

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE  
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED  
ON THE 25 DAY OF April, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 14  
LOT: 14 BLOCK :  
50M-361  
CIVIC ADDRESS: 930 Cologne Street  
PURCHASERS: Jeffrey King & Helen King

VENDORS: VALECRAFT HOMES (2019) LIMITED  
DATE OF ACCEPTANCE: April 25, 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: \$865,000.00  
BALANCE AT CLOSING: \$815,000.00  
LESS H.S.T. AMOUNT: \$786,725.66  
SCHEDULE "G" DATED: April 25, 2024  
TARION SCHEDULE "B" DATED: April 25, 2024

INSERT: 680 dated: May 30, 2024 in the amount of: \$13,457.13  
NEW PURCHASE PRICE: \$878,457.13  
NEW BALANCE AT CLOSING: \$828,457.13  
NEW LESS H.S.T. AMOUNT: \$798,634.63  
SCHEDULE "G" DATED: May 30, 2024  
TARION SCHEDULE "B" DATED: May 30, 2024

Dated at Cambridge this 30 day of May, 2024  
In the presence of:

WITNESS PURCHASER  
DocuSigned by: Jeffrey King  
9E6C129D363456...

WITNESS PURCHASER  
DocuSigned by: Helen King  
07FC74223198477...

Dated at Ottawa this 30 day of May, 2024  
VALECRAFT HOMES (2019) LIMITED (VENDOR)

PER: A04F827301214EE...



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Jeffrey King and Helen King			Printed: 30-May-24 3:10 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
14	7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE
49		1 - <i>KITCHEN/DINETTE</i> - NOTE: KITCHEN POTS & PANS LOCATED ON EITHER SIDE OF THE STOVE TO BE APPROX 36" WIDE EACH.	\$0.00
43059		Note: - As per Kitchen Sketch dated May 30, 2024  - 2 handles per drawers - See item #24 (optional kitchen layout 2) - See item #29 (pots & pans drawers)	Each
50		1 - <i>ENSUITE BATH</i> - NOTE: OWNER'S ENSUITE BANK OF DRAWERS TO BE APPROX 15IN WIDE OR 375MM	\$0.00
43060		Note: - As per Floorplan Sketch dated May 30, 2024  - See item #5 (5pc ensuite) - See item #41 (bank of drawers)	Each
51		1 - <i>MAIN BATHROOM</i> - NOTE: JACK & JILL BANK OF DRAWERS TO BE APPROX 15IN WIDE OR 375MM	\$0.00
43061		Note: - As per Floorplan Sketch dated May 30, 2024  - See item #7 (jack & jill bathroom) - See item #40 (bank of drawers)	Each
52		1 - <i>KITCHEN/DINETTE</i> - NOTE: DISTANCE BETWEEN ISLAND CABINETRY ANF FRIDGE WALL TO BE APPROX 1730.5MM AS PER KITCHEN SKETCH	\$0.00
43062		Note: - As per Kitchen Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #26 (kitchen island upgrade)	Each
53		1 - <i>KITCHEN/DINETTE</i> - NOTE: DINETTE PENDANT TO BE APPROX. CENTERED IN BETWEEN ISLAND CABINETRY AND PATIO DOOR WALL, AND APPROX. CENTERED WITH THE MIDDLE OF THE PATIO DOOR	\$0.00
43063		Note:	Each
54		1 - <i>KITCHEN/DINETTE</i> - NOTE: RECYCLING BIN TO BE 600MM, SINK CABINET TO BE ENLARGED TO 900MM TO ACCOMODATE	\$0.00
43064		Note: - As per Kitchen Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #26 (kitchen island upgrade) - See item #28 (kitchen recycle bin) - See item #63 (recycle bin location)	Each
55		1 - <i>KITCHEN/DINETTE</i> - NOTE: DELETE KITCHEN STANDARD BANK OF DRAWERS	\$0.00
43065		Note: - As per Kitchen Sketch dated May 30, 2024	Each
56 117098		1 - <i>KITCHEN/DINETTE</i> - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - STD SERIES	\$674.00
43066		Note: - As per Kitchen Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #25 (UPC) - See item #30 (wine rack) - See item #35 (fridge opening)	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,075-1

DS

FN

DS

JK

DS

HK

Vendor Initials:

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Jeffrey King and Helen King			Printed: 30-May-24 3:10 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
14	7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE
57	167	1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - PLATINUM - KITCHEN OPT #2 - PLATINUM	\$495.00
43068		Note: - As per Wall Tile installation sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #58 (brick pattern installation)	Each
58	162	1 - KITCHEN/DINETTE - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN OPT #2 - INSTALL	\$103.00
43069		Note: - As per Wall Tile installation sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #57 (platinum level tile)	Each
59		1 - - UPGRADE STD 3" POSTS TO 3 1/2" POSTS INCLUDING OPEN TO BASEMENT STAIRWELL IN LIVING ROOM	\$2,152.00
43118		Note: - As per Floorplan Sketch dated May 30, 2024  - See item #6 (open finished basement staircase) - See item #60 (bevelled posts)	Each
60		1 - - UPGRADE STD ROUTED POSTS TO BEVELLED POSTS INCLUDING OPEN TO BASEMENT STAIRWELL IN LIVING ROOM	\$1,008.00
43119		Note: - As per Floorplan Sketch dated May 30, 2024  - See item #6 (open finished basement staircase) - See item #59 (3 1/2" posts)	Each
61		1 - KITCHEN/DINETTE - DRILL HOLE IN KITCHEN COUNTERTOP FOR FUTUR REVERSE OSMOSIS SYSTEM . TO BE LOCATED AT THE TOP RIGHT CORNER OF KITCHEN SINK.	\$160.00
43074		Note: - countertop hole approximately 3/4"	Each
62		1 - KITCHEN/DINETTE - NOTE: UPPER MICROWAVE CABINET TO BE LOCATED IN THE 2 DOOR UPPER CABINET CLOSEST TO PANTRY CLOSEST TO PATIO DOOR.	\$0.00
43075		Note: - As per Kithen Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #33 (microwave cabinet relocation)	Each
63		1 - KITCHEN/DINETTE - NOTE: RECYCLING BIN TO BE LOCATED IN ISLAND NEXT TO SINK	\$0.00
43076		Note: - As per Kitchen Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #28 (kitchen recycle bin) - See item #54 (kitchen recycle bin dimension)	Each
64		1 - KITCHEN/DINETTE - NOTE: 7 GLASS CABINETRY DOOR. 3 OF THEM TO BE LOCATED IN UPPER CABINERTY LOCATED ON WALL ADJACENT DINING ROOM, 2 OF THEM TO BE LOCATED IN UPPER FRIDGE CABINET, 2 OF THEM TO BE LOCATED IN THE SMALL DOORS IN THE TOP SECTION OF THE PANTRY NEXT TO PATIO DOOR	\$0.00
43077		Note: - As per Floorplan Sketch dated May 30, 2024  - See item #24 (optional kitchen layout 2) - See item #30 (wine rack) - See item #35 (fridge opening) - See item #56 (2ft deep fridge upper cabinet)	Each
*65	139135	1 - KITCHEN/DINETTE - HARDWOOD - OAK - 3 1/8 STAINED - KITCHEN / DINETTE	* \$769.00
43078		Note: - As per Floorplan Sketch dated May 30, 2024	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,075-2

InvoiceSQL.rpt 01sept21

Vendor Initials: 

FN

Purchaser Initials: 

DS JK

DS HK

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Jeffrey King and Helen King			Printed: 30-May-24 3:10 pm
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
14	7	826 THE BRADLEY 3 BED ELEV B	26-Nov-24
ITEM	QTY	EXTRA / CHANGE	PRICE
66		1 - - UPGRADE WALL AND FLOOR GROUT IN JACK AND JILL BATHROOM AND FLOOR GROUT IN LAUNDRY ROOM	\$110.00
43079		Note:	Each
67		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH	\$827.16
43139		Note: - Orbital Estimate No#: OR8307 Rev.04 dated 05/28/2024	Each
68		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH	\$7,083.97
43140		Note: - S&S Electric Estimate No#: SS6643 Rev.04 dated 05/28/2024	Each
69		1 - - UPGRADE TO STANDARD KNOB IN SATIN NICKEL IN LIEU OF SATIN CHROME 26D - INCLUDES ALL INTERIOR DOORS	\$75.00
43141		Note: - All interior doors including finished basement recroom, bedroom & bathroom.	Each

Sub Total	\$13,457.13
HST	\$0.00
Total	\$13,457.13

Payment Summary

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

PURCHASER:

Jeffrey King

DocuSigned by:  
Jeffrey King  
9E0C129D3634458...

30-May-24  
DATE

PURCHASER:

Helen King

DocuSigned by:  
Helen King  
67FC74225198477...

30-May-24  
DATE

VENDOR:

PERZOR Homes (2019) Limited

DocuSigned by:  
[Signature]  
A04F87304R145F

May 30, 2024  
DATE:

PREPARED BY: Valerie Gendron  
LOCKED BY: Lisa Ballard  
PE 2,075-3  
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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





**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 May 30, 2024.

Signed at Cambridge, ON, this 30 day of May, 2024.

DocuSigned by:  
Jeffrey King  
Purchaser E0C129D3634458...

**Valecraft Homes (2019) Limited**

DocuSigned by:  
Helen King  
Purchaser 67FC74225198477...

DocuSigned by:  
[Signature]  
Per: A04F827301214EE...

May 30, 2024  
Date:

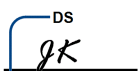
Lot #: 14 - Phase 7

Project:      Place St. Thomas 7

**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 \$798,634.63 . 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 Cambridge this 30 day of May , 2024

DocuSigned by:  
*Jeffrey King*

PURCHASER

9E0C129D3634458...

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:  
*Helen King*

PURCHASER

67FC74225198477...

DocuSigned by:  
*[Signature]*

PER:

A04E827301214EE...

May 30, 2024

DATE:

PROJECT: Place St. Thomas 7 LOT: 14

Schedule "W2"

NON RESILIENT FLOORING WAIVER  
for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes Limited recommends strongly against the use of hardwood flooring in kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

It is for this reason that VALECRAFT HOMES LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder’s recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

I/We, Jeffrey King & Helen King have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: Place St. Thomas 7

LOT NO: 14

DocuSigned by:  
Jeffrey King  
9E0C129D3634458...  
(Signature)

May 30, 2024  
(Date)

DocuSigned by:  
Helen King  
67FC74225196477...  
(Signature)

May 30, 2024  
(Date)



THE BRADLEY

MODEL 826

3 bedrooms 2251 SQ. FT.  
4 bedrooms 2428 SQ. FT.

Site: Place St. Thomas 7

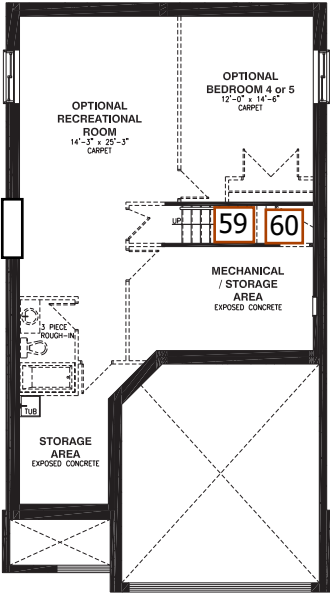
Plan No.: 50M-361

Lot: 14 - Phase 7

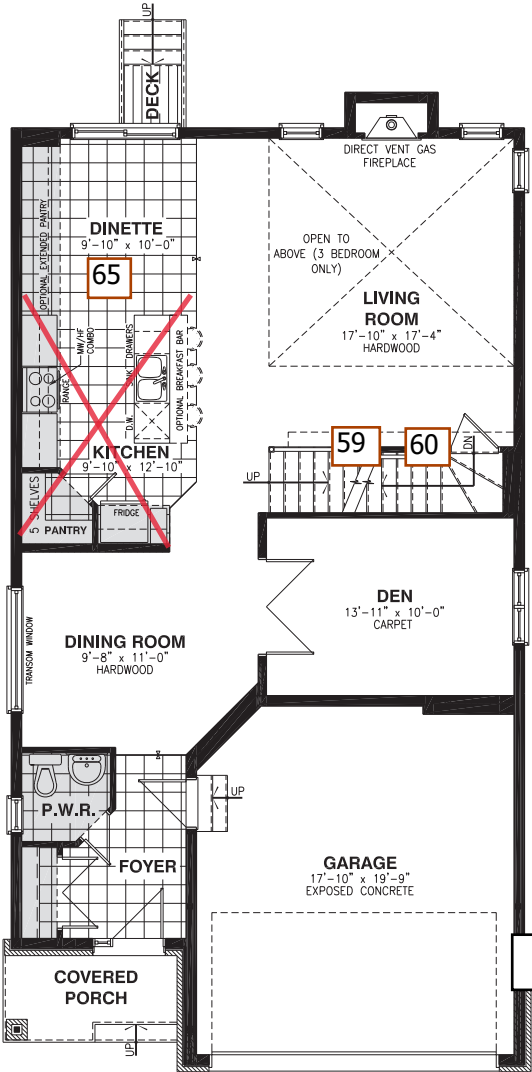
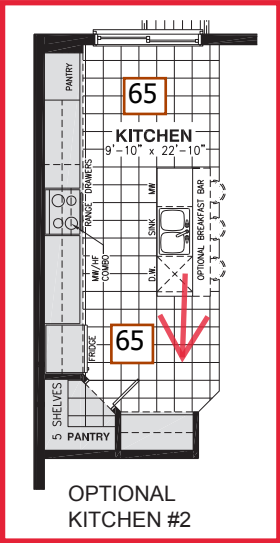
Date: May 30, 2024

Purchaser: Jeffrey King

Purchaser: Helen King

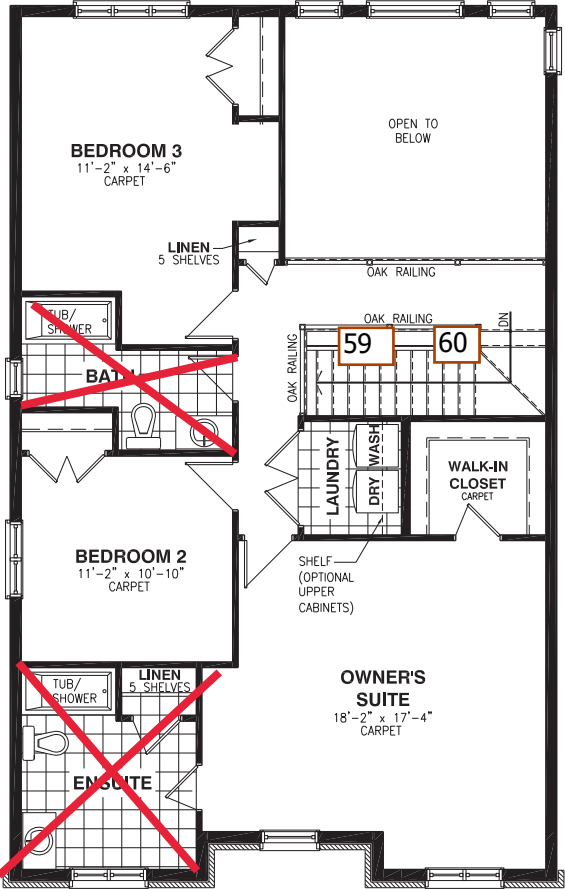


BASEMENT FLOOR

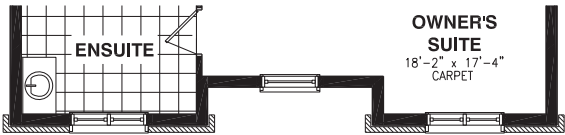


GROUND FLOOR

AN SKETCH - MAY 30, 2024



SECOND FLOOR - 3 BEDROOMS - ELEVATION A

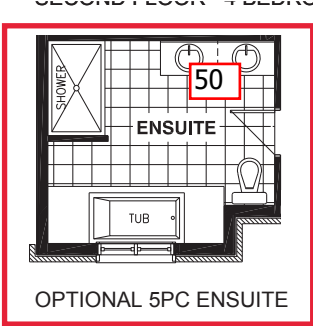


SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B

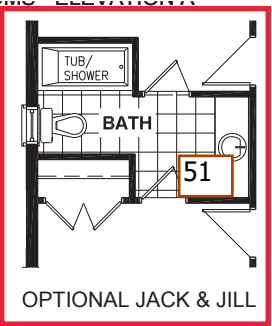
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JK

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HK

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FN

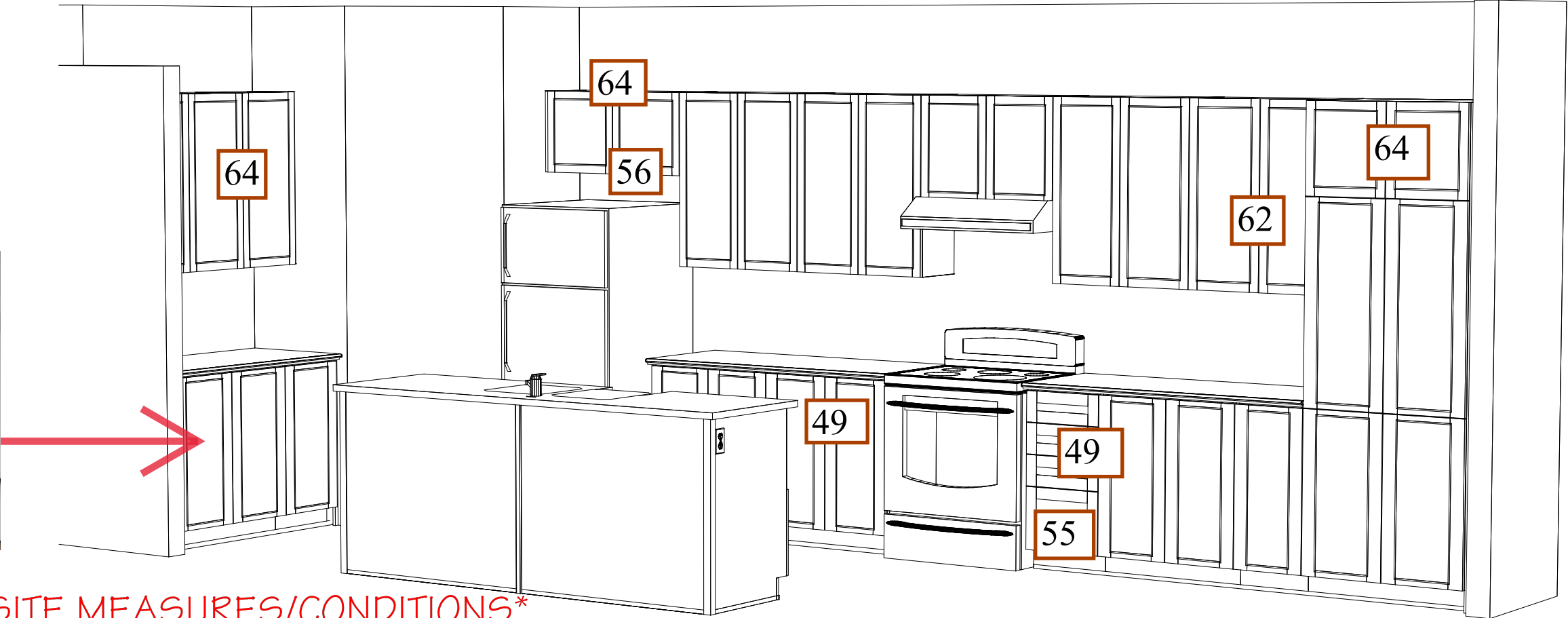
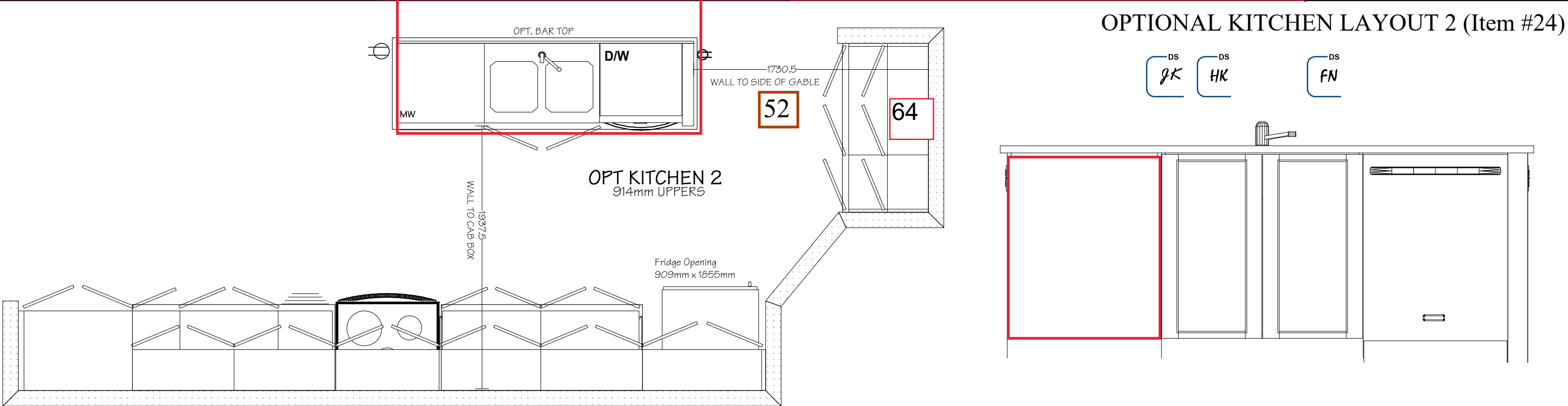


OPTIONAL 5PC ENSUITE



OPTIONAL JACK & JILL

Valecraft Homes (2019) Ltd. Site: Place St. Thomas 7 Plan: 50M-361	Lot: 14 - Phase 7 Model: #826 "B" Rev Bradley 3Bed May 30, 2024	ALL DIMENSIONS ARE APPROXIMATE	LOT: 14 - Phase 7
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\*DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS\*

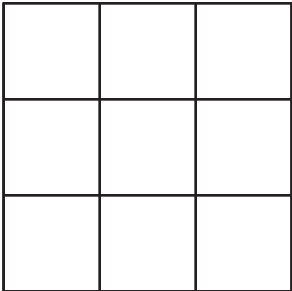


Valecraft  
Homes (2019) Limited

Tile Installation Options

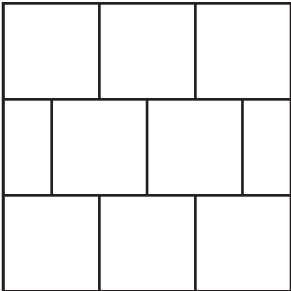
FLOOR TILE

Standard square

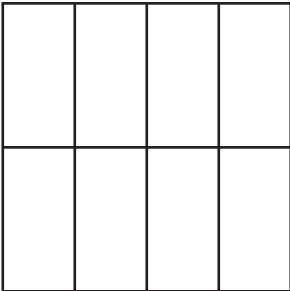


Foyer, Powder Room,  
Laundry Room, Main  
Bathroom (Jack & Jill),  
5PC Ensuite Bathroom,  
Basement Bathroom

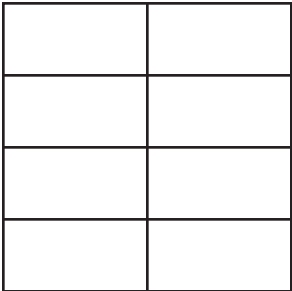
Square brick



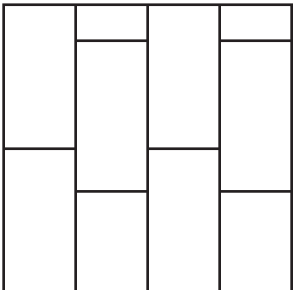
Rectangular  
front to back of the house



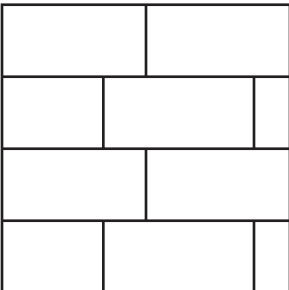
Rectangular  
side to side of the house



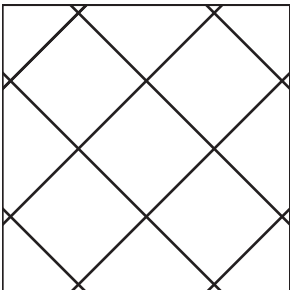
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



DS  
JK

DS  
HK

DS  
FN

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 14 - Phase 7

Model: #826 "B" Rev, Bradley 3Bed

Purchaser: Jeffrey King

Purchaser: Helen King

Date: May 30, 2024

Upgrade #: 4, 5, 7, 39, 57, 58,



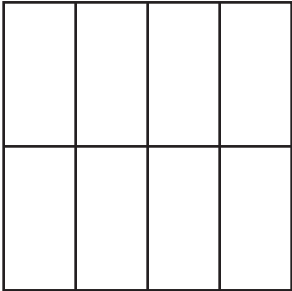


Valecraft  
Homes (2019) Limited

Tile Installation Options

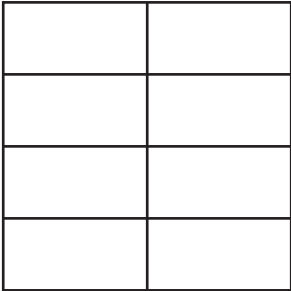
WALL TILE

Vertical stacked



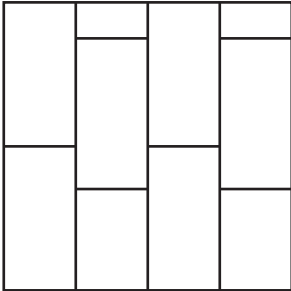
Main Bathroom  
(Jack & Jill),  
5PC Ensuite Shower  
Walls,

Horizontal stacked

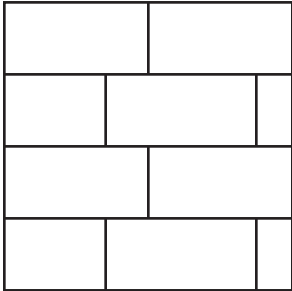


Basement Bathroom,

Vertical 1/3 offset brick

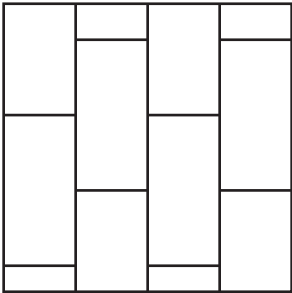


Horizontal 1/3 offset brick

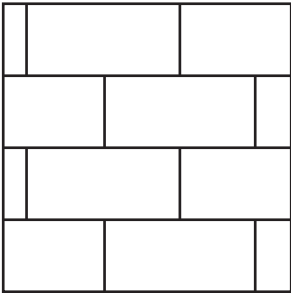


Kitchen Backsplash

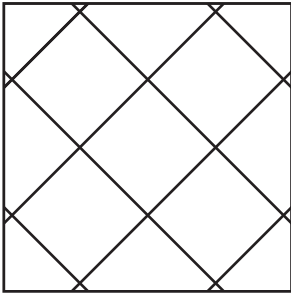
Vertical brick



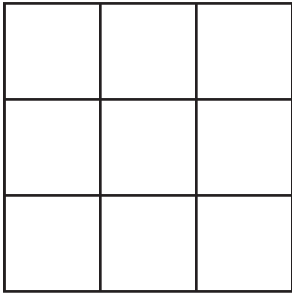
Horizontal brick



45 degree

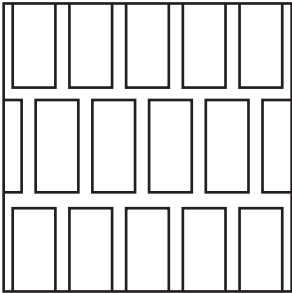


Standard square

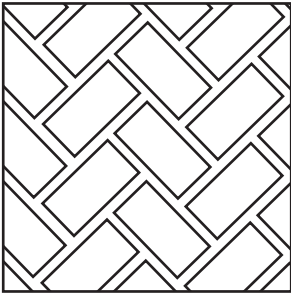


Fireplace Surround,  
5PC Ensuite Tub Deck  
& Backsplash,

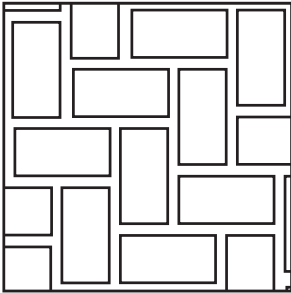
Vertical offset bond



Herringbone



Block herringbone



DS  
FN

DS  
HK

DS  
JK

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 14 - Phase 7

Model: #826 "B" Rev, Bradley 3Bed

Purchaser: Jeffrey King

Purchaser: Helen King

Date: May 30, 2024

Upgrade #: 4, 5, 7, 66





Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Main Bathroom (Jack & Jill),  
5PC ensuite bathroom,  
Powder room,  
Basement Bathroom,  
Laundry room



Pencil Top and Bottom

Kitchen

<sup>DS</sup>  
FN

<sup>DS</sup>  
HK

<sup>DS</sup>  
JK

Project: Place St. Thomas 7

Purchaser: Jeffrey King

Plan #: 50M - 361


Purchaser: Helen King

Lot: 14 - Phase 7

Date: May 30, 2024

Model: #826 "B" Rev, Bradley 3Bed

Upgrade #: 4, 5, 7, 26, 27, 38, 42

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard + Glass french doors (1 Lite) in Den					STD, 23
INTERIOR HARDWARE	Regina in Satin Nickel 15					69
INTERIOR LIGHTING PACKAGE	Standard Soho Lighting Package + 200 Amp service + Reinforced light fixtures in great room, den & bedrooms + Exterior light at side door to garage + Dinette pendant centered between island & patio doors + S&S Electric lighting upgrades (as per quote)					STD, 1, 8, 9, 53, 68
BATHROOM ACCESSORIES	Standard					STD
FIREPLACE MANTLE	Standard MDF painted white					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain #404	6, 10, 59, 60
BRACKET	Metal	Standard	Stainless Steel	6, 59, 60
SPINDLES	Red Oak	Modern	Stain #404	6, 10, 59, 60
POSTS	Red Oak	3.5" Modern Beveled	Stain #404	6, 10, 59, 60
NOSINGS	Red Oak	N/A	Stain #404	6, 10, 59, 60
HARDWOOD STAIRCASE <small>(WHERE APPLICABLE)</small>	N/A	N/A	N/A	N/A


APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <small>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</small>	Fridge opening approximately 37" wide by 73" high	35	Water line rough-in	36
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
MICROWAVE	Upper microwave cabinet - as per kitchen plan	33, 62	\	\
HOODFAN	Standard Opening	STD, 34	Whirpool 30" stainless 270 CFM WVU17UC0JS	34
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

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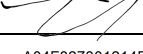
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Shaker 90, AV-K62 Feathered White			STD	24, 25, 26, 28, 29, 30, 31, 32, 33, 35, 49, 52, 54, 55, 56, 62, 63, 64,
	HARDWARE CODE	81092-142 2 x handles on 36" pots/pans, 1 x handle on 22" pots/pans	TYPE	handles	STD	STD, 49
	COUNTERTOP	Silestone Miami Vena	COUNTERTOP EDGE PROFILE	Pencil top and bottom	Level 1 quartz with Flush Breakfast bar on island + drilled hole	27, 26, 61
MAIN BATHROOM (JACK & JILL)	STYLE AND COLOUR	Shaker 90 M2010 After Hours			STD	STD, 7, 40, 51
	HARDWARE CODE	81092-142	TYPE	handles	STD	STD
	COUNTERTOP	Quorastone Cotton knit QS7944	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	STD
5PC ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90, AV-K62 Feathered white			STD	STD, 5, 41, 50
	HARDWARE CODE	81092-180	TYPE	handles	STD	STD
	COUNTERTOP	Quorastone Cotton knit QS7944	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	STD
POWDER ROOM	STYLE AND COLOUR	Thermoplastic 100i-B10R			STD	STD, 38
	HARDWARE CODE	81092-142	TYPE	handles	STD	STD, 38
	COUNTERTOP	Quorastone Cotton knit QS7944	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	STD, 38
BASEMENT BATHROOM	STYLE AND COLOUR	Thermoplastic 100i-B10R			STD	STD, 4,
	HARDWARE CODE	81092-180	TYPE	handles	STD	STD, 4
	COUNTERTOP	Quorastone Cotton knit QS7944	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	STD, 4
LAUNDRY ROOM	STYLE AND COLOUR	Shaker 90 AV-K62 Feathered white			STD	STD, 42
	HARDWARE CODE	81092-142	TYPE	handles	STD	STD, 42
	COUNTERTOP	Quorastone Cotton knit QS7944	COUNTERTOP EDGE PROFILE	Standard eased edge	STD	STD, 42

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

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

Approved By : \_\_\_\_\_

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*Jeffrey King*  
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*Helen King*  
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	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-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 ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
GREAT ROOM	\		\	\		\
FAMILY ROOM	\		\	\		\
DEN	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	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BASEMENT BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke		STD	\		\
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD	\		\
OWNERS SUITE 5PC ENSUITE	Eggshell DLX1025-2 Silent Smoke		STD	\		\
FINISHED BASEMENT RECREATION ROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\
BASEMENT BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD	\		\

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Helen King

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	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro Pasha Davenport Earth 13x13 (standard square installation)		Profix 25 Polar grey	STD tile, STD grout	STD, STD
POWDER ROOM	FLOOR	Euro Pasha Davenport Earth 13x13 (standard square installation)		Profix 25 Polar grey	STD tile, STD grout	STD, STD
	WALL	\		\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Olympia Construct Matte Dark Grey 12x12 TH.CT.DGR.1212.MT		Profix 03 pewter	STD floor tile + UPG grout	STD, 66
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood floor selection		\	\	65
	BACKSPLASH	Centura canadiana series Matte carrara 3x12 plain matte CA23088 (horizontal 1/2 brick installation)		Profix 25 Polar grey	Platinum wall tile + STD grout	57, 58, STD
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood floor selection		\	\	65
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Olympia Regal Grey Polished 12x12 NY.RG.GRY.1212.PL		Profix 25 Polar grey	STD tile, STD grout	STD, STD
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

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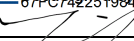
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	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM (Jack & Jill)	FLOOR	Olympia Construct Matte Dark Grey 12x12 TH.CT.DGR.1212.MT (standard square installation)		Profix 03 pewter	STD floor tile + UPG grout	STD, 66, 7
	WALL	Olympia Construct Glossy Dark Grey 8x12 TH.CT.DGR.0812.GL (Vertical stacked installation)		Profix 03 pewter	STD wall tile + UPG grout	STD, 66, 7, 39
	INSERT OR BORDER	/				
3PC ENSUITE BATHROOM	FLOOR	/		\	\	\
	WALL	/		\	\	\
	INSERT OR BORDER	/				
5PC ENSUITE BATHROOM	FLOOR	Olympia Construct Matte White 12x12 TH.CT.WHT.1212.MT (standard square installation)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 5
	TUB DECK	Olympia Construct Matte White 12x12 TH.CT.WHT.1212.MT (standard square installation)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 5
	TUB BACKSPLASH	Olympia Construct Matte White 12x12 TH.CT.WHT.1212.MT (standard square installation)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 5
	INSERT OR BORDER	\		\	\	
	SHOWER WALLS	Olympia Construct Glossy White 8x12 TH.CT.WHT.0812.GL (Vertical stacked installation)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 5
BASEMENT BATHROOM	FLOOR	Centura linen Series white K939574 13x13 (standard square installation)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 4
	WALL	Centura linen Series white 10x16 walls (horizontal stacked installtion)		Profix 25 polar grey	STD tile, STD grout	STD, STD, 4
	INSERT OR BORDER	\				

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	Lot No:	14 - Phase 7	Civic Address:	930 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	10
DINING ROOM	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	10
FLEX ROOM	\				\	
LIVING ROOM	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	10
GREAT ROOM	\				\	
DEN	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	11
REAR HALLWAY	\				\	
KITCHEN	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	65
DINETTE	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	65
MAIN STAIRS TO BEDROOMS	Beaulieu Stadium J4503 North American Grey 89832				Level 4 carpet + level 1 underpad	22, 18
UPPER HALLWAY	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	10
BEDROOM # 2	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	13
BEDROOM # 3	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	14
BASEMENT BEDROOM	Beaulieu Stadium J4503 North American Grey 89832				Level 4 carpet + level 1 underpad	21, 17, 3
OWNERS SUITE	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	12
OWNERS SUITE WALK-IN CLOSET	Lauzon expert essential tradition smooth matte finish engineered red oak Castano 3 1/8"				UPG	12
STAIRS TO BASEMENT	Beaulieu Stadium J4503 North American Grey 89832				Level 4 carpet + level 1 underpad	19, 15, 6
FINISHED BASEMENT RECREATION ROOM	Beaulieu Stadium J4503 North American Grey 89832				Level 4 carpet + level 1 underpad	20, 16, 2

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	Purchaser(s):	Jeffrey King			Model Name/#:	Bradley 3Bed #826
	Purchaser(s):	Helen King			Closing Date:	26-Nov-24
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Standard Reginox 2 bowl undermount sink			Stainless	STD
	FAUCET	Standard 1 hole kitchen faucet + hole near top right corner of sink (3/4")			Chrome	STD, 61
MAIN BATHROOM (JACK & JILL)	SINK	Standard oval undermount sink			White	STD, 7
	VANITY FAUCET	Standard 1 hole vanity faucet			Chrome	STD, 7
	WATER CLOSET	Standard			White	STD, 7
	SHOWER	Upgrade to approx. 60"x30" walk-in shower with STD sliding glass doors			White base, clear glass and chrome doors	39, 7
	SHOWER FAUCET	Standard shower only faucet			Chrome	STD, 7
5PC ENSUITE BATHROOM	SINK(S)	Standard oval undermount sink			White	STD, 5
	VANITY FAUCET(S)	Standard 1 hole vanity faucet			Chrome	STD, 5
	WATER CLOSET	Standard			White	STD, 5
	SHOWER	Standard 5pc ensuite shower			White base, clear glass and chrome doors	STD, 5
	SHOWER FAUCET	Standard shower only faucet			Chrome	STD, 5
	BATHTUB	Standard 5pc ensuite roman tub			White	STD, 5
	BATHTUB FAUCET	Standard roman tub faucet			Chrome	STD, 5
POWDER ROOM	SINK	Standard oval undermount sink			White	STD,38
	SINK FAUCET	Standard 1 hole vanity faucet			Chrome	STD, 38
	WATER CLOSET	Standard			White	STD
BASEMENT BATHROOM	SINK	Standard oval undermount sink			White	STD, 4
	VANITY FAUCET	Standard 1 hole vanity faucet			Chrome	STD, 4
	WATER CLOSET	Standard			White	STD, 4
	TUB/SHOWER	Standard			White	STD, 4
	TUB/SHOWER FAUCET	Standard tub/shower faucet			Chrome	STD, 4
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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Jeffrey King

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

## Estimate No#: OR8307 Rev.04

Customer Copy

### Customer:

Jeffrey King and Helen King  
Home: 519-841-9011, 519-841-2477  
Email: jking0655@rogers.com;  
hyking1@rogers.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 Lot 14  
Closing Date: - November 26, 2024  
  
Salesperson: Kyle Takman (OR)  
Date: 05/28/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
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
Den	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
Garage	1.00	<b>Vacuum Extension</b> Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$288.00	\$288.00
Kitchen	1.00	<b>Vacuum Pan White (VAC-DI500WH)</b> Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$254.00	\$254.00
Back Out	1.00	<b>Off-Set 2" Conduit w/ Wall Plates</b> Off-Set 2" Conduit from panel to back out for future use		\$190.00	\$190.00

Customer Subtotal:	<b>\$732.00</b>
HST:	<b>\$95.16</b>
<b>Total:</b>	<b>\$827.16</b>

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

DS  
JK

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HK

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FN

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



A Division of the S&S Bolton Group  
[www.ssbolton.com](http://www.ssbolton.com)

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

DocuSigned by:

*Jeffrey King*

9E0C129D3634458

Customer Signature

DocuSigned by:

*Helen King*

67EC74225198477...

May 30, 2024

Date



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

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www.ssbolton.com



## Estimate No#: SS6643 Rev.04

Customer Copy

### Customer:

Jeffrey King and Helen King

Home: 519-841-9011, 519-841-2477  
Email: jking0655@rogers.com;  
hyking1@rogers.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 Lot 14  
Closing Date: - November 26, 2024

Salesperson: Kyle Takman  
Date: 05/28/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	<b>15 Amp Separate Circuit Plug</b> Add 15 Amp separate circuit plug for central vacuum	A	\$349.00	\$349.00
Kitchen	2.00	<b>Standard Light Outlet (Keyless)</b> Add 2 Keyless fixtures for future pendant lights	B	\$160.00	\$320.00
Kitchen	1.00	<b>Single Pole Switch</b> Added Switch for pendants	B	\$136.00	\$136.00
Various Locations	2.00	<b>15 Amp USB Charger Receptacle</b> USB Charger Receptacle in kitchen and master bedroom (standard items)	C	\$	\$0.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	D	\$245.00	\$245.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Added Switch for potlight	D	\$136.00	\$136.00
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	E	\$245.00	\$245.00
Main Bath	1.00	<b>Single Pole Switch</b> Added Switch for potlight	E	\$136.00	\$136.00
Great Room	1.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug	F	\$175.00	\$175.00
Great Room	1.00	<b>Outlet for Future Ceiling Fan c/w 3 Wires</b> Outlet for Future Ceiling Fan c/w 3 Wires	G	\$	\$0.00
Mechanical Room	1.00	<b>15 Amp Separate Circuit Plug</b> 15 Amp Separate Circuit Plug for future freezer	K	\$349.00	\$349.00
Kitchen	1.00	<b>Misc. Product</b> Reloc plug for MW	L	\$	\$0.00

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Fax: (613) 748-0355

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Den	2.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug	M	\$175.00	\$350.00
Dinette	1.00	<b>Misc. Product</b> Reloc Standard Dinette Fixture	N	\$	\$0.00
Bedroom #3	1.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug @ 60" AFF	O	\$175.00	\$175.00
Bedroom #3	1.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug at standard height	P	\$175.00	\$175.00
Bedroom #3	1.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug	Q	\$175.00	\$175.00
Bedroom #3	1.00	<b>15 Amp USB Charger Receptacle</b> 15 Amp USB Charger Receptacle	R	\$243.00	\$243.00
Bedroom #2	2.00	<b>15 Amp USB Charger Receptacle</b> Upgrade existing plug to 15 Amp USB Charger Receptacle	S	\$243.00	\$486.00
Bedroom #2	1.00	<b>15 Amp USB Charger Receptacle</b> 15 Amp USB Charger Receptacle	T	\$243.00	\$243.00
Main Bath	2.00	<b>15 Amp GFI Bathroom Plug</b> 15 Amp GFI Bathroom Plug	U	\$279.00	\$558.00
Main Bath	3.00	<b>Upgrade existing receptacle to 15 or 20 Amp USB A</b> Upgrade existing receptacle to 15 or 20 Amp USB A	V	\$87.00	\$261.00
Ensuite Bath 2ft	1.00	<b>15 Amp GFI Bathroom Plug</b> Add 15 Amp GFI Bathroom Plug (total 2, one per sink)	W	\$	\$0.00
Front Out	1.00	<b>15 Amp Standard Plug</b> 15 Amp Standard Plug	X	\$175.00	\$175.00
Owners Suite	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)	Y	\$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)	Z	\$119.00	\$119.00
Bedroom #3	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)	ZA	\$119.00	\$119.00
Mechanical Room	1.00	<b>Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker</b> Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	ZB	\$980.00	\$980.00



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Fax: (613) 748-0355

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[www.ssbolton.com](http://www.ssbolton.com)

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

Customer Subtotal:	<b>\$6,269.00</b>
HST:	<b>\$814.97</b>
<b>Total:</b>	<b>\$7,083.97</b>

**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:

*Jeffrey King*

9E0C128D36347438...

Customer Signature

DocuSigned by:

*Helen King*

67FC74225198477...

May 30, 2024

Date



Valecraft  
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: \_\_\_\_\_ Model #: \_\_\_\_\_ Plan #: \_\_\_\_\_

Site: \_\_\_\_\_ Purchaser: \_\_\_\_\_

Lot: \_\_\_\_\_

Date: \_\_\_\_\_ Purchaser: \_\_\_\_\_



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Valecraft  
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

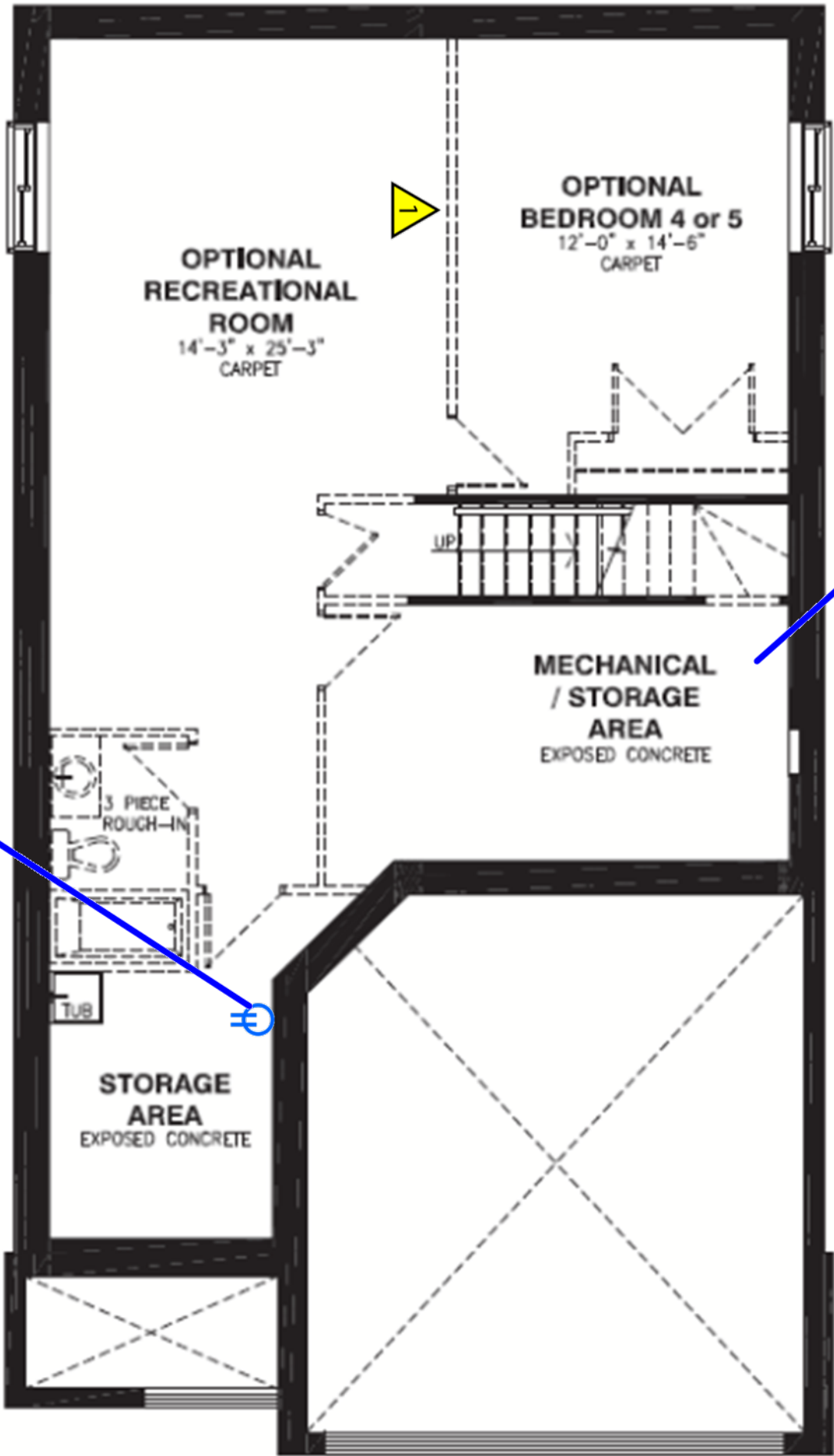
Site: Place St. Thomas 7

Purchaser: Jeffrey King

Lot: 14 - Phase 7

Date: May 28, 2024

Purchaser: Helen King



BASEMENT FLOOR

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JK

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HK





Valecraft  
Homes (2019) Limited

s&s / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

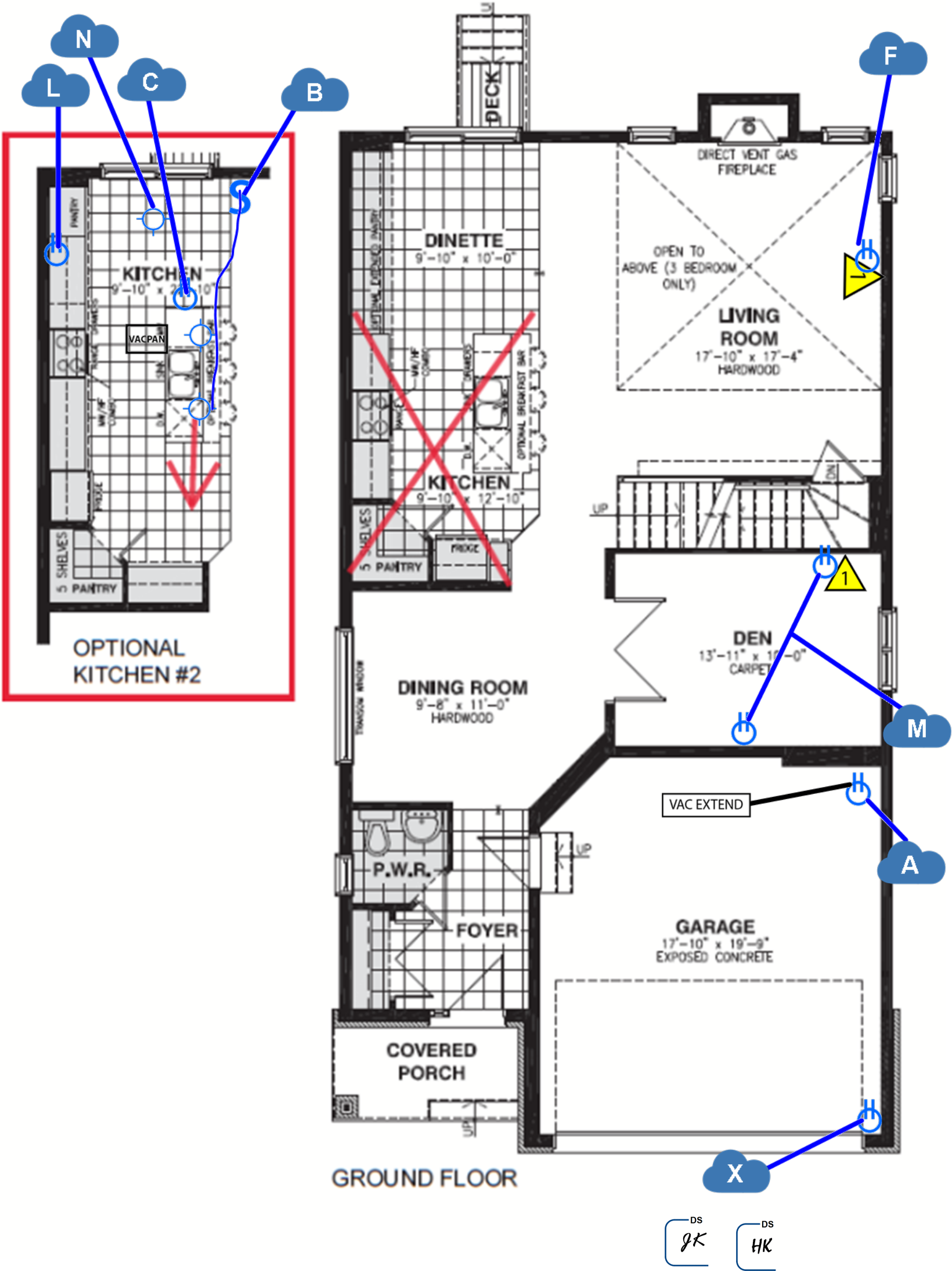
Site: Place St. Thomas 7

Purchaser: Jeffrey King

Lot: 14 - Phase 7

Date: May 28, 2024

Purchaser: Helen King







Valecraft  
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

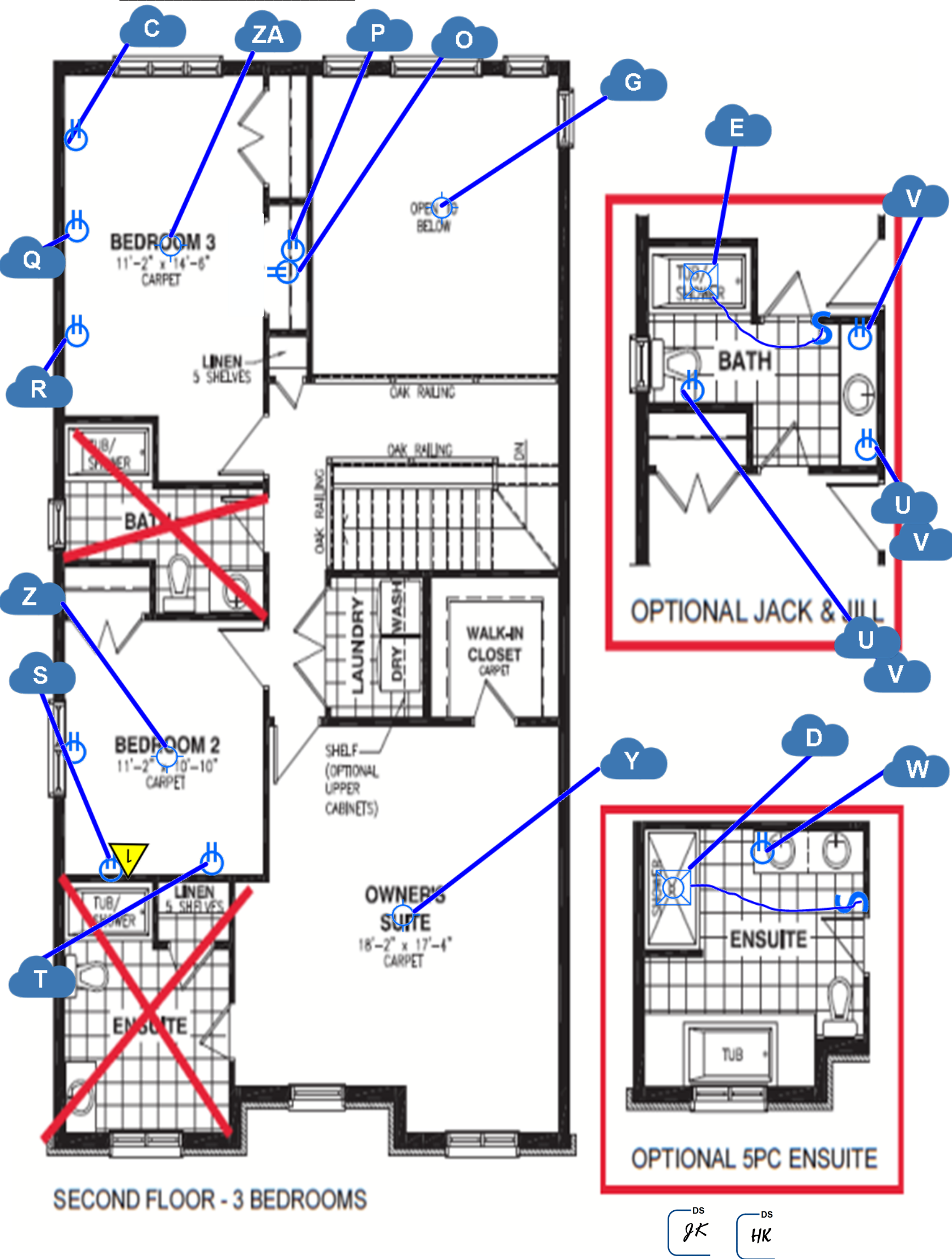
Site: Place St. Thomas 7

Purchaser: Jeffrey King

Lot: 14 - Phase 7

Date: May 28, 2024

Purchaser: Helen King



SECOND FLOOR - 3 BEDROOMS



***Valecraft Homes Décor Disclaimers***

**Lot#: 14 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Jeffrey King and Helen King

**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.

<sup>DS</sup>  
JK

<sup>DS</sup>  
HK



***Valecraft Homes Décor Disclaimers***

**Lot#: 14 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Jeffrey King and Helen King

**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 \$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.

Handwritten initials "JK" and "HK" are shown next to blue rectangular stamps containing the letters "DS".



***Valecraft Homes Décor Disclaimers***

**Lot#: 14 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Jeffrey King and Helen King

**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.

DS

JK

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*Valecraft Homes Décor Disclaimers*

**Lot#: 14 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Jeffrey King and Helen King

**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	<div>DocuSigned by: <i>Jeffrey King</i> 656C23E288E458...</div>	Date <u>May 30, 2024</u>
	<div>DocuSigned by: <i>Helen King</i> 67FC74225198477...</div>	Date <u>May 30, 2024</u>



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 7 PURCHASER #1: Jeffrey King

LOT: 14 - Phase 7 PURCHASER #2: Helen King

MODEL: #826 "B" Rev Bradley 3Bed FIRM UP DATE: May 8, 2024

CLOSING DATE: November 26, 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: Jeffrey King May 30, 2024

PURCHASER'S SIGNATURE DATE

DocuSigned by: Helen King May 30, 2024

PURCHASER'S SIGNATURE DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: April 25, 2024 INTERIOR COLOURS: May 30, 2024

FIRM UP: May 8, 2024 EXTERIOR COLOURS (if applicable): May 8, 2024

BANK LETTER: May 8, 2024 ORBITAL/S&S/KITCHENCRAFT (if applicable): May 30, 2024

SOLICITOR INFO: May 8, 2024 680 & AMENDMENT: May 30, 2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Complete

Sales Consultant's Signature Date

Sales Assistant's Signature Date

Approved by: A04F827301214EE... May 30, 2024

Date



## NOTICE COMMENCEMENT OF CONSTRUCTION

**Purchaser(s):** Jeffrey King & Helen King  
**Vendor:** VALECRAFT HOMES (2019) LIMITED

**Lot:** PST PH7 14  
**Legal Description:** 50M- 361  
**Project:** PLACE ST. THOMAS PHASE 7

**Dear Jeffrey King & Helen King,**

With Reference to your Purchase Agreement dated the **25<sup>th</sup> day of April 2024.**

Please be advised that Commencement of Construction of your home occurred on the **24<sup>th</sup> day of May 2024.**

### PLEASE NOTE:

**Commencement of Construction is defined as construction of the foundation components of your home.**

**DATED this 30 day of May 2024.**

**Vendor:**

*Lisa Ballard*

DocuSigned by:

**Purchaser:**

*Jeffrey King*

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DocuSigned by:

**Purchaser:**

*Helen King*

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CC: File

K:\sales\TARION CLOSING FORMS\Construction Commencement Form\VH2019.wpd

Rev: 09/21/2023

**Certificate Of Completion**

Envelope Id: E08741D6C2944F478BA8A762EA5862CD

Status: Completed

Subject: Complete with DocuSign: DOCUSIGN - PST PH7 14 680 Amendment May 30-24.pdf, PST PH7 Lot 14 Comm...

Source Envelope:

Document Pages: 35

Signatures: 46

Envelope Originator:

Certificate Pages: 5

Initials: 48

Lisa Ballard

AutoNav: Enabled

682 Danaca Private

Envelope Stamping: Enabled

Ottawa, ON K1K 2V7

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

lballard@valecraft.com

IP Address: 24.137.59.94

**Record Tracking**

Status: Original

Holder: Lisa Ballard

Location: DocuSign

5/30/2024 3:15:14 PM

lballard@valecraft.com

**Signer Events**

Jeffrey King

jking0655@rogers.com

Security Level: Email, Account Authentication  
(None)**Signature**DocuSigned by:  
*Jeffrey King*  
9E0C129D3634458...**Timestamp**

Sent: 5/30/2024 3:32:50 PM

Viewed: 5/30/2024 4:48:15 PM

Signed: 5/30/2024 7:30:20 PM

Signature Adoption: Pre-selected Style

Using IP Address: 99.255.94.78

**Electronic Record and Signature Disclosure:**

Accepted: 5/30/2024 4:48:15 PM

ID: 1b3ca160-fc74-4901-a94c-b5123fdb6f64

Helen King

hyking1@rogers.com

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
*Helen King*  
67FC74225198477...

Sent: 5/30/2024 7:30:25 PM

Viewed: 5/30/2024 7:45:03 PM

Signed: 5/30/2024 7:47:18 PM

Signature Adoption: Pre-selected Style

Using IP Address: 99.255.94.78

**Electronic Record and Signature Disclosure:**

Accepted: 5/30/2024 7:45:03 PM

ID: 53eea96f-154c-4524-81cb-cd6e5c1664a8

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)DocuSigned by:  
*[Signature]*  
A04F827301214EE...

Sent: 5/30/2024 7:47:24 PM

Viewed: 6/1/2024 9:44:13 AM

Signed: 6/1/2024 9:44:50 AM

Signature Adoption: Drawn on Device

Using IP Address: 72.143.210.177

Signed using mobile

**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: 6/1/2024 9:44:56 AM Resent: 6/1/2024 9:45:00 AM Viewed: 6/3/2024 7:24:13 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: 6/1/2024 9:44:57 AM Viewed: 6/1/2024 12:00:44 PM</div>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/30/2024 3:32:50 PM
Certified Delivered	Security Checked	6/1/2024 9:44:13 AM
Signing Complete	Security Checked	6/1/2024 9:44:50 AM
Completed	Security Checked	6/1/2024 9:44:57 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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