

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

ON THE 9 DAY OF January , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 1  
LOT: 1 BLOCK :  
50M-361 Place ST. Thomas 7  
CIVIC ADDRESS: 878 Cologne Street

PURCHASERS: Paul Johny Macean & Gabrielle Macean Panayotti

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: January 9, 2024

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: \$900,000.00  
BALANCE AT CLOSING: \$850,000.00  
LESS H.S.T. AMOUNT: \$817,699.12  
SCHEDULE "G" DATED: January 30, 2024  
TARION SCHEDULE "B" DATED: January 30, 2024

INSERT: 680 dated: February 20, 2024 in the amount of: \$1,545.44  
NEW PURCHASE PRICE: \$901,545.44  
NEW BALANCE AT CLOSING: \$851,545.44  
NEW LESS H.S.T. AMOUNT: \$819,066.76  
SCHEDULE "G" DATED: February 20, 2024  
TARION SCHEDULE "B" DATED: February 20, 2024

Dated at Terrebonne, ON this 20 day of February , 2024

In the presence of:

WITNESS

DocuSigned by:  
Paul Johny Macean  
PURCHASER

WITNESS

DocuSigned by:  
Gabrielle Macean Panayotti  
PURCHASER

Dated at Ottawa, ON this 20 day of February , 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: DocuSigned by:  
REV: September 3, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Paul Johny Macean and Gabrielle Macean Panayotti			Printed: 20-Feb-24 3:19 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	7	1086 THE STEEL ELEV B	29-Aug-24
ITEM	QTY	EXTRA / CHANGE	PRICE
*11 134508		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN OPT #1 C/W FLUSH BREAKFAST BAR	* \$2,064.00
42603	Note:	- Eased edge as per Edge Profile sketch dated February 20, 2024 - As per Floorplan sketch dated February 20, 2024 - As per Kitchen sketch dated February 20, 2024	Each
12 83		1 - KITCHEN - KITCHEN RECYCLE BIN (300MM - 600MM) - ALL SERIES	\$1,031.00
42604	Note:	- As per Kitchen sketch dated February 20, 2024 - As per Floorplan sketch dated February 20, 2024 - Located on stove wall next to Dinette - Approx. 24 inches (600mm)	Each
13 165		1 - KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - KITCHEN - BRONZE	\$188.00
42605	Note:	- As per Wall Tile installation sketch dated February 20, 2024 - See item #14 (brick pattern) - See item #15 (upgrade grout)	Each
14 162		1 - KITCHEN - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN - INSTALL	\$103.00
42606	Note:	- As per Wall Tile installation sketch dated February 20, 2024 - See item #13 (bronze tile) - See item #15 (upgrade grout)	Each
15		1 - - UPGRADE CERAMIC GROUT COLOUR	\$200.00
42607	Note:	- Floor Tile Grout (main bathroom, ensuite #2 bathroom & basement bathroom) - Wall Tile Grout (main bathroom, ensuite #2 bathroom & basement bathroom)	Each
16		1 - POWDER ROOM - MEDICINE CABINET (SURFACE MOUNT) - STANDARD LEVEL	\$346.00
42608	Note:	- As per Floorplan sketch dated February 20, 2024 - Installed above toilet	Each
*17 138370		1 - STD AREAS - HARDWOOD - OAK - 3 1/8 STAINED - STD AREAS	* \$4,508.00
42609	Note:	- As per Floorplan sketch dated February 20, 2024 - Standard areas include living room, dining room, great room, main floor hallway & upper hallway	Each
18 7		1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$52.00
42610	Note:	- As per Floorplan sketch dated February 20, 2024	Each
19 7		1 - BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - FINISHED BASEMENT RECREATION ROOM - LEVEL 1	\$691.00
42611	Note:	- As per Floorplan sketch dated February 20, 2024	Each
20		1 - BASEMENT BEDROOM - UNDERPAD - UPGRADE - LEVEL 1 - - FINISHED BASEMENT BEDROOM - LEVEL 1	\$128.00
42612	Note:	- As per Floorplan sketch dated February 20, 2024	Each

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 2,064-1

Vendor Initials: 

DS  
FN

 Purchaser Initials: 

DS  
PJM

DS  
GMP

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Paul Johny Macean and Gabrielle Macean Panayotti			Printed: 20-Feb-24 3:19 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
1	7	1086 THE STEEL ELEV B	29-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
21 120307	1	KITCHEN - KITCHEN - SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$1,491.00	Each
42613	Note:	- Only available with Solid Surface Countertops - See item #11 (quartz level 1) - See item #22 (upgrade faucet)		
22	1	KITCHEN - UPGRADE STANDARD KITCHEN FAUCET TO STAINLESS STEEL - MOEN SLEEK (SINGLE HOLE)	\$341.00	Each
42614	Note:	- See item #11 (quartz level 1) - See item #21 (upgrade sink)		
23	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH	\$1,297.24	Each
42631	Note:	Orbital Estimate No#: OR8238 Rev.03 dated 02/20/2024		
24	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$2,192.20	Each
42632	Note:	S&S Electric Estimate No#: SS6609 Rev.03 dated 02/20/2024		
25	1	- DECOR BONUS APPLIED TO UPGRADE ITEMS	-\$13,087.00	Each
42633	Note:	- Remaining decor bonus of \$13,087.00 applied in full.		

Sub Total	\$1,545.44
HST	\$0.00
Total	\$1,545.44

Payment Summary

Paid By Amount

Total Payment:

PURCHASER: 

DocuSigned by:  
Paul Johny Macean  
7F9D5BA3612F4F4...

 20-Feb-24  
Paul Johny Macean DATE

PURCHASER: 

DocuSigned by:  
Gabrielle Macean Panayotti  
01133314303313A...

 20-Feb-24  
Gabrielle Macean Panayotti DATE

VENDOR: 

DocuSigned by:  
A04F827301214EE

 PER: Valecraft Homes (2019) Limited

DATE: February 20, 2024

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 2,064-2

CONSTRUCTION SCHEDULING APPROVAL

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

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


**SCHEDULE "G"**

**HARMONIZED SALES TAX AND NEW HOUSING REBATE**

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
  - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
  - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
  - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property ( the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

  
Purchaser

  
Purchaser

  
Vendor



6.       The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.       The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of           \$819,066.76          . 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 Terrebonne, ON    this    20 day of February ,                    2024

DocuSigned by:

*Paul Johnny MacLean*

7F9D5BA3-9012-4184-9095-EC534270657C

**PURCHASER**

**VALECRAFT HOMES LIMITED**

DocuSigned by:

*Gabrielle MacLean Parayotti*

017539145B63424

**PURCHASER**

DocuSigned by:

*[Signature]*

704F627301214EE...

**PER:**

**February 20, 2024**

**DATE:**

**PROJECT:** Place St. Thomas 7       **LOT:** 1



**Freehold Form  
(Tentative Closing Date)**

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

**PART I      Stipulated Amounts/Adjustments**

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

- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #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.

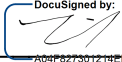
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 February 20, 2024.

Signed at Terrebonne QC, this 20 day of February, 2024.

DocuSigned by:  
Paul Johnny MacLean  
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**Purchaser**

**Valecraft Homes (2019) Limited**

DocuSigned by:  
Gabrielle MacLean Parayotti  
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**Purchaser**

DocuSigned by:  
  
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**Per:**

February 20, 2024  
**Date:**

**Lot #:** 1

**Project:**      Place St. Thomas 7



THE STEEL

MODEL 1086

ELEVATION A 3219 SQ. FT.  
ELEVATION B 3177 SQ. FT.

Site: Place St. Thomas 7

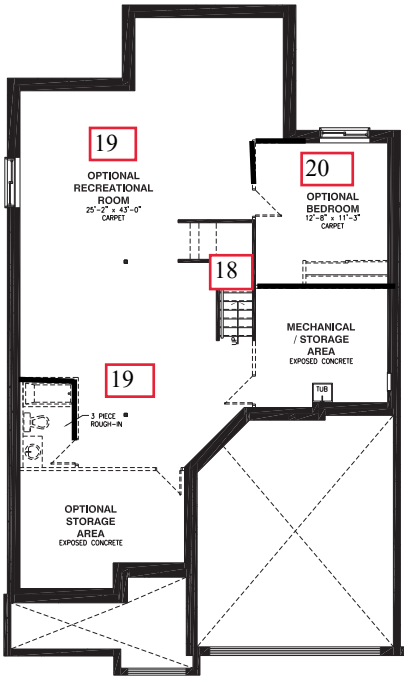
Plan No.: 50M-361

Lot: PST PH7 1

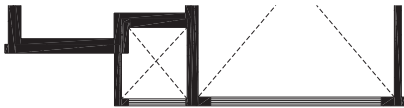
Date: February 20, 20204

Purchaser: Paul Johny Macean

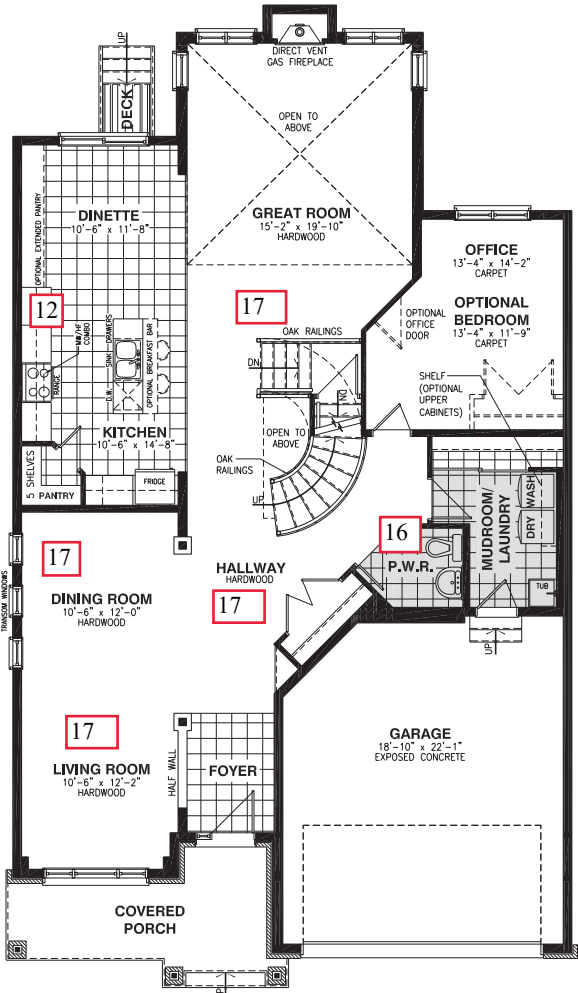
Purchaser: Gabrielle Panayotti



BASEMENT FLOOR - ELEVATION A



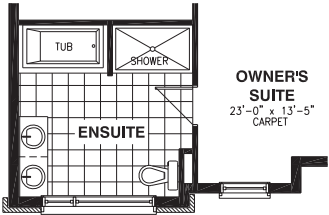
BASEMENT FLOOR - ELEVATION B



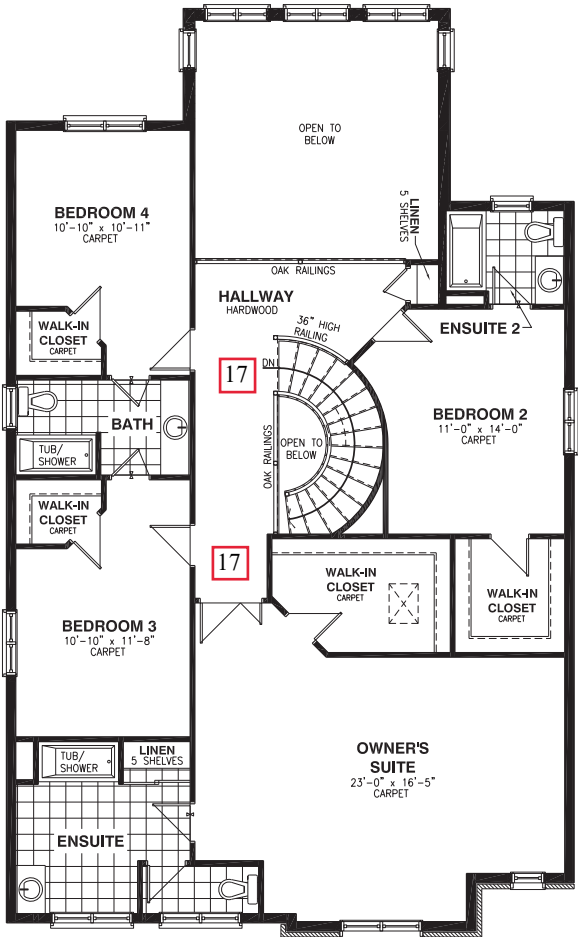
GROUND FLOOR - ELEVATION A



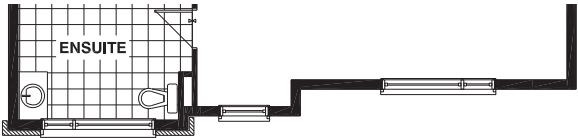
GROUND FLOOR - ELEVATION B



OPTIONAL 5PC ENSUITE  
ELEVATION B



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B

DS  
PJM

DS  
GMP

DS  
FN

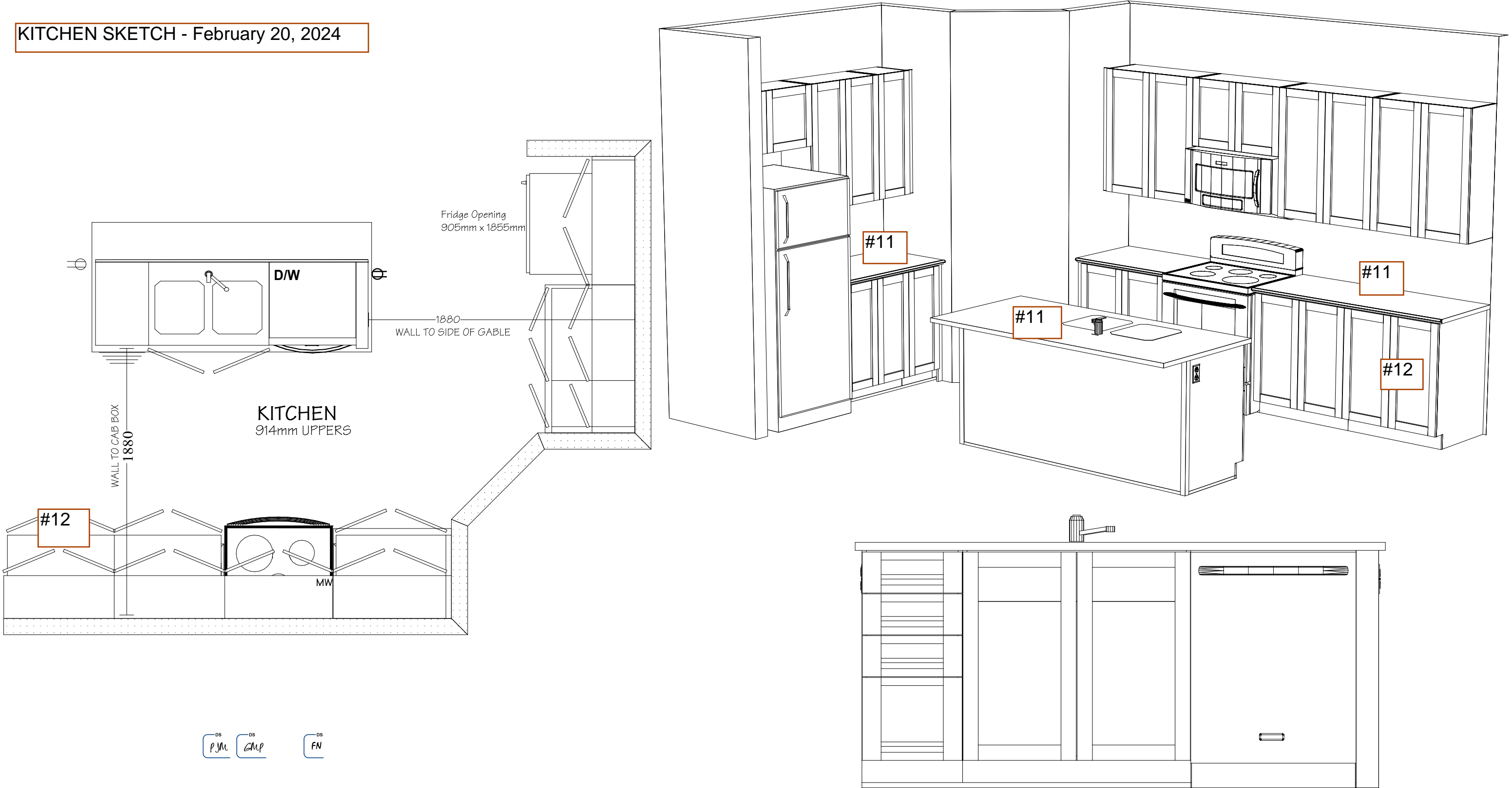


Valecraft Homes (2019) Ltd.  
Site: Place St. Thomas 7  
Plan: 50M-361

Lot: 1 - Phase 7  
Model: #1086 "B" Steel  
Date: February 20, 2024

Purchaser: Paul Johny Macean  
Purchaser: Gabrielle Macean Panayotti

KITCHEN SKETCH - February 20, 2024



\*DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS\*



Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen  
Powder Room  
Main Bathroom  
Ensuite  
Ensuite #2  
Basement Bathroom



1/4 Bevel



1/2 Bevel



3/4 Bevel



Pencil Top Only  
with Square Bottom



Pencil Top and Bottom



1/2 Bullnose



Full Bullnose

Project: Place St. Thomas 7

Purchaser: Paul Johny Macean

Plan #: 50M-361

Purchaser: Gabrielle Macean Panayotti

Lot: PST PH7 1

Date: Febraury 20, 2024

Model: STEEL #1086 "B" REV

Upgrade #: 3, 5, 11

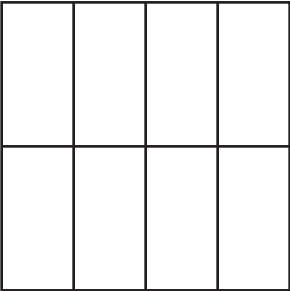


Valecraft  
Homes (2019) Limited

Tile Installation Options

WALL TILE

Vertical stacked

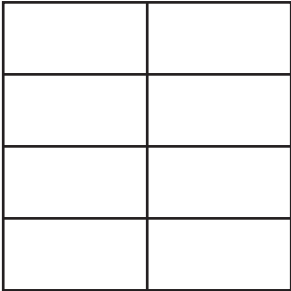


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Horizontal stacked



Main Bathroom,

\_\_\_\_\_

Bed #2 Ensuite,

\_\_\_\_\_

5PC Ensuite

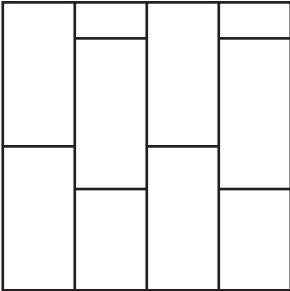
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Walk-In Shower,

\_\_\_\_\_

Basement Bathroom

Vertical 1/3 offset staggered

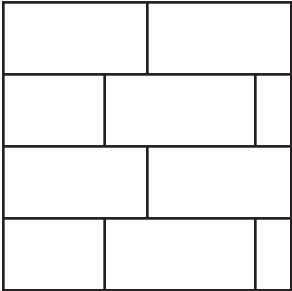


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Horizontal 1/3 offset staggered

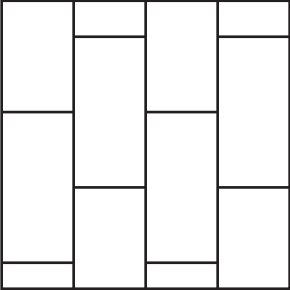


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Vertical brick

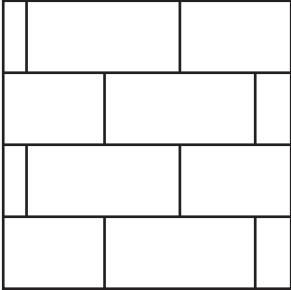


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Horizontal brick

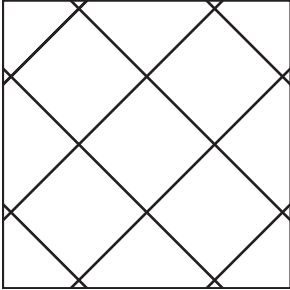


Kitchen Backsplash

\_\_\_\_\_

\_\_\_\_\_

45 degree

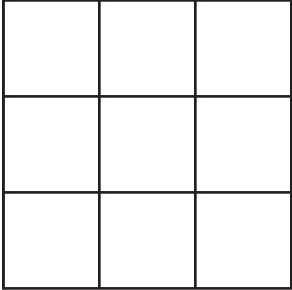


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\_\_\_\_\_

Standard square



Fireplace,

\_\_\_\_\_

5PC Ensuite Tub Deck

\_\_\_\_\_

& Backsplash

\_\_\_\_\_

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 1

Model: STEEL #1086 "B" REV

Purchaser: Paul Johny Macean

Purchaser: Gabrielle Macean Panayotti

Date: Febraury 20, 2024

Upgrade #: 4, 5, 13, 14

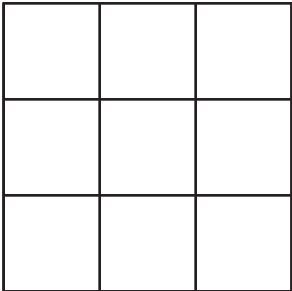


Valecraft  
Homes (2019) Limited

Tile Installation Options

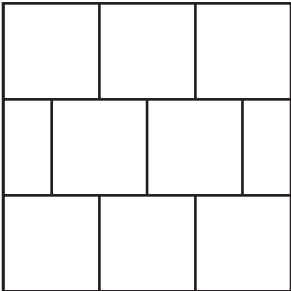
FLOOR TILE

Standard square

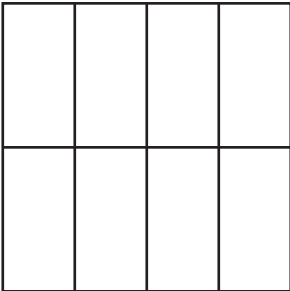


Foyer, Powder Room,  
Mudroom/Laundry,  
Kitchen/Dinette, Main Bath,  
Master 5PC Ensuite,  
Bed #2 Ensuite, Basement Bath

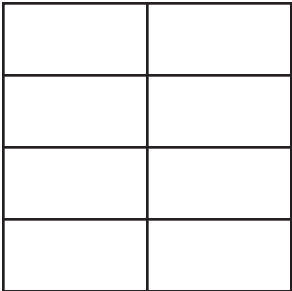
Square brick



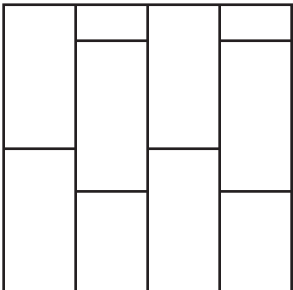
Rectangular  
front to back of the house



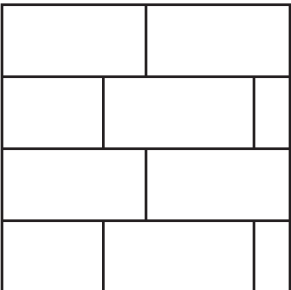
Rectangular  
side to side of the house



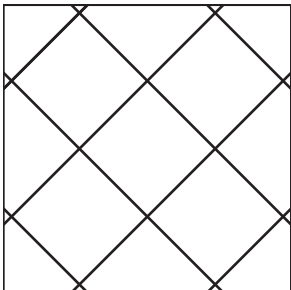
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 1  
Model: STEEL #1086 "B" REV

Purchaser: Paul Johny Macean  
Purchaser: Gabrielle Macean Panayotti  
Date: Febraury 20, 2024  
Upgrade #: 4, 5





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

## Estimate No#: OR8238 Rev.03

Customer Copy

### Customer:

Paul Johny Macean & Gabrielle Macean Panayotti

Home: 438-346-2984, 514-651-1281

Email: jpmacean@yahoo.com;  
panayottig@gmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 1

Closing Date:








08/29/2024

Salesperson:

Kyle Takman (OR)

Date:

02/20/2024

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
Great 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
Master Bedroom	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
Office	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
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	<b>(1) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT)</b> (1 pair) Klipsch 6.5" Pivoting In-Ceiling Speaker (KLI-DS160CDT) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver		\$1,148.00	\$1,148.00
Great Room	1.00	<b>Master Jack - Speaker wiring unterminated</b> Master Jack - Location as shown on floor plan - Speaker wiring unterminated		\$	\$0.00
Customer Subtotal:					<b>\$1,148.00</b>
HST:					<b>\$149.24</b>
<b>Total:</b>					<b>\$1,297.24</b>

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

DocuSigned by:

DocuSigned by:

Paul Johny Macean Gabrielle Macean Panayotti

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Customer Signature

February 20, 2024

Date

DS  
FN



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

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www.ssbolton.com

## Estimate No#: SS6609 Rev.03

Customer Copy

### Customer:

Paul Johny Macean & Gabrielle Macean Panayotti

Home: 438-346-2984, 514-651-1281

Email: jpmacean@yahoo.com;

panayottig@gmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 1

Closing Date:

08/29/2024

Salesperson:

Kyle Takman

Date:

02/20/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	<b>4 * 4" LED 1st floor slim Soffit Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo potlights (AFR4-0930-WH) on existing switch	E	\$1,110.00	\$1,110.00
Kitchen	1.00	<b>Misc. Product</b> Delete Standard Kitchen Fixture, use switch for potlights	E	\$-128.00	\$-128.00
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen (island end) and master bedroom (standard items)	H	\$	\$0.00
Garage	1.00	<b>Add #8 wire for future EV charging unit - good up to 40 AMPS</b> Add #8 wire for future EV charging unit - good up to 40 AMPS	I	\$958.00	\$958.00

Customer Subtotal: **\$1,940.00**

HST: **\$252.20**

**Total: \$2,192.20**

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

### Notes:

"Purchaser has acknowledged that they have discussed any kitchen layout modifications with their electrical representative. If modifications are made after signing off on electrical, this will incur additional charges."

DocuSigned by:

Paul Johny Macean

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DocuSigned by:

Gabrielle Macean Panayotti

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Customer Signature

February 20, 2024

Date



S&S / Orbital Sketch

SS Orbital Sketches

Model Name: Steel

Model #: 1086B

Plan #: 50M-361

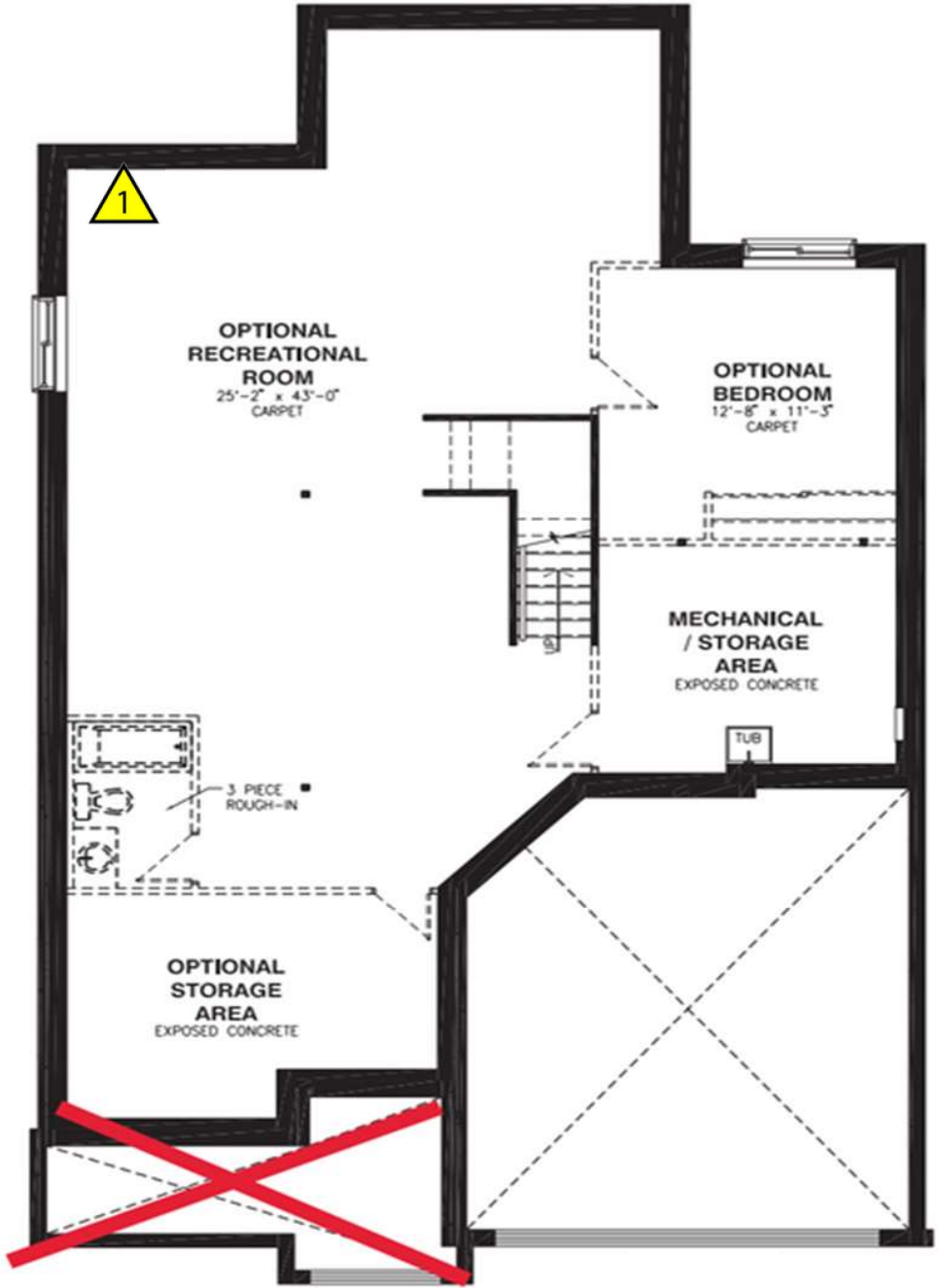
Site: Place St. Thomas (Phase 7)

Purchaser: Paul Johny Macean

Lot: Lot 01 - Phase 7

Date: February 15 2024

Purchaser: Gabrielle Macean Panayotti



~~BASEMENT FLOOR ELEVATION A~~



BASEMENT FLOOR - ELEVATION B

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GMP

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S&S / Orbital Sketch

SS Orbital Sketches

Model Name: Steel

Model #: 1086B

Plan #: 50M-361

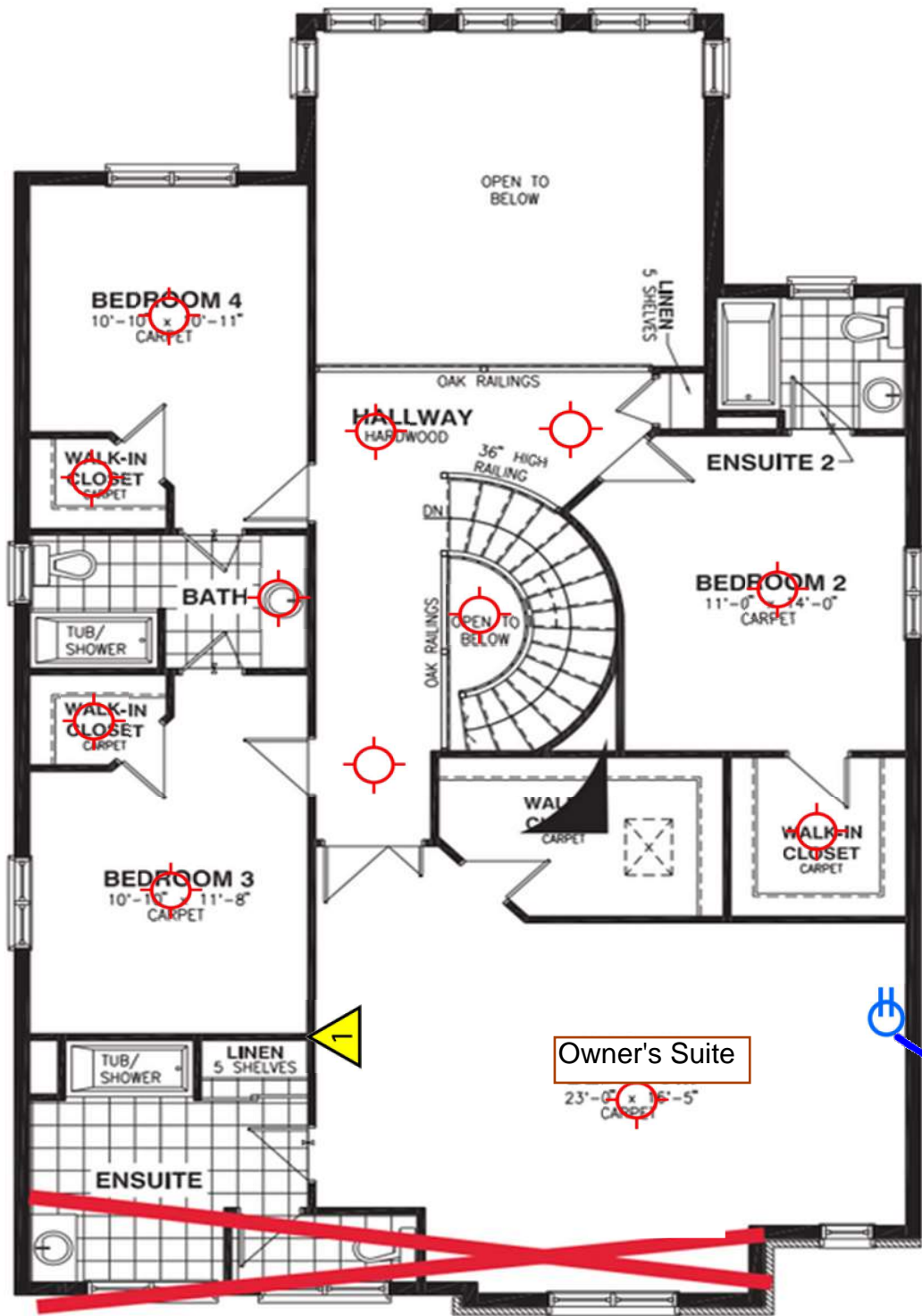
Site: Place St. Thomas (Phase 7)

Purchaser: Paul Johny Macean

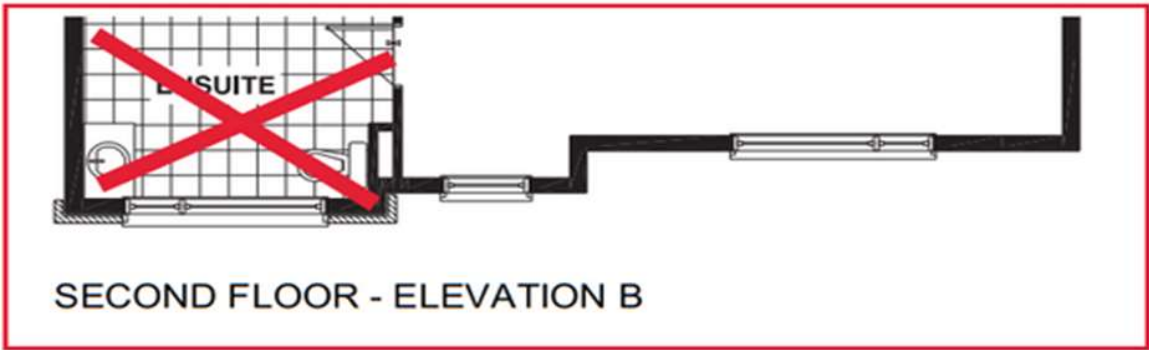
Lot: Lot 01 - Phase 7

Date: February 15 2024

Purchaser: Gabrielle Macean Panayotti



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B

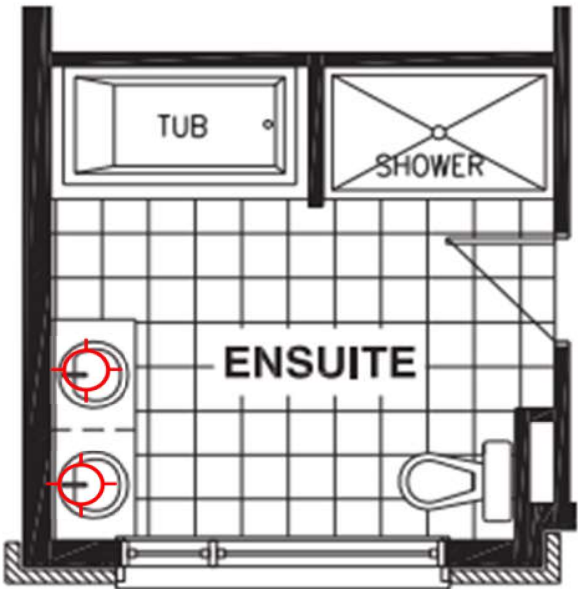




S&S / Orbital Sketch

SS Orbital Sketches

Model Name: Steel Model #: 1086B Plan #: 50M-361  
Site: Place St. Thomas (Phase 7) Purchaser: Paul Johny Macean  
Lot: Lot 01 - Phase 7  
Date: February 15 2024 Purchaser: Gabrielle Macean Panayotti




OPTIONAL 5PC ENSUITE  
ELEVATION B

DS  
PJM

DS  
GMP

DS  
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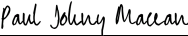
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard Soho light package + S&S Electric upgrades					STD, 24
BATHROOM ACCESSORIES	Standard + Medicine Cabinet in Powder Room					STD, 16
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Standard	Stain # 407	6, 17
BRACKET	Metal	Standard	Stainless steel	6, 17
SPINDLES	Red Oak	Standard	Stain # 407	6, 17
POSTS	Red Oak	Standard 3" modern routed top	Stain # 407	6, 17
NOSINGS	Red Oak	N/A	Stain # 407	6, 17
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	Red Oak	N/A	Stain # 407	6, 17

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</small>	Standard Opening	STD	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE/ HOODFAN <small>(Specify if convection)</small>	Standard Opening	STD	Standard White Microwave Hoodfan	STD
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :


DocuSigned by:



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Purchaser's Signature(s) :


DocuSigned by:



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Approved By :

DocuSigned by:



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Date:

February 20, 2024

Date:

February 20, 2024

Date:

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Subject to change by Valecraft Homes in the event of unavailability of materials.  
Prices, terms and specifications are subject to change without notice E/O.E  
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	100i-B10R thermoplastic series			STD	STD, 12
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD
	COUNTERTOP	Quartz Silestone Marengo	COUNTERTOP EDGE PROFILE	Eased edge profile	Level 1	11
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 after hours AV-M2010			STD	STD
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD
	COUNTERTOP	Quartz Quorastone Cotton Knit QS7944	COUNTERTOP EDGE PROFILE	Eased edge profile	STD	STD
MASTER ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 after hours AV-M2010			STD	STD, 5
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD, 5
	COUNTERTOP	Quartz Quorastone Cotton Knit QS7944	COUNTERTOP EDGE PROFILE	Eased edge profile	STD	STD, 5
POWDER ROOM (MEDECINE CABINET)	STYLE AND COLOUR	100i-B10R thermoplastic series			STD	STD, 16
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT BATHROOM	STYLE AND COLOUR	Shaker 90 after hours AV-M2010			STD	STD, 4
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD, 4
	COUNTERTOP	Quartz Quorastone Cotton Knit QS7944	COUNTERTOP EDGE PROFILE	Eased edge profile	STD	STD, 4
ENSUITE BATHROOM #2	STYLE AND COLOUR	Shaker 90 after hours AV-M2010			STD	STD
	HARDWARE CODE	7814-142	TYPE	Handles	STD	STD
	COUNTERTOP	Quartz Quorastone Cotton Knit QS7944	COUNTERTOP EDGE PROFILE	Eased edge profile	STD	STD

Purchaser's Signature(s) :

DocuSigned by:

Paul Johny Macean

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Date:

February 20, 2024

Purchaser's Signature(s) :

DocuSigned by:

Gabrielle Macean Panayotti

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Date:

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Approved By :

DocuSigned by:

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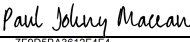
Date:

February 20, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD			
FOYER	Eggshell DLX1025-2 Silent Smoke		STD			
POWDER ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
LIVING/DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FLEX ROOM	N/A					
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
ENSUITE BATHROOM #2	Eggshell DLX1025-2 Silent Smoke		STD			
HOME OFFICE	Eggshell DLX1025-2 Silent Smoke		STD			
KITCHEN/DINETTE	Eggshell DLX1025-2 Silent Smoke		STD			
LAUNDRY/MUDROOM	Eggshell DLX1025-2 Silent Smoke		STD			
2nd FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #2 + WIC	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #3 + WIC	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #4 + WIC	Eggshell DLX1025-2 Silent Smoke		STD			
BASEMENT BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD, 3			
MASTER BEDROOM + WIC	Eggshell DLX1025-2 Silent Smoke		STD			
MASTER ENSUITE BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD, 5			
FINISHED BASEMENT RECREATION ROOM	Eggshell DLX1025-2 Silent Smoke		STD, 2			
BASEMENT BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD, 4			

Purchaser's Signature(s) :

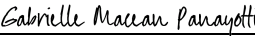
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Purchaser's Signature(s) :


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Approved By :

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Date:


February 20, 2024

Date:

February 20, 2024

Date:

February 20, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Centura Jefferson Series dark grey 13x13 JFR30054 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
POWDER ROOM	FLOOR	Centura Jefferson Series white 13x13 JFR30051 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM\LAUNDRY	FLOOR	Centura Jefferson Series dark grey 13x13 JFR30054 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
OTHER	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\		\	\	\
KITCHEN	FLOOR	Centura Jefferson Series white 13x13 JFR30051 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
	BACKSPLASH	Ceratec Essential series beveled Bianco glossy 4x7.9 (1/2 horizontal brick installation)		25 polar grey	Bronze wall tile + UPG Install + STD grout	13, 14, STD
	INSERT OR BORDER	\				
DINETTE	FLOOR	Centura Jefferson Series white 13x13 JFR30051 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
FIREPLACE	HEARTH	No Hearth		\	\	\
	SURROUND	Olympia regal series charcoal black polished 12x12 NY.RG.CCB.1212.PL (Standard stacked installation)		25 polar grey	STD fireplace tile + STD grout	STD, STD
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) :

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Paul Johny Macean

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Date:

February 20, 2024

Purchaser's Signature(s) :

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Gabrielle Macean Panayotti

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Date:

February 20, 2024


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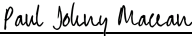
Date:

February 20, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Graniser Kafka Bone glossy 13x13 (standard square installation)		54 Pearl	STD floor tile + UPG grout	STD, 15
	WALL	Ceratec Kafka Bone glossy 7.9x9.8 (horizontal stacked installation)		54 Pearl	STD floor tile + UPG grout	STD, 15
	INSERT OR BORDER	\				
ENSUITE BATHROOM #2	FLOOR	Ceratec Graniser Kafka Bone glossy 13x13 (standard square installation)		54 Pearl	STD floor tile + UPG grout	STD, 15
	WALL	Ceratec Kafka Bone glossy 7.9x9.8 (horizontal stacked installation)		54 Pearl	STD floor tile + UPG grout	STD, 15
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Ceratec Graniser Kafka grey glossy 13x13 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD, 5
	TUB DECK	Ceratec Graniser Kafka grey glossy 13x13 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD, 5
	TUB BACKSPLASH	Ceratec Graniser Kafka grey glossy 13x13 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD, 5
	INSERT OR BORDER	\				
	SHOWER WALLS	Ceratec kafka grey glossy 7.9 X 9.8 (horizontal stacked installation)		25 polar grey	STD wall tile + STD grout	STD, STD, 5
BASEMENT BATHROOM	FLOOR	Euro Pasha Bellina Grey 13x13 pas bel gre (standard square installation)		54 pearl	STD floor tile + UPG grout	STD, 15, 4
	WALL	Euro Pasha Bellina Grey Wall 8x10 pas bel gre w (horizontal stacked installation)		54 pearl	STD wall tile + UPG grout	STD, 15, 4
	INSERT OR BORDER	\				

Purchaser's Signature(s) :


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Purchaser's Signature(s) :

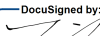
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Approved By :

DocuSigned by:



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Date:

February 20, 2024


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon expert essential tradition smooth Mat finish engineered Red Oak Terroso 3 1/8"				UPG	17
LIVING/DINING ROOM	Lauzon expert essential tradition smooth Mat finish engineered Red Oak Terroso 3 1/8"				UPG	17
FLEX ROOM	N/A				\	\
FAMILY ROOM	N/A				\	\
GREAT ROOM	Lauzon expert essential tradition smooth Mat finish engineered Red Oak Terroso 3 1/8"				UPG	17
HOME OFFICE	Beaulieu A4531 Spartacus 16787 Mystic beige + underpad STD				STD carpet, STD underpad	STD, STD
REAR HALLWAY	Lauzon expert essential tradition smooth Mat finish engineered Red Oak Terroso 3 1/8"				UPG	17
KITCHEN	See ceramic tile selection				\	\
BREAKFAST AREA/DINETTE	See ceramic tile selection				\	\
MAIN STAIRS TO BEDROOMS	Red Oak stain #407				UPG	6
UPPER HALLWAY	Lauzon expert essential tradition smooth Mat finish engineered Red Oak Terroso 3 1/8"				UPG	17
BEDROOM # 2 + WIC	Beaulieu A4531 Spartacus 16787 Mystic beige + underpad STD				STD carpet, STD underpad	STD, STD
BEDROOM # 3 + WIC	Beaulieu A4531 Spartacus 16787 Mystic beige + underpad STD				STD carpet, STD underpad	STD, STD
BEDROOM # 4 + WIC	Beaulieu A4531 Spartacus 16787 Mystic beige + underpad STD				STD carpet, STD underpad	STD, STD
MASTER BEDROOM + WIC	Beaulieu A4531 Spartacus 16787 Mystic beige + underpad STD				STD carpet, STD underpad	STD, STD
BASEMENT BEDROOM	Beaulieu A4531 Spartacus 16787 Mystic beige + Upgraded Richmond carpet cushion 7.5lb Underpad level 1				STD carpet, UPG underpad	STD, 20, 3
STAIRS TO BASEMENT	Beaulieu A4531 Spartacus 16787 Mystic beige + Upgraded Richmond carpet cushion 7.5lb Underpad level 1				STD carpet, UPG underpad	STD, 18, 2
FINISHED BASEMENT RECREATION ROOM	Beaulieu A4531 Spartacus 16787 Mystic beige + Upgraded Richmond carpet cushion 7.5lb Underpad level 1				STD carpet, UPG underpad	STD, 19, 2

Purchaser's Signature(s) :


DocuSigned by:



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Purchaser's Signature(s) :


DocuSigned by:



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Approved By :

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Date:


February 20, 2024

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February 20, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M361	Sales Rep:	A. Bowman
	Lot No:	1 - Phase 7	Civic Address:	878 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Paul Johny Macean			Model Name/#:	Steel #1086
	Purchaser(s):	Gabrielle Macean Panayotti			Closing Date:	29-Aug-24
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Franke Cube CUX110-30-CA single bowl 9" deep			Stainless Steel	21
	FAUCET	Moen Sleek (single hole)			Stainless Steel	22
MAIN BATHROOM	SINK	Standard undermount			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
ENSUITE BATHROOM #2	SINK	Standard undermount			White	STD
	VANITY FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
	TUB/SHOWER	Standard			White	STD
	TUB/SHOWER FAUCET	Standard			Chrome	STD
MASTER ENSUITE BATHROOM	SINK(S)	Standard undermount (2)			White	STD, 5
	VANITY FAUCET(S)	Standard (2)			Chrome	STD, 5
	WATER CLOSET	Standard			White	STD, 5
	SHOWER	Standard			White base, clear glass, chrome trim	STD, 5
	SHOWER FAUCET	Standard			Chrome	STD, 5
	BATHTUB	Standard			White	STD, 5
	BATHTUB FAUCET	Standard			Chrome	STD, 5
POWDER ROOM	PEDESTAL	Standard			White	STD
	SINK FAUCET	Standard			Chrome	STD
	WATER CLOSET	Standard			White	STD
BASEMENT BATHROOM	SINK	Standard undermount			White	STD, 4
	VANITY FAUCET	Standard			Chrome	STD, 4
	WATER CLOSET	Standard			White	STD, 4
	TUB/SHOWER	Standard			White	STD, 4
	TUB/SHOWER FAUCET	Standard			Chrome	STD, 4
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

DocuSigned by:

Paul Johny Macean

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Date:

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Purchaser's Signature(s) :

DocuSigned by:

Gabrielle Macean Panayotti

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Approved By :

DocuSigned by:

A04F827301214EE

Date:

February 20, 2024



***Valecraft Homes Décor Disclaimers***

**Lot#: 1 Model:1086 THE STEEL ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Paul Johny Macean and Gabrielle Macean Panayotti

**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.





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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 \$300. PLUS a 10% holdback fee.

Purchasers are aware that any request to add a percentage of upgrades from the 680's will be processed only after the builder receives approval letter from the bank.

**GENERAL:**

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The number of steps required at entrances into the home and the garage entrance may vary from the model home/plans depending on individual lot grading requirements. Due to these steps, exterior railings may be required. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as a result of the 2006 Building Code Requirement OBC 9.8.6.2. if 3 or more risers are required as a result of grading.

Basement window wells may or may not be required depending upon individual lot grading requirements.

Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of The Purchaser's driveway may be required depending upon the frontage and specifically if the frontage is less than average as in the case of a pie-shaped lot.

The grading and drainage of The Purchaser's lot has been designed and engineered to ensure that surface water is directed away from The Purchaser's home and into swales. These swales run at the side and rear of The Purchaser's property lines. Swales generally have more aggressive slopes relative to the general lot and will always occupy a portion of the useable space of The Purchaser's lot to serve their function properly.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

**STAIRCASE VS FLOORING  
WOOD SPECIES DIFFERENCE**

The Purchaser acknowledges and accepts that the wood species of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. The Purchaser acknowledges and accepts that though the flooring is of the same species as the staircase the difference in product finishing may result in a stain colour variance. The Purchaser agrees that the vendor is to be exempt from any and all claims by the Purchaser regarding this colour variance.



# Valecraft Homes Décor Disclaimers

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PURCHASERS: Paul Johny Macean and Gabrielle Macean Panayotti

TEL:

## RAILINGS

All railings, spindles, posts, nosing’s and stairs come from solid wood and veneered wood materials sourced from multiple locations and suppliers. As such there will be variations in grains and shades between the various natural components beyond our control. Due to this variance in material, all components will stain with colour or natural finish differently. Iron spindles are wrought in nature and depending on the manufacturing process will have differences from spindle to spindle which is normal. Also the finish of the iron spindles is of a powder coated nature. This process can produce minor colour variations or tones. Furthermore, the assembly of the metal spindles can develop a natural rattle over time from vibration in the railing. Minor rattling is normal and is a part of the wrought iron spindle assembly.

## FIREPLACE MANTLE

Due To Extremely High Heat Temperatures Exiting The Top Vent Of The Fireplace And The Potential For Damages To Heat Sensitive Electronics And/OR Wall Décor Installed Above The Fireplace, The Purchaser(s) Acknowledge(s) That The Builder Recommends Installing A Fireplace Fan Kit As well As Maintaining The Mantle Installed Above The Fireplace.

## STAIN COLOURS

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplace mantles, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. The builder will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.  
Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, spindles and rails. The Purchaser is to choose from the builder’s stain samples for these areas to their satisfaction.

## APPLIANCE SPECIFICATIONS

All appliance openings are set to the builder's standard openings. Please advise the Sales Representative at time of the structural appointment if custom sizing of cabinets is required for any built - in appliances. The Purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

The Purchaser acknowledges and accepts that in order to accommodate upgraded appliances, all appliance specifications should be provided at the time of their structural appointment. Should this not occur they must be provided to the Décor Center within one (1) week of completion of structural chart. Failure to do so, may result in the need to revert to the standard appliance openings or in a delay in construction of The Purchaser’s dwelling, as a cost of \$150 to re-open The Purchaser’s structural file should changes be required. As a result, the builder may be forced to extend the closing of The Purchaser’s transaction. Due to failure to complete the above-mentioned selections and at no fault of our own, the builder reserves the right to hold The Purchaser responsible for this delayed closing, including charging extra administration cost and interest on the balance due on closing.

Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

Purchasers Accept Standard Appliance Openings (unless otherwise specified):  
Fridge - 35"W x 73"H 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.

<sup>DS</sup>  
PJM

<sup>DS</sup>  
GMP

<sup>DS</sup>  
FN



*Valecraft Homes Décor Disclaimers*

Lot#: 1 Model:1086 THE STEEL ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Paul Johny Macean and Gabrielle Macean Panayotti

TEL:

GENERAL:

The vendor may substitute materials of equal or greater value without consent.

The Purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, central air conditioning and eavestroughing found inside the model homes are for display purposes only and do not constitute standard items in the purchase price. Service location of hot water tanks and furnaces, basement wall height, specifications and material finishes may vary from model homes/plans.

The Purchaser understands that due to normal manufacturing production, materials which are installed in the home may vary slightly in colour from the vendor's samples and/or model homes.

The wood used in the finishing products of The Purchaser’s home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby making it virtually impossible to achieve true colour consistency.

Any hardwood flooring installed in the Real Property is made of kiln-dried natural material which is subject to natural shrinkage (typically in winter when humidity levels tend to be low) and expansion (typically in summer when humidity levels tend to be high) for which the Purchaser(s) agrees is not the responsibility of the Vendor and agrees that the Vendor shall not be liable in respect of such issues. The Purchaser(s) also acknowledges being advised by the Vendor that ceramic tile rather than hardwood flooring is recommended at entry points to the home due to the possibility of water exposure. The Purchaser(s) is advised that the Ontario Building Code recommends against the installation of wood flooring in kitchens, bathrooms, entrance halls, laundry, and general storage areas (the "Designated Areas"). Wood flooring is water permeable and over time such flooring and sub-flooring beneath it could deteriorate if moisture persists. Should the Purchaser(s) selections for materials for the dwelling include wood flooring in the designated areas, the Purchaser(s) assumes the risks described herein voluntarily.

Purchaser(s) acknowledge that kitchen and bathroom ceramic wall border and or decorator insert tiles selected by the Purchaser(s) are installed at the discretion of the installation contractor unless specified otherwise by the Purchaser(s).

I hereby acknowledge reading and understanding the above copy and will not hold Valecraft Homes responsible for any issues in relation to above.

Purchaser's Signatures

DocuSigned by:  
Paul Johny Macean  
7F9D5BA3612F4F4...  
DocuSigned by:  
Gabrielle Macean Panayotti  
01753914566343A...

Date February 20, 2024

Date February 20, 2024





CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 7 PURCHASER #1: Paul Johnny Macean

LOT: 1 - Phase 7 PURCHASER #2: Gabrielle Macean Panayotti

MODEL: Steel #1086 "B" Rev FIRM UP DATE: January 30, 2024

CLOSING DATE: August 29, 2024

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

DocuSigned by:  
Paul Johnny Macean  
7F9D5BA3612F4F4

PURCHASER'S SIGNATURE

February 20, 2024

DATE

DocuSigned by:  
Gabrielle Macean Panayotti  
01705914368343A

PURCHASER'S SIGNATURE

February 20, 2024

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: Jan 9, 2024 INTERIOR COLOURS: Feb 20, 2024

FIRM UP: Jan 30, 2024 EXTERIOR COLOURS (if applicable): Feb 20, 2024

BANK LETTER: Jan 30, 2024 ORBITAL/S&S/KITCHENCRAFT (if applicable): Feb 20, 2024

SOLICITOR INFO: Jan 30, 2024 680 & AMENDMENT: Feb 20, 2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Complete

  
Sales Consultant's Signature

Feb 20, 2024

Date

\_\_\_\_\_  
Sales Assistant's Signature

\_\_\_\_\_  
Date

Approved by:  
  
A04F827301214EE

Feb 20, 2024

Date

**Certificate Of Completion**

Envelope Id: C7FD95A3901241849095EC534270657C

Status: Completed

Subject: Please DocuSign: PST PH7 Lot 1 - Electrical &amp; Design (selection de électricité et décor)

Source Envelope:

Document Pages: 29

Signatures: 42

Envelope Originator:

Certificate Pages: 5

Initials: 45

Place St.Thomas Sales

AutoNav: Enabled

682 Danaca Private

Envelopeld Stamping: Enabled

Ottawa, ON K1K 2V7

Time Zone: (UTC-05:00) Eastern Time (US &amp; Canada)

place-st-thomas@valecraft.com

IP Address: 174.115.112.171

**Record Tracking**

Status: Original

Holder: Place St.Thomas Sales

Location: DocuSign

2/20/2024 4:21:27 PM

place-st-thomas@valecraft.com

**Signer Events**

Gabrielle Macean Panayotti

panayottig@gmail.com

Security Level: Email, Account Authentication  
(None)**Signature**DocuSigned by:  
*Gabrielle Macean Panayotti*  
017539145B6343A...Signature Adoption: Pre-selected Style  
Using IP Address: 76.71.219.35  
Signed using mobile**Timestamp**

Sent: 2/20/2024 4:49:27 PM

Resent: 2/21/2024 6:50:32 PM

Resent: 2/24/2024 12:18:24 PM

Viewed: 2/24/2024 5:40:44 PM

Signed: 2/24/2024 5:41:38 PM

**Electronic Record and Signature Disclosure:**

Accepted: 2/24/2024 5:40:44 PM

ID: 79ad1898-7bb9-4630-96c5-c2d7a656e7be

Paul Johnny Macean

jpmacean@yahoo.com

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
*Paul Johnny Macean*  
7F9D5BA3612F4F4...Signature Adoption: Pre-selected Style  
Using IP Address: 76.69.232.132  
Signed using mobile

Sent: 2/20/2024 4:49:27 PM

Viewed: 2/20/2024 9:16:53 PM

Signed: 2/20/2024 10:04:55 PM

**Electronic Record and Signature Disclosure:**

Accepted: 1/16/2024 9:44:36 PM

ID: 3e515943-b567-422e-889f-9d0bb0e2fd59

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
*[Signature]*  
A04F827301214EE...Signature Adoption: Drawn on Device  
Using IP Address: 142.183.237.176  
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Sent: 2/24/2024 5:41:47 PM

Viewed: 2/25/2024 9:23:37 AM

Signed: 2/25/2024 9:24:25 AM

**Electronic Record and Signature Disclosure:**

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**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp**

Carbon Copy Events	Status	Timestamp
<div>Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign</div>	<div>COPIED</div>	<div>Sent: 2/25/2024 9:24:33 AM Viewed: 2/27/2024 9:56:02 AM</div>
<div>Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign</div>	<div>COPIED</div>	<div>Sent: 2/25/2024 9:24:34 AM Resent: 2/25/2024 9:24:37 AM Viewed: 2/25/2024 12:00:25 PM</div>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/20/2024 4:49:27 PM
Certified Delivered	Security Checked	2/25/2024 9:23:37 AM
Signing Complete	Security Checked	2/25/2024 9:24:25 AM
Completed	Security Checked	2/25/2024 9:24:34 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Valecraft Homes (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**



Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact Valecraft Homes:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [frank@valecraft.com](mailto:frank@valecraft.com)

#### **To advise Valecraft Homes of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [frank@valecraft.com](mailto:frank@valecraft.com) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from Valecraft Homes**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [frank@valecraft.com](mailto:frank@valecraft.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with Valecraft Homes**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [frank@valecraft.com](mailto:frank@valecraft.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Valecraft Homes as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Valecraft Homes during the course of your relationship with Valecraft Homes.