

SUMMARY OF PRICING - VH2019				DATE:	
PROJECT: Place St. Thomas		LOT NO: A04			
Reg'd Plan #: 50M-361		MODEL: 130, Lewis, Std			
Name(s): Cody Lombardo					
Name(s): Marika Lombardo					
		BASE PRICE:		\$625,900.00	
		ELEVATION:			
		LOT PREMIUM:		\$30,000.00	
		END LOT PREMIUM:		\$15,500.00	
		NET TOTAL COST OF UPGRADES:		\$74,013.98	
		CREDITS:			
		SUBTOTAL:		\$119,513.98	
		TOTAL:		\$745,413.98	
		PURCHASER OFFER:		\$625,000.00	
		DIFFERENCE:		-\$120,413.98	
Items #1 to #8 (Invoice 1881 locked 25-May-22)				\$20,889.00	
Items #9 to #10 (Invoice 1920 locked 2-Aug-22)				\$5,362.98	
Items #11 to #47 (Invoice 1960 locked 28-Feb-23)				\$47,762.00	
Item #48 (Invoice 1974 locked 4-Apr-23)					
Item #49 (Invoice 1995 locked 18-May-23)					
End Unit Premium				\$15,500.00	
Ravine Lot Premium				\$30,000.00	
Accepted offer of \$625,00.00 as per F. Nieuwkoop & D. Brunet - June 11, 2024					
PURCHASER OFFER HST BREAKDOWN					
	OFFER PRICE EXCLUDING HST:			HST Formula 4	\$574,336.28
COMMENTS:					
*EXPECTED DATE OF CLOSING:				August 23, 2024	

<u>PURCHASERS ADDRESS:</u>	
PURCHASERS NAME(S)	Cody Lombardo & Marika Lombardo
STREET	1107 - 429 Somerset Street West
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K2P 2P5
HOME PHONE	613-720-4637
WORK PHONE	613-236-9191
Cell Phone Purchaser (1)	613-720-4637
Cell Phone Purchaser (2)	613-720-2066
CIVIC	944 Cologne Street
AGREEMENT BLOCK#	45
PLAN	50M-361
HCRA Licence Number	47491
LOT (BUILDER'S LOT/UNIT)	A04
MODEL #	130
ELEVATION	
MODEL NAME	Lewis
ORIENTATION	Std
DWELLING (MODEL#, ELEV, OPT)	130, Lewis, Std
PHASE	7
PROJECT	Place St. Thomas
SCHEDULES	C-1, O, M-2
PURCHASER OFFER	\$625,000.00
CLOSING DAY	23
CLOSING MONTH, YEAR	August, 2024
CLOSING DATE (MONTH DAY, YEAR)	August 23, 2024
DEPOSIT 1)	5,000
DEPOSIT 2)	N/A
DEPOSIT 3)	N/A
SALES REPRESENTATIVE	Adam Bowman
<u>SOLICITORS INFO</u>	
SOLICITOR NAME	Jason Peyman
STREET	11 Holland Avenue - Suite 300
CITY, PROVINCE	Ottawa, Ontario
POSTAL CODE	K1Y 4S1
PHONE	613-722-1500
<u>SCHEDULE T</u>	
PURCHASER 1	Cody Lombardo
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1107-429 Somerset St. W. Ottawa ON K2P 2P5
HOME PHONE	613-720-4637
WORK ADDRESS (STREET, CITY, POSTAL CODE)	123 Slater St., Ottawa ON K1P 5H2
WORK PHONE	613-236-9191
OCCUPATION	Accountant, Welch LLP
ID TYPE	Driver's Licence
ID NUMBER	L6330-13409-30725
BIRTH DATE	July 25, 1993
PURCHASER 2	Marika Lombardo
HOME ADDRESS (STREET, CITY, POSTAL CODE)	1107-429 Somerset St. W. Ottawa ON K2P 2P5
HOME PHONE	613-720-2066
WORK ADDRESS (STREET, CITY, POSTAL CODE)	277 Wellington St. W., Toronto ON M5V 3H2
WORK PHONE	1-800-268-3793
OCCUPATION	Accountant, CPA Canada
ID TYPE	Driver's Licence
ID NUMBER	L6330-51989-45627
BIRTH DATE	June 27, 1994
PART OF LOT(S)(singles)	A04
PLACE SIGNED	Ottawa, ON
SIGNING DAY	13
SIGNING MONTH	June
SIGNING YEAR	2024
SIGNING DATE (MONTH DAY, YEAR)	June 13, 2024
EMAIL ADDRESS (1)	codylombardo@gmail.com
EMAIL ADDRESS (2)	marikatlombardo@gmail.com
DATE: May 2, 2023	



MR CODY LOMBARDO OR
MARIKA LOMBARDO
429 SOMERSET ST W APT 1105
OTTAWA, ON K2P 2P5
CODYLOMBARDO@GMAIL.COM

030

DATE 2024-06-15
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Ltd.

\$ 5000.00

Five thousand

100 DOLLARS

Security features included. Details on back.

TD CANADA TRUST
BLACKBURN HAMLET
2608 INNES RD.,
GLOUCESTER, ONTARIO K1B 4Z6

MEMO 944 Cologne St. Deposit

MP

⑈030⑈ ⑆32836⑈004⑆ 3283⑈6217119⑈

Project: Place St. Thomas 7

Plan No: 50M-361

Lot No: A04 – PH7

Model: #130, Lewis, Std.

Date: June 15, 2024

Purchaser: Cody Lombardo

Purchaser: Marika Lombardo

Freehold Tentative - Critical Dates

First Tentative Date	August 22, 2024
Second Tentative Date	December 20, 2024
Firm Closing Date	April 22, 2025
Outside Closing Date	December 22, 2025

Notice Period for a Closing Delay

Notice Period for a Closing Delay Notice to set Second Tentative Closing Date	May 24, 2024
Notice to set Firm Closing Date	September 20, 2024

Purchaser's Termination Period

End of Purchaser's Termination Period	January 21, 2026
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Use this form to claim your rebate if you bought a new house (including a residential condominium unit or a duplex) or a share of the capital stock of a co-operative housing corporation (co-op). **Do not use** this form if you built your house or hired someone to build it or purchased it as a rental property. Instead, use Form GST191, *GST/HST New Housing Rebate Application for Owner-Built Houses*, or Form GST524, *GST/HST New Residential Rental Property Rebate Application*.

GST/HST registered builders claiming a Type 1A or 1B rebate can choose to file their application online along with their GST/HST return using GST/HST NETFILE at canada.ca/gst-hst-netfile or by using the "File a return" online service in My Business Account at canada.ca/my-cra-business-account. The rebate can also be filed online on its own using the "File a rebate" online service in My Business Account. Representatives can access these online services in Represent a Client at canada.ca/taxes-representatives. If you choose to file your application online, **do not send** us this form.

Section A – Claimant information									
Claimant's legal name (one name only, even if the house is purchased by several individuals) Last name, first name, and initial(s) Lombardo, Cody						Business number (if applicable) R T			
If more than one individual purchased the house, list all of the other purchaser(s). Attach a separate sheet if you need more space. Last name, first name, and initial(s) of other purchaser Lombardo, Marika									
Address of the house you purchased (Unit No. – Street No. Street name, RR) 944 Cologne Street									
City Embrun						Province or territory Ontario		Postal code K 0 A 1 W 0	
Home telephone number 613-720-4637		Daytime telephone number 613-720-2066		Extension		Language preference <input checked="" type="checkbox"/> English <input type="checkbox"/> French			
Mailing address of claimant <input checked="" type="checkbox"/> As above or		Unit No – Street No Street name, PO Box, RR							
City		Province/Territory/State		Postal/ZIP code		Country			
Section B – House information									
Did you purchase the house for use as your, or your relation's, primary place of residence? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				Date purchase agreement was signed by both you and the builder (if the agreement was signed on different dates, use the later date): Year Month Day					
If you purchased this house as a rental property, you do not qualify for this rebate. You may qualify for the New Residential Rental Property Rebate instead. To apply for that rebate, you (not the builder) may use Form GST524, <i>GST/HST New Residential Rental Property Rebate Application</i> .									
Date ownership of the house or the share in the co-op was transferred to you: Year Month Day				Date possession of the house was transferred to you: Year Month Day					
Legal description of property – Lot, plan, concession, range, parcel, section, etc. You will find the description on your deed, or another land transfer document available from your provincial land registry office. Where applicable, use the strata lot for the lot number.									
Lot No: A04		Plan No: 50M-361				Other: Embrun, ON			
If a mobile home, state: Manufacturer:		Model:				Serial number:			

FOR INTERNAL USE ONLY										
IC						NC				

Section C – Housing and application Type

Type of housing (tick one box)

- ☒ House (including condominium unit)
- ☐ Mobile home (including modular home)
- ☐ Floating home
- ☐ Bed and breakfast
- ☐ Duplex

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

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

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

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

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

Section D – Builder or co-op information

Builder's or co-op's legal name Valecraft Homes (2019) Limited		Business number (if applicable) 7 2 1 0 1 0 7 1 8 R T 0 0 0 1	
Address (Unit No. – Street No. Street name, PO Box, RR) 210-1455 Youville Dr.		City Orleans	
Province/Territory/State Ontario	Postal/ZIP code K1C 6Z7	Country Canada	Telephone number 613-837-1104
Extension			

Did the builder either pay the amount of the rebate directly to the purchaser or credit it against the total amount payable for the house? ☐ Yes ☐ No

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

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

From

Year

Month

Day

to

Year

Month

Day

Signature of builder or authorized official	Name (print)	Year	Month	Day

Section E – Claimant's Certification

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

DocuSigned by: Signature of the claimant Cody Lombardo	DocuSigned by: Marika Lombardo	Name (print) Cody Lombardo & Marika Lombardo	Year	Month	Day
			2	0	2
			4	0	6
			1	3	

FF5DU43D69A24F0...

8EFC773EFEE3453...

Protected B when completed

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

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

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

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

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

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

GST paid or the federal part of the HST paid on the purchase of the house (enter the amount from line 1 of Form RC7190-WS). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on assignment, also include that tax paid on line A.)	<div></div>	A
Enter the purchase price of the house (do not include GST or HST). (If the purchase and sale agreement for the house was assigned to you and you paid the GST or the federal part of the HST on the assignment, also include the purchase price for the assignment on line B.)	<div></div>	B
GST/HST new housing rebate amount (enter the amount from line 4 of Form RC7190-WS).	<div></div>	C
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line C of that schedule.	<div></div>	D
Total rebate amount including any provincial rebate (line C plus line D).	<div></div>	E

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

Total purchase price for the house (do not include amounts for the lease of the land or the option to purchase the land).	<div></div>	F
Fair market value of the house (including the land and the building) when possession was transferred to you.	<div></div>	G
GST/HST new housing rebate amount (enter the amount from line 8 of Form RC7190-WS).	<div></div>	H
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line F of that schedule.	<div></div>	I
Total rebate amount including any provincial rebate (line H plus line I).	<div></div>	J

Part III – Rebate calculation for Application Type 3

Total purchase price for the share of the capital stock in the co-op. (If you purchased any other interest in the corporation, complex, or unit, also include the purchase price for that interest on line K.)	<div></div>	K
GST/HST new housing rebate amount (enter the amount from line 11 of Form RC7190-WS).	<div></div>	L
Provincial new housing rebate amount – If you are eligible, complete the calculation on the applicable provincial rebate schedule and enter the amount from line H of that schedule.	<div></div>	M
Total rebate amount including any provincial rebate (line L plus line M).	<div></div>	N

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

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

Branch number	Institution number	Account number
<div></div>	<div></div>	<div></div>
Name of the account holder		

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

General information

Who should complete this form?

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

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

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

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

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

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

Note

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

Documentation required

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

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

Note

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

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

Note

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

When should I file my claim?

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

Where do I send this form?

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

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

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

Note

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

Definition

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

What if you need help?

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

Forms and publications

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

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER A04	PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 23-Aug-24
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 115521 39611		1 - <i>ENSUITE BATH</i> - ENSUITE - 4PC ENSUITE WITH 2 SINKS AND SHOWER IN LIEU OF TUB IN BUILDERS STANDARD SELECTIONS Note: As per Schedule H dated May 25, 2022	*\$ 5,713.00	Each
*2 113228 39612		1 - <i>BASEMENT</i> - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS. AND SHELF TOP PAINTED WHITE Note: As per Schedule H dated May 25, 2022	*\$ 4,788.00	Each
*3 384 39613		*1 - <i>BASEMENT</i> - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE Note: - See Item #2 (fireplace)	\$ 405.00	Each
*4 113374 39614		1 - <i>UPPER HALL</i> - RAILING - OAK COLONIAL POSTS. COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY Note: -See Item #5 -As per Schedule H Dated May 25, 2022.	*\$ 2,468.00	Each
*5 113380 39615		1 - <i>GREAT ROOM</i> - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS Note: -See Item #4 -As per Schedule H Dated May 25, 2022.	*\$ 1,693.00	Each
*6 836 39662		*1 - <i>GREAT ROOM</i> - WINDOW - ADD C2460-1 CASEMENT WINDOW (OPERATING) Note: - Subject to limiting distance at side yard as per Current Building Code. - Location as per Schedule H dated May 25, 2022 - +/- 8 inches from back interior wall (back wall with large window in Great Room) -See Item #7 (Added window on same wall in Great Room / Main floor hallway)	\$ 1,963.00	Each
*7 836 39663		*1 - <i>GREAT ROOM</i> - WINDOW - ADD C2460-1 CASEMENT WINDOW (OPERATING) Note: - Subject to limiting distance at side yard as per Current Building Code. - Location as per Schedule H dated May 25, 2022 -See Item #6 (Added Window on the same wall in Great Room) - +/- 8 inches from staircase railing on main floor in Great Room / Main floor hallway	\$ 1,963.00	Each
*8 120915 39664		1 - <i>MASTER BEDROOM</i> - WINDOW - ADD C2454-1 CASEMENT WINDOW (OPERATING) Note: -Subject to limiting distance at side yard as per Current Building Code. -Location as per Schedule H dated May 25, 2022 -To be same size and distance from corner as window on covered balcony	*\$ 1,896.00	Each

Sub Total	\$20,889.00
HST	\$0.00
Total	\$20,889.00

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,881-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

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

PURCHASER:

Cody Lombardo

18-Jun-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Marika Lombardo

18-Jun-24

DATE

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*9 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 576.30	Each
39979	Note:	Orbital Estimate No#: OR7788 Rev.02 dated 07/19/2022		
*10 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,786.68	Each
39980	Note:	S&S Electric Estimate No#: SS6239 Rev.02 dated 07/19/2022		

Sub Total	\$5,362.98
HST	\$0.00
Total	\$5,362.98

Payment Summary

<u>Paid By</u>	<u>Amount</u>
----------------	---------------

Total Payment:

PURCHASER: _____
Cody Lombardo
18-Jun-24
DATE

VENDOR: _____
PER: Valecraft Homes (2019) Limited

PURCHASER: _____
Marika Lombardo
18-Jun-24
DATE

DATE: _____

PREPARED BY: Lisa Ballard

LOCKED BY: Lisa Ballard

PE 1,920-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER A04	PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 23-Aug-24
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*11 114471	1	- HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - STANDARD AREAS	*\$ 3,261.00	Each
40385	Note:	- As per Floorplan Sketch dated February 28, 2023 - Standard areas include Great Room, Dining Room, Main Floor Hallway & Upper Hallway.		
*12 114477	1	- KITCHEN - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - KITCHEN	\$ 245.00	Each
40386	Note:	- As per Floorplan Sketch dated February 28, 2023 - Standard kitchen layout		
*13 114483	1	- MASTER BEDROOM - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - MASTER BEDROOM / WIC	*\$ 5,232.00	Each
40387	Note:	- As per Floorplan Sketch dated February 28, 2023		
*14 114489	1	- BEDROOM 2 - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - BEDROOM #2	*\$ 3,042.00	Each
40425	Note:	- As per Floorplan Sketch dated February 28, 2023		
*15 114495	1	- BEDROOM 3 - HARDWOOD - MAPLE - LAUZON - 3 1/8" STAINED - BEDROOM #3	*\$ 3,302.00	Each
40426	Note:	- As per Floorplan Sketch dated February 28, 2023		
*16 8	*1	- FOYER - TILE - FLOOR - UPGRADE - BRONZE - - FOYER / POWDER ROOM - BRONZE	*\$ 793.00	Each
40388	Note:	- As per Floorplan Sketch dated February 28, 2023 - As per Floor Tile Installation Sketch dated February 28, 2023 - Rectangular front to back installation		
*17 165	1	- KITCHEN - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 94.00	Each
40389	Note:	- As per Wall Tile Installation Sketch dated February 28, 2023 - Standard kitchen layout - Horizontal stacked installation		
*18 120796	1	- KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 3,802.00	Each
40391	Note:	- As per Floorplan & Kitchen Sketch dated February 28, 2023 - Eased edge as per Edge Profile Sketch dated February 28, 2023 - See item #24 (level 1 cabinetry incl. island side panels) - Standard kitchen layout		
*19 112973	1	- ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 2 - ENSUITE BATHROOM - OPT 4PC - 2 SINKS	\$ 639.00	Each
40392	Note:	- As per Floorplan Sketch dated February 28, 2023 - Eased Edge As per Edge Profile Sketch dated February 28, 2023 - See item #1 (4pc ensuite)		
*20 112976	1	- MAIN BATHROOM - COUNTERTOP - QUARTZ - LEVEL 2 - MAIN BATHROOM	*\$ 307.00	Each
40393	Note:	- As per Floorplan Sketch dated February 28, 2023 - Eased Edge As per Edge Profile Sketch dated February 28, 2023		
*21 254	1	- ENSUITE BATH - CABINETRY HARDWARE - LEVEL 1 - - 4PC ENSUITE WITH 2 SINKS - LEVEL 1	\$ 44.00	Each
40394	Note:	- See item #1 (4pc ensuite)		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,960-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Cody Lombardo and Marika Lombardo			Printed: 18-Jun-24 10:54 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24
ITEM	QTY	EXTRA / CHANGE	PRICE
22 254 40395	1	1 - MAIN BATHROOM - CABINETRY HARDWARE - LEVEL 1 -- MAIN BATHROOM - LEVEL 1 Note:	\$ 22.00 Each
23 254 40396	1	1 - KITCHEN - CABINETRY HARDWARE - LEVEL 1 -- STANDARD KITCHEN - LEVEL 1 Note: - See item #25 & #26 (2 x pots and pans - 2x handles per drawers) - See item #29 (lower microwave cabinet + bottom drawer - 1x handle)	\$ 319.00 Each
*24 112938 40434	1	1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1 Note: - Standard layout as per Kitchen Sketch dated February 28, 2023 - See item #18 (quartz level 3 with breakfast bar) - See item #25 & #26 (pots & pans) - See item #27 (extended fridge upper) - See item #28 (non-standard fridge opening) - See item #29 (lower microwave cabinet) - See item #30 (UPC)	*\$ 2,373.00 Each
*25 101 40397	*1	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: - As per Kitchen Sketch dated February 28, 2023 - Located between stove and corner pantry, full width - See item #24 (standard layout - level 1 cabinetry)	*\$ 790.00 Each
*26 101 40398	*1	1 - KITCHEN - LOWER CABINETS - LC POTS & PANS C/W 3 DRAWER FRONTS 6/12/12 Note: - As per Kitchen Sketch dated February 28, 2023 - Located between stove & the column/wall separating kitchen from dining room - See item #24 (standard layout - level 1 cabinetry)	*\$ 790.00 Each
*27 117099 40399	*1	1 - KITCHEN - CABINETRY - EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP C/W 1 GABLE - LEVEL 1 SERIES CABINETRY Note: - As per Kitchen Sketch dated February 28, 2023 - See item #24 (standard layout - level 1 cabinetry) - See item #28 (non-standard fridge opening) - See item #30 (UPC)	*\$ 788.00 Each
*28 871 40400	*1	1 - KITCHEN - CABINETRY - ADJUST KITCHEN CABINETRY TO ACCOMMODATE NON-STANDARD REFRIGERATOR SIZE (PURCHASER TO PROVIDE DESIRED FRIDGE OPENING DIMENSIONS) Note: - As per Kitchen Sketch dated February 28, 2023 - See item #24 (standard layout - level 1 cabinetry) - See item #27 (extended fridge upper) - See item #30 (UPC) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.	*\$ 125.00 Each
*29 104296 40401	*1	1 - KITCHEN - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETRY) Note: - As per Kitchen Sketch dated February 28, 2023 - Located between fridge cabinet and the corner pantry. - See item #24 (standard layout - level cabinetry) - See item #27 (extended fridge upper) - See item #28 (non-standard fridge opening)	*\$ 869.00 Each

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 1,960-2

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Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER A04	PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 23-Aug-24
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*30 114874		1 - <i>KITCHEN</i> - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 767.00	Each
40402		Note: - As per UPC & Kitchen Sketch dated February 28, 2023 - See item #24 standard layout - level 1 cabinetry) - See item #27 (extended fridge upper) - See item #28 (non-standard fridge opening) - Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style.		
*31 114875		*1 - <i>KITCHEN</i> - HOOD FAN - STANDARD - BROAN 250 CFM - 30IN HOOD ESTAR STAINLESS IN LIEU OF OTR	*\$ 169.00	Each
40403		Note: - As per Kitchen Sketch dated February 28, 2023 - Does not include modifications to cabinetry or electrical for new microwave location - See item #29 (lower microwave cabinet)		
32 234		1 - - INTERIOR DOOR - STYLE - CRAFTSMAN III SMOOTH 3 PANEL - - ALL AREAS - .	\$ 1,112.00	Each
40404		Note:		
33 7		1 - <i>BASEMENT</i> - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 77.00	Each
40405		Note: - As per Floorplan Sketch dated February 28, 2023		
34 7		1 - <i>UPPER HALL</i> - UNDERPAD - UPGRADE - LEVEL 1 - - UPPER STAIRCASE - LEVEL 1	\$ 103.00	Each
40406		Note: - As per Floorplan Sketch dated February 28, 2023		
35 7		1 - <i>BASEMENT</i> - UNDERPAD - UPGRADE - LEVEL 1 - - FAMILY ROOM - LEVEL 1	\$ 320.00	Each
40407		Note: - As per Floorplan Sketch dated February 28, 2023		
36 40413		1 - - UPGRADE TO STAINED MAPLE MODERN 3.5" POST. SQUARE GUN METAL GREY SPINDLES. AND COLONIAL HANDRAIL IN ALL STANDARD AREAS	\$ 4,145.00	Each
		Note: - As per Floorplan Sketch dated February 28, 2023 - Modern 3.5" post routed - gun metal grey brakets - See item #4 (upper hall - railing in lieu of half wall) - See item #5 (great room - railing in lieu of half wall) - See item #37 (upper hall - upgrade railing) - See item #38 (great room - upgrade railing)		
37 40414		1 - <i>UPPER HALL</i> - UPGRADE TO STAINED MAPLE MODERN 3.5" POST. SQUARE GUN METAL GREY SPINDLES. AND COLONIAL HANDRAIL ON OPTIONAL RAILING ON SECOND FLOOR	\$ 4,844.00	Each
		Note: - As per Floorplan Sketch dated February 28, 2023 - Modern 3.5" post routed - gun metal grey brakets - See item #4 (upper hall - railing in lieu of half wall) - See item #5 (great room - railing in lieu of half wall) - See item #36 (standard areas - upgrade railing) - See item #38 (great room - upgrade railing)		
38 40415		1 - <i>GREAT ROOM</i> - UPGRADE TO STAINED MAPLE MODERN 3.5" POST. SQUARE GUN METAL GREY SPINDLES. AND COLONIAL HANDRAIL ON OPTIONAL RAILING IN GREAT ROOM	\$ 2,993.00	Each
		Note: - As per Floorplan Sketch dated February 28, 2023 - Modern 3.5" post routed - gun metal grey brakets - See item #4 (upper hall - railing in lieu of half wall) - See item #5 (great room - railing in lieu of half wall) - See item #36 (standard areas - upgrade railing) - See item #37 (upper hall - upgrade railing)		

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,960-3

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Cody Lombardo and Marika Lombardo			Printed: 18-Jun-24 10:54 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
39 24	1	MAIN BATHROOM - TILE - WALL - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	\$ 350.00	Each
40416		Note: - As per Wall Tile installation sketch dated February 28, 2023 - Horizontal stacked install		
40 24	1	ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - - APPROXIMATELY 5 FOOT x 3 FOOT CERAMIC SHOWER - BRONZE	\$ 418.00	Each
40432		Note: - As per Wall Tile installation sketch dated February 28, 2023 - See item #1 (4pc ensuite) - Horizontal stacked install		
41 118343	1	KITCHEN - KITCHEN SINK - FRANKE CUBE CUX120-CA DOUBLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK	\$ 1,459.00	Each
40419		Note: - See item #18 (solid surface countertop)		
42	1	KITCHEN - UPGRADE TO DELTA OSLER 976LF-SS IN LIEU OF BUILDER'S STANDARD	\$ 554.00	Each
40420		Note:		
*43 524	*4	- BATHROOMS - DELTA TRINSIC SINGLE HANDLE LAVATORY FAUCET W/ METAL POP - UP 559LF - MPU	\$ 1,100.00	
40421		Note: - Powder room (1) . Main bathroom (1) and Ensuite (x2) - See item #1 (4pc ensuite)		
44 104416	1	ENSUITE BATH - BATHROOMS - SHOWER DOOR - HALO 5 FT CHROME/CLEAR SINGLE SLIDING DOOR W/ FIXED PANEL IN LIEU OF KAMELEON GLASS DOOR	\$ 2,130.00	Each
40422		Note: - As per Floorplan Sketch dated February 28, 2023 - See item #1 (4pc ensuite)		
*45 28065	*1	ENSUITE BATH - BATHROOMS - DELTA TRINSIC SHOWER FAUCET T14259-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	\$ 192.00	Each
40423		Note: - See item #1 (4pc ensuite)		
*46 28069	*1	MAIN BATHROOM - BATHROOMS - DELTA TRINSIC TUB/SHOWER FAUCET T14459-R10000-UNBX WITH H2O KINETIC RAINCAN SHOWER HEAD CHROME	*\$ 192.00	Each
40424		Note:		
47 120312	1	BASEMENT - DELETE FIREPLACE SURROUND	\$ 0.00	Each
40435		Note: - As per Floorplan Sketch dated February 28, 2023 - See item #2 (optional basement fireplace)		

Sub Total	\$47,762.00
HST	\$0.00
Total	\$47,762.00

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 1,960-4

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A			
Place St. Thomas - Phase 7			
PURCHASERS: Cody Lombardo and Marika Lombardo			Printed: 18-Jun-24 10:54 am
LOT NUMBER A04	PHASE 7	HOUSE TYPE 130 THE LEWIS	CLOSING DATE 23-Aug-24
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE

Payment Summary

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

PURCHASER:	<div></div>	<div>18-Jun-24</div> <div>DATE</div>	VENDOR:	<div></div>	<div>PER: Valecraft Homes (2019) Limited</div>
PURCHASER:	<div></div>	<div>18-Jun-24</div> <div>DATE</div>	DATE:	<div></div>	

CONSTRUCTION SCHEDULING APPROVAL

PER:	<div></div>
DATE:	<div></div>

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
48		1 - <i>ENSUITE BATH</i> - INTERIOR COLOUR CHART REVISION # 1 DATED APRIL 4, 2023	\$ 0.00	Each
40816		Note: - Removed ceramic tile from Tub deck & Tub backsplash (Ensuite layout incudes shower only) -See Item #1 (4 pc Ensuite with 2 sinks and shower in lieu of tub)		

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

Payment Summary

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

PURCHASER:

Cody Lombardo

18-Jun-24

DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Marika Lombardo

18-Jun-24

DATE

DATE:

PREPARED BY: Lisa Ballard

LOCKED BY: Lisa Ballard

PE 1,974-1

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CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

Internal B1A

Place St. Thomas - Phase 7

PURCHASERS: Cody Lombardo and Marika Lombardo

Printed: 18-Jun-24 10:54 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
A04	7	130 THE LEWIS	23-Aug-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
49	1	- MAIN BATHROOM & ENSUITE BATHROOM - INTERIOR COLOUR REV. 02 DATED MAY 18, 2023.	\$ 0.00	Each
41336	Note:	-Standard undermount sinks for main and ensuite bathroom.		

Sub Total	\$0.00
HST	\$0.00
Total	\$0.00

Payment Summary

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

PURCHASER:

Cody Lombardo

18-Jun-24
DATE

PURCHASER:

Marika Lombardo

18-Jun-24
DATE

VENDOR:

PER: Valecraft Homes (2019) Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE: