/

Purchaser's Signature(s) :




Date: 10-Nov-20

Purchaser's Signature(s) :




Date: 10-Nov-20

Approved By :




Date: November 20, 2020


	SINGLES AND TOWNS COLOUR CHART				
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep: Victoria
	Lot No:	268	Civic Address:	747 Parade Dr.	
	Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/ #: Hartin / 815
	Purchaser(s):	Kathryn Kennedy			Closing Date: 9-Dec-21

FLOORING SELECTIONS			
ROOM	CARPET/UNDERPAD OR HARDWOOD	LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	/	/	/
DINING ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#8
FLEX ROOM	/	/	/
FAMILY ROOM	/	/	/
GREAT ROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#8
DEN/HOME OFFICE	/	/	/
REAR HALLWAY	/	/	/
KITCHEN	/	/	/
BREAKFAST AREA/DINETTE	/	/	/
MAIN STAIRS TO BEDROOMS	Red oak stained to match SB 211	UPG	#6
UPPER HALLWAY	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#8
BEDROOM # 2	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#10
BEDROOM # 3	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#11
BEDROOM # 4	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#12
MASTER BEDROOM	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#9
MASTER BEDROOM WALK-IN CLOSET	Lauzon Engineered Hardwood Essential Collection Red Oak Tradition Grade Matte Smoky Grey 3-1/8"	UPG	#9
STAIRS TO BASEMENT	/	/	/
FINISHED BASEMENT RECREATION ROOM	/	/	/


Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :




Date: 10-Nov-20

Date: 10-Nov-20

Date: November 20, 2021



 <b>Valecraft</b> Homes Ltd.	SINGLES AND TOWNS COLOUR CHART					
	Community:	Rathwell Landing	Reg'd Plan #:	4M-1589	Sales Rep:	Victoria
	Lot No:	268	Civic Address:	747 Parade Dr.		
	Purchaser(s):	Chad Scott Douglas Kennedy			Model Name/#:	Hartin / 815
	Purchaser(s):	Kathryn Kennedy			Closing Date:	9-Dec-21

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Franke Kindred Single Bowl Stainless Steel Undermount Sink TCX110-29	Stainless Steel	#19
	FAUCET	Delta Marley 986LF-AR Single Hole Pulldown	Arctic Stainless	#24
MAIN BATHROOM	SINK	Standard	White	STD
	VANITY FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
	TUB/SHOWER	Standard	White	STD
	TUB/SHOWER FAUCET	Standard	Chrome	STD
ENSUITE BATHROOM	SINKS	American Standard Boxe Undermount Sink 0315-000	White	4, #25
	VANITY FAUCETS	Delta Trinsic Single Handle (1 hole) Lavatory faucet 559HA-BL-DST (including matching overflow / drain)	Matte Black	4, #28
	WATER CLOSET	Standard	White	4
	SHOWER	Standard	White/Chrome/ Glass	4
	SHOWER FAUCET	Delta Trinsic Monitor 17 Series H2Okinetic Shower Trim T17259-BL	Matte Black	4, #26
	BATHTUB	Standard	White	4
	BATHTUB FAUCET	Delta Trinsic Roman Tub Trim T2759-BL (including matching overflow/drain)	Matte Black	4, #27
POWDER ROOM	SINK	Standard Pedestal	White	STD
	SINK FAUCET	Standard	Chrome	STD
	WATER CLOSET	Standard	White	STD
BASEMENT/OTHER BATHROOM	SINK	/	/	
	VANITY FAUCET	/	/	
	WATER CLOSET	/	/	
	TUB/SHOWER	/	/	
	TUB/SHOWER FAUCET	/	/	

NOTE: All fixtures are white as standard

Purchaser's Signature(s) :



Purchaser's Signature(s) :



Approved By :



Date: 10-Nov-20

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