

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

ON THE 26 DAY OF June, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : SV B09
LOT: SV B09 BLOCK : B09
4M-1740
CIVIC ADDRESS: 1142 Cope Drive

PURCHASERS: Shawn Alexander Stewart

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: June 26th, 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: \$738,972.00
BALANCE AT CLOSING: \$708,972.00
LESS H.S.T. AMOUNT: \$675,196.46
SCHEDULE "G" DATED: June 26th, 2024
TARION SCHEDULE "B" DATED: June 26th, 2024

INSERT: 680 dated: July 17th, 2024 in the amount of: \$55,592.80
NEW PURCHASE PRICE: \$794,564.80
NEW BALANCE AT CLOSING: \$764,564.80
NEW LESS H.S.T. AMOUNT: \$724,393.63
SCHEDULE "G" DATED: July 17th, 2024
TARION SCHEDULE "B" DATED: July 17th, 2024

Dated at Stittsville this 17 day of July, 2024

In the presence of:

WITNESS


Signed by: 
PURCHASER

WITNESS

PURCHASER

Dated at Ottawa this 17th day of July, 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: 
REV: September 3, 2020



**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 July 17th, 2024.

Signed at Stittsville, this 17th day of July, 2024.

Signed by:

58BE5092C956485...
Purchaser

Valecraft Homes (2019) Limited

Purchaser

DocuSigned by:

A04F827301214EE...
Per:

July 17th, 2024

Date:

Lot #: PH1 B09

Project: Shea Village



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
*17 143930	1	KITCHEN - LOWER MICRO CABINET C/W DRAWER AND OUTLET - LEVEL 2 SERIES	* \$927.00
43532	Note:	- As per Floor Plan sketch & Kitchen Sketch dated July 17th, 2024 - to be located in kitchen island next to sink - kitchen island to be enlarged to accomodate - dedicated outlet included	Each
*18 150028	1	KITCHEN - CABINETRY - UPC9-2B - STANDARD LAYOUT - LEVEL 2 CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH	* \$878.00
43768	Note:	Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. See item #36 (Extend fridge uppers to approximately 24" deep level 2 series). As per UPC Sketch and as per Kitchen Sketch dated July 17th, 2024	Each
19	1	KITCHEN - SUPPLY AND INSTALL LEVEL 2 CABINETRY IN STANDARD KITCHEN LAYOUT C/W FLUSH BREAKFAST BAR	\$5,345.00
43506	Note:	As per Floor plan sketch & Kitchen sketch dated July 17th, 2024. See item #20 (Extend kitchen island) See item #55 (Pots and Pans)	Each
20	1	KITCHEN - EXTEND KITCHEN ISLAND CABINET (LEVEL 2 SERIES) C/W LEVEL 2 QUARTZ COUNTERTOP AND FLUSH BREAKFAST BAR - PER LINEAR FOOT	\$987.00
43507	Note:	As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024 -Eased Edge as per Edge Profile Sketch dated July 17th, 2024 -Kitchen island to be extended 7IN only to accomodate for the microwave cabinet (24IN wide) and the sink cabinet (36IN wide) Space left between cabinet on fridge wall and island cabinetry to be approx. 46IN -Kitchen island is not to extend on hardwood floor -See items #21, #22, #56.	Each
21	1	KITCHEN - MOVE STANDARD BOD NEXT TO STOVE. EXTEND TO 21IN WIDE . TO BE 3 DRAWERS BOD INSTEAD OF 4 DRAWERS. 6/12/12. REMAINING OF LOWER CABINET TO BE 1 LOWER DOOR APPROX 15IN WIDE	\$125.00
43508	Note:	-As per Floor Plan sketch & Kitchen sketch dated July 17th, 2024 -To be located on the lower cabinetry section between stove and dining room. Bank of Drawers (cutlery) to be closest to stove on the same side as the dining room.	Each
22	1	KITCHEN - ENLARGE STANDARD SINK CABINET TO 36IN TO ACCOMODATE UPGRADED KITCHEN SINK	\$125.00
43509	Note:	As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024. See item #20 (Extend Kitchen Island approximately 7" inches) See item #21 (Move std. bank of drawers next to stove) See item #56 (Kitchen sink Blanco Precis U)	Each
*23 121411	1	KITCHEN - HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN STAINLESS IN LIEU OF OTR. INCLUDES ADDITIONAL BACKSPLASH TILES FROM BUILDERS STANDARD SELECTIONS	* \$815.00
43511	Note:	As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024. Does not include modifications to cabinetry or electrical for new microwave location. To be checked if Make-up Air system is required by Estimation Department. See item #24 (Upgrade Kitchen Backsplash)	Each
24	1	KITCHEN - UPGRADE KITCHEN BACKPLASH TO LEVEL 2 QUARTZ IN STANDARD KITCHEN LAYOUT (INCLUDES BEHIND CHIMNEY HOODFAN, UP TO BULDKEAD)	\$5,839.00
43512	Note:	See item #23 (Chimney Style Hoodfan)	Each
25 281	1	KITCHEN - TILE - FLOOR - UPGRADE - GOLD - - KITCHEN STD - GOLD	\$1,666.00
43513	Note:	As per Floor Tile installation Sketch dated July 17th, 2024	Each

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,099-1

DS
FN

Vendor Initials: _____

Initial

Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
26	281	1 - - TILE - FLOOR - UPGRADE - GOLD - - FOYER / POWDER ROOM - GOLD	\$2,083.00
43514		Note: As per Floor Tile Installation Sketch and Floor Plan Sketch dated July 17th, 2024	Each
27		3 - KITCHEN - LEVEL 3 CABINETRY HARDWARE - PRICE PER HANDLE	\$96.00
43515		Note: To be installed on pots and pans drawers. In Standard Kitchen layout. See item #55 (Pots and Pans).	
28		0 - STD AREAS - DELETE ITEM #28	\$0.00
43517		Note:	
29		3 - ENSUITE BATH - LEVEL 2 CABINETRY HARDWARE - PRICE PER HANDLE	\$66.00
43518		Note: Quantity of (1) to be installed on middle drawer. Quantity of (2) to be installed on the 2 door cabinets, 1 on each.	
30		8 - KITCHEN - LEVEL 2 CABINETRY HARDWARE - PRICE PER HANDLE	\$176.00
43519		Note: To be located on all lower cabinets EXCEPT pots and pans drawers, in standard kitchen layout.	
31		7 - KITCHEN - UPGRADE TO PUSH TO OPEN MECHANISM ON UPPER CABINET IN KITCHEN - PRICE PER DOOR	\$224.00
43520		Note: Total of 7 upper kitchen cabinet doors, in standard kitchen layout.	
32		1 - - UPGRADED GROUT ON FIREPLACE SURROUND, FOWER/POWDER ROOM FLOOR AS WELL AS KITCHEN FLOOR.	\$164.00
43521		Note: Colour #16 ANTHRACITE.	Each
33		1 - MAIN BATHROOM - UPGRADED GROUT ON MAIN BATHROOM TUB/SHOWER WALLS	\$75.00
43522		Note: Colour #54 PEARL	Each
*34	300	*1 - MAIN BATHROOM - TILE - WALL - UPGRADE - SILVER - MAIN BATHROOM - SILVER	* \$743.00
43524		Note: As per Wall Tile Installation Sketch dated July 17th, 2024	Each
35		1 - STD AREAS - UPGRADE TO SATIN BLACK BRACKETS THROUGHOUT	\$75.00
43525		Note: Half walls are remaining throughout the house. See item #64 (Upgrade Natural 3" Modern style oak posts...)	Each
*36	143901	1 - KITCHEN - 2FT DEEP FRIDGE UPPER - LEVEL 2 SERIES	* \$211.00
43526		Note: In Standard Kitchen Layout. As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024	Each
37		1 - KITCHEN - DELETE ITEM 5 (RE: INCREASE WALL LENGHT BETWEEN KITCHEN AND LOWER HALLWAY BY APPROX. 9" TO ACCOMODATE DEPTH OF FRIDGE. ENSURE THAT THE ENTRANCE WIDTH TO KITCHEN IS STILL ADEQUATE.	-\$125.00
43527		Note:	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,099-2

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FN

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CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
38		1 - <i>KITCHEN</i> - DELETE ITEM 6 (RE: UPC9-2B - STANDARD LAYOUT- LEVEL 1 CABINETRY- INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX 26IN DEEP X 10 IN HIGH	-\$737.00
43528		Note:	Each
39		1 - <i>KITCHEN</i> - DELETE ITEM 16 (RE: STAINLESS 1.7 C/F MICROWAVE WITH HOOD)	-\$75.00
43529		Note:	Each
40		1 - <i>ENSUITE BATH</i> - DELETE ITEM 14 (RE: S/I FLOATING VANITY,APPROX.48" WIDE,REINFORCE BACKWALL TO ACCOM. & ADJUST PLUMBING IF NECESSARY. CABINET TO BE LEVEL 1,QUARTZ LEVEL 2. ONE DOOR ON EACH END,W/ADJ. INT.12"D SHELVES & 2 DRWS IN CENTER EXCEPT TOP PANEL IS FALSE PANEL.	-\$2,376.00
43570		Note:	Each
41		1 - <i>ENSUITE BATH</i> - S/I FLOATING VANITY,APPROX.48" WIDE,REINFORCE BACKWALL TO ACCOMMODATE & ADJUST PLUMBING IF NECESSARY. CABINET TO BE STANDARD LEVEL,QUARTZ LEVEL 2. ONE DOOR ON EACH END,W/ADJUSTABLE INT.12"D SHELVES & 2 DRAWERS IN CENTER EXCEPT TOP PANEL IS FALSE PANEL.	\$2,094.00
43571		Note: Top center drawer is not an actual functioning drawer but is a fake panel only. Bottom center drawer has a "U" shape cut out to accommodate wall plumbing. 12" interior adjustable shelves on both sides of cabinet. As per Floor Plan sketch dated July 17th, 2024. See item #8 (Upgrade to Optional 4 Pce Luxury Ensuite).	Each
42		1 - <i>ENSUITE BATH</i> - CLARIFICATION B1A'S ITEM 9 (RE: ZITTA NICHE 12 X 12 X 3 AN12120302SS-BRUSHED FINISH) TO BE INSTALLED ON SMALL WALL BACKING ON TO WALK-IN CLOSET.	\$0.00
43573		Note: -As per Floor Plan sketch dated July 17th, 2024. -See item #8 (Upgrade to Optional 4 Pce Luxury Ensuite).	Each
*43		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - BELT DRIVE 8355 Wifi - EACH - INCLUDES 1 REMOTE CONTROL AND 1 SENSOR KIT	* \$1,080.00
121374			Each
43574		Note: Not available through retail outlets/professionally installed to MNF Specs. As per Floor Plan sketch dated July 17th, 2024. See item #44 (Control Pad) See item #45 (Remote Control)	
*44		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - KEYLESS ENTRY CONTROL PAD ON GARAGE DOOR FRAME	* \$98.00
121362			Each
43575		Note: -To be installed on the garage door frame on the side closest to the front door. -See item #43 (Garage Door Opener) -See item #45 (Remote Control)	
*45		1 - <i>GARAGE</i> - GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER	* \$83.00
121361			Each
43576		Note: See items #43 (Garage Door opener) See item #44 (Keyless Control Pad)	
46		21 - - SUPPLY AND INSTALL SQUARE HALIFAX LEVER UPGRADED INTERIOR DOOR HARDWARE IN MATTE BLACK (514) THROUGHOUT HOUSE INCLUDING KITCHEN PANTRY DOOR, INTERIOR SIDE OF FRONT ENTRANCE DOOR AND MAN DOOR TO GARAGE.	\$2,016.00
43628		Note: Man door to garage to be complete with a dead bolt. All Bathrooms and Owner's Ensuite to have one privacy lock. Compatible with upgraded item #54 (Exterior San Clemente Gripset).	
47		1 - - DELETE VANITY MIRRORS IN OWNER'S 4 PCE ENSUITE AND IN MAIN BATHROOM.	\$125.00
43629		Note: As per Floor Plan sketch dated July 17th, 2024 See item #8 (Upgraded Optional 4 Pce Luxury Ensuite)	Each

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,099-3

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FN

Vendor Initials:

Initial

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
48		1 - STD AREAS - HARDWOOD - MAPLE - 4 1/8 STAINED - STD AREAS	
150138			
43631		Note: As per Floor Plan sketch dated July 17th, 2024	\$4,033.00
49		1 - STD AREAS - CARPET - UPGRADE - LEVEL 3 - - ALL AREAS C/W OPT ENS - LEVEL 3	
270			
43632		Note: As per Floor Plan Sketch dated July 17th, 2024	\$3,060.00
50		1 - STD AREAS - UNDERPAD - UPGRADE - LEVEL 1 - - ALL AREAS C/W OPT ENS - LEVEL 1	
272			
43633		Note: - As per Floor plan sketch dated July 17, 2024.	\$995.00
51		1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATH 4PC - GOLD	
281			
43634		Note: As per Floor Tile installation sketch and as per Floor Plan Sketch dated July 17th, 2024 See item #8 (Upgrade to 4 Pce Luxury Ensuite).	\$810.00
52		1 - ENSUITE BATH - SUPPLY AND INSTALL GOLD LEVEL FLOOR TILES ON 3 SHOWER WALLS, TUB DECK AND TUB SURROUND IN 4 PCE LUXURY ENSUITE, IN LIEU OF STANDARD.	
43635		Note: As per Wall Tile Installation sketch dated July 17th, 2024	\$2,212.00
*53		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 2 - KITCHEN C/W FLUSH BREAKFAST BAR	
150075			
43636		Note: -Eased Edge as per Edge profile sketch dated July 17, 2024. -In standard kitchen layout. As per Floor Plan Sketch,Kitchen Sketch and Edge Profile detail Sketch dated July 17th, 2024	* \$3,979.00
54		1 - - SUPPLY AND INSTALL EXTERIOR DOOR SAN CLEMENTE GRIPSET IN MATTE BLACK 514 FINISH IN LIEU OF STANDARD	
43637		Note: As per Floor Plan sketch dated July 17th, 2024. See item #46 (Supply and Install square Halifax Levers on interior doors).	\$154.00
*55		1 - KITCHEN - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	
143963			
43639		Note: Series 2 cabinets, to be located between kitchen corner pantry and stove opening. As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024. See item #27 (Level 3 cabinetry hardware).	* \$790.00
56		1 - KITCHEN - KITCHEN - SINK - BLANCO PRECIS U SUPER SINGLE UNDERMOUNT SINK (ANTHRACITE 400890) MIN 36" WIDE CABINET REQ'D	
144148			
43640		Note: In standard kitchen layout. As per Floor Plan sketch and as per Kitchen Sketch dated July 17th, 2024 See item #22 (Enlarge Std Kitchen Sink cabinet 36 inches). See item #57 (Delta Kitchen Faucet)	\$1,545.00
*57		1 - KITCHEN - KITCHEN - FAUCET - DELTA TRINSIC 9159-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN	
144124			
43641		Note: In standard layout kitchen. See item #56 (Kitchen Sink Blanco Precis U)	* \$786.00
*58		1 - ENSUITE BATH - BATH - DELTA VERO LAVATORY FAUCET 8IN WIDESPREAD 3553LF CHROME	
144072			
43642		Note: See Item #8 (Upgrade to Optional 4 PCE Luxury Ensuite)	* \$807.00

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,099-4

DS

FN

Initial

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
B09	1	120 THE HUNTLEY	24-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*59 144080	1	ENSUITE BATH - BATH - DELTA VERO SHOWER FAUCET T17253 CHROME	* \$630.00	Each
43643		Note: See Item #8 (Upgrade to Optional 4 PCE Luxury Ensuite).		
*60 144075	1	ENSUITE BATH - BATH - DELTA VERO ROMAN TUB FAUCET T2753 R2707 CHROME	* \$594.00	Each
43644		Note: See Item #8 (Upgrade to Optional 4 PCE Luxury Ensuite)		
*61 144018	1	ENSUITE BATH - BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000	* \$511.00	Each
43645		Note: See Item #8 (Upgrade to Optional 4 PCE Luxury Ensuite).		
*62 144018	1	MAIN BATHROOM - BATH - AMERICAN STANDARD STUDIO UNDERMOUNT SINK 0614-000	* \$511.00	Each
43646		Note:		
63	1	BASEMENT - CLARIFICATION RE: ITEM #2 IN B1A'S (BASEMENT FIREPLACE), NO HEARTH.	\$0.00	Each
43649		Note: As per Floor Plan sketch dated July 17th, 2024 See item #2 (Basement Fireplace)		
64	1	STD AREAS - UPG. STD. NATURAL 3" MODERN STYLE OAK POSTS, MODERN STYLE OAK SPINDLES & OAK COLONIAL HANDRAILS TO BE STAINED AS PER COLOUR SHEETS. THE 3" OAK MODERN STYLE POSTS ARE TO BE C/W ROUTED TOP, C/W SATIN BLACK BRACKETS IN ALL STD AREAS.	\$796.00	Each
43650		Note: Stain selected from standard stain sample. See item #35 (Upgrade to satin black brackets).		
*65 121356	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$9,636.64	Each
43766		Note: As per Quote #SS6672 Rev. 01 and Sketch Dated July 15th, 2024		
*66 121357	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$940.16	Each
43767		Note: As per Quote #OR8369 Rev.01 and Sketch Dated July 15th, 2024		

Sub Total	\$55,592.80
HST	\$0.00
Total	\$55,592.80

PREPARED BY: Valerie Gendron
LOCKED BY: Lisa Ballard
PE 2,099-5

DS

FN

Vendor Initials:

Initial

Purchaser Initials:

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)			
Shea Village - Phase 1			
PURCHASER: Shawn Alexander Stewart			Printed: 16-Jul-24 11:39 am
LOT NUMBER B09	PHASE 1	HOUSE TYPE 120 THE HUNTLEY	CLOSING DATE 24-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
			INTERNAL USE

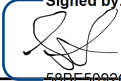
Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Signed by:



50BE5092C056485...

Shawn Alexander Stewart

17-Jul-24

DATE

VENDOR:

DocuSigned by:



A0458273012145F

PER: Valecraft Homes (2019) Limited

July 17th, 2024

DATE:

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,099-6

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:

(a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;

(b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and

(c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.

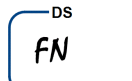
Initial



Purchaser

Purchaser

DS




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 \$724,393.63 . 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 Stittsville this 17 day of July , 2024

Signed by:



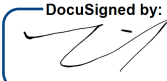
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PURCHASER

VALECRAFT HOMES (2019) LIMITED

PURCHASER

DocuSigned by:



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PER:

July 17th, 2024

DATE:

PROJECT: Shea Village PH1 LOT: SV B09



Valecraft
Homes (2019) Limited

Soho
All Models
STANDARD



STAIRWELL / DINING / HIGH CEILINGS
A8020P-BN
Bulbs: 3 x LED Bulb
20" dia. x 23" to 82" High



BREAKFAST / DINETTE
A8016P-11
Bulb: 1 x LED Bulb
18" dia.x 8" to 69" High



KITCHEN / MASTER BEDROOM
(Plan Permitting)
A8016-11
Bulbs: 3 x LED Bulb
16" dia. x 5" High



ENTRY / HALL / LAUNDRY / BEDROOMS /
BATH CEILING / DEN / STUDY /
FINISHED BASEMENT AREAS
(Plan Permitting)
A8012-11
Bulbs: 2 x LED Bulb
12" dia. x 4" High



PANTRY / CLOSET
FM-MS70-0510-4K-WH
7" dia.
LED C/W motion sensor



POWDER ROOM VANITY
(Plan Permitting)
A59012-CH
Bulbs: 2 x LED Bulb
24" Wide x 6-1/2" High x 4-1/4" Deep



BATHROOM VANITY
A59013-CH
Bulbs: 3 x LED Bulb
31-7/8" Wide x 6-1/2" High x 4-5/8" Deep



FRONT / BACK EXTERIOR
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb



BASEMENT STAIRS / SOFFIT
(Plan Permitting)
AFR4C-0930-WH
LED Recessed Light
5" dia.



Basement Stairwell
(Plan Permitting)
WS8012-BN
12"W x 6"H x 4-1/4"Ext
Bulb: 1 x LED Bulb

* All dimensions are approximate
*** Keyless LIGHT OUTLETS IN GARAGE, UNFINISHED BASEMENT AREAS***

Initial  DS
FN

Project: Shea Village
Plan #: 4M-1740
Lot: PH1 B09
Model: 120 The Huntley Reverse

Purchaser: Shawn Alexander Stewart
Signed by:  DS
Purchaser: 58BE5092C956485... FN
Date: July 17th, 2024
Upgrade #: Standard



Valecraft
Homes (2019) Limited

PENDANTS
MODEL UPGRADE




Dorothy
Black/Gold 492814-BK/GD
Brushed Nickel/Black 492814-BN/BK
White/Gold 492814-WH/GD

* Plan permitting.


Project: Shea Village
Plan #: 4M-1740
Lot: PH1 B09
Model: 120 The Huntley Reverse

Purchaser: Shawn Alexander Stewart
Purchaser:

Signed by:

58BE5092C956485...

DS
FN

Date: July 17th, 2024
Upgrade #: 65

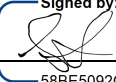
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
INTERIOR FINISHES						
DESCRIPTION					STD/UPG #	
TRIM STYLE	Standard Nivaga 5706A 4 1/8" Baseboard and Standard Nivaga 7706 Casing 2 3/4"					STD
DOOR STYLE	Standard					STD
INT. & EXT. HARDWARE	Halifax square 514 Matte Black(Interior) San Clemente Gripset 514 Matte Black (Exterior)					UPG 46, 54
INTERIOR LIGHTING PACKAGE	Standard SOHO Lighting Package + Reinforce ceiling fixture location to be able to accommodate a future ceiling fan + S&S and Orbital Electric Quotes					STD & UPG 15, 17& 65, 66
BATHROOM ACCESSORIES	Standard + Delete Vanity Mirrors in 4 Pce Owner's Ensuite and in Main Bathroom					STD + UPG 47
BASEMENT FIREPLACE MANTLE	Stained Oak Modern Type 1 Mantle Stain # 405 + Fan Kit					UPG 2, 3, 4

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain # 405	STD 10,11 UPG 64
BRACKET	Metal	N/A	Satin black	UPG 35, 64
SPINDLES	Red Oak	Standard modern (In standard area only. Half walls in Great Room and Upper Hallway to remain.)	Stain # 405	STD 10, 11,
POSTS	Red Oak	3" wide Modern Routed Top. Half walls in Great Room and Upper Hallway to remain.	Stain # 405	STD 10, 11,
NOSINGS	Red Oak	N/A	Stain # 405	STD
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 Approx. 36" wide x 72" high	UPG 5, 13	Waterline Rough in (Does not include connection)	UPG 7
RANGE	STD Opening	STD	N/A	N/A
DISHWASHER	STD Opening	STD	N/A	N/A
MICROWAVE <small>(Specify if convection)</small>	24" wide microwave opening in lower cabinet in Kitchen island next to sink	UPG 16, 17, 23	N/A	N/A
CHIMNEY HOODFAN <small>(Specify if convection)</small>	STD Opening for a 30in wide chimney hoodfan. Delete Standard microwave/combo hoodfan.	STD	Whirlpool 30in 300CFM stainless steel Chimney hoodfan	UPG 23, 39
WASHING MACHINE/DRYER	STD Opening	STD	N/A	N/A

Purchaser's Signature(s) :

Signed by:



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Date:

July 17th, 2024

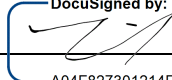
Purchaser's Signature(s) :

Date:

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Approved By :


DocuSigned by:



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Date:

July 17th, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Lastra Elegant White Gloss AR-S550 + UPC9-2B			Level 2	6, 17, 18, 19, 20, 21, 22, 23, 36, 55
	HARDWARE CODE	Push to open on all upper cabinets (7), level 2 hardware on all lower cabinets, except the pots/pans drawers to be level 3 hardware. V0117-128-L24 & V0117-320-L24	TYPE	hidden handles	level 2 & 3 and push to open mechanism	27, 30, 31, 55
	COUNTERTOP	Silestone Bianco calacatta polished c/w Flush Breakfast Bar	COUNTERTOP EDGE PROFILE	eased edge	Level 2	19, 20, 53
MAIN BATHROOM	STYLE AND COLOUR	AV shaker 90 After Hours AV-M2010			STD	STD
	HARDWARE CODE	BP 1076-900	TYPE	handles	STD	STD
	COUNTERTOP	Quorastone cotton knit QS 7944	COUNTERTOP EDGE PROFILE	eased edge	STD	STD
4 PCE ENS. BATHROOM	STYLE AND COLOUR	Lastra Driftwood UN-H60			STD	UPG 8, 14, 41
	HARDWARE CODE	V0117-192-LM2 on drawer, V0117-128-LM2 on doors	TYPE	hidden handles	Level 2	UPG 8, 14, 29, 41
	COUNTERTOP	Silestone Stellar Night polished	COUNTERTOP EDGE PROFILE	eased edge	Level 2	UPG 8, 14, 41
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			N/A	STD
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A
LAUNDRY ROOM	STYLE AND COLOUR	N/A			N/A	N/A
	HARDWARE CODE	N/A	TYPE	N/A	N/A	N/A
	COUNTERTOP	N/A	COUNTERTOP EDGE PROFILE	N/A	N/A	N/A

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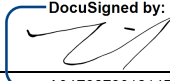
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Approved By :

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Date: July 17th, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	N/A		N/A
FOYER	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
POWDER ROOM	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
FLEX ROOM	N/A		N/A	N/A		N/A
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
FAMILY ROOM	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A		N/A
KITCHEN/DINETTE/BREAKFAST	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
LAUNDRY/MUDROOM	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
2nd FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
BEDROOM #4	N/A		N/A	N/A		N/A
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
OWNERS SUITE ENSUITE	Eggshell DLX1025-2 Silent Smoke		STD	N/A		N/A
FINISHED BASEMENT RECREATION ROOM	N/A		N/A	N/A		N/A
BASEMENT BATHROOM	N/A		N/A	N/A		N/A

Purchaser's Signature(s) :

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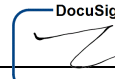


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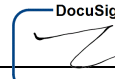


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Gaia anthracite semi-polished 11.6x23.4 (Front to back rectangular installation)		16 anthracite	Gold floor tile + UPG grout	UPG 26, 32
POWDER ROOM	FLOOR	Ceratec Gaia anthracite semi-polished 11.6x23.4 (Front to back rectangular installation)		16 anthracite	Gold floor tile + UPG grout	UPG 26, 32
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
MUDROOM	FLOOR	N/A		N/A	N/A	N/A
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
LAUNDRY ROOM	FLOOR	Centura Linen series Matte white 13x13 K939574 (Standard square installation)		25 polar grey	STD floor tile + STD grout	STD
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	Ceratec Gaia anthracite semi-polished 11.6x23.4 (Front to back rectangular installation)		16 anthracite	Gold floor tile + UPG grout	UPG 25, 32
	BACKSPLASH	Silestone Bianco Calacatta polished		N/A	Level 2	UPG 24
	INSERT OR BORDER	N/A				
BREAKFAST AREA	FLOOR	N/A		N/A	N/A	N/A
BASEMENT FIREPLACE	HEARTH	Deleted		N/A	N/A	UPG 2, 63
	SURROUND	Olympia regal series charcoal black polished NY.RG.CCB.1212.PL (standard square installation)		16 anthracite	STD fireplace tile + UPG grout	UPG 2, 32
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

Purchaser's Signature(s) :

Signed by:



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Date:

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Date:

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Centura Linen series Matte white 13x13 K939574 (Standard square installation)	25 polar grey	STD floor tile + STD grout	STD	
	WALL	Olympia Lindt series white glossy TH.LT.WHT.1016.GL (horizontal stacked installation)	54 pearl	Silver wall tile + UPG grout	UPG 33, 34	
	INSERT OR BORDER	N/A				
3PC ENSUITE BATHROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Stone glamour calacatta polished 11.6x23.6 (front to back rectangular installation)	25 polar grey	Gold floor tile + STD grout	UPG 8, 51	
	TUB DECK	Ceratec Stone glamour calacatta polished 11.6x23.6 (Horizontal stacked installation)	25 polar grey	Gold floor tile + STD grout	UPG 8, 52	
	TUB BACKSPLASH	Ceratec Stone glamour calacatta polished 11.6x23.6 (Horizontal stacked installation)	25 polar grey	Gold floor tile + STD grout	UPG 8, 52	
	INSERT OR BORDER	N/A				
	WALL IN SHOWER	Ceratec Stone glamour calacatta polished 11.6x23.6 (Horizontal stacked installation)	25 polar grey	Gold floor tile + STD grout	UPG 8, 52	
BASEMENT/OTHER BATHROOM	FLOOR	N/A	N/A	N/A	N/A	
	WALL	N/A	N/A	N/A	N/A	
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

Signed by:




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Purchaser's Signature(s) :

Approved By :

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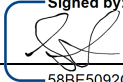
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Expert Essential collection hard maple smoky grey tradition smooth 4 1/8in			UPG	UPG 48	
DINING ROOM	Lauzon Expert Essential collection hard maple smoky grey tradition smooth 4 1/8in			UPG	UPG 48	
FLEX ROOM	N/A			N/A	N/A	
REC ROOM	N/A			N/A	N/A	
GREAT ROOM	Lauzon Expert Essential collection hard maple smoky grey tradition smooth 4 1/8in			UPG	UPG 48	
DEN/HOME OFFICE	N/A			N/A	N/A	
LOWER HALLWAY	Lauzon Expert Essential collection hard maple smoky grey tradition smooth 4 1/8in			UPG	UPG 48	
KITCHEN	See ceramic flooring sheet			N/A	N/A	
BREAKFAST AREA/DINETTE	N/A			N/A	N/A	
MAIN STAIRS TO BEDROOMS	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
UPPER HALLWAY	Lauzon Expert Essential collection hard maple smoky grey tradition smooth 4 1/8in			UPG	UPG 48	
BEDROOM # 2	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
BEDROOM # 3	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
BEDROOM # 4	N/A			N/A	N/A	
OWNERS SUITE	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
OWNERS SUITE WALK-IN CLOSET	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
STAIRS TO BASEMENT	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	
FINISHED BASEMENT FAMILY ROOM	A4780 Silky Sparkle 89833 Mountain Rocks + level 1 underpad			level 3 carpet + level 1 underpad	UPG 49, 50	

Purchaser's Signature(s) :

Signed by:




58BE5092C956485...

Date: July 17th, 2024

Purchaser's Signature(s) :

DocuSigned by:




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Date: July 17th, 2024

Approved By :


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Date: July 17th, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.
Prices, terms and specifications are subject to change without notice E/O.E
K:\Sales\Sales Legal Docs\Site - Shea Village\SV PH1 - Townhomes\Block B\SV PH1 Lot B09 (The Hun

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:		Civic Address:	1142 Cope Drive, Stittsville, Ontario, K2S 3C3		
	Purchaser(s):	Shawn Alexander Stewart			Model Name/#:	120 Huntley Rev
	Purchaser(s):				Closing Date:	24-Jul-25
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco Precis U super single undermount sink 400890		Anthracite	UPG 20, 22, 56	
	FAUCET	Delta Trinsic single handle pull down 9159-BL-DST		Matte black	UPG 57	
MAIN BATHROOM	SINK	American standard Studio rectangular undermount sink 0614-000		white	UPG 62	
	VANITY FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
	TUB/SHOWER	Standard		white	STD	
	TUB/SHOWER FAUCET	Standard		chrome	STD	
4 PCE ENS. BATHROOM	SINK(S)	American standard Studio rectangular undermount sink 0614-000		white	UPG 8, 14, 61	
	VANITY FAUCET(S)	Delta Vero Two Handle 8 inch widespread 3553LF		chrome	UPG 8, 14, 58	
	WATER CLOSET	Standard		white	UPG 8	
	SHOWER	Standard 4pc ensuite shower base and doors + Zitta Niche 12 x 12 x 3 AN12120302SS		white/clear glass/chrome trims	UPG 8, 9, 42	
	SHOWER FAUCET	Delta Vero shower only faucet T17253		chrome	UPG 8, 59	
	BATHTUB	Standard 4pc ensuite tub		white	UPG 8	
	BATHTUB FAUCET	Delta Vero roman tub faucet T2753		chrome	UPG 8, 60	
POWDER ROOM	PEDESTAL	Standard		white	STD	
	SINK FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
BASEMENT/OTHER BATHROOM	SINK	N/A		N/A	N/A	
	VANITY FAUCET	N/A		N/A	N/A	
	WATER CLOSET	N/A		N/A	N/A	
	TUB/SHOWER	N/A		N/A	N/A	
	TUB/SHOWER FAUCET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

Signed by:



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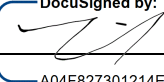


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Date: July 17th, 2024


Approved By :

DocuSigned by:



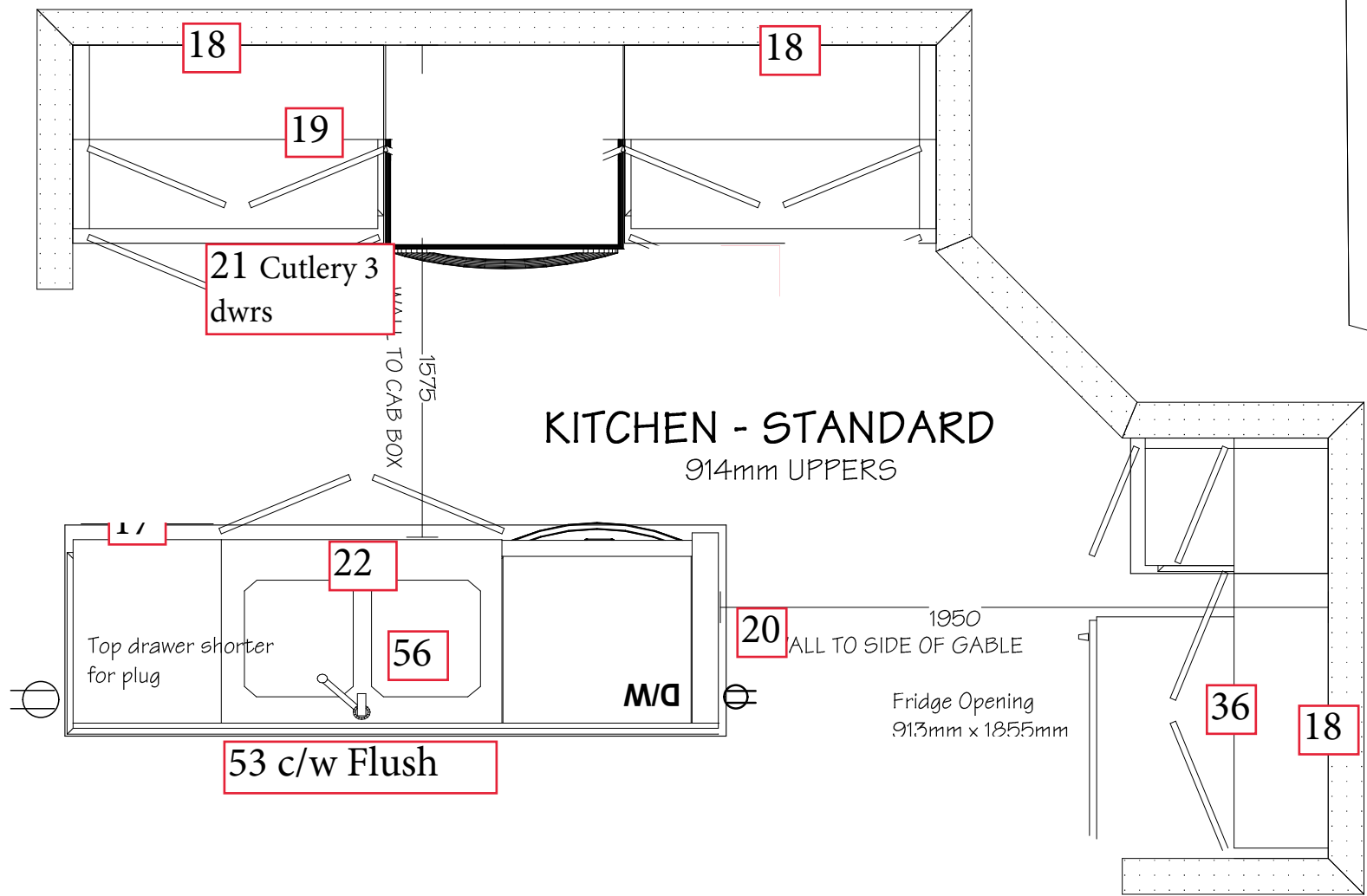
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Date: July 17th, 2024

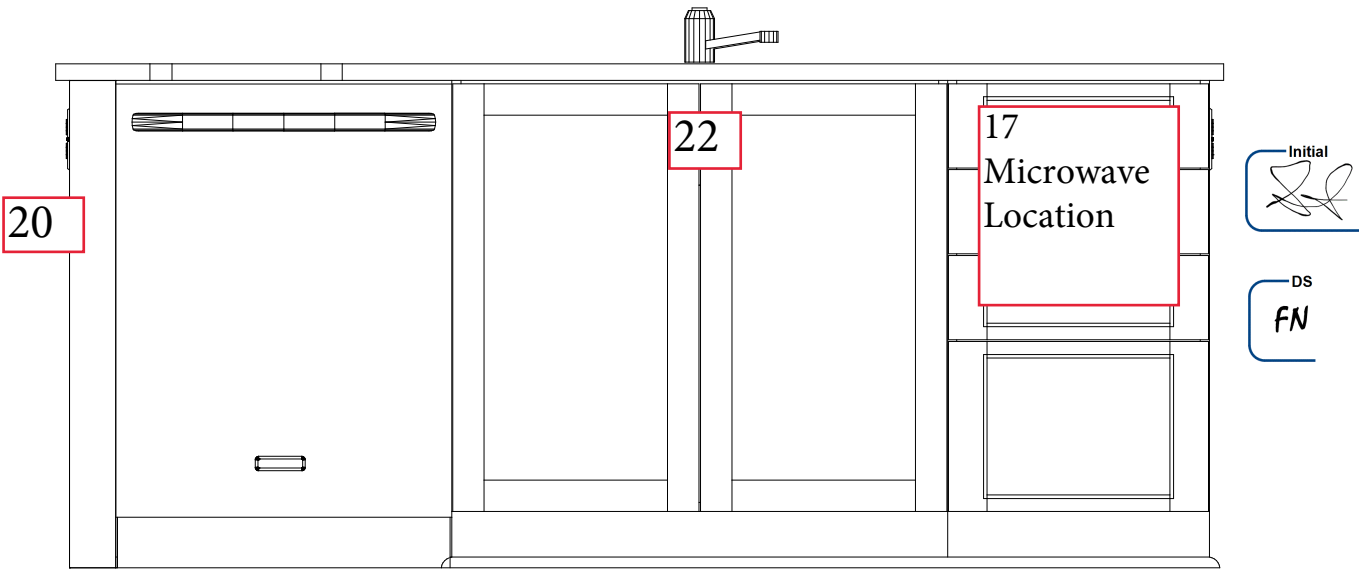
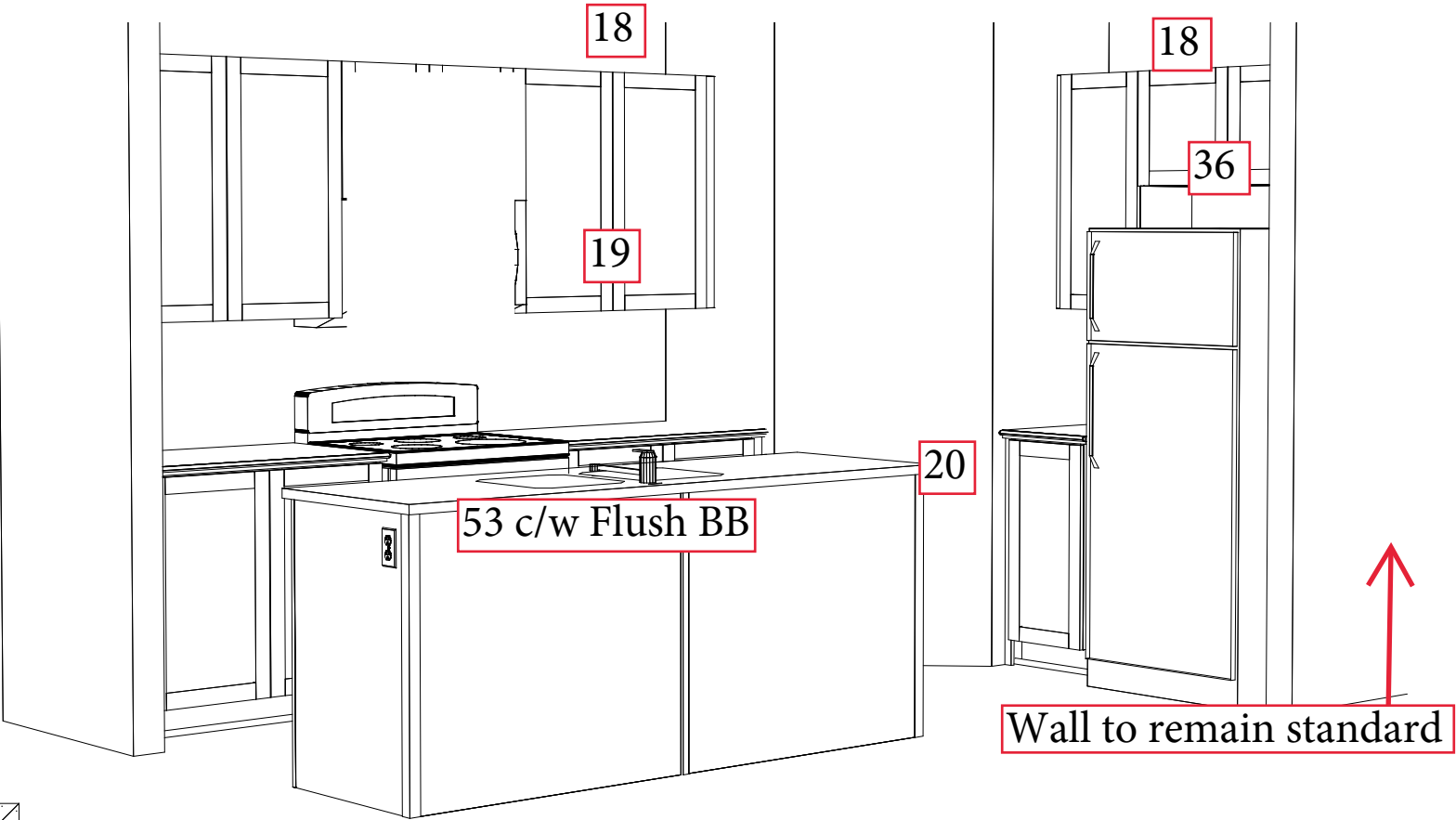
	BUILDER: VALECRAFT	PROJECT: SHEA VILLAGE	LOT: PH1 B09
	Shawn Alexander Stewart	MODEL: 120 The Huntley	
	DONE BY:	DATE: h, 2024	

KITCHEN SKETCH

Initial DS
FN



Initial DS
FN



DIMENSIONS MAY VARY ON SITE MEASURES/CONDITIONS



THE HUNTLEY

MODEL 120

2191 sq.ft
(427 sq.ft. finished basement)

Site: SHEA VILLAGE

Plan No.: 4M-1740

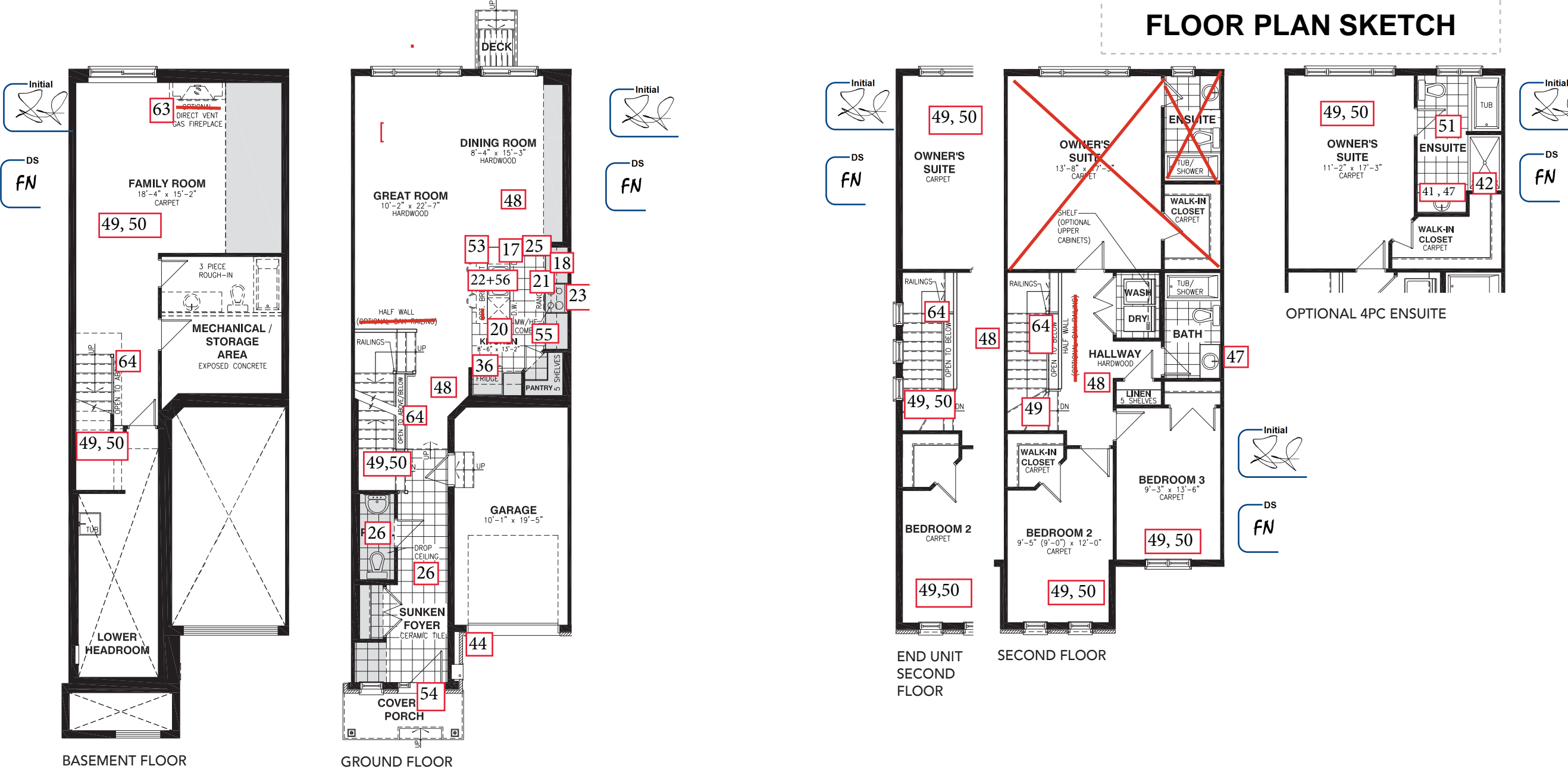
Lot: SV PH1 B09

Date: JULY 17th, 2024

Purchaser: SHAWN ALEXANDER STEWART

Purchaser:

FLOOR PLAN SKETCH



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change witho

the stated floor area. *Note: Number of steps varies due to site grading.

Proposed image for the Floating vanity in 4 Pce Ensuite. May not reflect end product. Suggestion only.

Site: Shea Village

Model: The Huntley #120 Reverse

Lot: PH1 B09

Purchaser: Shawn Alexander Stewart

Date: July 17th, 2024

Re: Item #41

Initial DS
FN





Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen countertop and on extended Kitchen Island countertop complete with Flush Breakfast Bar. On 4 Pce Luxury Ensuite and Main Bathroom countertops.

Initial



DS

FN

Project: Shea Village

Plan #: 4M-1740

Lot: PH1 B09

Model: 120 The Huntley Reverse


Purchaser: Shawn Alexander Stewart

Purchaser: _____

Date: July 17th, 2024

Upgrade #: 8,14,19,20,41,53

Initial



DS

FN



Valecraft
Homes (2019) Limited

Tile Installation Options

FLOOR TILE

Standard square

Initial


DS
FN

Laundry Area. Main
Bathroom.

Rectangular
front to back of the house


Initial


DS
FN

Foyer & Powder Room.
Std Kitchen Layout in
Kitchen. In 4 Pce
Luxury Ensuite.

Project: Shea Village
Plan #: 4M-1740
Lot: PH1 B09
Model: 120 The Huntley Reverse

Purchaser: Shawn Alexander Stewart
Purchaser:
Date: July 17th, 2024
Upgrade #: Standard

Initial


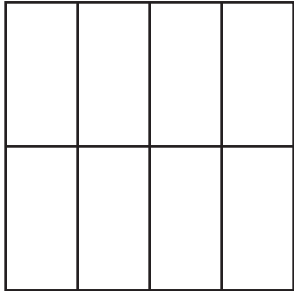
DS
FN



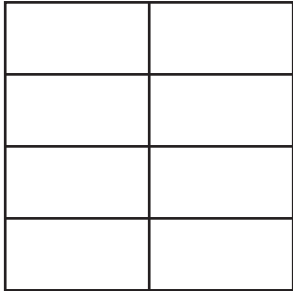
Tile Installation Options

WALL TILE

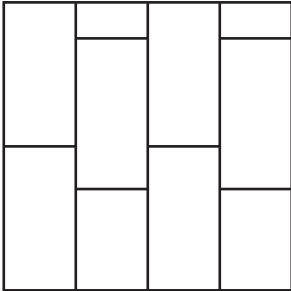
Vertical stacked



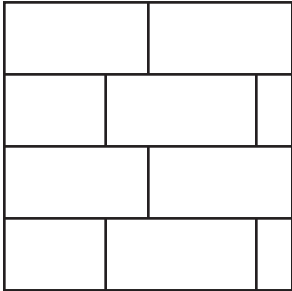
Horizontal stacked



Vertical 1/3 offset brick



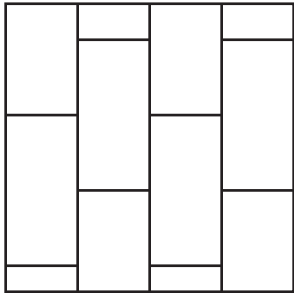
Horizontal 1/3 offset brick



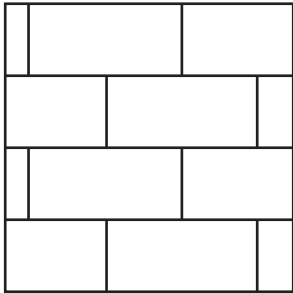
Main Bathroom Tub Surround. (#34).
4 Pce Ens. to have Floor Tiles on Shower Walls, Tub Deck & Tub Backsplash (#52).

Initial DS
FN

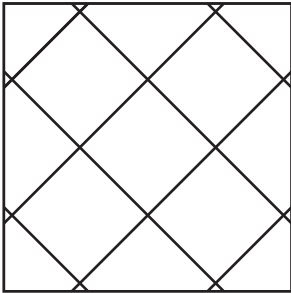
Vertical brick



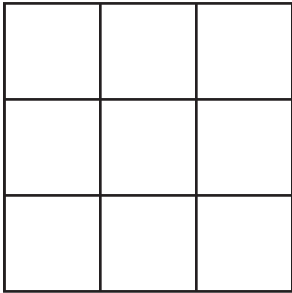
Horizontal brick



45 degree

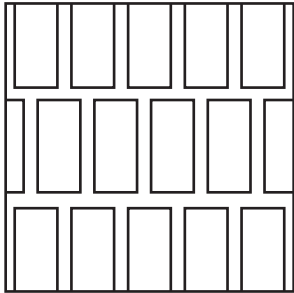


Standard square

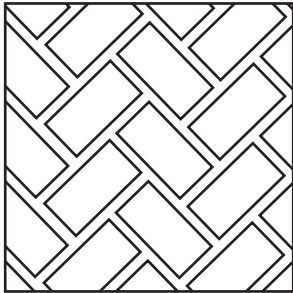


Basement Fireplace surround

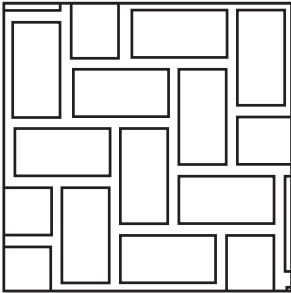
Vertical offset bond



Herringbone



Block herringbone



Project: Shea Village
Plan #: 4M-1740
Lot: PH1 B09
Model: 120 The Huntley Reverse

Purchaser: Shawn Alexander Stewart
Purchaser: _____
Date: July 17th, 2024
Upgrade #: Standard

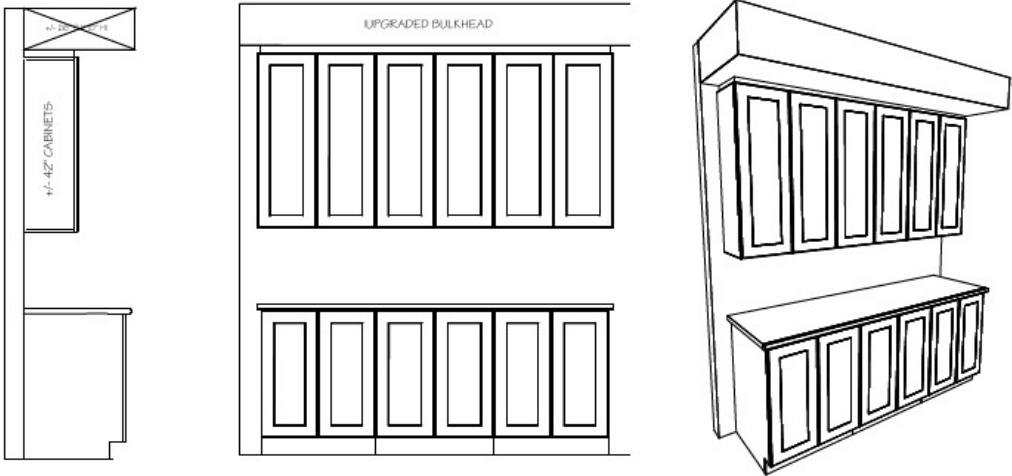
Initial
FN

DS
FN

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
UPGRADE BULKHEAD DETAILS

UPC9-2B Upgrade #: 18

- Includes upgrade to 42” uppers with filler detail on upper kitchen cabinetry to upgraded bulkhead.



Site: SHEA VILLAGE

Purchaser: Shawn Alexander Stewart

Plan No: 4M-1740

Lot: PH1 B09

Purchaser:

Date: July 17th, 2024

Initial



DS

FN

Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name:

Shawn Alexander Stewart

Lot no:

SV B09

Plan #:

4M-1740

Purchaser's name:

Project:

Shea Village PH1

Home Phone:

613-836-9549

Model:

120 Reverse The Huntley

Work Phone:

613-271-7577

Closing Date:

July 24, 2025

E-Mail (1):

shawns_leafs16@hotmail.com

E-Mail (2):

Valecraft Homes Limited continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we,

Shawn Alexander Stewart

have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/ variegated quartz countertops.

☒

We accept this opportunity

☐

We decline this opportunity


Project:

Shea Village PH1

LOT NO:

SV B09

Signed by:



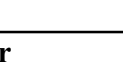
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Purchaser

July 17, 2024

Date:

Signed by:



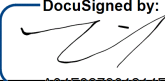
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Purchaser

July 17, 2024

Date:

DocuSigned by:



A04F627301214EE...

Valecraft Homes Limited

July 17th, 2024

Date:

Appointment date given:

Spoke with/left message:

Time scheduled:

Date & Time:



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

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www.ssbolton.com

Estimate No#: SS6672 Rev.01

Customer Copy

Customer:

Shawn Alexander Stewart
Home: 613-795-3025
Email: shawns_leafs16@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Shea Village
Lot: SV PH1 Lot B09
Closing Date: **July 24, 2025**
Salesperson: Kyle Takman
Date: 07/15/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Kitchen	1.00	Upgrade existing receptacle to 15 or 20 Amp USB A Upgrade existing receptacle to 15 or 20 Amp USB A	A	\$87.00	\$87.00
Kitchen	2.00	Misc. Product (2) Dorothy Pendants over island (total 2 pendants on dimmer)	B	\$428.00	\$856.00
Kitchen	1.00	Standard Light Outlet (Keyless) Add (1) octagon box over island on existing switch	B	\$160.00	\$160.00
Kitchen	1.00	Misc. Product Relocate existing fixture over island and delete fixture	B	\$-47.00	\$-47.00
Kitchen	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	B	\$121.00	\$121.00
Various Locations	2.00	Misc. Product USB Charger Receptacle in kitchen and master bedroom (standard items)	D	\$	\$0.00
Kitchen	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 3 LED Halo pot lights (AFR4-0930-WH) on added switch	C	\$245.00	\$735.00
Kitchen	1.00	Single Pole Switch Added switch for pot lights	C	\$136.00	\$136.00
Kitchen	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	C	\$121.00	\$121.00
Great Room	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo pot lights (AFR4-0930-WH) on added switch	E	\$245.00	\$1,470.00
Great Room	1.00	Single Pole Switch Added switch for pot lights	E	\$136.00	\$136.00

Initial DS
FN

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

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	E	\$121.00	\$121.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo pot light (AFR4-0930-WH) on added switch	F	\$245.00	\$245.00
Ensuite Bath	1.00	Single Pole Switch Switch for added pot light	F	\$136.00	\$136.00
Ensuite Bath	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	F	\$121.00	\$121.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo pot light (AFR4-0930-WH) on existing switch	G	\$245.00	\$245.00
Owners Suite	1.00	15 Amp Standard Plug Offset standard plug and add (1) 15 Amp Standard Plug	H	\$175.00	\$175.00
Owners Suite	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo pot light (AFR4-0930-WH) on added switch pot lights not to be under fan blades, distance to be at least 27 inches away from centered ceiling fixture	I	\$245.00	\$980.00
Owners Suite	1.00	Single Pole Switch Single Pole Switch	I	\$136.00	\$136.00
Owners Suite	1.00	Upgrade Switch to Dimmer Upgrade Switch to Dimmer	I	\$121.00	\$121.00
Hall	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug	J	\$175.00	\$175.00
Soffit	2.00	2 * 4" LED 2nd floor slim Soffit Pot Light Black (AFR4-0930-BK) Add 2 LED Halo pot light (AFR4-0930-BK) on existing front out switch	K	\$251.00	\$502.00
Main Bath	1.00	Misc. Product vanity fixture to have octagon box	L	\$	\$0.00
Ensuite Bath	1.00	Misc. Product vanity fixture to have octagon box	M	\$	\$0.00
Powder Room	1.00	Misc. Product vanity fixture to have octagon box	N	\$	\$0.00
Front Out	1.00	15 Amp Separate Circuit Soffit Plug w/ Switch 15 Amp Separate Circuit Soffit Plug w/ Switch	O	\$411.00	\$411.00

Initial DS
FN

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Printed By: Kyle Takman - Page: 3



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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Mechanical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	P	\$980.00	\$980.00
Family Room	1.00	15 Amp Standard Plug Add (1) 15 Amp Standard Plug	Q	\$175.00	\$175.00
Owners Suite	1.00	Upgrade Standard Light Outlet for a Future Ceiling Fan c/w 3 Wires Upgrade Standard Light Outlet for a Future Ceiling Fan c/w 3 Wires	R	\$230.00	\$230.00
Customer Subtotal:					\$8,528.00
HST:					\$1,108.64
Total:					\$9,636.64

*** Total price includes all applicable taxes

Signed by:

58BE5092C956485

Customer Signature

July 20th, 2024

Date

DS


July 17th, 2024



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








Estimate No#: OR8369 Rev.01

Customer Copy

Customer:

Shawn Alexander Stewart
Home: 613-795-3025
Email: shawns_leafs16@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: Shea Village
Lot: SV PH1 Lot B09
Closing Date: **July 24, 2025**
Salesperson: Kyle Takman (OR)
Date: 07/15/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets	VAC RI	\$	\$0.00
Family Room	2.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Owners Suite	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #3	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$208.00	\$208.00
Back Out	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - pre-wire for future security camera		\$208.00	\$208.00
Front Out	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan - pre-wire for future security camera		\$208.00	\$208.00
Great Room	1.00	(1) Port Plate - (1) Phone CAT6 Outlet (1) Port Plate - (1) Phone CAT6 Outlet - Location as shown on floor plan		\$208.00	\$208.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$832.00
HST:	\$108.16
Total:	\$940.16

Initial  DS
FN

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

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

Signed by:

58BE5092C950405...

Customer Signature

July 20th, 2024

Date

DS
FN

July 17th, 2024



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name:

The Huntley Rev.

Model #:

120

Plan #:

4M- 1740

Site:

Shea Village

Purchaser:

Lot:

PH1 B09

Purchaser:

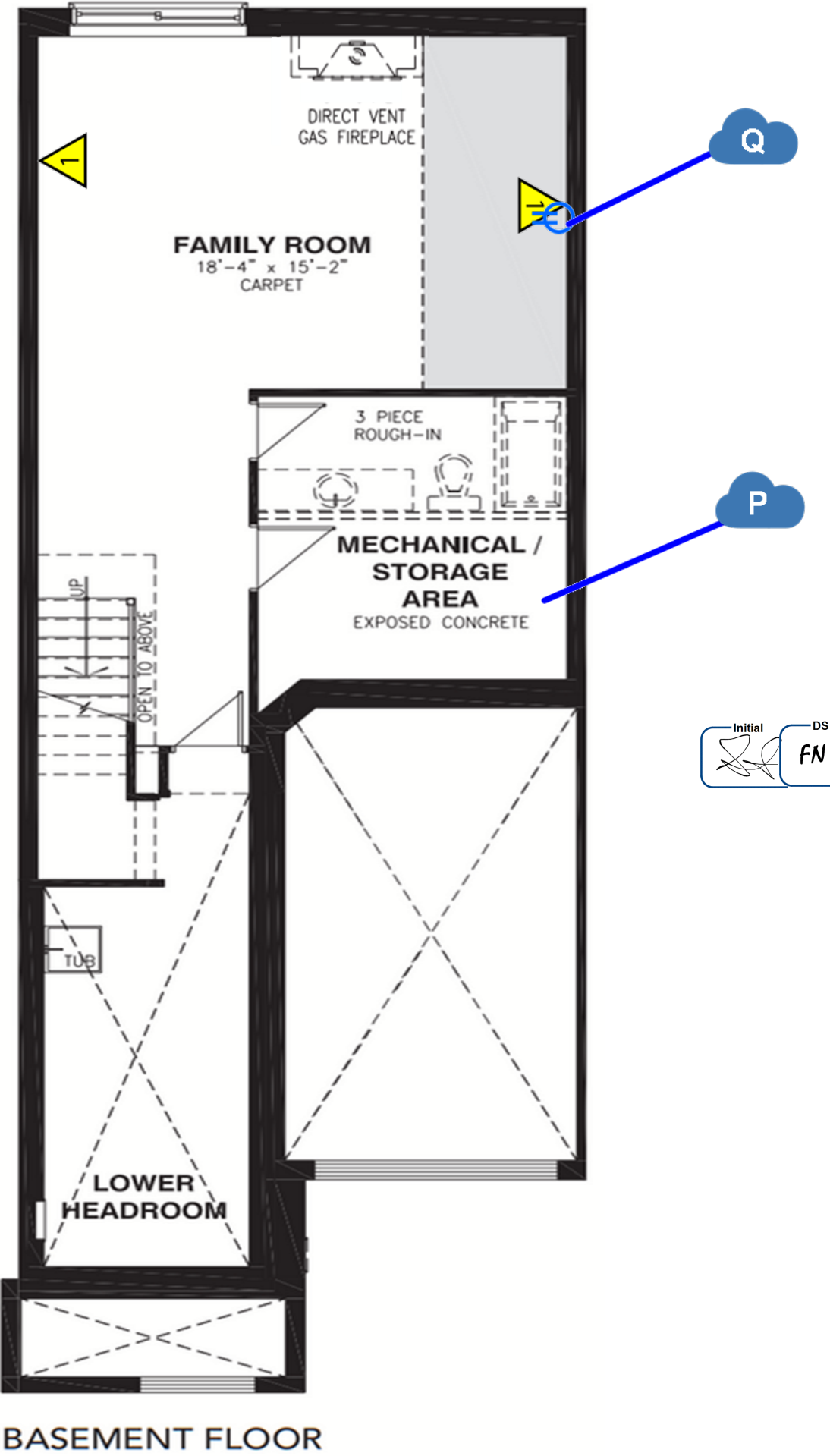
Shawn Alexander Stewart

Date:

July 17th, 2024

Purchaser:

Shawn Alexander Stewart





Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name:

The Huntley Rev.

Model #:

120

Plan #:

4M- 1740

Site:

Shea Village

Purchaser:

Lot:

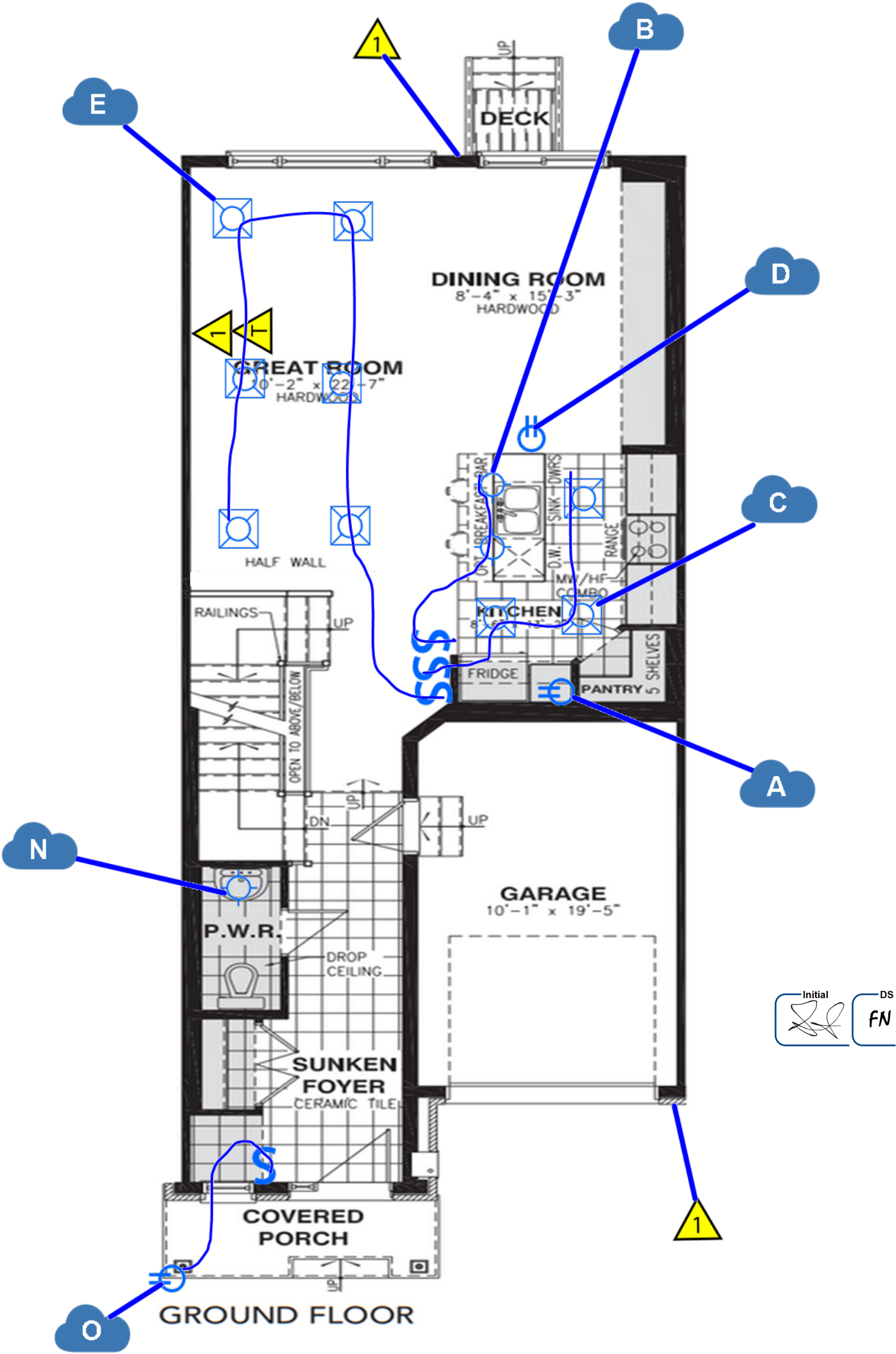
PH1 B09

Purchaser:

Shawn Alexander Stewart

Date:

July 17th, 2024



Initial ^{DS}
FN



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: **The Huntley Rev.**

Model #: **120**

Plan #: **4M- 1740**

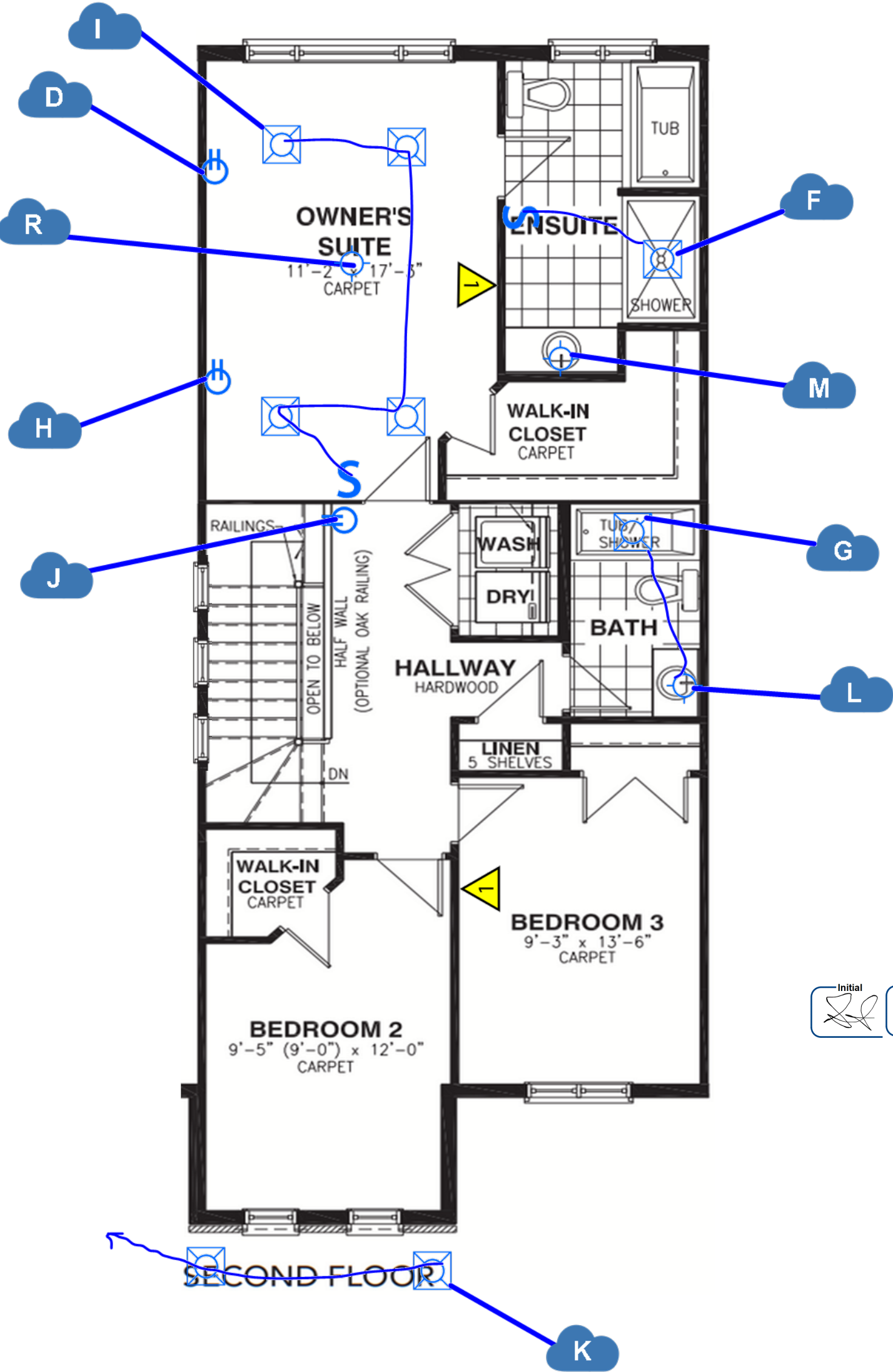
Site: **Shea Village**

Purchaser: _____

Lot: **PH1 B09**

Date: **July 17th, 2024**

Purchaser: **Shawn Alexander Stewart**



Initial  DS
FN



Valecraft Homes Décor Disclaimers

Lot #: PH1 B09	Model: 120 The Huntley Reverse in Shea Village - Valecraft Homes (2019) Limited.	
Purchaser: Shawn Alexander Stewart	July 17th, 2024	Tel: 613-613-795-3025

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. (I.e: 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.

Initial 	DS
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Valecraft Homes Décor Disclaimers

Lot # PH1 B09 Model: 120 The Huntley Reverse in Shea Village - Valecraft Homes (2019) Limited
 Purchaser: Shawn Alexander Stewart July 17th, 2024 Tel: 613-795-3025

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.

Initial DS
FN



Valecraft Homes Décor Disclaimers

Lot #: PH1 B09 Model: 120 The Huntley Reverse in Shea Village - Valecraft Homes (2019 Limited)
Purchaser: Shawn Alexander Stewart Julv 17th. 2024 Tel: 613-795-3025

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.

Initial DS
FN



Valecraft Homes Décor Disclaimers

Lot #: PH1 B09 Model: 120 The Huntley Reverse in Shea Village - Valecraft Homes (2019) Limited
Purchaser: Shawn Alexander Stewart July 17th, 2024 Tel: 613-795-3025

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

Signed by:



58BE5092C956485...

Date

July 17th, 2024

DS

FN

Date



CONFIRMATION OF FILE COMPLETION

PROJECT: SHEA VILLAGE PURCHASER #1: Shawn Alexander Stewart

LOT: PH1-B09

MODEL: 120 The Huntley Reverse FIRM UP DATE: June 26th, 2024

CLOSING DATE: July 24th, 2025

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

Signed by:

58BE5092C956485...
PURCHASER'S SIGNATURE

July 17th, 2024
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:	June 26-2024	INTERIOR COLOURS:	July 17-2024
FIRM UP:	June 26-2024	EXTERIOR COLOURS (if applicable):	N/A
BANK LETTER:	July 17-2024	ORBITAL/S&S/KITCHENCRAFT (if applicable):	July 17-2024
SOLICITOR INFO:	June 26-2024	680 & AMENDMENT:	July 17-2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: _____



Nicole Trudel
Sales Consultant's Signature

July 17-2024
Date

Approved by:

A04F827301214EE...

July 17th, 2024
Date

Certificate Of Completion

Envelope Id: EA3BDE23A42846099B15F9E9D919D98D

Status: Completed

Subject: Complete with DocuSign: SV PH1 B09 Binder1 DocuSign JULY 17-24.pdf

Source Envelope:

Document Pages: 40

Signatures: 31

Envelope Originator:

Certificate Pages: 5

Initials: 73

Nicole Trudel

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sheavillage@valecraft.com

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Status: Original

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sheavillage@valecraft.com

Signer Events

Shawn Alexander Stewart

shawns_leafs16@hotmail.com

Security Level: Email, Account Authentication
(None)**Signature**Signed by:

58BE5092C956485...Signature Adoption: Drawn on Device
Using IP Address: 142.113.140.219
Signed using mobile**Timestamp**

Sent: 7/17/2024 2:58:35 PM

Viewed: 7/18/2024 12:52:02 PM

Signed: 7/20/2024 11:36:41 AM

Electronic Record and Signature Disclosure:

Accepted: 7/18/2024 12:52:02 PM

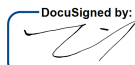
ID: 2c3db725-cd96-4160-b357-8d2d6b327d1f

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication
(None)DocuSigned by:

A04F827301214EE...Signature Adoption: Drawn on Device
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Sent: 7/20/2024 11:36:53 AM

Viewed: 7/22/2024 9:21:33 AM

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Lisa Ballard

lballard@valecraft.com

Administrative Coordinator

Valecraft Homes Ltd

Security Level: Email, Account Authentication
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Carbon Copy Events	Status	Timestamp
Nicole Trudel sheavillage@valecraft.com Sales Consultant Valecraft Homes (2019) Ltd. Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div>COPIED</div>	Sent: 7/22/2024 9:23:32 AM Resent: 7/22/2024 9:23:34 AM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	7/17/2024 2:58:35 PM
Certified Delivered	Security Checked	7/22/2024 9:21:33 AM
Signing Complete	Security Checked	7/22/2024 9:23:21 AM
Completed	Security Checked	7/22/2024 9:23:32 AM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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To advise Valecraft Homes of your new email address

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

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