

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 5 DAY OF April, 20 22.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1
LOT: 1 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 700 Namur Street
PURCHASERS: Wore Diouf & Oumar Watt

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 5, 2022

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: \$945,316.00
BALANCE AT CLOSING: \$895,316.00
LESS H.S.T. AMOUNT: \$857,801.77
SCHEDULE "G" DATED: May 12, 2022
TARION SCHEDULE "B" DATED: May 12, 2022

INSERT: 680 dated: June 3, 2022 in the amount of: \$18,789.93
NEW PURCHASE PRICE: \$964,105.93
ADDITIONAL DEPOSIT OF: \$39,095.42
NEW BALANCE AT CLOSING: \$875,010.51
NEW LESS H.S.T. AMOUNT: \$874,430.03
SCHEDULE "G" DATED: June 3, 2022
TARION SCHEDULE "B" DATED: June 3, 2022

Dated at Gatineau, QC this 3 day of June, 2022

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa, ON this 6th day of June, 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop

Name: F. Nieuwkoop

Title: Vice President

I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Wore Diouf and Oumar Watt			Printed: 3-Jun-22 12:07 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
42		1 - LAUNDRY ROOM - DELETE ITEM # 33 (RE: LAUNDRY UPPER CABINETRY - STANDARD SERIES)	Each
39635		Note:	
43		1 - KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK	Each
28041			
39252		Note: - See item #13 (solid surface quartz countertop) - See item #44 (upgraded faucet)	
*44		1 - KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159-AR-DST ARTIC STAINLESS SINGLE HANDLE PULL-DOWN	Each
645			
39683		Note: - See item #13 (solid surface quartz countertop)	
*45		1 - KITCHEN - HOOD FAN - CHIMNEY - BROAN 400 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	Each
8			
39262		Note: - As per Kitchen Sketch dated June 3, 2022 - Does not include modifications to cabinetry or electrical for new microwave location. - See item #10 (optional kitchen layout 2)	
46		1 - KITCHEN - LEVEL 1 & LEVEL 2 CABINETRY HARDWARE IN KITCHEN	Each
39264		Note: - 305-96-195 (level 1) on all doors & utensil bank of drawers) - 305-192-195 (level 2) on pots & pans drawers (x3) and microwave lower cabinet - See item #10 (optional kitchen layout 2)	
*47		1 - KITCHEN - KITCHEN SOAP DISPENSER - DELTA RP-1001-AR (ARTIC STAINLESS)	Each
104412			
39316		Note: - As per Kitchen Sketch dated June 3, 2022 - Located next to kitchen sink (opposite side of dishwasher) - See item #10 (optional kitchen layout 2) -See Item 13 (Solid Surface Countertop)	
48		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	
704			
39266		Note:	
49		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - GOLD - - KITCHEN - GOLD	Each
166			
39267		Note: - As per Wall Tile installation sketch dated June 3, 2022 - See item #50 (brick pattern installation) - See item #45 (chimney hoodfan)	
50		1 - KITCHEN - TILE - WALL - BACKSPLASH - INSTALLATION - BRICK PATTERN - - KITCHEN -	Each
162		.	
39268		Note: - As per Wall Tile installation sketch dated June 3, 2022 - See item #49 (gold wall tile) - See item #45 (chimney hoodfan)	
*51		1 - KITCHEN - LOWER CABINETS - RECYCLE BIN (300MM - 600MM)	Each
83			
39274		Note: - As per Kitchen Sketch dated June 3, 2022 - Located on the end of the island on the side closest to the dinette area - Approx. 600MM -461460100	

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,864-1

InvoiceSQL.rpt 01sept21

Vendor Initials:

DSFN

Purchaser Initials:

DSWD

DSBW

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Wore Diouf and Oumar Watt			Printed: 3-Jun-22 12:07 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
52		1 - KITCHEN - MOVE STANDARD BANK OF DRAWERS INTO THE MIDDLE OF ISLAND - BETWEEN MICROWAVE CABINET AND RECYCLING BIN	\$98.00
39275	Note:	- As per Kitchen Sketch dated June 3, 2022 - See item #10 (optional kitchen layout 2)	Each
53		1 - MAIN BATHROOM - NOTE: BANK OF DRAWERS IN MAIN BATHROOM TO BE APPROX 18IN WIDE	\$98.00
39276	Note:	- As per Floorplan Sketch dated June 3, 2022 - See items #18 & 19 (vanity extension & b.o.d.) - Client acknowledges the sink will no longer be centered.	Each
54		1 - ENSUITE BATH - DELETE ITEM # 25 (RE: DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX)	-\$192.00
39277	Note:		Each
55		1 - ENSUITE BATH - DELETE ITEM # 26 (RE: DELTA ARA ROMAN TUB FAUCET WITH HANHELD T4767)	-\$820.00
39278	Note:		Each
56		1 - ENSUITE BATH - DELETE ITEM # 7 (RE: QUARTZ LEVEL 1 COUNTERTOP IN OPT 5PC ENSUITE BATHROOM)	-\$1,768.00
39670	Note:		Each
*57 117131		2 - ENSUITE BATH - VANITY SPECIAL CONFIGURATION W/TOP DUMMY FAÇADE, BANK OF DRAWERS & SINGLE DOOR STD SERIES CABINETRY	* \$2,240.00
39272	Note:	- As per Vanity Sketch dated June 3, 2022 - See Sample Ensuite Tub-Vanity Backsplash Sketch dated June 3, 2022 - See item #6 (5pc ensuite) - No extension to vanity required - includes both sides (x2) - Bank of Drawers located next to tub (both vanities)	
*58 530		1 - ENSUITE BATH - BATHROOMS - DELTA VERO SHOWER FAUCET T17253 CHROME	* \$631.00
39676	Note:	- See item #6 (5pc ensuite)	Each
59 102389		2 - ENSUITE BATH - REMOVE 4" BACK SPLASH ON STANDARD LAMINATE COUNTERTOP	\$176.00
39684	Note:	- As per Floorplan Sketch dated June 3, 2022 - See Sample Ensuite Tub-Vanity Backsplash Sketch dated June 3, 2022 - See item #6 (5pc ensuite with 2 vanities)	
60		1 - ENSUITE BATH - UPGRADE LAMINATE COUNTERTOP - OPTIONAL 5PC ENSUITE	\$167.00
39682	Note:	- As per Floorplan Sketch dated June 3, 2022 - See item #59 (4" laminate backsplash removed) - See item #6 (5pc ensuite) - Includes 2 vanities	Each
61		1 - ENSUITE BATH - SUPPLY & INSTALL CUSTOM ENSUITE TUB & VANITY WALL BACKSPLASH AS PER SKETCH. INCLUDES STANDARD FLOOR TILE ON WALL. INCLUDES STANDARD STACKED SQUARE INSTALLATION.	\$340.00
39672	Note:	- As per Wall Tile Installation Sketch dated June 3, 2022 - See Sample Ensuite Tub-Vanity Backsplash Sketch dated June 3, 2022 - See item #6 (5pc ensuite) - See item #59 (4" laminate backsplash removed)	Each

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,864-2

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Vendor Initials:

FN

 Purchaser Initials:

W

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____






NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Wore Diouf and Oumar Watt			Printed: 3-Jun-22 12:07 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	6	1030 THE NASH ELEV A	28-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
62		1 - <i>ENSUITE BATH</i> - DELTA CLASSIC ROMAN TUB WITH HAND SHOWER # T4705 IN CHROME	\$746.00
39366	Note:	- See item #6 (5pc ensuite)	Each
*63 799		1 - <i>MASTER BEDROOM</i> - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH	* \$194.00
39281	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on wall adjacent to main bathroom - interior wall section -See Item 64 & 65	Each
*64 799		1 - <i>MASTER BEDROOM</i> - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH	* \$194.00
39282	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on rear exterior wall section -See Item 63 & 65	Each
65		1 - <i>MASTER BEDROOM</i> - SHELVING - CLOSET ORGANIZER 5 SHELVES APPROX 25IN WIDE - PRICE PER EACH	\$680.00
39679	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located approximately centered on side exterior wall, facing closet door. -See Item 63 & 64	Each
*66 799		1 - <i>BEDROOM 2</i> - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH	* \$170.00
39280	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on wall adjacent to bedroom 3 w.i.c. (facing window) -See Item 67	Each
67		1 - <i>BEDROOM 2</i> - SHELVING - CLOSET ORGANIZER 5 SHELVES APPROX. 25IN WIDE - PRICE PER EACH	\$680.00
39677	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on wall adjacent to Bedroom #3 (facing closet door) -See Item #66	Each
*68 799		1 - <i>BEDROOM 3</i> - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH	* \$170.00
39284	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on wall adjacent to linen closet (facing closet door) - See item 69	Each
69		1 - <i>BEDROOM 3</i> - SHELVING - CLOSET ORGANIZER 5 SHELVES APPROX 25IN WIDE - PRICE PER EACH	\$680.00
39678	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located on wall adjacent to bedroom 2 w.i.c. - See item 68	Each
*70 799		1 - <i>BEDROOM 4</i> - TRIM - SHELVING - ADD 2ND SHELF IN WHITE - INCLUDING ROD PER CLOSET WALL - PRICE PER EACH	* \$170.00
39680	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located between 5 shelf closet organizer (item #71) and exterior wall.	Each
*71 797		1 - <i>BEDROOM 4</i> - TRIM - SHELVING - CLOSET ORGANIZER 5 SHELVES APPROX 18IN WIDE - PRICE PER EACH	* \$544.00
39681	Note:	- As per Floorplan Sketch dated June 3, 2022 - Located approximately centered in closet - See item #6 (5pc Ensuite) -See Item # 70	Each

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,864-3

Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 6			
PURCHASERS: Wore Diouf and Oumar Watt			Printed: 3-Jun-22 12:07 pm
LOT NUMBER 1	PHASE 6	HOUSE TYPE 1030 THE NASH ELEV A	CLOSING DATE 28-Mar-23
ITEM	QTY	EXTRA / CHANGE	PRICE
72		1 - BASEMENT BATHROOM - UPGRADED LAMINATE COUNTERTOP	\$103.00
39265		Note: - As per Floorplan Sketch dated June 3, 2022 - See item #5 (basement bathroom)	Each
73		1 - POWDER ROOM - DELTA LAHARA VANITY FAUCET # 2538-MPU-DST IN CHROME	\$213.00
39619		Note:	Each
*74 999		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$3,402.43
39660		Note: - Orbital Estimate No#: OR7505 Rev.03 dated 05/20/2022	Each
*75 998		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$7,548.40
39661		Note: S&S Electric Estimate No#: SS5957 Rev.06 dated 05/20/2022	Each

Sub Total	\$18,789.83
HST	\$0.00
Total	\$18,789.83

Payment Summary

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

PURCHASER:

DocuSigned by:

BREBE76C028413

Wore Diouf

3-Jun-22

DATE

PURCHASER:

DocuSigned by:

5030F53030609413

Oumar Watt

3-Jun-22

DATE

VENDOR:

DocuSigned by:

A04F827301214EE

PER: Valecraft Homes (2019) Limited

DATE: June 6, 2022

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,864-4

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	
DATE:	

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 \$874,430.03 . 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 Gatineau, QC this 3 day of June , 2022

DocuSigned by:

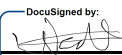


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PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:



6058531303643473

PURCHASER

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE

PER:

June 6, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 **LOT:** 1



**Freehold Form
(Tentative Closing Date)**

**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 3, 2022.

Signed at Gatineau, QC, this 3 day of June, 2022.

DocuSigned by:

B0EBEE76C029413...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:

B358F3383843413...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
Per:

June 6, 2022
Date:

Lot #: 1

Project: **Place St. Thomas 6**



THE NASH

MODEL 1030
2671 SQ. FT.

Site: Place St. Thomas 6

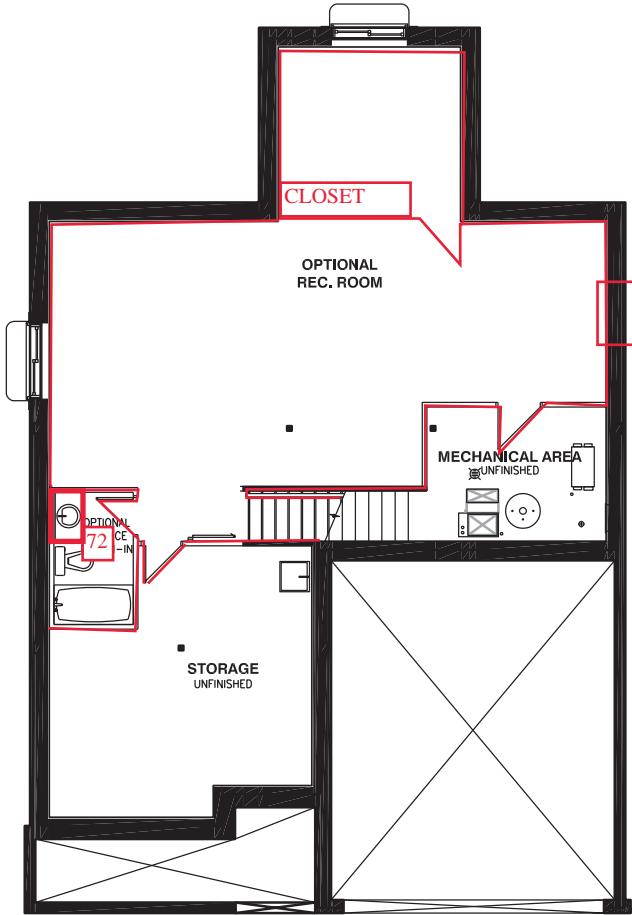
Plan No.: 50M-352

Lot: 1 - Phase 6

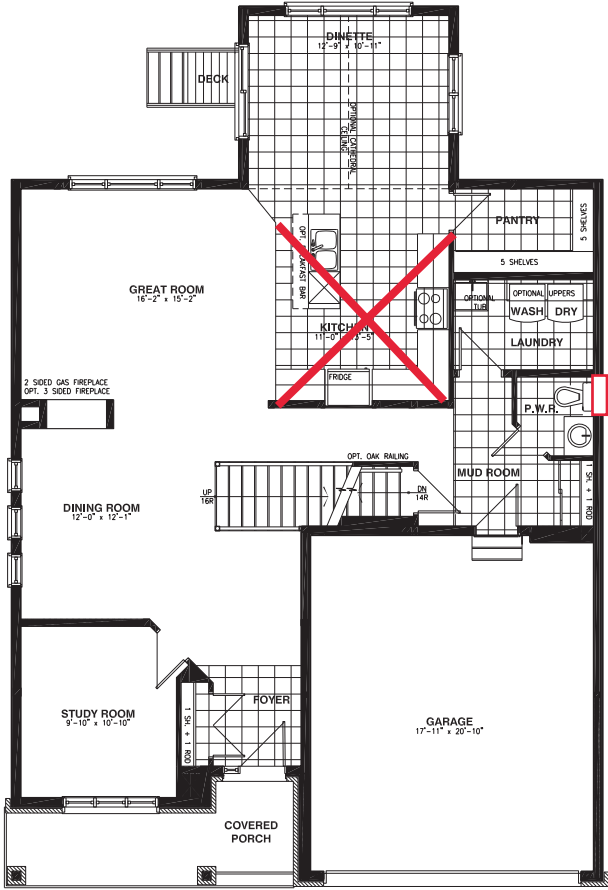
Date: June 3, 2022

Purchaser: Wore Diouf

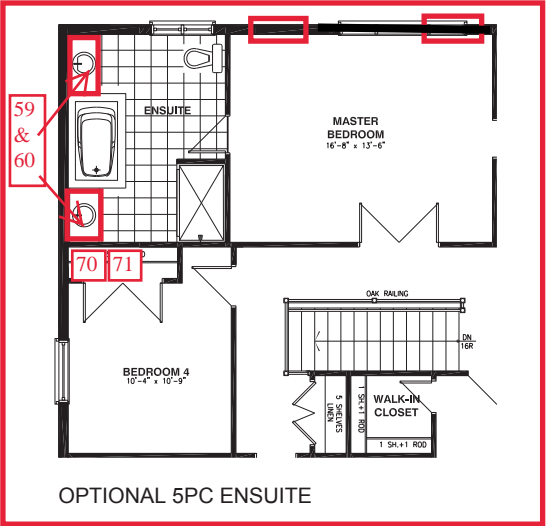
Purchaser: Oumar Watt



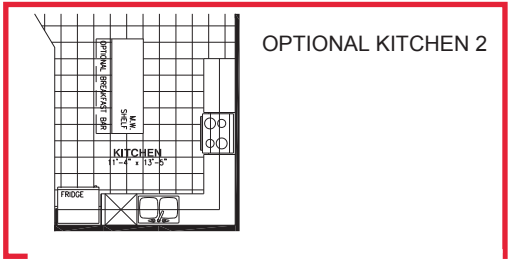
BASEMENT FLOOR - ELEVATION A



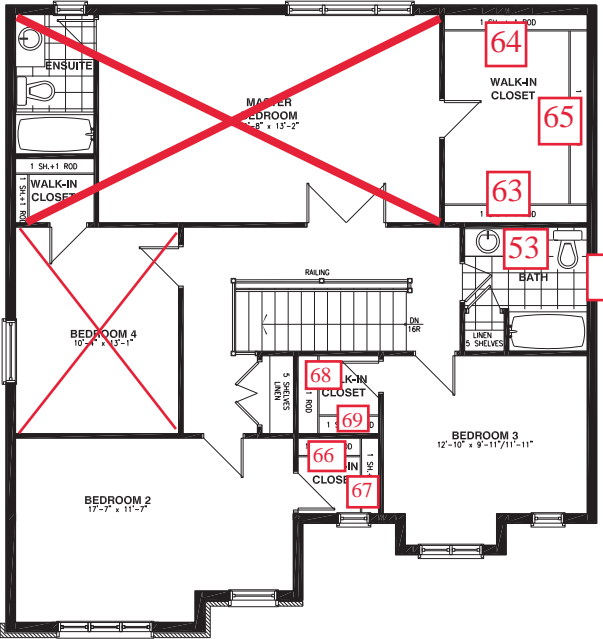
GROUND FLOOR - ELEVATION A



OPTIONAL 5PC ENSUITE



OPTIONAL KITCHEN 2



SECOND FLOOR - ELEVATION A

Floorplan Sketch

DS
WJ

DS
FN



Valecraft Homes (2019) Ltd.

Place St. Thomas 6

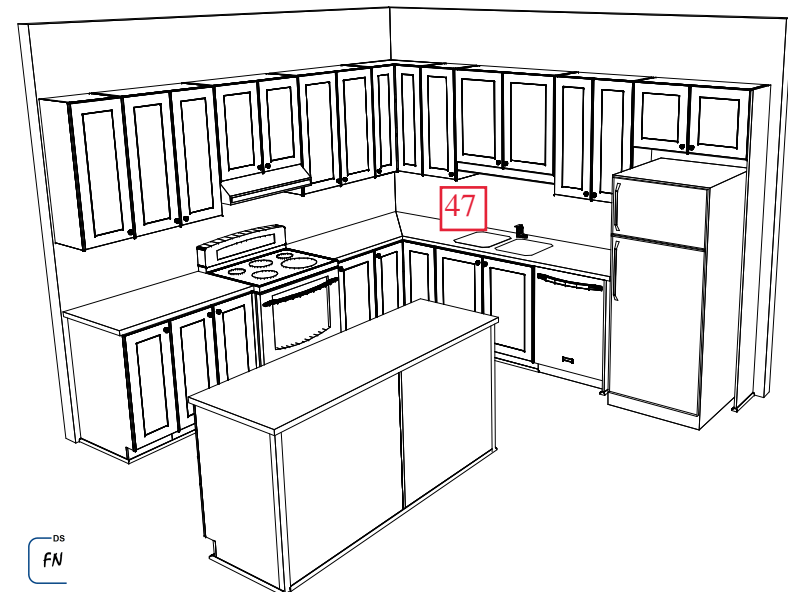
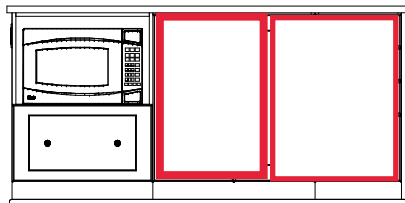
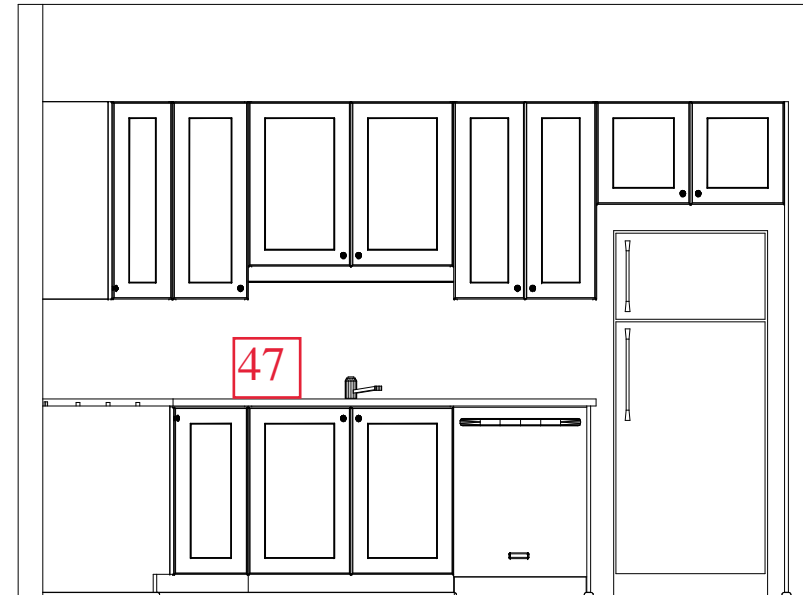
Lot 1 - Phase 6

Model: Nash #1030 "A" Rev

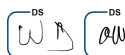
Date: June 3, 2022

Purchaser: Wore Diouf

Purchaser: Oumar Watt



OPTIONAL KITCHEN LAYOUT #2 - Item #10





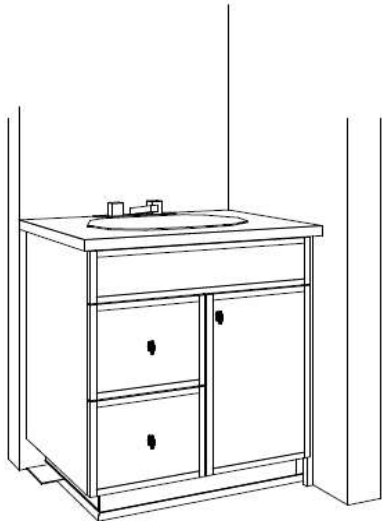
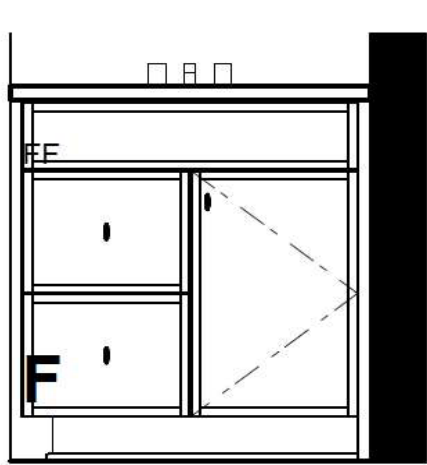
Valecraft
Homes (2019) Limited

Vanity Special
Drawer Configurations

OPTION 1

Item #57

Top dummy facade, back of drawers and single door.



ELEVATION 3D

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 1 - Phase 6
Model: #1030 "A" Rev, Nash

Purchaser: Wore Diouf
Purchaser: Oumar Watt
Date: June 3, 2022
Upgrade #: 5, 6



DocuSign Envelope ID: 9019548D-6F49-4969-8C21-728528991B9B
Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 1 - Phase 6
Model: #1030 "A" Rev Nash
Date: June 3, 2022
Purchaser: Wore Diouf
Purchaser: Oumar Watt

Sample Ensuite Tub-Vanity Backsplash Sketch - June 3, 2022



Note: Image for illustration purposes only. Not an exact representation. E&OE.

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W

DS
FN



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

Estimate No#: OR7505 Rev.03

Customer Copy

Customer:

Wore Diouf & Oumar Watt

Home: 819-923-3321

Email: worediouf@hotmail.fr; owatt15@gmail.com

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.

[VALECRAFT HOMES (2019) LTD.]

Embrun-Place St Thomas Singles

Ph 6

PST Phase 6 Lot 1

03/28/2023

Salesperson:

Date:

Kyle Takman (OR)

05/20/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Rec Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Master Bedroom	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		\$162.00	\$162.00
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Garage	1.00	Vacuum System w/ Accessories (VAC-KITCV600AW) Vacuum System w/ Accessories (VAC-KITCV600AW) - Location as shown on floor plan - Includes Ethos central vacuum cannister (CANA-VAC ES-625) and accessories kit (LS Performance Pack)		\$1,431.00	\$1,431.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan, front of kitchen island		\$190.00	\$190.00

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




5411 Canotek Road, Ottawa, Ontario K1J 9M3





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

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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	6.00	Upgrade Standard Data CAT5e to Data CAT6 Outlet Upgrade Standard Data CAT5e to Data CAT6 Outlet		\$40.00	\$240.00
Great Room	1.00	47"-90" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4290DFM) 47"-90" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4290DFM) - Location as shown on floor plan - Includes installation after closing		\$395.00	\$395.00
Master Bedroom	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 - Includes installation after closing		\$190.00	\$190.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$3,011.00
HST:	\$391.43
Total:	\$3,402.43

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Customer Signature

June 3, 2022
Date

DS
FN



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

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Estimate No#: SS5957 Rev.06

Customer Copy

Customer:

Wore Diouf & Oumar Watt

Home: 819-923-3321

Email: worediouf@hotmail.fr; owatt15@gmail.com

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PST Phase 6 Lot 1
03/28/2023

Salesperson:

Date:

Kyle Takman
05/20/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$141.00	\$141.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$141.00	\$141.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	C	\$279.00	\$279.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$135.00	\$135.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	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	\$1,414.00	\$1,414.00
Great Room	1.00	Single Pole Switch Switch for added 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
Mechanical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C)	J	\$551.00	\$551.00
Rec Room	1.00	15 Amp Separate Circuit Plug 15 Amp Separate Circuit Plug for future freezer	L	\$279.00	\$279.00

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

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

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Study	1.00	15 Amp Standard Plug additional 15 Amp Standard Plug	M	\$141.00	\$141.00
Various Locations	1.00	Misc. Product Mixed Fixture package, Rhythm Fixtures to be used on: -main floor -stairs/ stairwell -pendant lighting over island	P	\$2,447.00	\$2,447.00
Various Locations	1.00	Misc. Product Mixed Fixture package, Standard Fixtures to be used on: -bedrooms -basement		\$	\$0.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$6,680.00
HST:	\$868.40
Total:	\$7,548.40

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."

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 DocuSigned by:

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 Customer Signature

June 3, 2022
 Date



THE NASH

MODEL 1030
2671 SQ. FT.

Site: Place St. Thomas 6

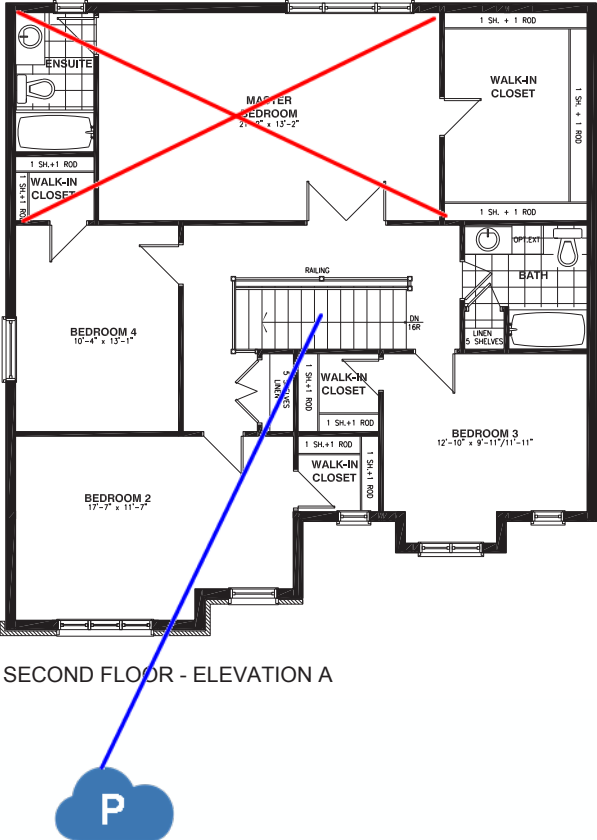
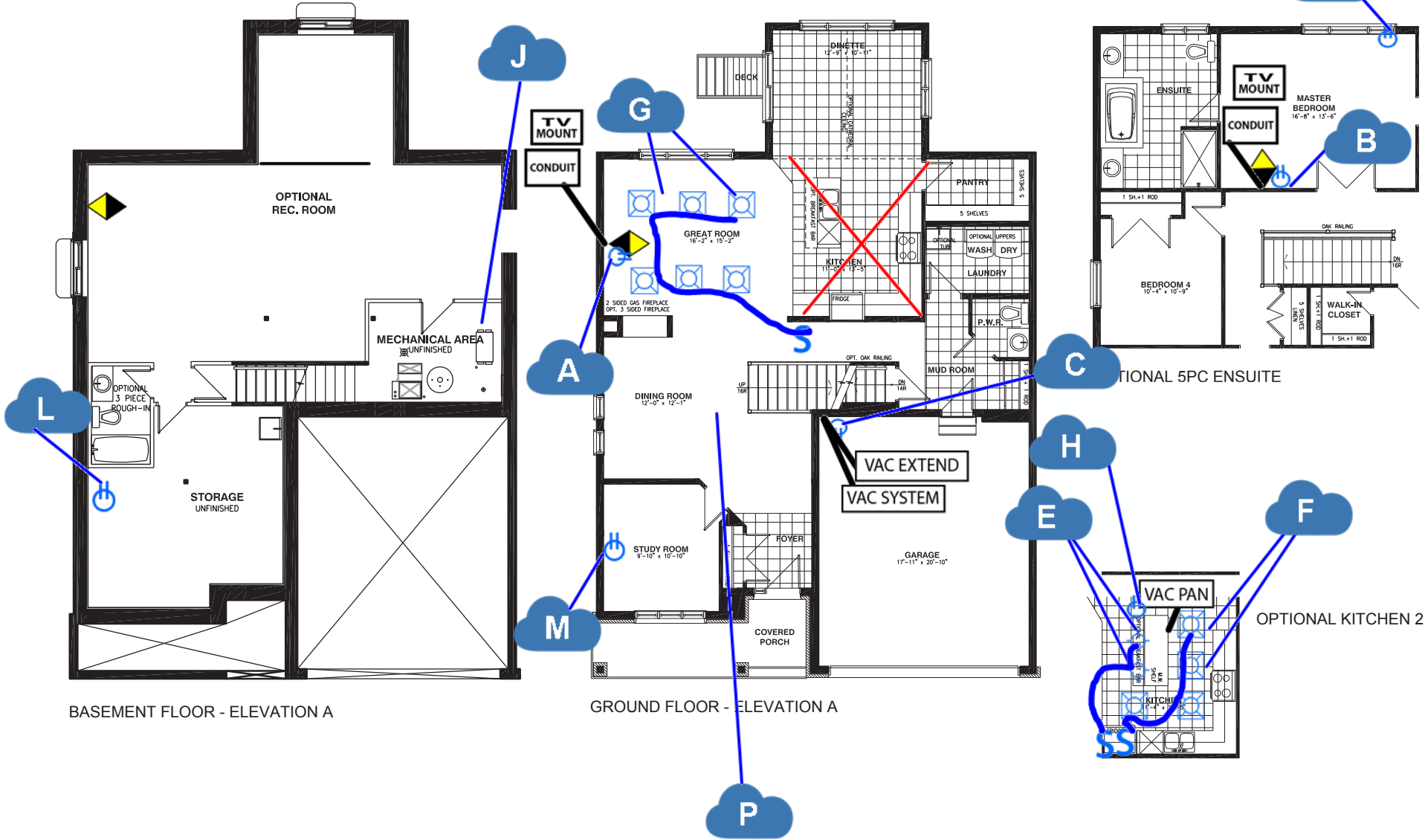
Plan No.: 50M-352

Lot: 1 - Phase 6

Date: 05/20/2022

Purchaser: Wore Diouf

Purchaser: Oumar Watt



SS-Orbital Sketch



Valecraft
Homes (2019) Limited

Mixed Fixture Package
UPGRADE



DINING ROOM
SAN-A51065-11
28" Wide x 20" High
Bulbs: 5 x A19 LED Bulb



BREAKFAST / DINETTE
SAN-A51063-11
22" Wide x 18" igh
Bulbs: 3 x A19 LED Bulb



STAIRWELL / HIGH CEILING
(Plan Permitting)
SAN-A51053-11
17" dia. x 23" High
Bulbs: 3 x A19 LED Bulb



ENTRY
SAN-A51042-11
13" dia. x 10" High
Bulbs: 2 x A19 LED Bulb



ENTRY / HALL / LAUNDRY / STUDY
(Plan Permitting)
SAN-A51032-11
13" dia. x 6" High
Bulbs: 2 x A19 LED Bulb



BEDROOMS / BATH CEILING / FINISHED
BASEMENT AREAS
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



KITCHEN / MASTER BEDROOM
SAN-A51033-11
19" dia. x 9" High
Bulbs: 3 x A19 LED Bulb



POWDER ROOM VANITY
(Plan Permitting)
SAN-A51012-11
16" Wide
Bulbs: 2 x A19 LED Bulb
Can be mounted up or down



BATHROOM VANITY
A16013-7
24" Wide
Bulbs: 3 x A19 LED Bulb



PANTRY / CLOSET MAIN FLOOR
FM-MS60-0510-4K-WH
6" dia.
LED C/W motion sensor
(no wall switch when this fixture is used)



A51051-BN
5-3/4"Dia x 7-1/2"H
Bulb: 1 x LED Bulb



FRONT / BACK EXTERIOR
(Plan Permitting)
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb



BASEMENT STAIRS / SOFFIT
(Plan Permitting)
AFR4-0930-WH
LED Recessed Light
5" dia.



CLOSETS BEDROOM LEVEL
A121-11
Bulb: 1 x A19 LED Bulb

* All dimensions are approximate.

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 1 - Phase 6
Model: #1030 "A" Rev, Nash

Purchaser: Wore Diouf
Purchaser: Oumar Watt
Date: June 3, 2022 June 3, 2022
Upgrade #: 5, 6



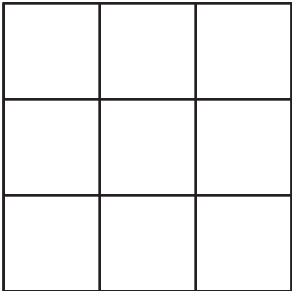


Valecraft
Homes (2019) Limited

Tile Installation Options

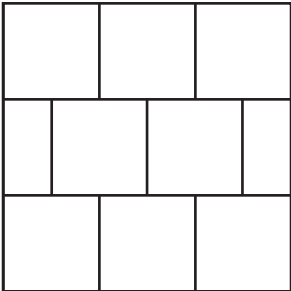
FLOOR TILE

Standard square

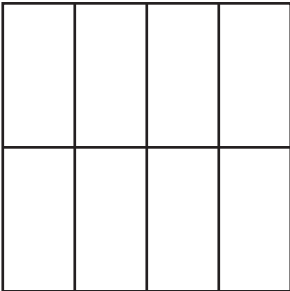


Foyer, Powder Room,
Mudroom,
Laundry Room,
Main Bathroom,
5PC Ensuite Bathroom,
Basement Bathroom,

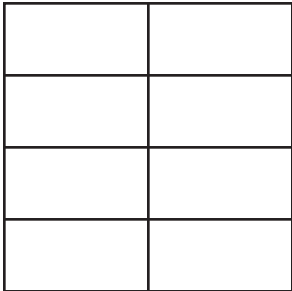
Square brick



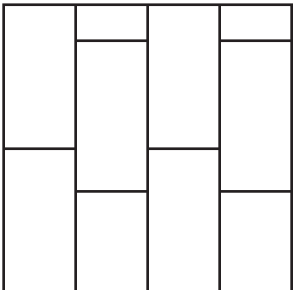
Rectangular
front to back of the house



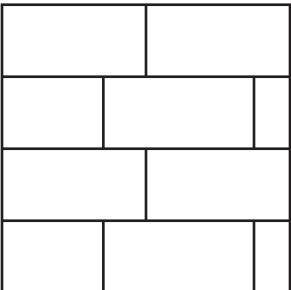
Rectangular
side to side of the house



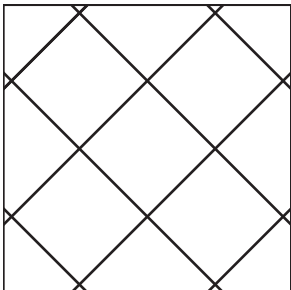
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 1 - Phase 6

Model: #1030 "A" Rev, Nash

Purchaser: Wore Diouf

Purchaser: Oumar Watt

Date: June 3, 2022

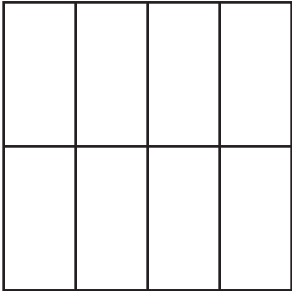
Upgrade #: 5, 6



Tile Installation Options

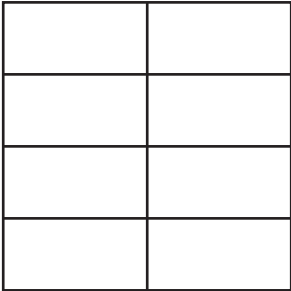
WALL TILE

Vertical stacked



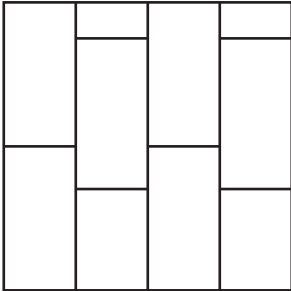
Main Bathroom,

Horizontal stacked

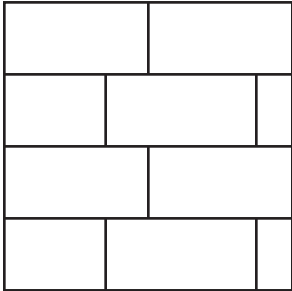


5PC Ensuite Walk-In
Shower,
Basement Bathroom,

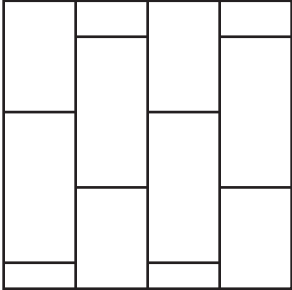
Vertical 1/3 offset staggered



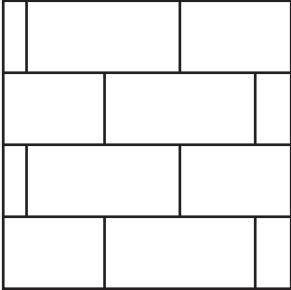
Horizontal 1/3 offset staggered



Vertical brick

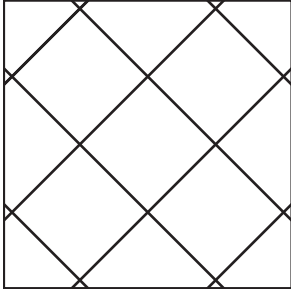


Horizontal brick

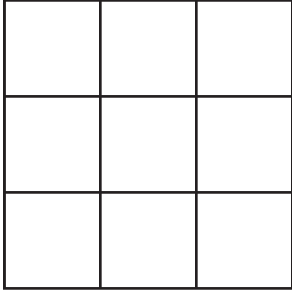


Kitchen Backsplash,

45 degree



Standard square



Fireplace,
5PC Ensuite Bathroom
Tub Deck + Tub
Backsplash & Vanity
Backsplash,

Project: Place St. Thomas 6
Plan #: 50M-352
Lot: 1 - Phase 6
Model: #1030 "A" Rev, Nash

Purchaser: Wore Diouf
Purchaser: Oumar Watt
Date: June 3, 2022
Upgrade #: 5, 6



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Pencil Top Only
with Square Bottom

Kitchen (item #13)

Project: Place St. Thomas 6

Purchaser: Wore Diouf

Plan #: 50M-352

Purchaser: Oumar Watt


Lot: 1 - Phase 6

Date: June 3, 2022

Model: #1030 "A" Rev, Nash

Upgrade #: 13




	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard, Bedroom 2,3,4 and Master bedroom upgraded closets to include additional shelving & Closet Organizers					1, 2, 3, 4, 5, 8, 9, 39, 63, 64, 65, 66, 67, 68, 69, 70, 71
DOOR STYLE	STD + Upgraded french door painted white (5 lites) in Study + Harlow level 1 full lite front door with sidelite (Front Exterior Door)					32, 40
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard + under cabinet puck lights on upper kitchen cabinetry + S&S Electric quote + Main bathroom light to be centered in extended Vanity					STD, 12, 75, 18
BATHROOM ACCESSORIES	Standard					5, 6
FIREPLACE MANTLE	Modern Oak stained - SB 200					17

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD, 20
BRACKET	Red Oak	Colonial	SB 200	STD, 20
SPINDLES	Red Oak	Colonial	SB 200	STD, 20
POSTS	Red Oak	Colonial	SB 200	STD, 20
NOSINGS	Red Oak	N/A	SB 200	20, 23
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	SB 200	20, 23

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Fridge Opening approximately 37" Wide by 72" high	15, 16	Water Line Rough-In (Connection not included)	35
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Standard Chimney Hoodfan Opening	STD, 45	Broan 400 CFM - 30IN Stainless Steel	10, 45
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

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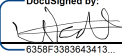


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Date: June 3, 2022

Purchaser's Signature(s) :

DocuSigned by:




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Date: June 3, 2022


Approved By :

DocuSigned by:




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Date: June 6, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i R477W			STD	10, 11, 12, 13, 14, 15, 16, 45, 51, 52
	HARDWARE CODE	305-96-195 on all doors and utensil bank of drawers + 305-192-195 on pots and pans drawers & microwave cabinet drawer	TYPE	Pulls (Handles)	Level 1 UPG + Level 2 UPG	10, 14, 45, 46
	COUNTERTOP	Silestone Quartz - Blanco City	COUNTERTOP EDGE PROFILE	Pencil top only with Square bottom	Level 1 Quartz incl flush breakfast bar	10, 13
MAIN BATHROOM	STYLE AND COLOUR	100i PM-V392WT			STD	18, 19, 53
	HARDWARE CODE	81092-180	TYPE	Pulls (Handles)	STD	18, 19
	COUNTERTOP	P395-VL	COUNTERTOP EDGE PROFILE	Standard Edge	STD	18
ENSUITE BATHROOM	STYLE AND COLOUR	100i-R477W			STD	STD, 57, 6
	HARDWARE CODE	81092-180	TYPE	Pulls (Handles)	STD	STD, 6
	COUNTERTOP	1850-35	COUNTERTOP EDGE PROFILE	Standard Edge, Backsplash removed	UPG Laminate	59, 60, 6
POWDER ROOM	STYLE AND COLOUR	American Standard Boulevard Pedestal			UPG	34
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	100i PM-A24WT			STD	STD, 5
	HARDWARE CODE	81092-180	TYPE	Pulls (Handles)	STD	STD, 5
	COUNTERTOP	1850-35	COUNTERTOP EDGE PROFILE	Standard Edge	UPG laminate	72, 5
LAUNDRY ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) :

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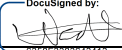


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Date: June 3, 2022

Purchaser's Signature(s) :

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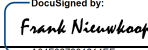


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Date: June 3, 2022


Approved By :

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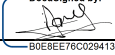
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Date: June 6, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-117 simply white		STD			
FOYER	Low Luster HC-173 Edgecomb Gray		31			
POWDER ROOM	Semi Gloss HC-173 Edgecomb Gray		31			
MAIN FLOOR HALLWAY	Low Luster HC-173 Edgecomb Gray		31			
LIVING/DINING ROOM	Low Luster HC-173 Edgecomb Gray		31			
FLEX ROOM	\		\			
GREAT ROOM	Low Luster HC-173 Edgecomb Gray		31			
FAMILY ROOM	\		\			
STUDY	Low Luster HC-173 Edgecomb Gray		31			
KITCHEN/DINETTE/ BREAKFAST	Semi Gloss HC-173 Edgecomb Gray		31			
LAUNDRY/MUDROOM	Low Luster HC-173 Edgecomb Gray		31			
2nd FLOOR HALLWAY	Low Luster HC-173 Edgecomb Gray		31			
MAIN BATH	Semi Gloss HC-173 Edgecomb Gray		31			
BEDROOM #2	Low Luster HC-173 Edgecomb Gray		31			
BEDROOM #3	Low Luster HC-173 Edgecomb Gray		31			
BEDROOM #4	Low Luster HC-173 Edgecomb Gray		31			
MASTER BEDROOM	Low Luster HC-173 Edgecomb Gray		31			
MASTER BEDROOM WALK-IN CLOSET	Low Luster HC-173 Edgecomb Gray		31			
MASTER BEDROOM ENSUITE	Semi Gloss HC-173 Edgecomb Gray		31			
FINISHED BASEMENT RECREATION ROOM & BEDROOM	Low Luster HC-173 Edgecomb Gray		31, 1, 2			
BASEMENT BATHROOM	Semi Gloss HC-173 Edgecomb Gray		31, 5			

Purchaser's Signature(s) :

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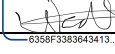
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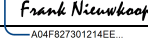
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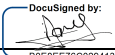
Date:

June 6, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Euro pasha Malena Ivory #46-168 pas mal ivo 13"x13" (standard square installation)	903 birch	STD floor tile + UPG grout	STD, 48	
POWDER ROOM	FLOOR	Euro pasha Malena Ivory #46-168 pas mal ivo 13"x13" (standard square installation)	903 birch	STD floor tile + UPG grout	STD, 48	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	Euro pasha Malena Ivory #46-168 pas mal ivo 13"x13" (standard square installation)	903 birch	STD floor tile + UPG grout	STD, 48	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Euro pasha Malena Ivory #46-168 pas mal ivo 13"x13" (standard square installation)	903 birch	STD floor tile + UPG grout	STD, 48	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood selection	\	UPG	10, 22	
	BACKSPLASH	Ceratec Ragno brick 3.9"x11.8" R4GK Beige (1/2 brick horizontal installation)	931 standard white	GOLD wall tile + UPG install + STD grout	10, 49, 50	
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood selection	\	UPG	22	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Olympia regal series 12"x12" polished light mocha NY.RG.LTM.1212.PL (standard square installation)	903 birch	STD fireplace tile + UPG grout	STD, 48	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

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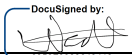
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Date:

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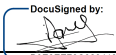
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June 6, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro pasha Malena Ice #46-164 pas mal ice 13"x13" (standard square installation)		931 standard white	STD floor tile + UPG grout	STD, 48
	WALL	Euro pasha Malena Ice wall tile #52-189 8"x10" pas mal ice 810 (vertical stacked installation)		931 standard white	STD wall tile + STD grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Olympia Venus series floor tile 13"x13" ivory GE.VN.IVO.1313.MT (standard square installation)		903 birch	STD floor tile + UPG grout	STD, 48, 6
	TUB DECK	Olympia Venus series floor tile 13"x13" ivory GE.VN.IVO.1313.MT (standard stacked installation)		903 birch	STD floor tile + UPG grout	STD, 48, 6
	TUB & VANITY BACKSPLASH	Olympia Venus series floor tile 13"x13" ivory GE.VN.IVO.1313.MT (standard stacked installation)		903 birch	STD floor tile + UPG grout	61, 48, 6
	INSERT OR BORDER	\		\	\	
	WALK-IN SHOWER	Olympia Venus series glazed wall tile 10"x16" ivory GE.VN.IVO.1016 (horizontal stacked installation)		903 birch	STD wall tile + UPG grout	STD, 48, 6
BASEMENT/OTHER BATHROOM	FLOOR	Ceratec Graniser Kafka Bone 13"x13" (standard square installation)		931 standard white	STD floor tile + UPG grout	STD, 48, 5
	WALL	Ceratec Kafka Bone 7.9"x 9.8" (horizontal stacked installation)		931 standard white	STD wall tile + STD wall grout	STD, STD, 5
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

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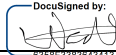


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Purchaser's Signature(s) :

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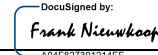


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Date: June 3, 2022


Approved By :

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Date: June 6, 2022

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	20	
LIVING/DINING ROOM	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	20	
FLEX ROOM	N/A			N/A	N/A	
FAMILY ROOM	N/A			N/A	N/A	
GREAT ROOM	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	20	
STUDY	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	21	
REAR HALLWAY	N/A			N/A	N/A	
KITCHEN	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	10, 22	
BREAKFAST AREA/DINETTE	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	22	
MAIN STAIRS TO BEDROOMS	Red Oak Stained - SB 200			UPG	23	
UPPER HALLWAY	Lauzon essential collection engineered expert red oak tradition grade matte Smoky Grey 3 1/8"			UPG	20	
BEDROOM # 2	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD	
BEDROOM # 3	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD	
BEDROOM # 4	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD	
MASTER BEDROOM	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD	
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD	
STAIRS TO BASEMENT	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD, 1	
FINISHED BASEMENT RECREATION ROOM & BEDROOM	Beaulieu Spartacus A4531 - Pampa Beige #16320 + STD Underpad			STD carpet + STD underpad	STD, STD, 1, 2	

Purchaser's Signature(s) :

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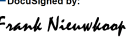
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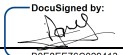
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 6	Civic Address:	700 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Wore Diouf			Model Name/#:	Nash #1030
	Purchaser(s):	Oumar Watt			Closing Date:	28-Mar-23
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Reginox ND1831UA/9 undermount double sink			Stainless Steel	10, 43
	FAUCET + SOAP DISPENSER	Delta Trinsic 9159-AR-DST + Delta RP-1001-AR Soap Dispense			Arctic stainless	10, 44, 47
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
5PC ENSUITE BATHROOM	SINK(S) x2	Standard			White	STD, 6
	VANITY FAUCET(S) x2	Standard			Chrome	STD, 6
	WATER CLOSET	Standard			White	STD, 6
	SHOWER	Standard with Zitta Niche 16" x 12" with the base at approx 45" from the floor and centered on rear wall			White / Clear Glass- Chrome / Stainless Steel	6, 41
	SHOWER FAUCET	Delta Vero shower faucet T17253 + Delta T11853-R11000 + slide bar 57530 + wall elbow50570			Chrome	24, 58, 6
	BATHTUB	Standard			White	STD, 6
	BATHTUB FAUCET	Delta Classic roman tub faucet with handheld T4705			Chrome	6, 62
POWDER ROOM	PEDESTAL	American standard boulevard pedestal			White	34
	SINK FAUCET	Delta Lahara vanity faucet 2538-MPU-DST			Chrome	73
	WATER CLOSET	Standard			White	STD
BASEMENT/OTHER BATHROOM	SINK	Standard			White	STD, 5
	VANITY FAUCET	Standard			Chrome	STD,5
	WATER CLOSET	Standard			White	STD, 5
	SHOWER	Standard			White / Clear Glass- Chrome	STD, 5
	SHOWER FAUCET	Standard			Chrome	STD, 5
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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Valecraft Homes Décor Disclaimers

Lot#: 1 Model:1030 THE NASH ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Wore Diouf and Oumar Watt

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#: 1 Model:1030 THE NASH ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Wore Diouf and Oumar Watt

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#: 1 Model:1030 THE NASH ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Wore Diouf and Oumar Watt

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#: 1 Model:1030 THE NASH ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Wore Diouf and Oumar Watt

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

DocuSigned by:

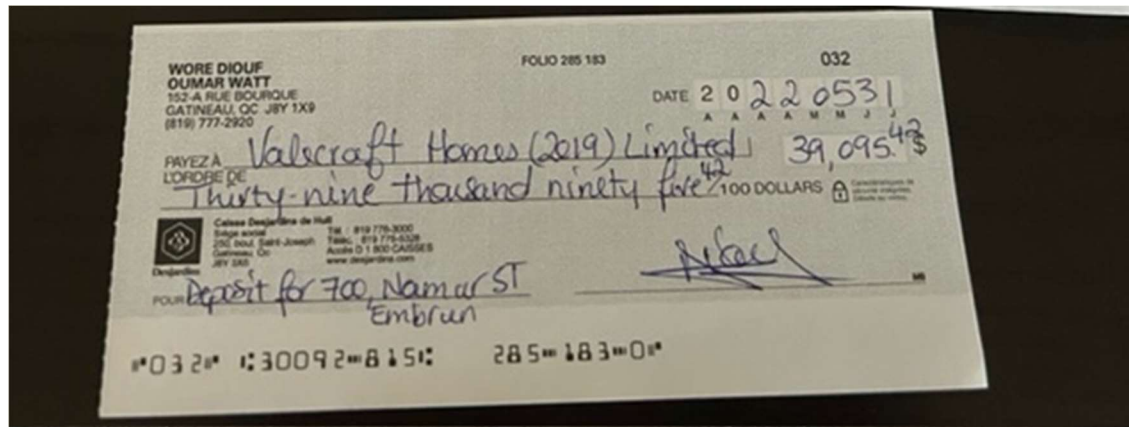
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Date June 3, 2022

Date June 3, 2022





Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 1 - Phase 6
Model: #1030 "A" Rev Nash
Date: June 3, 2022

Purchaser: Wore Diouf
Purchaser: Oumar Watt

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CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 **PURCHASER #1:** Wore Diouf
LOT: 1 - Phase 6 **PURCHASER #2:** Oumar Watt
MODEL: #1030 "A" Rev, Nash **FIRM UP DATE:** April 13, 2022

CLOSING DATE: March 28, 2023

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:

B0E8EE78C029413
PURCHASER'S SIGNATURE

June 3, 2022
DATE

DocuSigned by:

6268F3380643413
PURCHASER'S SIGNATURE

June 3, 2022
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: April 5, 2022 **INTERIOR COLOURS:** June 3, 2022
FIRM UP: April 13, 2022 **EXTERIOR COLOURS (if applicable):** April 13, 2022
BANK LETTER: April 13, 2022 **ORBITAL/S&S/KITCHENCRAFT (if applicable):** June 3, 2022
SOLICITOR INFO: April 13, 2022 **680 & AMENDMENT:** June 3, 2022

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: _____



DocuSigned by:

60AC495FD3924FB...
Sales Consultant's Signature

June 3, 2022
Date

Sales Assistant's Signature

Date

Approved by:
DocuSigned by:

A04F827301214EE...

June 6, 2022
Date