

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

**ON THE 30 DAY OF June, 2023 .**

**REGARDING PROPERTY KNOWN AS:** BUILDER'S LOT : 4  
LOT: 4 BLOCK :  
50M-361  
CIVIC ADDRESS: 890 Cologne Street

**PURCHASERS:** Francis Owens & Wendy Lynn Owens

**VENDORS:** VALECRAFT HOMES LIMITED

**DATE OF ACCEPTANCE:** June 30, 2023

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:** \$980,000.00  
**BALANCE AT CLOSING:** \$930,000.00  
**LESS H.S.T. AMOUNT:** \$888,495.58  
**SCHEDULE "G" DATED:** June 30, 2023  
**TARION SCHEDULE "B" DATED:** June 30, 2023

**INSERT:** **680 dated:** August 5, 2023 **in the amount of:** \$6,455.03  
**NEW PURCHASE PRICE:** \$986,455.03  
**NEW BALANCE AT CLOSING:** \$936,455.03  
**NEW LESS H.S.T. AMOUNT:** \$894,207.99  
**SCHEDULE "G" DATED:** August 5, 2023  
**TARION SCHEDULE "B" DATED:** August 5, 2023

**Dated at** Guelph, ON **this** 5 **day of** August , 2023

In the presence of:

\_\_\_\_\_  
**WITNESS**

DocuSigned by:  
*Francis Owens*  
4690389F9504C1  
\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**WITNESS**

DocuSigned by:  
*Wendy Lynn Owens*  
4882C4477F1B4AF  
\_\_\_\_\_  
**PURCHASER**

**Dated at** Ottawa, ON **this** 5 **day of** August , 2023

**VALECRAFT HOMES LIMITED (VENDOR)**

**PER:** DocuSigned by:  
*Frank Nieuwkoop*  
484F027001214EE **REV: September 3, 2020**



Internal B1A				
Place St. Thomas - Phase 7				
PURCHASERS: Francis Owens and Wendy Lynn Owens			Printed: 3-Aug-23 1:47 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
4	7	826 THE BRADLEY 3 BED ELEV B	30-Apr-24	
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
70	1	- DELETE ITEM #2 - (RE: EXTERIOR RAILING ON FRONT PORCH)	-\$1,485.00	Each
42128	Note:			
71	1	- BASEMENT - DELETE ITEM #22 - (RE: BASEMENT FLOORING - TORLYS EVERWOOD DESIGNER - CUSTOM BASEMENT HALLWAY & RECROOM)	-\$9,266.00	Each
42137	Note:			
72	1	- KITCHEN - DELETE ITEM #27 - (RE: GAS LINE FOR RANGE C/W 120V OUTLET)	-\$873.00	Each
42129	Note:			
73	1	- KITCHEN - DELETE ITEM #29 - (RE: WATER LINE ROUGH-IN)	-\$533.00	Each
42138	Note:			
74	1	- MUDROOM - DELETE ITEM #30 - (RE: SUPPLY & INSTALL HOT & COLD WATER TAPS ROUGH-IN)	-\$533.00	Each
42040	Note:			
75	4	- DELETE ITEM #33 - (RE: TOILET - AMERICAN STANDARD STUDIO W/ CLOSED TRAP 2795 004 & SOFT CLOSE SEAT)	-\$3,920.00	
42130	Note:			
76	1	- GARAGE - DELETE ITEM #53 - (RE: ELECTRIC CAR CHARGING ROUGH-IN IN GARAGE)	-\$1,093.00	Each
41862	Note:			
77	1	- GREAT ROOM - DELETE ITEM #55 - (RE: POT LIGHT - QTY 6 X 4 LED WHITE SLIM LINE POT LIGHT, 2-STOREY APPLICATION)	-\$2,842.00	Each
41864	Note:			
78	1	- DELETE ITEM #56 - (RE: DINING ROOM - POT LIGHT - QTY 4 X 4IN WHITE SLIM LINE POT LIGHT)	-\$1,408.00	Each
41865	Note:			
79	1	- KITCHEN/DINETTE - DELETE ITEM #57 - (RE: POT LIGHT - QTY 6 X 4IN LED WHITE SLIM LINE POT LIGHT)	-\$2,036.00	Each
41866	Note:			
80	1	- DELETE ITEM #58 - (RE: REINFORCE OUTLET FOR HEAVY FIXTURE FAN)	-\$135.00	Each
41867	Note:			
81	1	- DELETE ITEM #59 - (RE: DECORA PLUG 15AMP)	-\$199.00	Each
41868	Note:			

Vendor Initials: <sup>DS</sup> FN Purchaser Initials: <sup>DS</sup> FO <sup>DS</sup> WLO

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,013-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



**Internal B1A**  
**Place St. Thomas - Phase 7**

PURCHASERS: Francis Owens and Wendy Lynn Owens Printed: 3-Aug-23 1:47 pm

LOT NUMBER <b>4</b>	PHASE <b>7</b>	HOUSE TYPE <b>826 THE BRADLEY 3 BED ELEV B</b>	CLOSING DATE <b>30-Apr-24</b>
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
82 41871	1	- DELETE ITEM #60 - (RE: DECORA SEPARATE CIRCUIT PLU 120V/15A)  Note:	-\$394.00	Each
83 41872	1	- DELETE ITEM #61 - (RE: DECORA SINGLE POLE SWITCH OUTLET)  Note:	-\$154.00	Each
84 41873	1	- DELETE ITEM #62 - (RE: DECORA SOFFIT PLU W/SWITCH FOR HOLIDAY LIGHTS)  Note:	-\$464.00	Each
85 42132	1	- DO NOT INSTALL BATHROOM ACCESSORIES - ALL BATHROOMS  Note: - Please leave accessories in basement storage area for homeowners	\$0.00	Each
*86 120285 41875	1	- DELETE ALL MIRRORS THROUGHOUT  Note:	\$0.00	Each
87 42140	1	- <i>BASEMENT BATHROOM</i> - SHOWER DOOR - MW GLASS SHOWER DOOR APPROX. 5FT - CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEAON GLASS DOOR - BLACK TRIM  Note: - As per Floorplan sketch dated August 5, 2023 - See item #15 (basement bathroom w/ walk-in shower)	\$1,984.00	Each
88 42141	1	- <i>MAIN BATHROOM</i> - SHOWER DOOR - MW GLASS SHOWER DOOR APPROX. 5FT- CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEAON GLASS DOOR - BLACK TRIM  Note: - As per Floorplan sketch dated August 5, 2023 - See item #68 (main bathroom walk-in shower)	\$1,984.00	Each
89 41877	1	- <i>GREAT ROOM</i> - DELETE FIREPLACE MANTLE  Note:	\$0.00	Each
90 41977	1	- <i>KITCHEN</i> - REVISION TO ITEM # 6 - CUSTOM OPTIONAL KITCHEN LAYOUT #2 - DELETE GLASS INSERTS IN CABINERY ABOVE FRIDGE OPENING (X2) & TOP CABINERY IN DINETTE PANTRY (X2)  Note: - As per Kitchen sketch dated August 5, 2023 - See item #6 (custom optional kitchen layout 2 - level 2 cabinetry)	-\$600.00	Each
91 41976	1	- <i>FOYER</i> - FRONT DOOR INSERT - CACHET - LEVEL 1 - FULL LITE FRONT DOOR WITH SIDELITE  Note: - As per Floorplan sketch dated August 5, 2023	\$1,428.00	Each
92 256 41979	12	- <i>KITCHEN/DINETTE</i> - CABINERY HARDWARE - LEVEL 3 - - EXTRA HANDLE - LEVEL 3  Note: - POI-R7040-256-LP11 - For pots & pans drawers in custom optional kitchen - See item #6 (custom optional kitchen layout 2)	\$384.00	

Vendor Initials: FN Purchaser Initials: FO WLO

PREPARED BY: Adam Bowman  
 LOCKED BY: Lisa Ballard  
**PE 2,013-2**  
 InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



**Internal B1A**  
**Place St. Thomas - Phase 7**

PURCHASERS: Francis Owens and Wendy Lynn Owens Printed: 3-Aug-23 1:47 pm

LOT NUMBER <b>4</b>	PHASE <b>7</b>	HOUSE TYPE <b>826 THE BRADLEY 3 BED ELEV B</b>	CLOSING DATE <b>30-Apr-24</b>
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
<b>93</b> 255		<b>34 - KITCHEN/DINETTE</b> - CABINETS HARDWARE - LEVEL 2 - - EXTRA HANDLE - LEVEL 2	\$748.00	
41980		Note: - POI-R7040-192-LP11 for uppers & lowers + drawers (excluding pots & pans) - POI-R7040-160 for cabinets above fridge and pantry in dinette - POI-V0117-128-LM1 installed on top of doors at back of island - See item #6 (custom optional kitchen layout 2)		
<b>94</b>		<b>1 - KITCHEN/DINETTE</b> - DELETE ITEM #48 - (RE: QUARTZ LEVEL 5 COUNTERTOP INCLUDING EXTENDED ISLAND & BREAKFAST BAR)	-\$12,461.00	Each
41981		Note:		
<b>95</b>		<b>1 - KITCHEN/DINETTE</b> - - UPGRADE TO QUARTZ LEVEL 3 COUNTERTOP INCLUDING EXTENDED ISLAND & BREAKFAST BAR	\$11,396.00	Each
41984		Note: - Eased Edge As per Edge Profile sketch dated August 5, 2023 - As per Kitchen sketch dated August 5, 2023 - See item #6 (custom optional kitchen layout 2)		
<b>96</b>		<b>1 - MAIN BATHROOM</b> - DELETE ITEM #36 - (RE: LEVEL 2 CABINETS - SINGLE VANITY)	-\$448.00	Each
41994		Note:		
<b>*97</b> 120183		<b>1 - MAIN BATHROOM</b> - VANITY BANK OF DRAWERS (3 DRAWERS 9-9-9)	* \$850.00	Each
42139		Note: - As per Floorplan sketch dated August 5, 2023 - Located in vanity adjacent to Bedroom #3		
<b>98</b> 256		<b>5 - MAIN BATHROOM</b> - CABINETS HARDWARE - LEVEL 3 - - EXTRA HANDLE - LEVEL 3	\$160.00	
41996		Note: - POI-R7040-256-LP11 - See item #97 (bank of drawers)		
<b>99</b>		<b>1 - ENSUITE BATH</b> - DELETE ITEM #35 - (RE: LEVEL 2 CABINETS - CUSTOM VANITY WITH FEET INCL BANK OF DRAWERS)	-\$150.00	Each
41997		Note:		
<b>100</b>		<b>1 - ENSUITE BATH</b> - UPGRADE 5PC ENSUITE BATHROOM VANITY TO CUSTOM VANITY (VANITY WITH FEET) INCLUDING BANK OF DRAWERS - STANDARD LEVEL CABINETS	\$2,116.00	Each
41999		Note: - As per Floorplan sketch dated August 5, 2023 - As per Ensuite Vanity sketch dated August 5, 2023 - See item #7 (2nd floor redesign) - See item #8 (custom 5pc ensuite) - See item #34 (adjusted plumbing)		
<b>101</b> 255		<b>7 - ENSUITE BATH</b> - CABINETS HARDWARE - LEVEL 2 - - EXTRA HANDLE - LEVEL 2	\$154.00	
41998		Note: - POI-R7040-160-LP11 - See item #100 (custom ensuite vanity)		
<b>102</b>		<b>1 - BASEMENT BATHROOM</b> - LEVEL 2 CABINETS - SINGLE VANITY	\$248.00	Each
42001		Note: - See item #15 (basement bathroom)		
<b>103</b> 255		<b>2 - BASEMENT BATHROOM</b> - CABINETS HARDWARE - LEVEL 2 - - EXTRA HANDLE - LEVEL 2	\$44.00	
42002		Note: - POI-R7040-160-LP11 - See item #15 (basement bathroom)		

Vendor Initials: FN Purchaser Initials: FO WLO

PREPARED BY: Adam Bowman  
 LOCKED BY: Lisa Ballard  
**PE 2,013-3**

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

**Internal B1A****Place St. Thomas - Phase 7**

PURCHASERS: Francis Owens and Wendy Lynn Owens

Printed: 3-Aug-23 1:47 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	30-Apr-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
104 255 42003	6	LAUNDRY ROOM - CABINETRY HARDWARE - LEVEL 2 -- EXTRA HANDLE - LEVEL 2  Note: - See item #37 (laundry room cabinetry)	\$132.00	
105 42006	1	FOYER - DELETE ITEM #41 - (RE: TILE - FLOOR - UPGRADE - EMERALD -- FOYER & POWDER ROOM)  Note:	-\$2,285.00	Each
106 42007	1	POWDER ROOM - DELETE ITEM #42 - (RE: TILE - FLOOR - UPGRADE - EMERALD -- POWDER ROOM - EMERALD)  Note:	\$0.00	Each
107 42008	1	MAIN BATHROOM - DELETE ITEM #43 - (RE: TILE - FLOOR - UPGRADE - DIAMOND -- MAIN BATHROOM - DIAMOND)  Note:	-\$1,525.00	Each
108 42009	1	MUDROOM - DELETE ITEM #44 - (RE: TILE - FLOOR - UPGRADE - EMERALD -- STUDY - EMERALD)  Note:	-\$3,199.00	Each
109 42010	1	ENSUITE BATH - DELETE ITEM #45 - (RE: TILE - FLOOR - UPGRADE - GOLD -- ENSUITE BATHROOM OPTIONAL - GOLD)  Note:	-\$1,225.00	Each
110 42011	1	BASEMENT BATHROOM - DELETE ITEM #46 - (RE: TILE - FLOOR - UPGRADE - GOLD -- BASEMENT BATHROOM)  Note:	-\$441.00	Each
111 178 42012	1	KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - DIAMOND -- KITCHEN - DIAMOND  Note: - As per Wall Tile installation sketch dated August 5, 2023 - See item #112 (brick pattern installation) - See item #6 (custom optional kitchen layout 2) - Includes full width of kitchen & behind chimney hood fan	\$1,525.00	Each
*112 13 42013	*1	KITCHEN/DINETTE - TILE - FLOOR - BACKSPLASH - INSTALLATION - BRICK PATTERN -- KITCHEN (4) - .  Note: - As per Wall Tile installation sketch dated August 5, 2023 - See item #111 (diamond level tile) - See item #6 (custom optional kitchen layout 2) - Includes full width of kitchen & behind chimney hood fan	* \$405.00	Each
*113 11 42014	*1	MAIN BATHROOM - TILE - FLOOR - UPGRADE - SILVER -- MAIN BATHROOM (18) - SILVER  Note: - As per Floor Tile installation sketch dated August 5, 2023 - As per Floorplan sketch dated August 5, 2023 - See item #7 (second floor redesign)	* \$584.00	Each
114 27 42015	1	MAIN BATHROOM - TILE - WALL - UPGRADE - SILVER -- APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - SILVER  Note: - As per Wall Tile installation sketch dated August 5, 2023 - See item #68 (walk-in shower in main bathroom)	\$888.00	Each

Vendor Initials: <sup>DS</sup>FN Purchaser Initials: <sup>DS</sup>FO <sup>DS</sup>WLO

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,013-4

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



**Internal B1A**  
**Place St. Thomas - Phase 7**

**PURCHASERS:** Francis Owens and Wendy Lynn Owens **Printed:** 3-Aug-23 1:47 pm

<b>LOT NUMBER</b> 4	<b>PHASE</b> 7	<b>HOUSE TYPE</b> 826 THE BRADLEY 3 BED ELEV B	<b>CLOSING DATE</b> 30-Apr-24
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*115 11		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER	* \$1,183.00	Each
42016		Note: - As per Floor Tile installation sketch dated August 5, 2023 - As per Floorplan sketch dated August 5, 2023 - See item #8 (custom 5pc ensuite bathroom)		
116 27		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - SILVER - - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL (20) - SILVER	\$725.00	Each
42017		Note: - As per Wall Tile installation sketch dated August 5, 2023 - See item #8 (custom 5pc ensuite w/ glass panel & pivot door shower)		
117 27		1 - <i>BASEMENT BATHROOM</i> - TILE - WALL - UPGRADE - SILVER - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - SILVER	\$888.00	Each
42018		Note: - As per Wall Tile installation sketch dated August 5, 2023 - See item #15 (basement bathroom)		
*118 704		1 - - CERAMIC TILE - GROUT COLOR PER COLOUR	* \$448.00	Each
42019		Note: - Floor Grout: Foyer, Powder Room, Mudroom (Study), Main Bathroom, 5pc Ensuite & Basement Bathroom - Wall Grout: Kitchen Backsplash, Fireplace, Main Bathroom, 5pc Ensuite, Basement Bathroom		
*119 28052		4 - - BATHROOM - AMERICAN STANDARD BOXE UNDERMOUNT SINK 0315 - 000	* \$2,048.00	
42020		Note: - Main Bathroom (x1), Ensuite Bathroom (x2), Basement Bathroom (x1)		
*120 28058		5 - - BATHROOMS - DELTA TRINSIC SINGLE HANDLE HIGH - ARC LAVATORY FAUCET 559HA -BL- DST MATTE BLACK	* \$2,855.00	
42021		Note: - Includes matching drain trim - Main Bathroom (x1), Ensuite Bathroom (x2), Powder Room (x1), Basement Bathroom (x1)		
121		1 - <i>ENSUITE BATH</i> - UPGRADE WALK-IN SHOWER WITH PIVOT DOOR & GLASS SIDE PANEL TO BLACK TRIM IN LIEU OF CHROME	\$325.00	Each
42024		Note: - See item #8 (custom 5pc ensuite)		
122		1 - <i>MAIN BATHROOM</i> - DELTA ARA # T17267-BL - SHOWER FAUCET	\$572.00	Each
42025		Note: - Black finish - See item #68 (walk-in shower)		
123		1 - <i>BASEMENT BATHROOM</i> - DELTA ARA # T17267-BL - SHOWER FAUCET	\$572.00	Each
42026		Note: - Black finish - See Item #15 (basement bathroom)		
124		1 - <i>ENSUITE BATH</i> - DELTA ARA # T17267-BL WITH SLIDE BAR HAND SHOWER H20 KINECTIC # 51567-BL INCLUDING FUCION DIVERTER # T11867-BL + 505 70 BL (WALL ENBLOW) + R11000 DIVERTER R/I.	\$3,074.00	Each
42027		Note: -in Black finish - See item #8 (5pc ensuite walk-in shower)		
125		1 - <i>MUDROOM</i> - UPGRADE TO CLEAR GLASS (1 LITE) DOOR IN LIEU OF CRAFTSMAN III SMOOTH DOOR - MUDROOM (PREVIOUS STUDY)	\$775.00	Each
42030		Note: - As per Floorplan sketch dated August 5, 2023 - See item #5 (mudroom / main floor redesign)		

Vendor Initials: FN Purchaser Initials: FO WLO

**PREPARED BY:** Adam Bowman  
**LOCKED BY:** Lisa Ballard  
**PE 2,013-5**  
 InvoiceSQL.rpt 01sept21

<b>CONSTRUCTION SCHEDULING APPROVAL</b>	
PER: _____	
DATE: _____	



**Internal B1A**  
**Place St. Thomas - Phase 7**

PURCHASERS: Francis Owens and Wendy Lynn Owens Printed: 3-Aug-23 1:47 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
4	7	826 THE BRADLEY 3 BED ELEV B	30-Apr-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*126 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$288.15	Each
42133		Note: - As per Orbital Estimate No#: OR8066 Rev.04 dated 07/31/2023		
*127 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$15,340.88	Each
42134		Note: - As per S & S Electric Estimate No#: SS6495 Rev.02 dated 07/31/2023		

Sub Total	\$6,455.03
HST	\$0.00
<b>Total</b>	<b>\$6,455.03</b>

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

**PURCHASER:** DocuSigned by: Francis Owens \_\_\_\_\_ 5-Aug-23  
4689D389F9504C1...  
**Francis Owens** **DATE**

**PURCHASER:** DocuSigned by: Wendy Lynn Owens \_\_\_\_\_ 5-Aug-23  
4982CA477FD94AF...  
**Wendy Lynn Owens** **DATE**

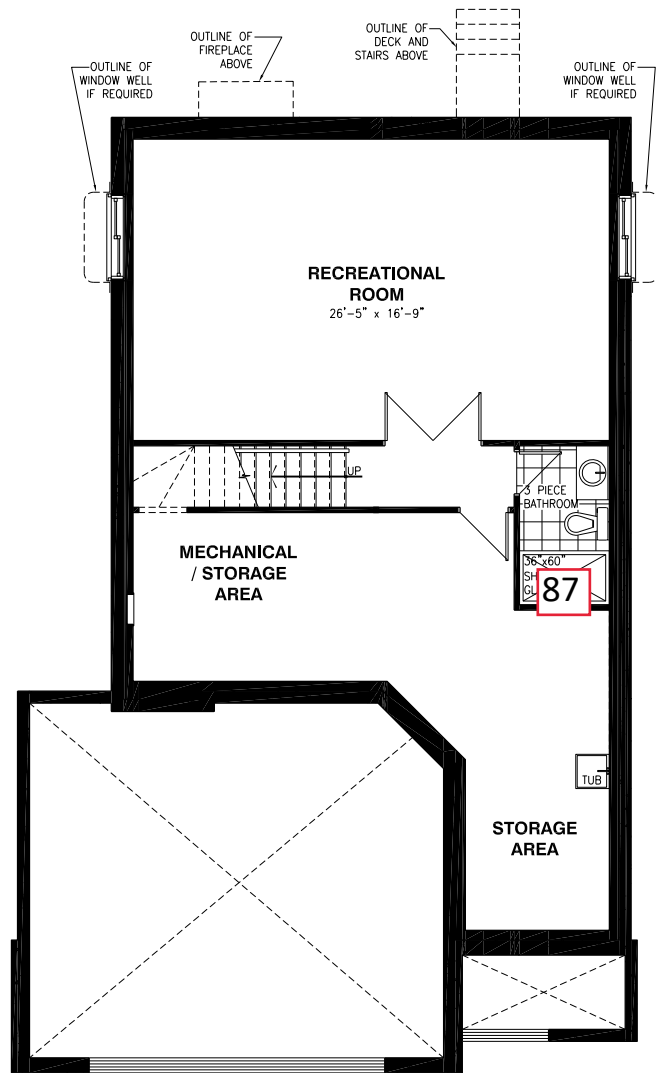
**VENDOR:** DocuSigned by: Frank Nieuwkoop \_\_\_\_\_ **PER: Valecraft Homes (2019) Limited**  
A04F827301214EE...

**DATE:** August 5, 2023

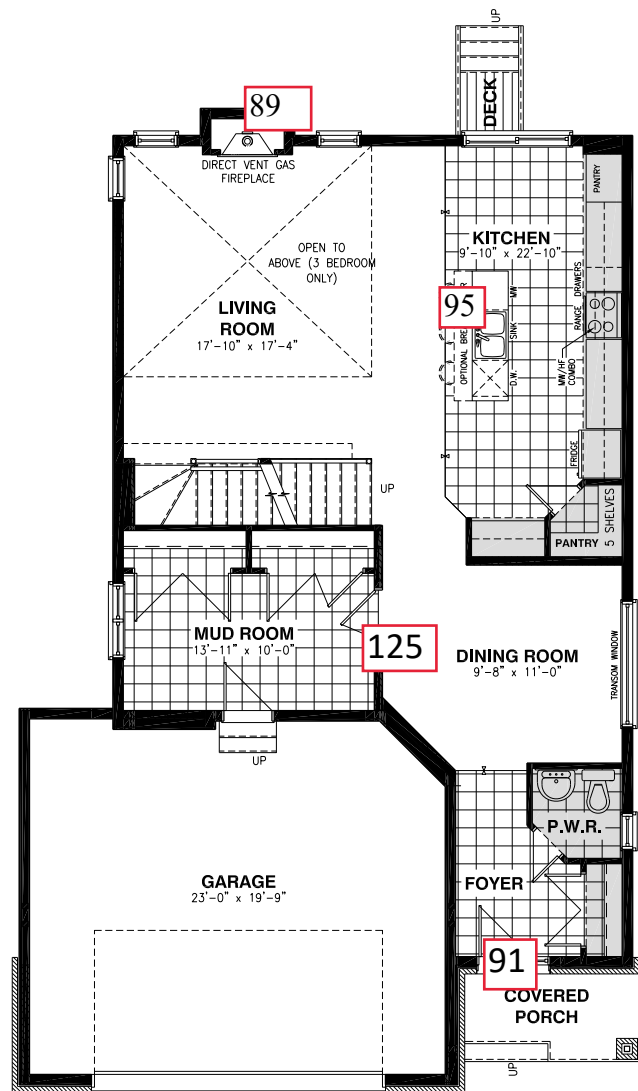
**PREPARED BY:** Adam Bowman  
**LOCKED BY:** Lisa Ballard  
**PE 2,013-6**  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____

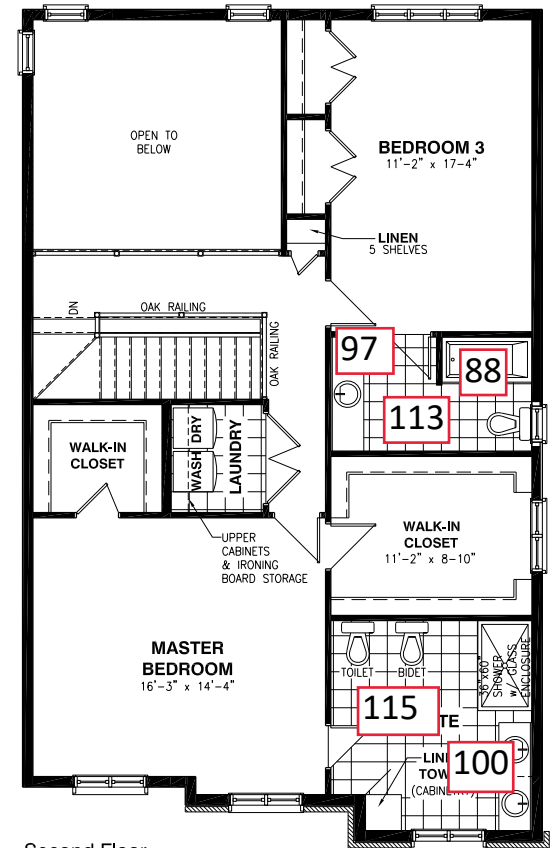
# FLOORPLAN SKETCH - AUGUST 5, 2023



Basement Floor



Ground Floor



Second Floor

Project: Place St. Thomas 7  
 Plan No: 50M-361  
 Lot No: 4 - Phase 7  
 Model: #826 "B"cust. Rev  
 Date: August 5, 2023  
 Purchaser: Francis Owens  
 Purchaser: Wendy Lynn Owens

DS  
FO

DS  
WLO

DS  
FN



CLIENT: VALECRAFT  
 ADDR.: PLACE ST-THOMAS PH X,  
 SL #: SL106XXXX  
 Phone: Mobile:  
 Email :

# LOT:PSTX-XX (MODEL)

OUT BY: DOMINIQUE FORTIN DATE: 21/10/20

PSTX-XX

\* These plans are intended for production of cabinets ONLY. Potvin is not liable if they are used for other purposes.  
 \* Construction lines on plans are subjective and are drawn for representation only. Their dimensions are approximate and may vary due to site conditions.  
 \* Appliances in elevations and plans are generic templates and may not reflect actual selections.

PG#  
 1 of 2  
 Sheet 1

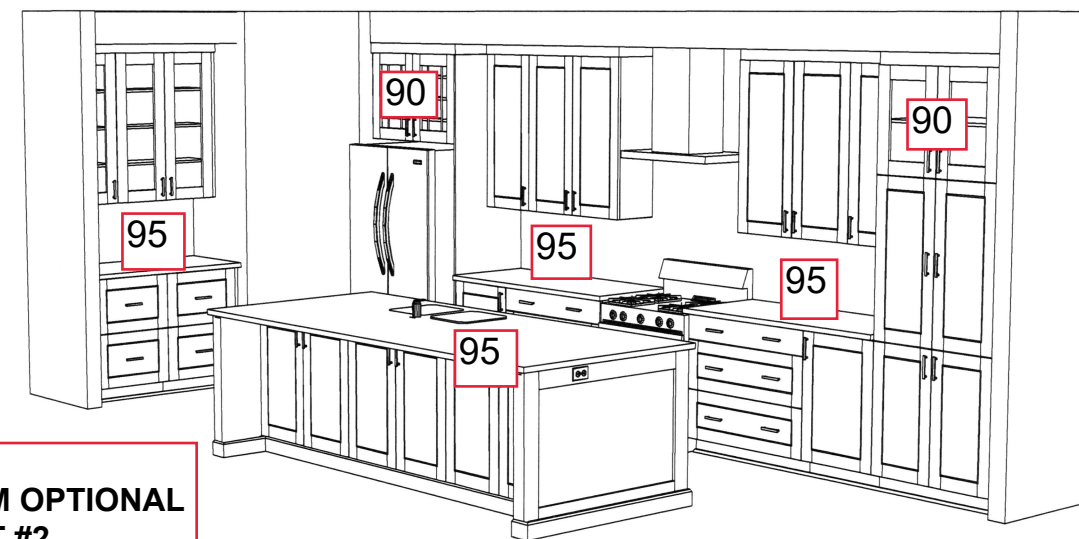
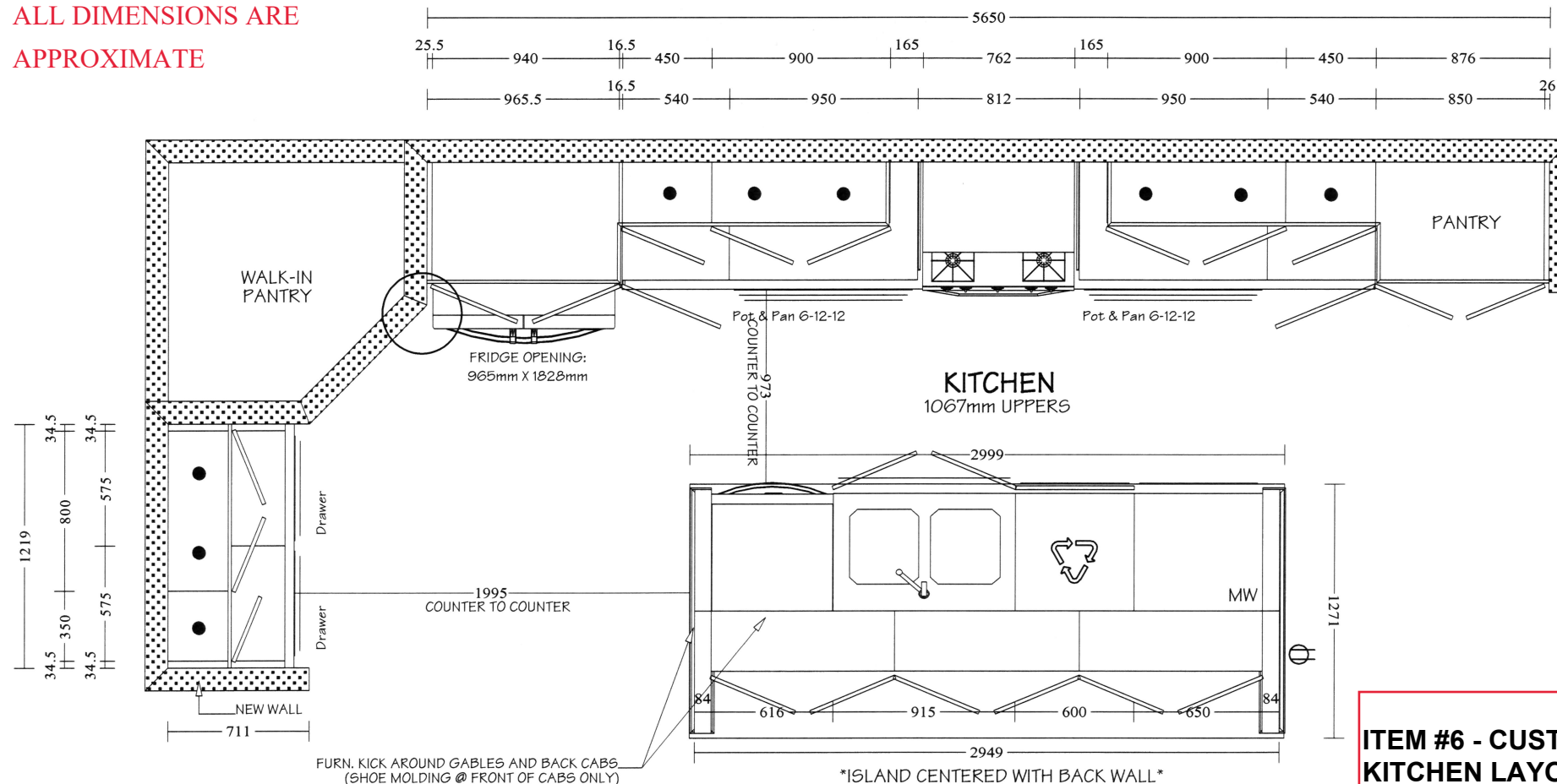


## KITCHEN SKETCH - August 5, 2023

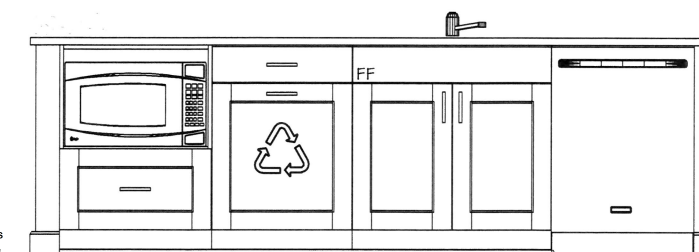
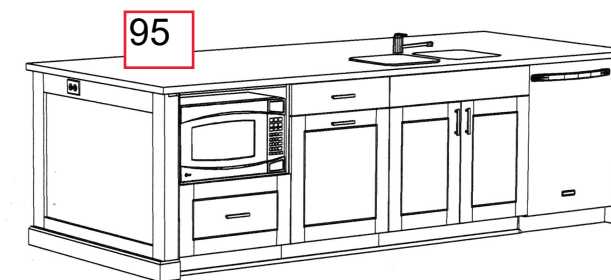
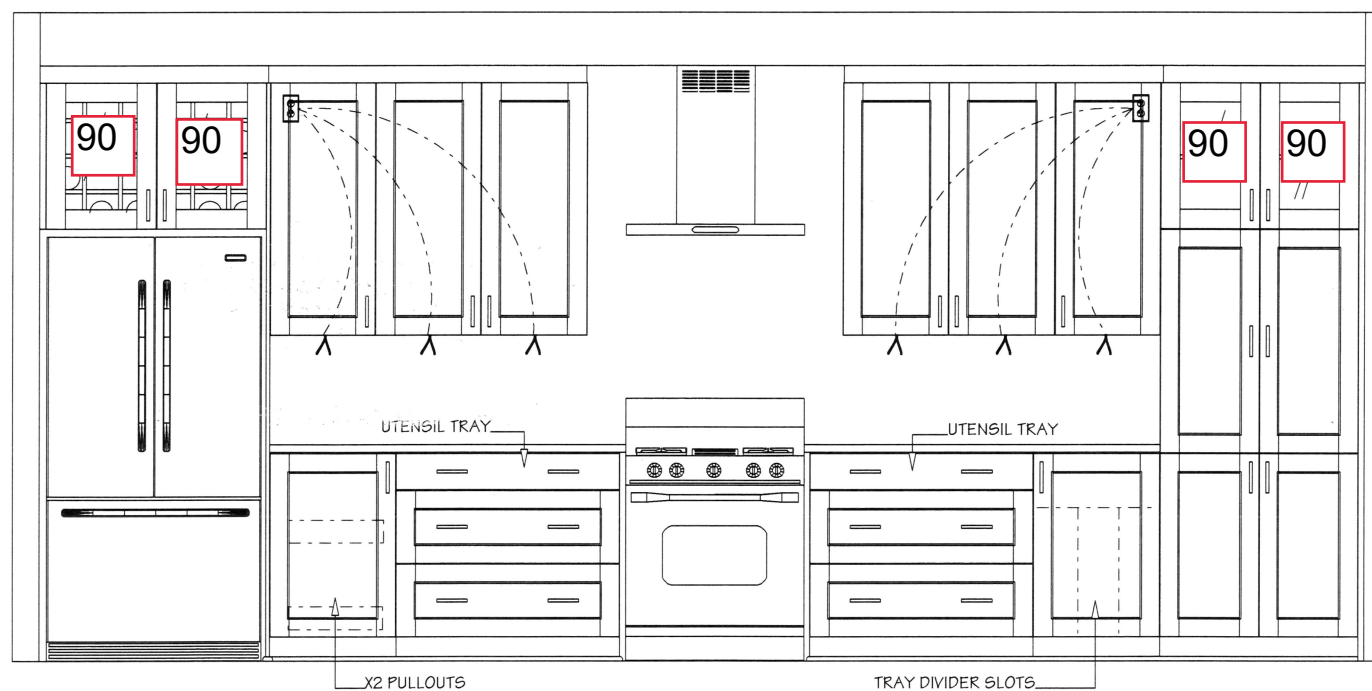
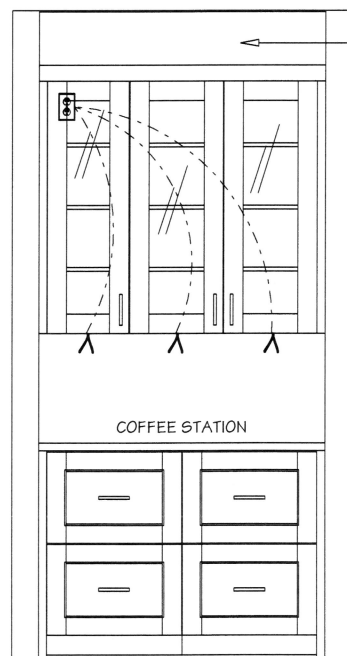
Project: Place St. Thomas 7  
 Plan No: 50M-361  
 Lot No: 4 - Phase 7  
 Model: #826 "B" cust. Rev

Purchaser: Francis Owens  
 Purchaser: Wendy Lynn Owens  
 Date: August 5, 2023

ALL DIMENSIONS ARE APPROXIMATE



ITEM #6 - CUSTOM OPTIONAL KITCHEN LAYOUT #2





DS  
 FO UNO FN

**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 \$894,207.99 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
  
- 8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Guelph, ON this 5 day of August, 2023

DocuSigned by:  
*Francis Owens*  
 \_\_\_\_\_  
**PURCHASER**

**VALECRAFT HOMES LIMITED**

DocuSigned by:  
*Wendy Lynn Owens*  
 \_\_\_\_\_  
**PURCHASER**

DocuSigned by:  
*Frank Nieuwkoop*  
 \_\_\_\_\_  
**PER:**

August 5, 2023  
**DATE:**

**PROJECT:** Place St. Thomas 7 **LOT:** 4



**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 #26 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 #26 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.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 12. 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.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated August 5, 2023.

Signed at Guelph, Ontario, this 5 day of August, 2023.

DocuSigned by:  
Francis Owens  
4699D369F9504C1...  
**Purchaser**

**Valecraft Homes (2019) Limited**

DocuSigned by:  
Wendy Lynn Owens  
4982CA477FD94AF...  
**Purchaser**

DocuSigned by:  
Frank Nieuwkoop  
A04F827301214EE...  
**Per:**

August 5, 2023  
**Date:**

**Lot #:** 4

**Project:** Place St. Thomas 7



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

**Estimate No#: OR8066 Rev.04**

Customer Copy

**Customer:**

Francis Owens & Wendy Lynn Owens  
Home: 519-841-5768 (francis)  
519-837-1110(wendy)  
Email: frank.owens@me.com;  
owenswendy@me.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 Lot 4  
Closing Date: -  
Salesperson: Kyle Takman (OR)  
Date: 07/31/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Dining	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - cat6 to be run through conduit in dining room to termination point		\$	\$0.00
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Kitchen	1.00	<b>Vacuum Pan White (VAC-DI500WH)</b> Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$255.00	\$255.00

Customer Subtotal:	<b>\$255.00</b>
HST:	<b>\$33.15</b>
<b>Total:</b>	<b>\$288.15</b>

\*\*\* Total price includes all applicable taxes

DocuSigned by:  
*Francis Owens*  
4699D369F9504C1...  
DocuSigned by:  
*Wendy Lynn Owens*  
4962CA477F094AF...  
Customer Signature

August 5, 2023  
Date





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

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www.ssbolton.com

## Estimate No#: SS6495 Rev.04

Customer Copy

### Customer:

Francis Owens & Wendy Lynn Owens

Home: 519-841-5768 (francis)  
519-837-1110(wendy)  
Email: frank.owens@me.com;  
owenswendy@me.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 Lot 4  
Closing Date: -

Salesperson: Kyle Takman  
Date: 07/31/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen (both ends if island) (standard items)	A	\$	\$0.00
Ensuite Bath	4.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo potlight (AFR4-0930-WH) on existing switch	C	\$277.00	\$1,108.00
Main Bath	1.00	<b>Misc. Product</b> Delete Standard Fixture (keep vanity fixture)	D	\$-128.00	\$-128.00
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	D	\$277.00	\$277.00
Laundry Room	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	E	\$277.00	\$554.00
Laundry	1.00	<b>Misc. Product</b> Delete Standard Fixture	E	\$-128.00	\$-128.00
Second Floor Hall	1.00	<b>Misc. Product</b> Delete Standard Fixture	F	\$-128.00	\$-128.00
Stairwell	1.00	<b>Misc. Product</b> Delete Standard Fixture	F	\$-241.00	\$-241.00
Second Floor Hall	3.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 3 LED Halo potlight (AFR4-0930-WH) on existing switch - upper hall and stairwell to be on 4-way switch)	F	\$277.00	\$831.00
Second Floor Hall	1.00	<b>4-Way Switch</b> 4-Way Switch	F	\$302.00	\$302.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3





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Fax: (613) 748-0355

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Master Bedroom	1.00	<b>Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)</b> Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	G	\$119.00	\$119.00
Bedroom #2	1.00	<b>Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)</b> Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	H	\$119.00	\$119.00
Living Room	4.00	<b>Misc. Product</b> Labour to install fixture provided by client. (2 guys @ 2 hours)	I	\$95.00	\$380.00
Kitchen Island	1.00	<b>20 Amp Kitchen Island Plug</b> Add 1 receptacle to end of island (upgrade to USB outlet)	J	\$324.00	\$324.00
Kitchen	1.00	<b>20 Amp Separate Circuit GFI Kitchen Counter Plug</b> Add 1 receptacles on backsplash wall near ends (~ 6" from end)	K	\$362.00	\$362.00
Foyer	1.00	<b>Misc. Product</b> Delete Standard Fixture	L	\$-128.00	\$-128.00
Foyer	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	L	\$277.00	\$554.00
Dining	1.00	<b>Misc. Product</b> Delete Standard Fixture	M	\$-241.00	\$-241.00
Dining	1.00	<b>15 Amp Standard Plug</b> Install switched receptacle on wall backing onto pantry instead of ceiling fixture - use switch from delete fixture	M	\$175.00	\$175.00
Hall	1.00	<b>Misc. Product</b> Delete Standard Fixture	N	\$-128.00	\$-128.00
Hall	3.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 3 LED Halo potlight (AFR4-0930-WH) on existing switch	N	\$277.00	\$831.00
Mudroom	1.00	<b>Misc. Product</b> Delete Standard Fixture	O	\$-128.00	\$-128.00
Mudroom	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	O	\$277.00	\$554.00
Dining	1.00	<b>Standard Light Outlet (Keyless)</b> install a switched wall sconce electrical box 90" above floor centered on wall	P	\$160.00	\$160.00
Dining	1.00	<b>Single Pole Switch</b> Single Pole Switch	P	\$136.00	\$136.00

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Powder Room	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	Q	\$277.00	\$277.00
Basement Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	R	\$277.00	\$277.00
Hall	1.00	<b>Misc. Product</b> Delete Standard Fixture	S	\$-128.00	\$-128.00
Hall	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 LED Halo potlight (AFR4-0930-WH) on existing switch	S	\$277.00	\$554.00
Rec Room	2.00	<b>Misc. Product</b> Delete Standard Fixture	T	\$-128.00	\$-256.00
Rec Room	8.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 8 LED Halo potlight (AFR4-0930-WH) on existing switch	T	\$277.00	\$2,216.00
Rec Room	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	T	\$121.00	\$121.00
Front Out	1.00	<b>15 Amp Weather Proof Plug</b> 15 Amp Weather Proof Plug	V	\$256.00	\$256.00
Garage	1.00	<b>20 AMP separate circuit plug</b> Add dedicated plug in garage for future space heater (240V)	W	\$349.00	\$349.00
Front Out	6.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo potlight (AFR4-0930-WH) on added switch	X	\$288.00	\$1,728.00
Front Out	1.00	<b>Single Pole Switch</b> Single Pole Switch	X	\$136.00	\$136.00
Kitchen	1.00	<b>Standard Light Outlet (Keyless)</b> Add 1 Keyless Fixtures on added switch (total 3 keyless) Relocate 2 standard fixtures and leave as keyless (Kitchen & Dinette)	Y	\$160.00	\$160.00
Front Out	1.00	<b>15 Amp Separate Circuit Soffit Plug w/ Switch</b> 15 Amp Separate Circuit Soffit Plug w/ Switch	Z	\$411.00	\$411.00
Kitchen	7.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 7 LED Halo potlight (AFR4-0930-WH) on existing switch (3-way from dinette)	ZZ	\$277.00	\$1,939.00
Kitchen	3.00	<b>Misc. Product</b> (3) relocate existing plugs (~ 6" form end)	B	\$	\$0.00

Customer Subtotal:	<b>\$13,576.00</b>
HST:	<b>\$1,764.88</b>
<b>Total:</b>	<b>\$15,340.88</b>

\*\*\* Total price includes all applicable taxes

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5411 Canotek Road, Ottawa, Ontario K1J 9M3







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

**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."

<small>DocuSigned by:</small>  <small>4699D369F9504C1...</small>	<small>DocuSigned by:</small>  <small>4882C8A77F0649F...</small>
<hr/> <p>Customer Signature</p>	

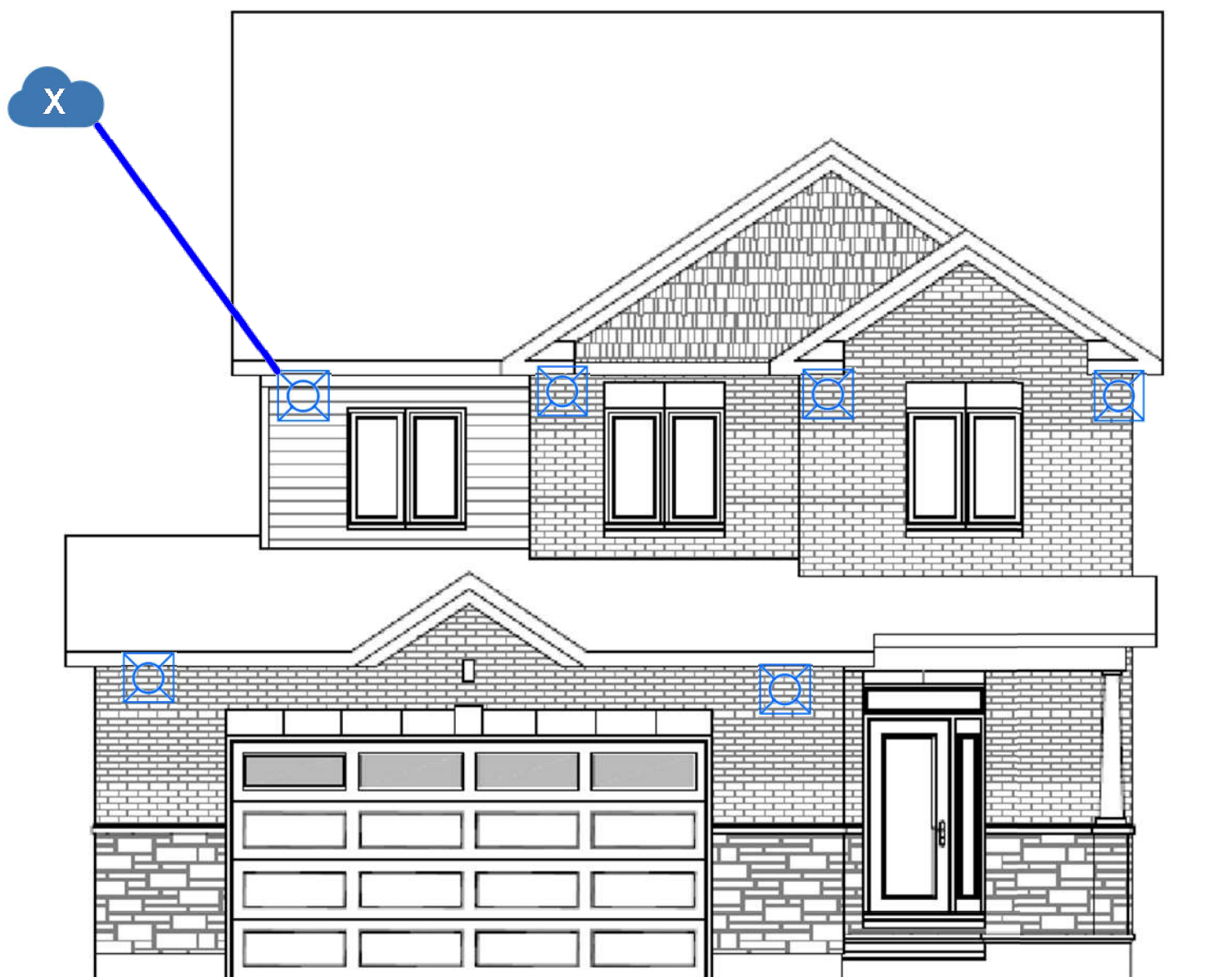
<p>August 5, 2023</p> <hr/> <p>Date</p>
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# S&S / Orbital Sketch

Model Name: Bradley "B" Cust      Model #: #826      Plan #: 50M-361  
Site: Place St. Thomas 7      Purchaser: Francis Owens  
Lot: 4 - Phase 7  
Date: July 31, 2023      Purchaser: Wendy Lynn Owens

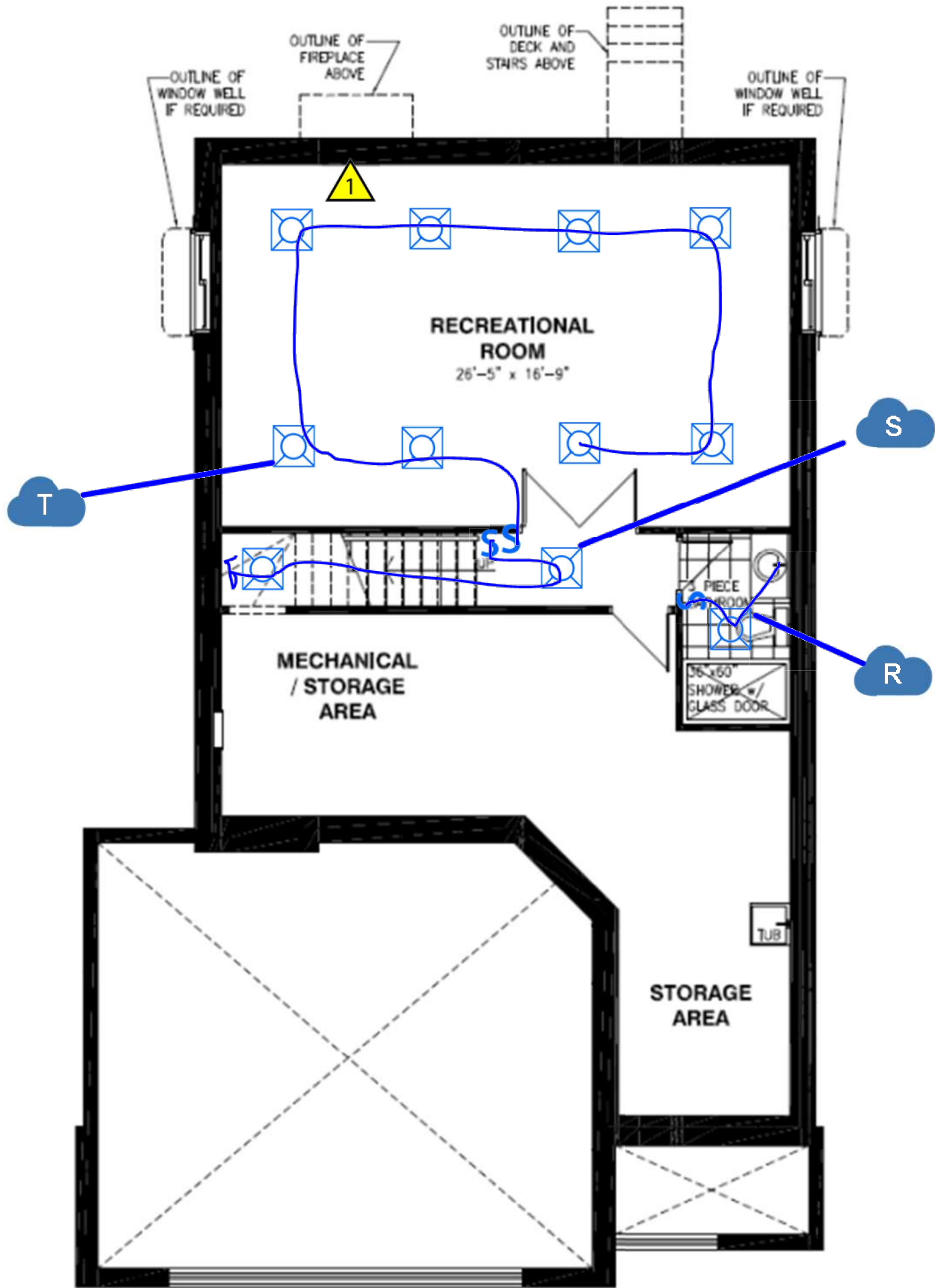


<sup>DS</sup> FO      <sup>DS</sup> WLO      <sup>DS</sup> FN



# S&S / Orbital Sketch

Model Name: Bradley "B" Cust      Model #: #826      Plan #: 50M-361  
 Site: Place St. Thomas 7      Purchaser: Francis Owens  
 Lot: 4 - Phase 7  
 Date: July 31, 2023      Purchaser: Wendy Lynn Owens



Basement Floor

DS  
FO      DS  
WLO      DS  
FN



# S&S / Orbital Sketch

Model Name: Bradley "B" Cust

Model #: #826

Plan #: 50M-361

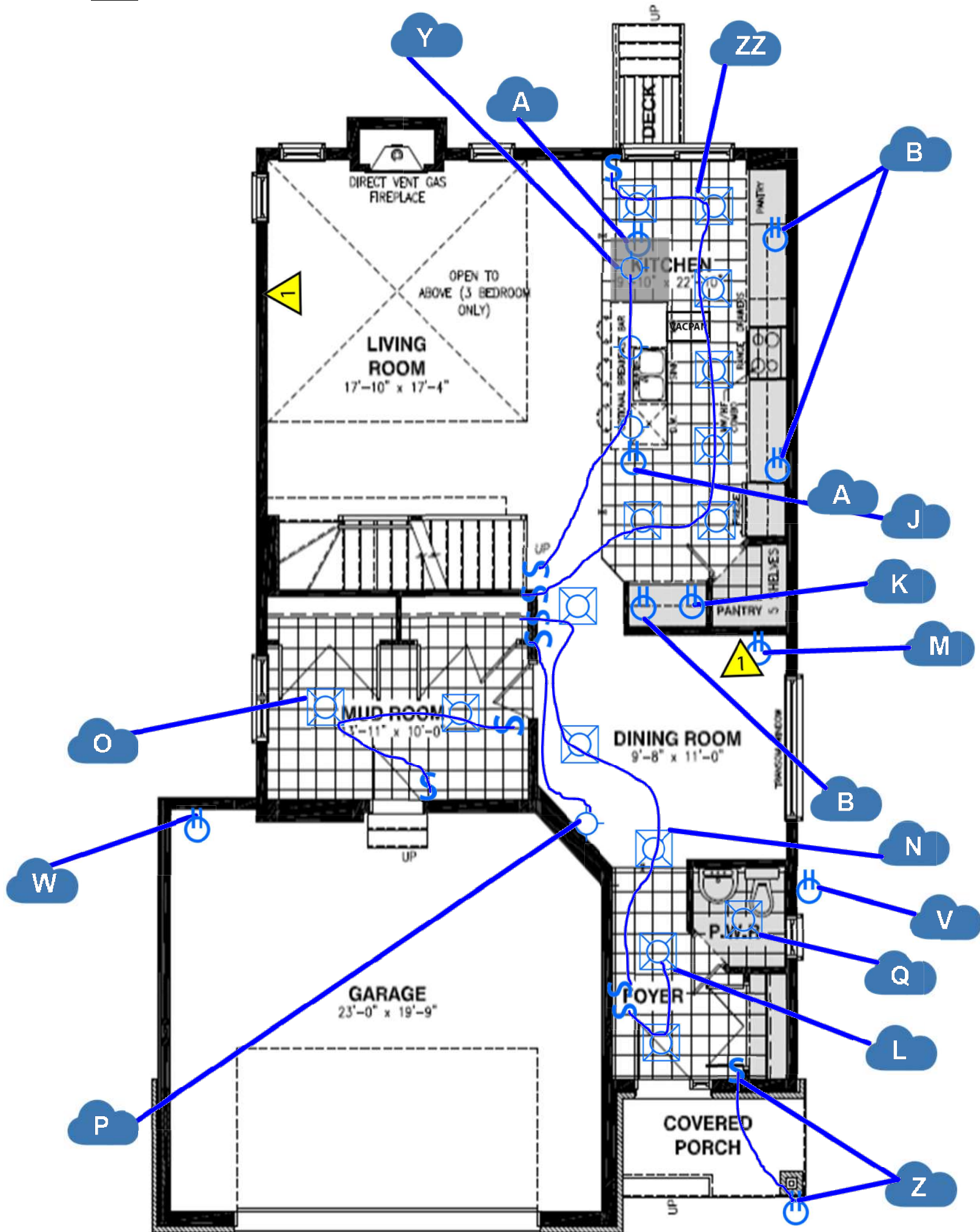
Site: Place St. Thomas 7

Purchaser: Francis Owens

Lot: 4 - Phase 7

Date: July 31, 2023

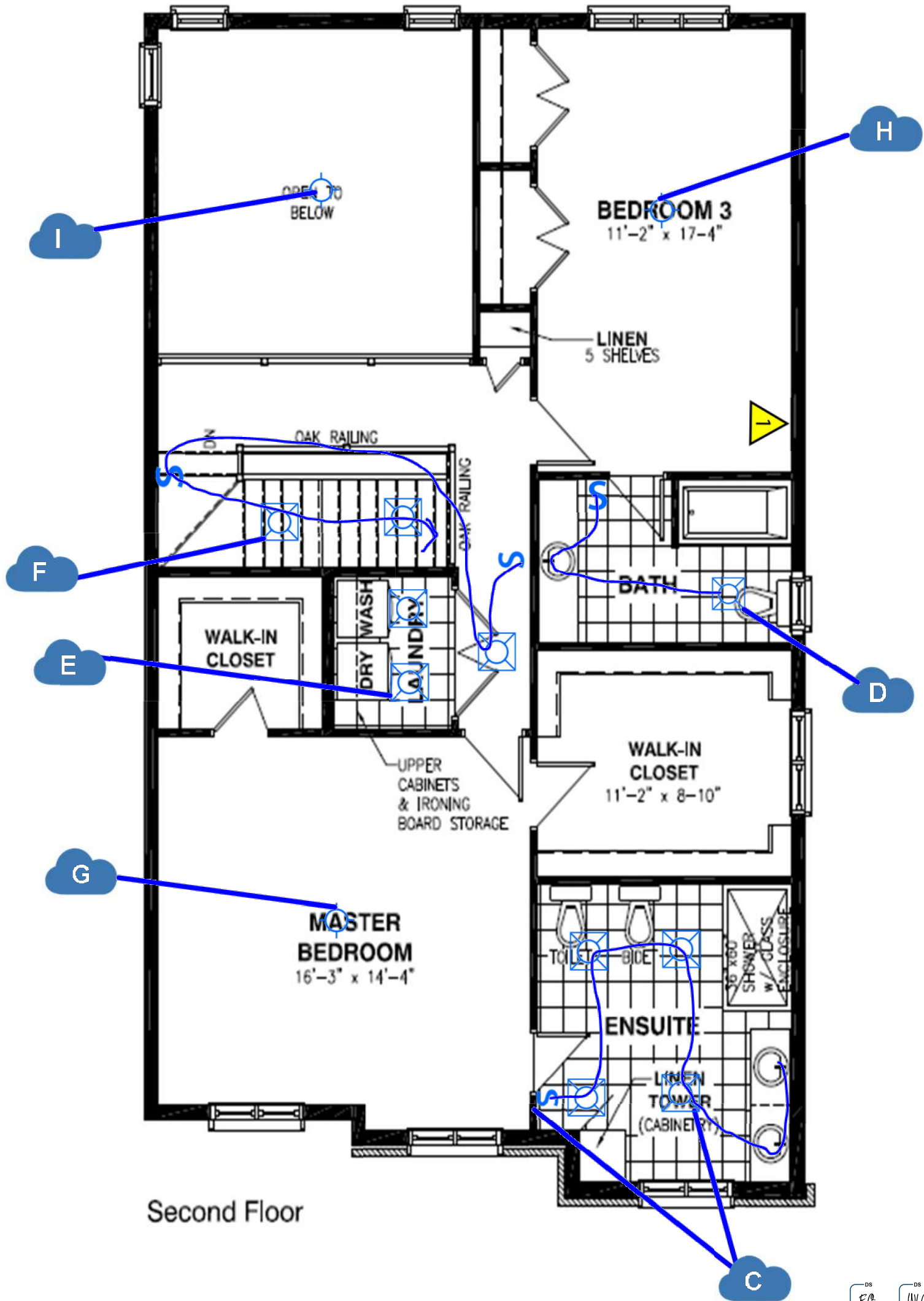
Purchaser: Wendy Lynn Owens



Ground Floor


DS EA DS WLO DS FN

Model Name: Bradley "B" Cust Model #: #826 Plan #: 50M-361  
Site: Place St. Thomas 7 Purchaser: Francis Owens  
Lot: 4 - Phase 7  
Date: July 31, 2023 Purchaser: Wendy Lynn Owens



Second Floor

FO<sup>DS</sup> WLO<sup>DS</sup> FN<sup>DS</sup>

SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024

INTERIOR FINISHES		
	DESCRIPTION	STD/UPG #
TRIM STYLE	Modern Trim Package-239 Baseboard and 113 Casing	26
DOOR STYLE	Interior Door Style Craftsman III Smooth 3 Panel throughout + Front Door Insert - Cachet - Level 1 - Full Lite Front Door with Sidelite + Mudroom Interior Door Upgrade to Clear Glass (1Lite)	23, 91, 125
INTERIOR HARDWARE	Modern Halifax Lever in Iron Black (514)	24
INTERIOR LIGHTING PACKAGE	Standard SOHO package + S&S Electric Quote	127
BATHROOM ACCESSORIES	Delete mirrors in all bathrooms + Do not install bathroom accessories	85, 86
FIREPLACE MANTLE	Delete Fireplace Mantle	89


INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Oak	Oak Modern Contemporary Handrails	Stain 501 Similar to Lauzon White Oak Celtic	25
BRACKET	Metal	Metal Bracket	Wrinkled Black	25
SPINDLES	Metal	Square Metal Spindles	Wrinkled Black	25
POSTS	Oak	Modern 3" Posts with Routed Top	Stain 501 Similar to Lauzon White Oak Celtic	25
NOSINGS	Oak	N/A	Stain 501 Similar to Lauzon White Oak Celtic	13, 16, 17, 18
HARDWOOD STAIRCASE (Main & Basement)	Oak	Stained Oak Staircase with veneered risers & Stringers and solid treads c/w 6-1/4" Stained Hardwood on Landing	Stain 501 Similar to Lauzon White Oak Celtic	13, 16, 17, 18

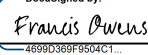
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 33" x 70.75")	Fridge Opening Approximately 37" wide x 70.75" high	6	\	\
RANGE	Standard Opening	6	\	\
DISHWASHER	Standard Opening	6	\	\
MICROWAVE/ HOODFAN (Specify if convection)	Standard Chimney Hoodfan Opening - 30"	6, 31	Whirlpool Chimney hoodfan 400 cfm 30in in Flat Design Stainless	31
WASHING MACHINE/DRYER	Standard Opening	37	\	\

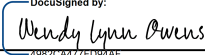
Purchaser's Signature(s) :  Date: August 5, 2023


Purchaser's Signature(s) :  Date: August 5, 2023


Approved By :  Date: August 5, 2023

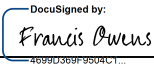
SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Red Deer (MDF) seamless series FROST + Island: Red Deer (MDF) Seamless Series STORM			Level 2	6, 67, 90
	HARDWARE CODE	POI-R7040-256-LP11 for Pots & Pans. POI-R7040-192-LP11 for other drawers, upper and lower cabinets. POI-R7040-160 for cabinets above fridge and pantry cabinets, POI-V0117-128-LM1 installed on top of doors at back of the island	TYPE	Handle	UPG	92, 93, 6
	COUNTERTOP	Silestone Quartz - White Zeus Extreme	COUNTERTOP EDGE PROFILE	Eased Edge	Level 3	95, 6
MAIN BATHROOM	STYLE AND COLOUR	Lastra-Apres Ski TA-M2015			STD	7, 39
	HARDWARE CODE	POI-R7040-256-LP11	TYPE	Handle	UPG	7, 36, 98
	COUNTERTOP	Silestone Quartz - White Zeus Extreme	COUNTERTOP EDGE PROFILE	Eased Edge	Level 3	7, 49
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra-Apres Ski TA-M2015, legs on vanity in black. Linen Closet cabinetry to match vanity.			STD	7, 34, 100, 8
	HARDWARE CODE	POI-R7040-160-LP11	TYPE	Handle	UPG	7, 101, 8
	COUNTERTOP	Silestone Quartz - White Zeus Extreme	COUNTERTOP EDGE PROFILE	Eased Edge	Level 3	7, 50, 8
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			\	32
	HARDWARE CODE	N/A	TYPE	N/A	\	\
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Kelowna (MDF) - FROST			Level 2	102, 15
	HARDWARE CODE	POI-R7040-160-LP11	TYPE	Handle	UPG	103, 15
	COUNTERTOP	Standard 2cm Quartz - Cotton Knit	COUNTERTOP EDGE PROFILE	Eased Edge	STD	15
LAUNDRY ROOM	STYLE AND COLOUR	Red Deer (MDF) seamless series - FROST			Level 2	37
	HARDWARE CODE	POI-R7040-160-LP11	TYPE	Handle	UPG	104
	COUNTERTOP	Standard 2cm Quartz - Cotton Knit	COUNTERTOP EDGE PROFILE	Eased Edge	STD	38

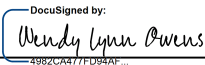
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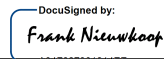
Purchaser's Signature(s) :  Date: August 5, 2023

Approved By :  Date: August 5, 2023


SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024
PAINT COLOUR(S)						
ROOM	MAIN COLOUR	STD/UPG #	ACCENT WALL	STD/UPG #		
TRIM & INTERIOR DOORS	Semi Gloss DLX1025-1 - Commercial White	STD, 26	\	\		
FOYER	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
POWDER ROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
MAIN FLOOR HALLWAY	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
DINING ROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
FLEX ROOM	N/A	\	\	\		
GREAT ROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
LIVING ROOM	\	\	\	\		
MUDROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
KITCHEN/DINETTE/ BREAKFAST	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
LAUNDRY ROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
2nd FLOOR HALLWAY	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
MAIN BATH	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
BEDROOM #2	N/A	\	\	\		
BEDROOM #3	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
BEDROOM #4	N/A	\	\	\		
MASTER BEDROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
MASTER BEDROOM WALK-IN CLOSET	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
MASTER BEDROOM ENSUITE	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
FINISHED BASEMENT RECREATION ROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		
BASEMENT BATHROOM	Eggshell OC-22 Calm Benjamin Moore (Colour Match)	47	\	\		

Purchaser's Signature(s) :  \_\_\_\_\_ Date: August 5, 2023

Purchaser's Signature(s) :  \_\_\_\_\_ Date: August 5, 2023

Approved By :  \_\_\_\_\_ Date: August 5, 2023



SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Olympia Venus Series-Anthracite 13 x 13 GE.VN.ATR.1313.MT (Standard square Installation)	57 Steel	STD Tile + UPG Grout	STD, 118	
POWDER ROOM	FLOOR	Olympia Venus Series-Anthracite 13 x 13 GE.VN.ATR.1313.MT (Standard square Installation)	57 Steel	STD Tile + UPG Grout	STD, 118	
	WALL	\	\	\	\	
	INSERT OR BORDER	\	\	\	\	
MUDROOM	FLOOR	Olympia Venus Series-Anthracite 13 x 13 GE.VN.ATR.1313.MT (Standard square Installation)	57 Steel	STD Tile + UPG Grout	STD, 118, 5	
	WALL	\	\	\	\	
	INSERT OR BORDER	\	\	\	\	
LAUNDRY ROOM	FLOOR	Olympia Venus Series-Anthracite 13 x 13 GE.VN.ATR.1313.MT (Standard square Installation)	57 Steel	STD Tile + UPG Grout	STD, 118	
	WALL	\	\	\	\	
	INSERT OR BORDER	\	\	\	\	
KITCHEN	FLOOR	See Hardwood Selection	\	\	19	
	BACKSPLASH	Ceratec Glamour 4x11.8 Calacatta Polished (Horizontal Brick Install)	59 Alpine	Diamond Tile + UPG Grout	111, 112, 118	
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See Hardwood Selection	\	\	19	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Ceratec Sichenia Pave Wall Domen 1124 Bianco 4.3 x 17.7 (Horizontal 1/2 brick installation, on Face and Returns)	56 Greige	Quote Tile + UPG Grout	51, 118, 9, 10, 11	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

DocuSigned by:  
*Francis Owens*

Date: August 5, 2023

Purchaser's Signature(s) :


DocuSigned by:  
*Wendy Lynn Owens*

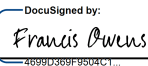
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Approved By :

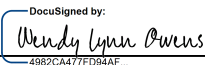
DocuSigned by:  
*Frank Nieuwkoop*

Date: August 5, 2023

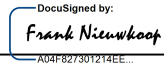
SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Centura York Anthracite 12x24 YRK30071 (rectangular front to back of house installation)	16 Anthracite	Silver Tile + UPG Grout	113, 118	
	WALL	Olympia Lindt Series White Glossy (10" x 16") TH.LT.WHT.1016.MT (horizontal stacked installation)	01 White	Silver Tile + UPG Grout	114, 118, 68	
	INSERT OR BORDER	N/A				
3PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\	\	\	\	
5PC ENSUITE BATHROOM	FLOOR	Centura York Anthracite 12x24 YRK30071 (rectangular side to side of house installation)	16 Anthracite	Silver Tile + UPG Grout	115, 118, 8	
	TUB DECK	\	\	\	\	
	TUB BACKSPLASH	\	\	\	\	
	INSERT OR BORDER	\	\	\	\	
	WALK-IN SHOWER	Olympia Lindt Series White Glossy (10" x 16") TH.LT.WHT.1016.MT (horizontal stacked Installation)	01 White	Silver Tile + UPG Grout	116, 118, 8	
BASEMENT/OTHER BATHROOM	FLOOR	Olympia Venus Series-Anthracite 13 x 13 GE.VN.ATR.1313.MT (Standard square Installation)	61 Astral	STD Tile + UPG Grout	STD, 118, 15	
	WALL	Olympia Lindt Series White Glossy (10" x 16") TH.LT.WHT.1016.MT (horizontal stacked install)	01 White	Silver Tile + UPG Grout	117, 118, 15	
	INSERT OR BORDER	\				

Purchaser's Signature(s) :   
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Date: August 5, 2023

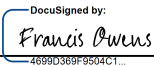
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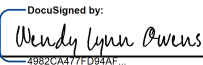
Date: August 5, 2023


Approved By :   
A04F827301214EE...


Date: August 5, 2023

SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	18	
DINING ROOM	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	18	
FLEX ROOM	\			\	\	
FAMILY ROOM	\			\	\	
GREAT ROOM	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	18	
DEN/HOME OFFICE	\			\	\	
REAR HALLWAY	\			\	\	
KITCHEN	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	19	
DINETTE	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	19	
MAIN STAIRS TO BEDROOMS	Stain 501 Similar to Lauzon White Oak Celtic			UPG	16	
UPPER HALLWAY	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	18	
BEDROOM # 2	\			\	\	
BEDROOM # 3	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	21	
BEDROOM # 4	N/A			\	\	
MASTER BEDROOM	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	20	
MASTER BEDROOM WALK-IN CLOSET	Lauzon Designer Collection Estate Series Character Grade Ultra-Matte Pure Genius Engineered White Oak 6-1/4" in Celtik			UPG	20	
STAIRS TO BASEMENT	Stain 501 Similar to Lauzon White Oak Celtic			UPG	17	
FINISHED BASEMENT RECREATION ROOM	Beaulieu Spartacus A4531 Morning Light # 88664 + Standard Underpad			STD carpet + STD Underpad	STD, STD, 14	

Purchaser's Signature(s) :  \_\_\_\_\_ Date: August 5, 2023

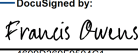
Purchaser's Signature(s) :  \_\_\_\_\_ Date: August 5, 2023

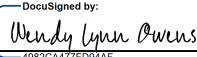
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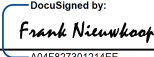
SINGLES AND TOWNS COLOUR CHART						
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep: A. Bowman	
	Lot No:	4 - Phase 7	Civic Address:	890 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Francis Owens			Model Name/#:	Bradley #826
	Purchaser(s):	Wendy Lynn Owens			Closing Date:	April 30th, 2024

PLUMBING FIXTURES				
ROOM	FIXTURE	STYLE	FINISH	STD/UPG#
KITCHEN	SINK	Blanco Silgranite Diamond Super Single	Anthracite	39
	FAUCET	Delta Trinsic 9159-BL-DST Single Handle Pull-Down	Black	40
MAIN BATHROOM	SINK	American Standard Boxe Undermount Sink 0315-000	White	119
	VANITY FAUCET	Delta Trinsic Single Handle High Arc Lavatory Faucet 559HA-BL-DST	Black	120
	WATER CLOSET	Standard	White	STD
	WALK-IN SHOWER	MW Approx. 5' Sliding Glass Shower Door	Black Trim, Glass, Acrylic Base	68, 88
	SHOWER FAUCET	Delta Ara T17267-BL	Black	68, 122
ENSUITE BATHROOM	SINK(S)	American Standard Boxe Undermount Sink 0315-000	White	119, 8
	VANITY FAUCET(S)	Delta Trinsic Single Handle High Arc Lavatory Faucet 559HA-BL-DST	Black	120, 8
	WATER CLOSET + BIDET	Standard	White	STD, 8
	SHOWER	Walk-in Shower with Pivot Door and Glass Side Panel	Black Trim, Glass, Acrylic Base	121, 8
	SHOWER FAUCET	Delta Ara T17267-BL with Slide Bar Hand Shower H20Kinectic 51567-BL and function diverter T11867-BL	Black	124, 8
	BIDET	5023 100 American Standard Cadet bidet complete with American Standard serin 204 4401 002 faucet.	White	8
POWDER ROOM	PEDESTAL	American Standard Boulevard Pedestal Sink	White	32
	SINK FAUCET	Delta Trinsic Single Handle High Arc Lavatory Faucet 559HA-BL-DST	Black	120
	WATER CLOSET	Standard	White	STD
BASEMENT/OTHER BATHROOM	SINK	American Standard Boxe Undermount Sink 0315-000	White	119, 15
	VANITY FAUCET	Delta Trinsic Single Handle High Arc Lavatory Faucet 559HA-BL-DST	Black	120, 15
	WATER CLOSET	Standard	White	STD, 15
	WALK-IN SHOWER	MW Approx. 5' Sliding Glass Shower Door	Black Trim, Glass, Acrylic Base	87, 15
	SHOWER FAUCET	Delta Ara T17267-BL	Black	123, 15

**NOTE: All fixtures are white as standard**

Purchaser's Signature(s) :  DocuSigned by:  
Francis Owens  
4699D369F9504C1... Date: August 5, 2023

Purchaser's Signature(s) :  DocuSigned by:  
Wendy Lynn Owens  
4982CA477FD94AF... Date: August 5, 2023

Approved By :  DocuSigned by:  
Frank Nieuwkoop  
A04F827301214EE... Date: August 5, 2023



## Standard Edge Profiles for Granite & Quartz

	<p><b>Eased Edge</b></p>	<p>Kitchen, Main Bath, 5pc Ensuite, Basement Bath, Laundry</p>
--	--------------------------	--

Project: Place St. Thomas 7

Purchaser: Frank Owens

Plan #: 50M-361

Purchaser: Wendy Lynn Owens

Lot: 4 - Phase7

Date: August 5, 2023

Model: #826 Bradley "B" cust. Rev.

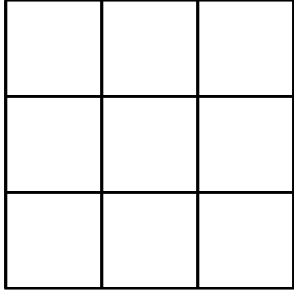
Upgrade #: 6, 8, 15, 38, 49, 50, 95



# Tile Installation Options

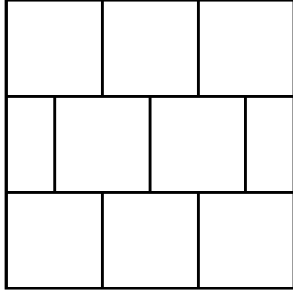
## FLOOR TILE

Standard square



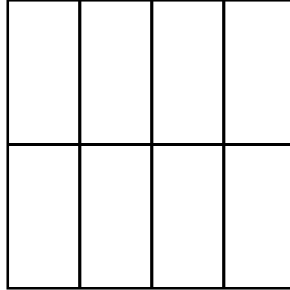
Foyer, Powder room,  
Mudroom,  
Basement bathroom,  
Laundry room

Square brick



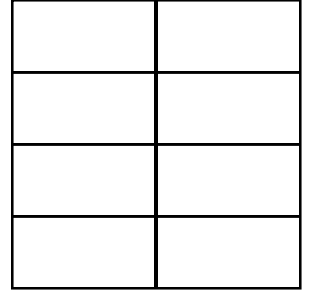
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Rectangular  
front to back of the house



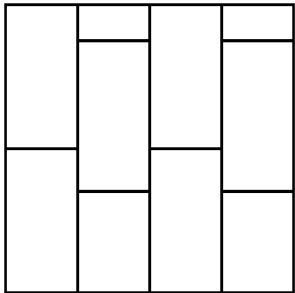
Main Bathroom

Rectangular  
side to side of the house



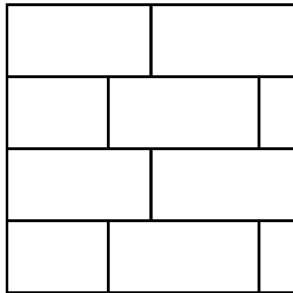
5PC Ensuite Bathroom

Rectangular 1/3 staggered  
front to back of the house



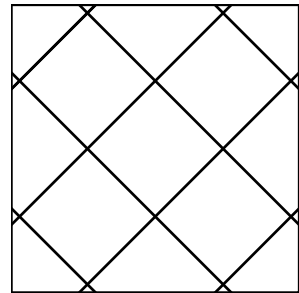
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Rectangular 1/3 staggered  
side to side of the house



\_\_\_\_\_

45 degree



\_\_\_\_\_

Project: Place St. Thomas 7

Purchaser: Frank Owens

Plan #: 50M-361

Purchaser: Wendy Lynn Owens

Lot: 4 - Phase 7

Date: August 5, 2023

Model: #826 Bradley "B" cust. Rev.

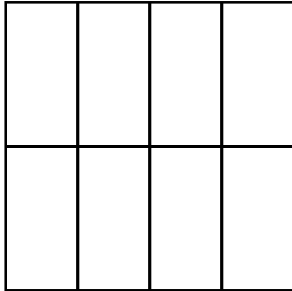
Upgrade #: 5, 8, 15, 113, 115



# Tile Installation Options

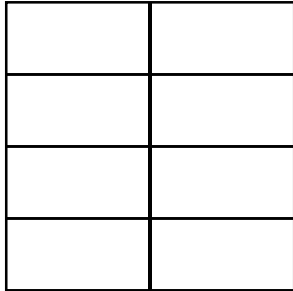
## WALL TILE

Vertical stacked



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\_\_\_\_\_  
\_\_\_\_\_

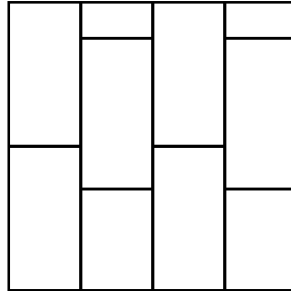
Horizontal stacked



5pc Ensuite, Main Bath,  
Basement Bath

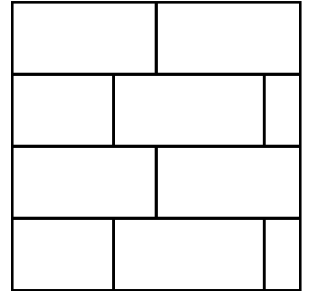
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Vertical 1/3 offset staggered



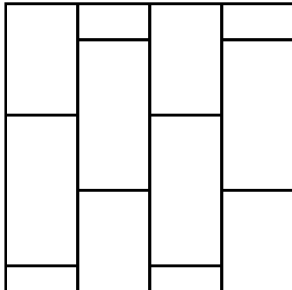
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Horizontal 1/3 offset staggered



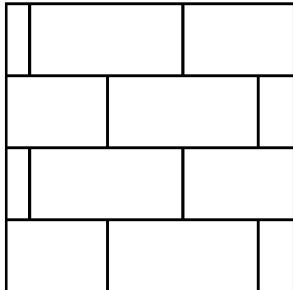
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Vertical brick



\_\_\_\_\_  
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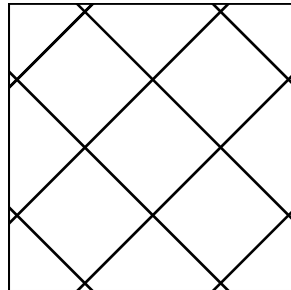
Horizontal brick



Kitchen Backsplash,  
Fireplace,

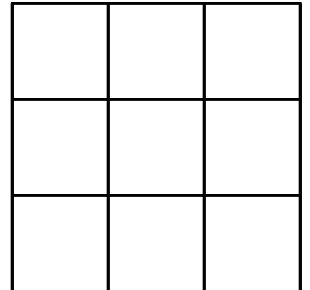
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45 degree



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Standard square



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project: Place St. Thomas 7

Purchaser: Frank Owens

Plan #: 50M-361

Purchaser: Wendy Lynn Owens

Lot: 4 - Phase 7

Date: August 5, 2023

Model: #826 Bradley "B" cust. Rev.

Upgrade #: 8, 9, 10, 15, 51, 68, 111, 112, 114, 116



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

**Lot#: 4 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Francis Owens and Wendy Lynn Owens

**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#: 4 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Francis Owens and Wendy Lynn Owens

**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.



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### **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.








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### 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:  
Francis Owens  
4699D369F9504C1...

DocuSigned by:  
Wendy Lynn Owens  
4982CA277FD9A4F...

Date Aug 5, 2023

Date Aug 5, 2023

