



Welcome to Place St. Thomas

Dear Francis Owens & Wendy Lynn Owens,

RE: Place St. Thomas Phase 7 Lot 4

Please find enclosed your copy of the Agreement of Purchase and Sale, signed and accepted by Valecraft Homes (2019) Limited on **June 30, 2023.**

You now have five (5) business days from **June 30, 2023** to obtain your Lawyer's & Financing approvals.

On or before **July 7, 2023** please book an appointment with the Sales Office to waive your conditions pertaining to Lawyer & Financing. Exterior Colour selections are also required at this time.

Your Multimedia locations & all upgrades up to drywall stage must be completed by **July 28, 2023** maintain the closing date.

Your interior colour selections & all remaining upgrades must be completed by **July 28, 2023** as stated in clause 11 of the Agreement of Purchase and Sale.

Please contact your sales consultant if you have any further questions or concerns at 613-370-0288.

Sincerely,

Lisa Ballard

Valecraft 2019 Homes Sales Department

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Francis Owens & Wendy Lynn Owens
STREET	151 Severn Drive
CITY, PROVINCE	Guelph, Ontario
POSTAL CODE	N1E 7K5
HOME PHONE	519-841-5768
WORK PHONE	519-841-5768
Cell Phone Purchaser (1)	519-841-5768
Cell Phone Purchaser (2)	519-837-1110
CIVIC	890 Cologne Street
AGREEMENT BLOCK#	
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	4
MODEL #	826
ELEVATION	"B"cust.
MODEL NAME	Bradley
ORIENTATION	Rev
DWELLING (MODEL#, ELEV, OPT)	826 "B"cust. Bradley Rev
PHASE	7
PROJECT	PLACE ST. THOMAS 7
SCHEDULES	B1-A, C-1, H, O
PURCHASER OFFER	\$980,000.00
CLOSING DAY	30
CLOSING MONTH, YEAR	January, 2024
CLOSING DATE (MONTH DAY, YEAR)	January 30, 2024
DEPOSIT 1)	5,000
DEPOSIT 2)	20,000
DEPOSIT 3)	25,000
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Leslie J. Kirk
STREET	34 Hawthorne Avenue
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1S 0B1
PHONE	613-238-8006
<u>SCHEDULE T</u>	
PURCHASER 1	Francis Owens
HOME ADDRESS (STREET, CITY, POSTAL CODE)	151 Severn Dr, Guelph, ON N1E 7K5
HOME PHONE	519-841-5768
WORK ADDRESS (STREET, CITY, POSTAL CODE)	151 Severn Dr, Guelph, ON N1E 7K5
WORK PHONE	519-841-5768
OCCUPATION	Self Employed/Sales/Management
ID TYPE	Canada Passport
ID NUMBER	AE900932
BIRTH DATE	January 14, 1968
PURCHASER 2	Wendy Lynn Owens
HOME ADDRESS (STREET, CITY, POSTAL CODE)	151 Severn Dr, Guelph, ON N1E 7K5
HOME PHONE	519-837-1110
WORK ADDRESS (STREET, CITY, POSTAL CODE)	55 Cork St. E Suite 308, Guelph, Ontario N1H 2W8
WORK PHONE	519-837-1110
OCCUPATION	Self Employed / Aesthetician
ID TYPE	Canada Passport
ID NUMBER	AE996594
BIRTH DATE	January 23, 1969
PART OF LOT(S)(singles)	4
PLACE SIGNED	Guelph, ON
SIGNING DAY	30
SIGNING MONTH	June
SIGNING YEAR	2023
SIGNING DATE (MONTH DAY, YEAR)	June 30, 2023
EMAIL ADDRESS (1)	frank.owens@me.com
EMAIL ADDRESS (2)	owenswendy@me.com
DATE: May 2, 2023	

WENDY OWENS
FRANK P OWENS
151 SEVERN DR
GUELPH ON N1E 7K5
TEL: (519) 400-6028

SIGNATURE

066

DATE 2023-05-27
Y Y Y Y M M D D

PAY TO THE
ORDER OF

Valecraft Homes (2019) Ltd \$ 5,000.00

Five thousand

XXX 100 DOLLARS

Security features
insured
Details on back



ROYAL BANK OF CANADA
WILLOW & SILVERCREEK BRANCH
117 SILVERCREEK PKWY. N.
GUELPH, ON N1H 3T2

MEMO

Deposit Lot 4

SIGNATURE

⑈066⑈ ⑈0⑆772⑈003⑈507⑈2⑆2⑈9⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: 4 - Phase 7

Model: #826 "B"cust. Rev

Date: June 28, 2023

Purchaser: Francis Owens

Purchaser: Wendy Lynn Owens

Lisa Ballard

From: Place St Thomas
Sent: June 29, 2023 10:04 AM
To: Alex Beckett
Cc: Lisa Ballard
Subject: Fwd: Elevation

The client confirmed option #1. Email below.

Adam Bowman
New Home Sales Consultant

944 Lucerne Dr., Embrun ON K0A 1W0
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.

Begin forwarded message:

From: Frank Owens <frank.owens@me.com>
Date: Jun 29, 2023 at 9:54 AM
To: Place St Thomas <place-st-thomas@valecraft.com>
Subject: Re: Elevation

Option #1. I already figured this is what it would be like as extra support would be needed to run the brick over the roof peak on the bump out. I also prefer the look.

Thanks,

Frank

On Jun 29, 2023, at 9:19 AM, Place St Thomas <place-st-thomas@valecraft.com> wrote:

Morning Frank,

My head office has created two elevation options. The first one is based on our sketch & is included in your purchase price.

The 2nd one is available but will have an additional cost of \$2400.00

Let me know which option you prefer & we'll include in in your agreement.

Thanks!
Adam

Adam Bowman
New Home Sales Consultant

944 Lucerne Dr., Embrun ON K0A 1W0
tel (613) 370-0288 | fax (613) 370-0311
valecraft.com

Confidentiality Note: This email may contain confidential and/or private information. If you received this email in error please delete and notify sender.
<Lot 4 - elevation options.pdf>

MyHome

BuilderLink



Information about the Critical Dates Calculator

To complete the first page of the Addendum, which is a Statement of Critical Dates, the first step is to select the appropriate type of sales transaction:

- Freehold Firm
- Freehold Tentative
- Condominium Firm
- Condominium Tentative

Once you have made this selection, in the table below, a new field will appear where you will enter the first Critical Date. Depending on the type of sales transaction, this Critical Date will be one of the following: the First Tentative Closing Date; the Firm Closing Date; the First Tentative Occupancy Date; or the Firm Occupancy Date. For condominiums, you will also enter the Outside Occupancy Date.

Please note that all Closing or Occupancy Dates must be on a business day.

Enter the first Critical Date by clicking on the calendar icon once it has appeared below. After you have selected this date, all of the remaining Critical Dates needed to complete the Statement of Critical Dates document will automatically be determined.

Type of Transaction

Freehold Firm	+
Freehold Tentative	—

Enter Tentative Closing Date

January 30, 2024

Freehold Tentative - Critical Dates

First Tentative Date

January 30, 2024

Second Tentative Date

May 29, 2024

Firm Closing Date

September 26, 2024

MyHome

BuilderLink



Notice to set Firm Closing Date

February 29, 2024

Purchaser’s Termination Period

End of Purchaser’s Termination Period

June 30, 2025

To generate and download and/or print a Statement of Critical Dates, choose one of the following:

Download Statement - Freehold Home

Download Statement - POTL

? [What is a POTL?](#)

Condominium Firm



Condominium Tentative



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Subscribe



Contact Us

Section C – Housing and application Type

Type of housing (tick one box)

☒ House (including condominium unit)

☐ Mobile home (including modular home)

☐ Floating home

☐ Bed and breakfast

☐ Duplex

Application Type (tick one box). See Guide RC4028, *GST/HST New Housing Rebate*, to verify that you meet the conditions to claim the rebate. In all cases the builder or co-op must complete Section D.

Rebate applications filed by the builder – Where the builder pays the amount of the rebate directly to you or credits it against the total amount payable for a new house (including a mobile home or a floating home). Give the completed application to your builder.

1A

☒

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 1A if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 1B in this case.) Complete Part I of Section F to calculate the rebate.

1B

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 1B if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 1A in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate.

Rebate applications you file directly with us – Where we pay the rebate directly to you for a new house (including a mobile home or a floating home).

2

☐

When you buy both the house and land from the same builder or you buy a mobile home. (Do not tick Type 2 if you bought a mobile home and you lease land that is not a site in a residential trailer park from the vendor of the home. Tick Type 5 in this case.) Complete Part I of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

3

☐

When you buy a share of the capital stock of a co-op. Complete Part III of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments.

5

☐

When you buy a house and lease the land from the same builder. (Do not tick Type 5 if you bought a mobile home from a vendor that also leases to you a site in a residential trailer park. Tick Type 2 in this case.) The lease must provide you with an option to buy the land, or must be for a term of at least 20 years. Complete Part II of Section F to calculate the rebate. Attach a copy of your Statement of Adjustments (or invoice in the case of a mobile home).

Section D – Builder or co-op information

Builder's or co-op's legal name

Valecraft Homes (2019) Limited

Business number (if applicable)

721010718RT0001

Address (Unit No. – Street No. Street name, PO Box, RR)

210-1455 Youville Dr.

City

Orleans

Province/Territory/State

Ontario

Postal/ZIP code

K1C 6Z7

Country

Canada

Telephone number

613-837-1104

Extension

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house?

☐ Yes

☐ No

If yes, the builder has to send this completed form, including any applicable provincial rebate schedule, to us. For more information and instructions, see page 4.

For Type 1A or 1B, enter the reporting period covered by the GST/HST return in which a deduction is taken by the builder. The builder must take the deduction in the reporting period during which the amount of the rebate is paid or credited to the purchaser.

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official

Name (print)

Year

Month

Day

Section E – Claimant's Certification

I certify that the information given in this application, including any accompanying provincial rebate schedule and all supporting documents, is, to the best of my knowledge, true, correct, and complete in every respect. I have not previously claimed the "Total rebate amount," or any part of that amount, and I am eligible to claim this total rebate amount. I am not filing a second time for additional work or extras done on the house. I also certify that the house is my, or one of my relation's, primary residence and is not intended as a rental property.

DocuSigned by:

Signature of the claimant

Francis Owens

DocuSigned by:

Name (print)

Francis Owens & Wendy Lynn Owens

Year

Month

Day

2

0

2

3

0

6

3

0

Page 2

Protected B when completed

Section F – Rebate calculation (complete only one of Parts I, II, or III, whichever applies)

You are **not** entitled to claim a GST/HST new housing rebate for some of the GST or federal part of the HST and you **do not complete** Section F if any of the following apply to you:

- your application type is 1A or 2 and the purchase price of the house is \$450,000 or more;
- your application type is 1B or 5 and the fair market value of the house (building and land) when possession was transferred to you was \$517,500 or more (in some cases a lower value may apply to restrict the rebate); or
- your application type is 3 and the total amount paid for the share in the co-op is \$517,500 or more (in some cases a lower value may apply to restrict the rebate).

If the above situations **do not apply** and you meet all of the other GST/HST new housing rebate conditions, you may be entitled to claim a GST/HST new housing rebate. Complete Section F. You will need to complete Form RC7190-WS, *GST190 Calculation Worksheet*, to calculate the amounts you have to enter in Section F.

Note

If you paid the HST on your purchase of a house located in a province that offers a provincial new housing rebate, you may be entitled to claim a rebate for some of the provincial part of the HST you paid on the purchase. A provincial new housing rebate may be available even if a GST/HST new housing rebate is not. For more information, see the appropriate provincial rebate schedule.

Part I – Rebate calculation for Application Type 1A or 2

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)

Enter the purchase price of the house (**do not include** GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)

GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.

Total rebate amount including any provincial rebate (line C plus line D).

Part II – Rebate calculation for Application Type 1B or 5

Total purchase price for the house (**do not include** amounts for the lease of the land or the option to purchase the land).

Fair market value of the house (including the land and the building) when possession was transferred to you.

GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.

Total rebate amount including any provincial rebate (line H plus line I).

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)

GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).

Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.

Total rebate amount including any provincial rebate (line L plus line M).

Section G – Direct deposit request (complete only if you are filing a Type 2, 3, or 5 rebate application)

To have your refund deposited directly into your bank account, complete the information area below or attach a blank cheque with the information encoded on it and "VOID" written across the front.

Branch number

Institution number

Account number

Name of the account holder

Personal information is collected under the *Excise Tax Act* to administer tax, rebates, and elections. It may also be used for any purpose related to the administration or enforcement of the Act such as audit, compliance and the payment of debts owed to the Crown. It may be shared or verified with other federal, provincial/territorial government institutions to the extent authorized by law. Failure to provide this information may result in interest payable, penalties or other actions. Under the *Privacy Act*, individuals have the right to access their personal information and request correction if there are errors or omissions. Refer to Info Source at canada.ca/cra-info-source. Personal Information Bank CRA PPIJ 241.

General information

Who should complete this form?

Use this form to claim your new housing rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). The house must be the primary place of residence for you or a relation. If more than one individual owns the house or share, only one individual can claim the rebate. Partnerships (even if all the partners are individuals) and corporations that buy new houses are not entitled to claim this rebate. An individual cannot claim this rebate if a partnership or a corporation is also an owner of the house.

Do not use this form if you built or substantially renovated your house or hired someone to do so. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*.

If you purchased this house as a rental property, use *Form GST524, GST/HST New Residential Rental Property Rebate Application*.

For more information on the conditions that apply for each rebate type, see Guide RC4028, *GST/HST New Housing Rebate*.

If the application is signed by someone other than the claimant, you must attach a properly executed power of attorney to this form.

If your house is located in a province that offers a provincial new housing rebate for some of the provincial part of the HST and you qualify for that rebate, you also need to complete the appropriate provincial rebate schedule to claim the provincial new housing rebate.

Note

If you previously purchased a new house and received a new housing rebate you were assigned a business number for tracking purposes (nine digits followed by RT0001). Use the same number for this application.

Documentation required

If your application type is 2, 3, or 5 in Section C, you must send us this form along with the following documents:

- a copy of the statement of adjustments; and
- for a mobile home, a copy of the invoice.

Note

You are not required to submit proof of occupancy with your application. However, you may be asked to provide proof of occupancy later.

Do not send us the agreements for the purchase of your house. Keep them for six years in case we ask to see them.

Note

If you choose not to file your application online when claiming a Type 1A or 1B rebate, you must send us a copy of this form. Do not send supporting documents with this form when claiming either of these rebates, but keep them in case we ask to see them later.

When should I file my claim?

Generally, you have two years from the date ownership of the house is transferred to you to claim the rebate.

Where do I send this form?

For an individual claiming this rebate, use the chart below to identify the correct tax centre to send your completed form and any applicable provincial rebate schedule.

If you are a builder and choose **not** to file your application online, use the following chart to find out to which tax centre to send your completed form.

If you are:	Send your form to:
<ul style="list-style-type: none">• an individual, and the property is located in one of the areas indicated below; OR• a builder located in one of the areas indicated below, and you have filed your GST/HST return online. Areas: Sudbury/Nickel Belt, Toronto Centre, Toronto East, Toronto West, Toronto North, or Barrie.	Sudbury Tax Centre 1050 Notre Dame Avenue Sudbury ON P3A 5C1
<ul style="list-style-type: none">• an individual, and the property is located anywhere in Canada, other than the areas mentioned above; OR• a builder located anywhere in Canada, other than the areas mentioned above, and you have filed your GST/HST return online.	Prince Edward Island Tax Centre 275 Pope Road Summerside PE C1N 6A2
<ul style="list-style-type: none">• a builder who is eligible to file a paper GST/HST return. (In addition to your completed form and any applicable provincial rebate schedule, you have to send your return in which you claimed a deduction.)	The tax centre indicated on your return.

Note

If you are a builder and choose to file your application online, do **not** send us this form.

Definition

House – for this rebate, includes a single family home, a residential condominium unit, a duplex, a mobile home, and a floating home. It also includes a bed and breakfast if more than 50% of the house is your primary place of residence. Otherwise, only the part that is your primary place of residence is a house for purposes of this rebate.

What if you need help?

For more information, see Guide RC4028, *GST/HST New Housing Rebate*, go to canada.ca/gst-hst, or call 1-800-959-5525.

Forms and publications

To get our forms and publications, go to canada.ca/gst-hst-pub.

Feb (end)

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 29-Jun-23 8:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
1	1	- CUSTOM EXTERIOR ELEVATION - AS PER SKETCH	\$ 7,625.00
41342	Note:	- As per Schedule H dated June 29, 2023 - See item #2 (exterior railing) - See item #4 (garage extension)	Each
2	1	- SUPPLY & INSTALL EXTERIOR RAILING ON FRONT PORCH	\$ 1,485.00
41343	Note:	- As per Schedule H dated June 29, 2023 - See item #1 (custom exterior elevation) - Railing colour to be confirmed with exterior colour package selection	Each
3	1	- HOME TO BE BUILT ON LOT WITH GARAGE PLACED PARALLEL TO LOT LINE	\$0.00
41344	Note:	- See Preliminary Site Plan Sketch dated June 29, 2023	Each
4	1	- GARAGE - GARAGE WIDTH EXTENDED TO APPROXIMATELY 3 FEET	\$ 15,285.00
41345	Note:	- As per Schedule H dated June 29, 2023 - See item #1 (custom exterior elevation)	Each
5	1	- MUDROOM - MAIN FLOOR REDESIGN AS PER SKETCH - INTERIOR GARAGE DOOR RELOCATED TO REAR WALL ADJACENT TO DEN - DEN REDISIGNED AS MUDROOM - INCLUDES BUILDERS STANDARD CERAMIC FLOOR TILE IN LIEU OF CARPET- DOUBLE SWING DOORS REPLACED WITH SINGLE STANDARD INTERIOR DOOR	\$ 1,975.00
41346	Note:	- As per Schedule H dated June 29, 2023	Each
6	1	- KITCHEN/DINETTE - CUSTOM OPTIONAL KITCHEN LAYOUT #2 - LEVEL 2 CABINETRY - AS PER SKETCH	\$ 42,136.00
41347	Note:	- As per Kitchen Sketch dated June 29, 2023 - As per Schedule H dated June 29, 2023 - Includes all drawers, extensions, UPC and modifications (same as Model Home at PST5 Lot 8) - Includes standard quartz countertop including island with breakfast bar (approx. 4' x 10') - Level 2 Cabinetry (colour & style to be confirmed at design appointment)	Each
7	1	- 2ND FLOOR REDESIGN - AS PER SKETCH	\$ 2,025.00
41348	Note:	- As per Schedule H dated June 29, 2023 - Main Bathroom tub relocated to Bedroom #2 closet - Bedroom 3 approx. 11'-1" x 17'4" - Bedroom #2 becomes walk-in closet for master bedroom (approx. 11'2" x 8'10") - Ensuite bathroom increased by approx 1 ft - Windows adjusted as per 2 foot modification	Each
8	1	- ENSUITE BATH - CUSTOM 5 PIECE ENSUITE BATHROOM - INCLUDES DOUBLE VANITY, WALK-IN SHOWER WITH PIVOT DOOR & GLASS SIDE PANEL, TOILET, BIDET AND LINEN CLOSET - AS PER SKETCH	\$ 15,275.00
41358	Note:	- As per Schedule H dated June 29, 2023 - Includes builders standard level cabinetry & quartz countertop - See item #7 (2nd floor redesign)	Each
9	1	- GREAT ROOM - FIREPLACE BUMPED INTO GREAT ROOM APPROX. 6IN - DRYWALL FRAMING EXTENDS FROM FLOOR TO 2ND STOREY CEILING - INCLUDES DELETION OF 2ND STOREY WINDOW	\$ 1,065.00
41361	Note:	- As per Schedule H dated June 29, 2023 - See item #10 (linear fireplace) - See item #11 (fireplace raised 18") - See item #12 (fan kit)	Each

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 29-Jun-23 8:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
10		1 - GREAT ROOM - LINEAR ASCENT BL36 WITH 4-SIDED BLACK TRIM KIT TOPAZ CRISTALINE EMBER BED - IN LIEU OF STANDARD	\$ 930.00
41362	Note:	- See item #9 (great room fireplace) - See item #11 (fireplace raised 18") - See item #12 (fan kit)	Each
11		1 - GREAT ROOM - RAISE FIREPLACE - BASE APPROXIMATELY 18IN FROM FLOOR	\$ 125.00
41363	Note:	- See item #9 (great room fireplace) - See item #10 (linear fireplace) - See item #12 (fan kit)	Each
*12 384		1 - GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 415.00
41365	Note:	- See item #9 (great room fireplace) - See item #10 (linear fireplace) - See item #11 (fireplace raised 18")	Each
13		1 - BASEMENT - OPEN FINISHED STAIRCASE TO BASEMENT - INCLUDES BUILDERS STANDARD RAILING ON THE FIRST FLOOR (GREAT ROOM), COMPLETE WITH NOSING AND SELF-SUPPORTING STRINGER ON MAIN UPPER STAIRCASE.	\$ 5,360.00
41366	Note:	- As per Schedule H dated June 29, 2023 - See item #25 (railing upgrade)	Each
14		1 - BASEMENT - CUSTOM BASEMENT RECROOM - AS PER SKETCH	\$ 26,750.00
41359	Note:	- As per Schedule H dated June 29, 2023 - Includes double doors - Includes builders standard carpet - See item #22 (torlys flooring)	Each
15		1 - BASEMENT BATHROOM - SUPPLY & INSTALL 3 PIECE BASEMENT BATHROOM - INCLUDES STANDARD WALK-IN SHOWER C/W SHOWER DOOR	\$ 14,513.00
41360	Note:	- As per Schedule H dated June 29, 2023	Each
16		1 - - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 6-1/4" STAINED HARDWOOD ON LANDING	\$ 6,348.00
41368	Note:	- As per Schedule H dated June 29, 2023 - See item #25 (railing upgrade)	Each
17		1 - BASEMENT - STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 6-1/4" STAINED HARDWOOD ON LANDING (IF APPLICABLE)	\$ 6,625.00
41369	Note:	- As per Schedule H dated June 29, 2023 - See item #13 (open finished basement staircase) - See item #25 (railing upgrade)	Each
18		1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS	\$ 8,080.00
41370	Note:	- As per Schedule H dated June 29, 2023 - Standard areas include great room, dining room, main floor hallway & upper hallway (Den not included)	Each
19		1 - KITCHEN/DINETTE - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN / DINETTE	\$ 2,893.00
41371	Note:	- As per Schedule H dated June 29, 2023 - Includes kitchen & dinette	Each

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens		Printed: 29-Jun-23 8:12 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
20		1 - MASTER BEDROOM - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - MASTER BEDROOM	Each
41372		Note: - As per Schedule H dated June 29, 2023 ✓ - See item #7 (2nd floor redesign) ✓ - Includes custom walk-in closet (previous bedroom #2) ✓	
21		1 - BEDROOM 3 - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - BEDROOM 3	Each
41373		Note: - As per Schedule H dated June 29, 2023 ✓ - See item #7 (2nd floor redesign) ✓	
22		1 - BASEMENT - FLOORING - TORLYS EVERWOOD DESIGNER (5/16" x 7" x 72" PLANK) - CUSTOM BASEMENT HALLWAY & RECROOM	Each
41374		Note: - As per Schedule H dated June 29, 2023 ✓ - See item #14 (custom basement recroom and hallway) ✓ - Colour to be confirmed at design appointment ✓	
23		1 - - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - ALL AREAS - .	Each
234			
41375		Note: - Includes all modifications including basement, main floor & 2nd level. ✓	
24		1 - - INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - ALL AREAS - .	Each
225			
41376		- finish to be selected to interior colours. ✓ Note: - Includes all modifications including basement, main floor & 2nd level ✓ - Includes interior of Garage door and front door ✓	
25		1 - - OAK MODERN 3" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	Each
41377		Note: - As per Schedule H dated June 29, 2023 ✓ - Railing throughout ✓ - Beveled oak posts (standard) ✓ - See item #13 (open finished basement staircase in great room) ✓	
26		1 - - MODERN TRIM PACKAGE - 239 BASEBOARD AND 113 CASING	Each
41378		Note: - Includes custom finished basement recroom and bathroom. ✓ - See item #14 (custom basement recroom) ✓ - See item #15 (basement bathroom) ✓	
*27		1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINetry TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	Each
870			
41379		Note: - As per Kitchen sketch dated June 29, 2023 ✓ - See item #6 (custom kitchen layout 2) ✓ - 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. ✓	
*28		1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE	Each
100026			
41380		Note: - As per Schedule H dated June 29, 2023 ✓ - Locations Are Approximate & Must Be Compliant With All Applicable Codes. ✓	
*29		1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION	Each
617			
41381		Note: - As per Kitchen sketch dated June 29, 2023 ✓ - Se item #6 (custom kitchen layout 2) ✓	

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens		Printed: 29-Jun-23 8:12 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
INTERNAL USE			
30	1	MUDROOM - SUPPLY & INSTALL HOT & COLD WATER TAP ROUGH-IN	\$ 533.00
41382	Note:	- As per Schedule H dated June 29, 2023 ✓ - See item #5 (main floor redesign)	Each
*31	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN	*\$ 1,100.00
111280	STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS		Each
41383	Note:	- As per Kitchen sketch dated June 29, 2023 ✓ - See item #6 (custom kitchen layout 2) - Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department ✓	
32	1	POWDER ROOM - BATHROOM - AMERICAN STANDARD BOULEVARD PEDESTAL SINK	\$ 639.00
662	0641	1 hole ? → I would assume.	Each
41384	Note:	- As per Schedule H dated June 29, 2023	
*33	4	TOILET - AMERICAN STANDARD STUDIO W/ CLOSED TRAP 2795 004 & SOFT CLOSE SEAT	*\$ 3,920.00
695			
41385	Note:	- Includes powder room (x1), main bathroom (x1), ensuite bathroom (x1) & basement bathroom (x1)	
34	1	ENSUITE BATH - ADJUST PLUMBING FOR CUSTOM VANITY (RAISED ON FEET) IN 5PC MASTER BEDROOM ENSUITE BATHROOM	\$ 150.00
41387	Note:	- See Vanity sketch dated June 29, 2023 ✓ - See item #8 (custom 5pc ensuite) ✓ - See item #7 (2nd floor redesign) ✓ - See item #35 (custom vanity) ✓	Each
35	1	ENSUITE BATH - UPGRADE 5PC ENSUITE BATHROOM VANITY TO CUSTOM VANITY (VANITY WITH FEET) INCLUDING BANK OF DRAWERS - LEVEL 2 CABINETRY	\$ 150.00
41388	Note:	- See Vanity sketch dated June 29, 2023 ✓ - See item #8 (custom 5pc ensuite) ✓ - See item #7 (2nd floor redesign) ✓ - See item #34 (adjusted plumbing) ✓ - Level 2 cabinetry colour & style to be confirmed at design appointment ✓ Bank of drawers to be located which end?	Each
36	1	MAIN BATHROOM - LEVEL 2 CABINETRY - SINGLE VANITY	\$ 448.00
41389	Note:	- As per Schedule H dated June 29, 2023 ✓ - See item #7 (2nd floor redesign) ✓ - Level 2 cabinetry style & colour to be confirmed at design appointment ✓	Each
37	1	LAUNDRY ROOM - SUPPLY & INSTALL CUSTOM UPPER CABINETRY & IRONING BOARD STORAGE IN LAUNDRY ROOM - LEVEL 2 CABINETRY	\$ 5,040.00
41390	Note:	- As per Schedule H dated June 29, 2023 ✓ - As per Laundry Room Cabinetry sketch dated June 28, 2023 ✓ - Level 2 cabinetry colour & style to be confirmed at design appointment ✓	Each
38	1	LAUNDRY ROOM - STANDARD QUARTZ COUNTERTOP INSTALLED OVER LAUNDRY - AS PER SKETCH	\$ 1,070.00
41401	Note:	- Edge to be determined @ cabov apppt. ✓ - As per Schedule H dated June 29, 2023 ✓ - As per Laundry Room Cabinetry sketch dated June 28, 2023 ✓ - See item #37 (custom laundry room cabinetry) ✓	Each
39	1	KITCHEN - KITCHEN SINK - BLANCO SILGRANITE - DIAMOND SUPER SINGLE	\$ 533.00
41391	Note:	- Single bowl undermount blanco sink ✓ - Stain to be confirmed at design appointment ✓ Finish	Each

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 29-Jun-23 8:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
*40 646 41392	1	KITCHEN - KITCHEN FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN Note:	*\$ 784.00 Each
41 159 41394	1	FOYER - TILE - FLOOR - UPGRADE - EMERALD -- FOYER (1) - EMERALD Note: - As per Schedule H dated June 29, 2023 - Tile to be confirmed at design appointment. *** INCLUDES POWDER ROOM ***	\$ 2,285.00 Each
42 159 41395	1	POWDER ROOM - TILE - FLOOR - UPGRADE - EMERALD -- POWDER ROOM (3) - EMERALD Note: - As per Schedule H dated June 29, 2023 - See item #41 (foyer & powder room tile) - Tile to be confirmed at design appointment	\$ 0.00 Each
43 158 41396	1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - DIAMOND -- MAIN BATHROOM (18) - DIAMOND Note: - As per Schedule H dated June 29, 2023 - See item #7 (2nd floor redesign) - Tile to be confirmed at design appointment	\$ 1,525.00 Each
44 159 41397	1	MUDROOM - TILE - FLOOR - UPGRADE - EMERALD -- STUDY (10B) - EMERALD Note: - As per Schedule H dated June 29, 2023 - See item #5 (custom mudroom - previous study) - Tile to be confirmed at design appointment	\$ 3,199.00 Each
*45 9 41398	*1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD -- ENSUITE BATHROOM OPTIONAL - GOLD Note: - As per Schedule H dated June 29, 2023 - See item #7 (2nd floor redesign) - See item #8 (custom 5pc ensuite) - Tile to be confirmed at design appointment	*\$ 1,225.00 Each
46 41399	1	BASEMENT BATHROOM - TILE - FLOOR - UPGRADE - GOLD -- BASEMENT BATHROOM Note: - As per Schedule H dated June 29, 2023 - See item #15 (basement bathroom) - Tile to be confirmed at design appointment	\$ 441.00 Each
47 1000 41400	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE (WALLS ONLY, DOES NOT INCLUDE DOORS AND OR TRIM) Note: - Paint colour to be confirmed at design appointment	\$ 1,065.00 Each
48 41402	1	KITCHEN/DINETTE - UPGRADE TO QUARTZ LEVEL 5 COUNTERTOP INCLUDING EXTENDED ISLAND & BREAKFAST BAR Note: - As per Schedule H dated June 29, 2023 - As per Kitchen Sketch dated June 29, 2023 - See item #6 (custom optional kitchen layout 2) - Countertop colour to be confirmed at design appointment	\$ 12,461.00 Each
49 41403	1	MAIN BATHROOM - UPGRADE TO QUARTZ LEVEL 3 COUNTERTOP - SINGLE VANITY Note: - As per Schedule H dated June 29, 2023 - See item #7 (2nd floor redesign) - Countertop colour to be confirmed at design appointment	\$ 426.00 Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-5

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 29-Jun-23 8:12 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	QTY	EXTRA / CHANGE	PRICE
50	1	ENSUITE BATH - UPGRADE TO QUARTZ LEVEL 3 COUNTERTOP - DOUBLE VANITY	\$ 1,534.00
41404	Note:	- As per Schedule H dated June 29, 2023 - See item #7 (2nd floor redesign) - See item #8 (custom 5pc ensuite) - Countertop colour to be confirmed at design appointment	Each
51	1	GREAT ROOM - FIREPLACE - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - 2 STOREY - HORIZONTAL 1/2 BRICK PATTERN	\$ 9,750.00
41405	Note:	- Tile installed on face & returns - floor to ceiling - See item #9 (fireplace bumped into great room 6") - See item #10 (linear fireplace) - See item #11 (fireplace raised approx. 18") - Quote level tile "Ceratec sichenia pave wall dolmen 1124 bianco 4.3"x17.7" (to be confirmed at design appointment)	Each
52	1	SERVICE UPGRADE - 100AMP SERVICE TO 200 AMP 84 CIRCUIT PANEL B2B SERVICE	\$ 1,896.00
41406	Note:		Each
53	1	GARAGE - SUPPLY & INSTALL ELECTRIC CAR CHARGING ROUGH-IN IN GARAGE.	\$ 1,093.00
41407	Note:	- Location to be confirmed on Electrical quote & sketch - Includes 50 amp plug with conduit to the Electrical panel	Each
54	1	KITCHEN/DINETTE - SUPPLY AND INSTALL PUCK LIGHT C/W FALSE BOTTOM IN CUSTOM KITCHEN LAYOUT 2 WITH OPTIONAL - TOTAL OF 9 PUCK LIGHT C/W SWITCH	\$ 2,863.00
41408	Note:	- As per Kitchen Sketch dated June 29, 2023	Each
*55 863	1	GREAT ROOM - POT LIGHT - QTY 6 X 4IN LED WHITE SLIM LINE POT LIGHT, 2-STOREY APPLICATION	* \$ 2,842.00
41410	Note:	- Location to be confirmed with S&S Electric quote & sketch *** INCLUDES SWITCH ***	Each
*56 326	1	POT LIGHT - QTY 4 X 4IN LED WHITE SLIM LINE POT LIGHT	* \$ 1,408.00
41411	Note:	- Location to be confirmed with S&S Electric quote & sketch *** DINING ROOM INCLUDES SWITCH ***	Each
*57 328	1	KITCHEN/DINETTE - POT LIGHT - QTY 6 X 4IN LED WHITE SLIM LINE POT LIGHT	* \$ 2,036.00
41412	Note:	- Location to be confirmed with S&S Electric quote & sketch *** INCLUDES SWITCH ***	Each
*58 341	1	REINFORCE OUTLET FOR HEAVY FIXTURE/FAN.	* \$ 135.00
41413	Note:	- Location to be confirmed with S&S Electric quote & sketch	Each
*59 313	1	DECORA PLUG 15AMP	* \$ 199.00
41414	Note:	- Location to be confirmed with S&S Electric quote & sketch	Each

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-6

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Francis Owens and Wendy Lynn Owens

Printed: 29-Jun-23 8:12 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*60 315	1	- DECORA SEPARATE CIRCUIT PLUG 120V/15A	* \$ 394.00	Each
41415		Note: - Location to be confirmed with S&S Electric quote & sketch		
*61 316	1	- DECORA SINGLE POLE SWITCH OUTLET	* \$ 154.00	Each
41416		Note: - Location to be confirmed with S&S Electric quote & sketch		
*62 317	1	- DECORA SOFFIT PLUG W/SWITCH FOR HOLIDAY LIGHTS	* \$ 464.00	Each
41417		Note: - Location to be confirmed with S&S Electric quote & sketch		
*63 113366	1	- GARAGE - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	* \$ 1,035.00	Each
41418		Note: - As per Schedule H dated June 29, 2023 - See item #4 (garage extension) - See item #64 & #65 (key pad & remote) - Not available through retail outlets/professionally installed to MNF Specs		
*64 1013	1	- GARAGE - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	* \$ 98.00	Each
41419		Note: - As per Schedule H dated June 29, 2023 - See item #4 (garage extension) - See item #63 (garage door opener) - See item #65 (extra remote)		
*65 1012	1	- GARAGE - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	* \$ 83.00	Each
41420		Note: - See item #63 (garage door opener) - See item #64 (key pad)		

Sub Total	\$267,138.00
HST	\$0.00
Total	\$267,138.00

Payment Summary

Paid By

Amount

Total Payment:

Vendor Initials: Purchaser Initials:

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-7

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Francis Owens and Wendy Lynn Owens

Printed: 29-Jun-23 8:12 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Francis Owens

29-Jun-23

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Wendy Lynn Owens

29-Jun-23

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 20-Jun-23 7:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
1	1 - - CUSTOM EXTERIOR ELEVATION - AS PER SKETCH	\$ 7,625.00	Each
41342	Note: - As per Schedule H dated June 21, 2023 - See item #2 (exterior railing)		

Quote Line			
2	1 - - SUPPLY & INSTALL EXTERIOR RAILING ON FRONT PORCH	\$ 1,485.00	Each
41343	Note: - As per Schedule H dated June 21, 2023 - See item #1 (custom exterior elevation) - Railing colour to be confirmed with exterior colour package selection		

3	1 - - HOME TO BE BUILT ON LOT WITH GARAGE PLACED PARALLEL TO LOT LINE		Each
41344	Note: - See Preliminary Site Plan Sketch dated June 21, 2023		

Quote Line			
4	1 - <i>GARAGE</i> - GARAGE WIDTH EXTENDED TO APPROXIMATELY 3 FEET	\$ 15,285.00	Each
41345	Note: - As per Schedule H dated June 21, 2023		

Quote Line			
5	1 - <i>MUDROOM</i> - MAIN FLOOR REDESIGN AS PER SKETCH - INTERIOR GARAGE DOOR RELOCATED TO REAR WALL ADJACENT TO DEN - DEN REDESIGNED AS MUDROOM - INCLUDES BUILDERS STANDARD CERAMIC FLOOR TILE IN LIEU OF CARPET- DOUBLE SWING DOORS REPLACED WITH SINGLE STANDARD INTERIOR DOOR	\$ 1,975.00	Each
41346	Note: - As per Schedule H dated June 21, 2023		

Quote Line			
6	1 - <i>KITCHEN/DINETTE</i> - CUSTOM OPTIONAL KITCHEN LAYOUT #2 - LEVEL 2 CABINETRY - AS PER SKETCH	\$ 42,136.00	Each
41347	Note: - As per Kitchen Sketch dated June 21, 2023 - As per Schedule H dated June 21, 2023 - Includes all drawers, extensions, UPC and modifications (same as Model Home at PST5 Lot 8) - Includes standard quartz countertop including island with breakfast bar (approx. 4' x 10') - Level 2 Cabinetry (colour & style to be confirmed at design appointment)		

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens		Printed: 20-Jun-23 7:26 am	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
7	1 - - 2ND FLOOR REDESIGN - AS PER SKETCH	\$ 2,025.00	Each
41348	Note: - As per Schedule H dated June 21, 2023 - Main Bathroom tub relocated to Bedroom #2 closet - Bedroom 3 approx. 11'-1" x 17'4" - Bedroom #2 becomes walk-in closet for master bedroom (approx. 11'2" x 8'10") - Ensuite bathroom increased by approx 1ft - Windows adjusted as per 2 foot modification		

Quote Line			
8	1 - ENSUITE BATH - CUSTOM 5 PIECE ENSUITE BATHROOM - INCLUDES DOUBLE VANITY, WALK-IN SHOWER WITH PIVOT DOOR & GLASS SIDE PANEL, TOILET, BIDET AND LINEN CLOSET - AS PER SKETCH	\$ 15,275.00	Each
41358	Note: - As per Schedule H dated June 21, 2023 - Includes builders standard level cabinetry & quartz countertop		

Quote Line			
9	1 - GREAT ROOM - FIREPLACE BUMPED INTO GREAT ROOM APPROX. 6IN - DRYWALL FRAMING EXTENDS FROM FLOOR TO 2ND STOREY CEILING - INCLUDES DELETION OF 2ND STOREY WINDOW	\$ 1,065.00	Each
41361	Note: - As per Schedule H dated June 21, 2023		

Quote Line			
10	1 - GREAT ROOM - LINEAR ASCENT BL36 WITH 4-SIDED BLACK TRIM KIT TOPAZ CRISTALINE EMBER BED - IN LIEU OF STANDARD	\$ 930.00	Each
41362	Note: - As per Schedule H dated June 21, 2023 - See item #9 (great room fireplace)		

Quote Line			
11	1 - GREAT ROOM - RAISE FIREPLACE - BASE APPROXIMATELY 18IN FROM FLOOR	\$ 125.00	Each
41363	Note: - See item #9 (great room fireplace)		

*12	1 - GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 415.00	Each
384			
41365	Note: - See item #9 (great room fireplace)		

Quote Line			
13	1 - BASEMENT - OPEN FINISHED STAIRCASE TO BASEMENT - INCLUDES BUILDERS STANDARD RAILING ON THE FIRST FLOOR (GREAT ROOM), COMPLETE WITH NOSING AND SELF-SUPPORTING STRINGER ON MAIN UPPER STAIRCASE.	\$ 5,360.00	Each
41366	Note: - As per Schedule H dated June 21, 2023		

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Francis Owens and Wendy Lynn Owens

Printed: 20-Jun-23 7:26 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24

ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL
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Quote Line

14	1 - BASEMENT - CUSTOM BASEMENT RECROOM - AS PER SKETCH			\$ 26,750.00	Each	
41359	Note: - As per Schedule H dated June 21, 2023 - Includes double doors - Includes builders standard carpet					

Quote Line

15	1 - BASEMENT BATHROOM - SUPPLY & INSTALL 3 PIECE BASEMENT BATHROOM - INCLUDES STANDARD WALK-IN SHOWER C/W SHOWER DOOR			\$ 14,513.00	Each	
41360	Note: - As per Schedule H dated June 21, 2023					

Quote Line

16	1 - - STAIRS - UPPER - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 6-1/4" STAINED HARDWOOD ON LANDING			\$ 6,348.00	Each	
41368	Note: - As per Schedule H dated June 21, 2023					

Quote Line

17	1 - BASEMENT - STAIRS - BASEMENT - OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS C/W 6-1/4" STAINED HARDWOOD ON LANDING (IF APPLICABLE)			\$ 6,625.00	Each	
41369	Note: - As per Schedule H dated June 21, 2023					

Quote Line

18	1 - - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - STANDARD AREAS			\$ 8,080.00	Each	
41370	Note: - As per Schedule H dated June 21, 2023 - Standard areas include great room, dining room, main floor hallway & upper hallway (Den not included)					

Quote Line

19	1 - KITCHEN/DINETTE - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN / DINETTE			\$ 2,893.00	Each	
41371	Note: - As per Schedule H dated June 21, 2023 - Includes kitchen & dinette					

Quote Line

20	1 - MASTER BEDROOM - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - MASTER BEDROOM			\$ 14,327.00	Each	
41372	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom master bedroom) - Includes custom walk-in closet (previous bedroom #2)					

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1,998-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: DB

DATE: June 20/23

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 20-Jun-23 7:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
21	1 - BEDROOM 3 - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - BEDROOM 3	\$ 7,209.00	Each
41373	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom bedroom 3)		

Quote Line			
22	1 - BASEMENT - FLOORING - TORLYS EVERWOOD DESIGNER (5/16" x 7" x 72" PLANK) - CUSTOM BASEMENT HALLWAY & RECROOM	\$ 9,266.00	Each
41374	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom basement recroom and hallway) - Colour to be confirmed at design appointment		

Quote Line			
23 234	1 - - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - ALL AREAS - .	\$ 1,728.00	Each
41375	Note: - Includes all modifications including basement, main floor & 2nd level.		

Quote Line			
24 225	1 - - INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - ALL AREAS - .	\$ 2,889.00	Each
41376	Note: - Includes all modifications including basement, main floor & 2nd level (Includes interior of Garage door and front door)		

Quote Line			
25	1 - - OAK MODERN 3" POSTS, CONTEMPORARY HANDRAILS & WRINKLED BLACK SQUARE METAL SPINDLES	\$ 2,460.00	Each
41377	Note: - As per Schedule H dated June 21, 2023 - Railing throughout - Beveled oak posts - See item #00 (open finished basement staircase in great room)		

Quote Line			
26	1 - - MODERN TRIM PACKAGE - 239 BASEBOARD AND 113 CASING	\$ 4,985.00	Each
41378	Note: - Includes custom finished basement recroom and bathroom.		

*27 870	1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINETRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL	*\$ 873.00	Each
41379	Note: - As per Kitchen sketch dated June 21, 2023 - 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.		

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Francis Owens and Wendy Lynn Owens

Printed: 20-Jun-23 7:26 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE			
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24			
ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL

Quote Line

*28 100026	1 - - GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE			*\$ 980.00	Each
41380	Note: - As per Schedule H dated June 21, 2023 - Locations Are Approximate & Must Be Compliant With All Applicable Codes.				

*29 617	1 - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION			*\$ 533.00	Each
41381	Note:				

Quote Line

30	1 - MUDROOM - SUPPLY & INSTALL HOT & COLD WATER TAP ROUGH-IN			\$ 533.00	Each
41382	Note: - As per Schedule H dated June 21, 2023				

Quote Line

*31 111280	1 - KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS			*\$ 1,100.00	Each
41383	Note: - As per Kitchen Sketch dated June 21, 2023 - Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department				

32 662	1 - POWDER ROOM - BATHROOM - AMERICAN STANDARD BOULEVARD PEDESTAL SINK 0641			\$ 639.00	Each
41384	Note: - As per Schedule H dated June 21, 2023				

Quote Line

*33 695	4 - - TOILET - AMERICAN STANDARD STUDIO W/ CLOSED TRAP 2795 004 & SOFT CLOSE SEAT			*\$ 3,920.00	
41385	Note: - Includes powder room (x1), main bathroom (x1), ensuite bathroom (x1) & basement bathroom (x1)				

Quote Line

34	1 - ENSUITE BATH - ADJUST PLUMBING FOR CUSTOM VANITY (RAISED ON FEET) IN 5PC MASTER BEDROOM ENSUITE BATHROOM			\$ 150.00	Each
41387	Note: - See item #00 (custom 5pc ensuite)				

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman

LOCKED BY:

PE 1.998-5

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CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: 

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 20-Jun-23 7:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
35	1 - <i>ENSUITE BATH</i> - UPGRADE 5PC ENSUITE BATHROOM VANITY TO CUSTOM VANITY (VANITY WITH FEET) INCLUDING BANK OF DRAWERS - LEVEL 2 CABINETRY	\$ 150.00	Each
41388	Note: - See Vanity sketch dated June 21, 2023 - See item #00 (custom 5pc ensuite) - Level 2 cabinetry colour & style to be confirmed at design appointment		

Quote Line			
36	1 - <i>MAIN BATHROOM</i> - LEVEL 2 CABINETRY - SINGLE VANITY	\$ 448.00	Each
41389	Note: - As per Schedule H dated June 21, 2023 - Level 2 cabinetry style & colour to be confirmed at design appointment		

Quote Line			
37	1 - <i>LAUNDRY ROOM</i> - SUPPLY & INSTALL CUSTOM UPPER CABINETRY & IRONING BOARD STORAGE IN LAUNDRY ROOM - LEVEL 2 CABINETRY	\$ 5,040.00	Each
41390	Note: - As per Schedule H dated June 21, 2023 - As per Laundry Room Cabinetry sketch dated June 21, 2023 - Level 2 cabinetry colour & style to be confirmed at design appointment		

Quote Line			
38	1 - <i>LAUNDRY ROOM</i> - STANDARD QUARTZ COUNTERTOP INSTALLED OVER LAUNDRY - AS PER SKETCH	\$ 1,070.00	Each
41401	Note: - As per Schedule H dated June 21, 2023 - As per Laundry Room Cabinetry sketch dated June 21, 2023 - See item #37 (custom laundry room cabinetry)		

Quote Line			
39	1 - <i>KITCHEN</i> - KITCHEN SINK - BLANCO SILGRANITE - DIAMOND SUPER SINGLE	\$ 533.00	Each
41391	Note: - Single bowl undermount blanco sink - Stain to be confirmed at design appointment		

*40 646	1 - <i>KITCHEN</i> - KITCHEN FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN	*\$ 784.00	Each
41392	Note:		

Quote Line			
41 159	1 - <i>FOYER</i> - TILE - FLOOR - UPGRADE - EMERALD -- FOYER (1) - EMERALD	\$ 2,285.00	Each
41394	Note: - As per Schedule H dated June 21, 2023 - Tile to be confirmed at design appointment. *** INCLUDES POWDER ROOM ***		

QUOTE

Place St. Thomas - Phase 7

PURCHASERS: Francis Owens and Wendy Lynn Owens

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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24

ITEM	EXTRA / CHANGE	QTY	UNIT COST	Total COST	UNIT PRICE	TOTAL
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Quote Line

42 159	1 - POWDER ROOM - TILE - FLOOR - UPGRADE - EMERALD -- POWDER ROOM (3) - EMERALD			\$ 0.00	Each
41395	Note: - See item #41 (foyer & powder room tile) - Tile to be confirmed at design appointment				

Quote Line

43 158	1 - MAIN BATHROOM - TILE - FLOOR - UPGRADE - DIAMOND -- MAIN BATHROOM (18) - DIAMOND			\$ 1,525.00	Each
41396	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom main bathroom) - Tile to be confirmed at design appointment				

Quote Line

44 159	1 - MUDROOM - TILE - FLOOR - UPGRADE - EMERALD -- STUDY (10B) - EMERALD			\$ 3,199.00	Each
41397	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom mudroom - previous study) - Tile to be confirmed at design appointment				

Quote Line

*45 9	*1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD -- ENSUITE BATHROOM OPTIONAL - GOLD			*\$ 1,225.00	Each
41398	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom 5pc ensuite) - Tile to be confirmed at design appointment				

Quote Line

46	1 - BASEMENT BATHROOM - TILE - FLOOR - UPGRADE - GOLD -- BASEMENT BATHROOM			\$ 441.00	Each
41399	Note: - As per Schedule H dated June 21, 2023 - See item #00 (basement bathroom) - Tile to be confirmed at design appointment				

47 1000	1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE (WALLS ONLY. DOES NOT INCLUDE DOORS AND OR TRIM)			\$ 1,065.00	Each
41400	Note:				


Quote Line

48	1 - KITCHEN/DINETTE - UPGRADE TO QUARTZ LEVEL 5 COUNTERTOP INCLUDING EXTENDED ISLAND & BREAKFAST BAR			\$ 12,461.00	Each
41402	Note: - As per Schedule H dated June 21, 2023 - As per Kitchen Sketch dated June 21, 2023 - See item #00 (custom optional kitchen layout 2) - Countertop colour to be confirmed at design appointment				

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Adam Bowman
LOCKED BY:
PE 1,998-7
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CONSTRUCTION SCHEDULING APPROVAL

PER: 

DATE: June 20/23

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 20-Jun-23 7:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
49	1 - MAIN BATHROOM - UPGRADE TO QUARTZ LEVEL 3 COUNTERTOP - SINGLE VANITY	\$ 426.00	Each
41403	Note: - As per Schedule H dated June 21, 2023 - Quartz colour to be confirmed at design appointment		

Quote Line			
50	1 - ENSUITE BATH - UPGRADE TO QUARTZ LEVEL 3 COUNTERTOP - DOUBLE VANITY	\$ 1,534.00	Each
41404	Note: - As per Schedule H dated June 21, 2023 - See item #00 (custom 5pc ensuite) - Quartz colour to be confirmed at design appointment		

Quote Line			
51	1 - GREAT ROOM - FIREPLACE - QUOTE LEVEL CERAMIC TILE - INSTALLED FLOOR TO CEILING - 2 STOREY - HORIZONTAL 1/2 BRICK PATTERN	\$ 9,750.00	Each
41405	Note: - See item #9 (Fireplace bumped into great room 6") - Tile installed on face & returns - floor to ceiling - Quote level tile "Ceratec sichenia pave wall dolmen 1124 bianco 4.3"x17.7" - to be confirmed at design appointment		

Quote Line			
52	1 - - SERVICE UPGRADE - 100AMP SERVICE TO 200 AMP 84 CIRCUIT PANEL B2B SERVICE	\$ 1,896.00	Each
41406	Note:		

Quote Line			
53	1 - GARAGE - SUPPLY & INSTALL ELECTRIC CAR CHARGING ROUGH-IN IN GARAGE.	\$ 1,093.00	Each
41407	Note: - Location to be confirmed on Electrical quote & sketch - Includes 50 amp plug with conduit to the Electrical panel		

Quote Line			
54	1 - KITCHEN/DINETTE - SUPPLY AND INSTALL PUCK LIGHT C/W FALSE BOTTOM IN CUSTOM KITCHEN LAYOUT 2 WITH OPTIONAL - TOTAL OF 9 PUCK LIGHT C/W SWITCH	\$ 2,863.00	Each
41408	Note: - As per Kitchen Sketch dated June 21, 2023		

Quote Line			
*55 863	1 - GREAT ROOM - POT LIGHT - QTY 6 X 4IN LED WHITE SLIM LINE POT LIGHT, 2-STOREY APPLICATION	*\$ 2,842.00	Each
41410	Note: - Location to be confirmed with S&S Electric quote & sketch *** INCLUDES SWITCH ***		

QUOTE			
Place St. Thomas - Phase 7			
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 20-Jun-23 7:26 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	18-Jan-24
ITEM	EXTRA / CHANGE	QTY	UNIT COST Total COST UNIT PRICE TOTAL

Quote Line			
*56 326	1 - - POT LIGHT - QTY 4 X 4IN LED WHITE SLIM LINE POT LIGHT	*\$ 1,408.00	Each
41411	Note: - Location to be confirmed with S&S Electric quote & sketch *** DINING ROOM INCLUDES SWITCH ***		

Quote Line			
*57 328	1 - KITCHEN/DINETTE - POT LIGHT - QTY 6 X 4IN LED WHITE SLIM LINE POT LIGHT	*\$ 2,036.00	Each
41412	Note: - Location to be confirmed with S&S Electric quote & sketch *** INCLUDES SWITCH ***		

Quote Line			
*58 341	1 - - REINFORCE OUTLET FOR HEAVY FIXTURE/FAN.	*\$ 135.00	Each
41413	Note: - Location to be confirmed with S&S Electric quote & sketch		

Quote Line			
*59 313	1 - - DECORA PLUG 15AMP	*\$ 199.00	Each
41414	Note: - Location to be confirmed with S&S Electric quote & sketch		

Quote Line			
*60 315	1 - - DECORA SEPARATE CIRCUIT PLUG 120V/15A	*\$ 394.00	Each
41415	Note: - Location to be confirmed with S&S Electric quote & sketch		

Quote Line			
*61 316	1 - - DECORA SINGLE POLE SWITCH OUTLET	*\$ 154.00	Each
41416	Note: - Location to be confirmed with S&S Electric quote & sketch		

*62 317	1 - - DECORA SOFFIT PLUG W/SWITCH FOR HOLIDAY LIGHTS	*\$ 464.00	Each
41417	Note: - Location to be confirmed with S&S Electric quote & sketch		



Place St. Thomas - Phase 7

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Quote Line			
*63 113366	1 - <i>GARAGE</i> - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	*\$ 1,035.00	Each
41418	Note: - As per Schedule H dated June 21, 2023 - See item #00 (garage extension) - See item #64 & #65 (key pad & remote) - Not available through retail outlets/professionally installed to MNF Specs		

*64 1013	1 - <i>GARAGE</i> - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	*\$ 98.00	Each
41419	Note: - As per Schedule H dated June 21, 2023 - See item #00 (garage extension) - See item #63 (garage door opener) - See item #65 (extra remote)		

*65 1012	1 - <i>GARAGE</i> - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	*\$ 83.00	Each
41420	Note: - See item #63 (garage door opener) - See item #65 (key pad)		

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

NOTE: Quotes are only valid for 60 days from the issue date

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CONSTRUCTION SCHEDULING APPROVAL

PER: DD

DATE: June/23