	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village 1	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	A03 - Phase 1	Civic Address:	1130 Cope Drive, Stittsville, Ont K2S 3C3		
	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025

INTERIOR FINISHES		
DESCRIPTION		STD/UPG #
TRIM STYLE	Trim Package 1 MDF. ( 2 3/4" casing #L3513-96168C), ( 3 7/8" baseboard #2828-96192C)	UPG 56
DOOR STYLE	Madison Smooth interior doors	UPG 57
INTERIOR HARDWARE	Halifax square 514 Matte black, San Clemente Exterior Gripset 514 Matte black	UPG 58, 59
INTERIOR LIGHTING PACKAGE	Standard SOHO ceiling lights. In 3 baths : Vega Minor 24" VL18224-BK black. In kitchen over kitchen island c/w Flush Breakfast bar: Soji Matte Black with Opal Matte Glass PD601608MBOP, In Dining room : Helena black/black PD9117-BK BK, S&S Orbital Upgrades	UPG 7, 8, 61, 62, 65
BATHROOM ACCESSORIES	Allusion Collection Matte black	UPG 60
FIREPLACE MANTLE	Standard White MDF Mantle + Fan Kit + Fireplace Tile surround	STD 2, 3, 63

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain #501	14, 15, 16
BRACKET	Metal	N/A	Satin Black	14, 15, 16
SPINDLES	Metal	Square	Satin Black	14, 15, 16
POSTS	Red Oak	Modern 3" Bevelled Top	Stain #501	14, 15, 16
NOSINGS	Red Oak	N/A	Stain #501	14, 15, 16
HARDWOOD STAIRCASE (WHERE APPLICABLE)	N/A	N/A	N/A	N/A

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE (Standard Minimum Opening is 35"(w) x maximum 73" (h))	Fridge Opening approximately 37" wide x 72" high	UPG 18, 19	N/A	N/A
RANGE	Standard Opening	STD	N/A	N/A
DISHWASHER	Standard Opening	STD	N/A	N/A
MICROWAVE/ HOODFAN (Specify if convection)	Standard Opening	STD	OTR Stainless Steel Microwave Hoodfan	UPG 22
WASHING MACHINE/DRYER	Standard Opening	STD	N/A	N/A

Purchaser's Signature(s) : 

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

Approved By : 


Date: July 31st, 2024

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

Date: August 8/24  
July 31st, 2024



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	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Upper and Lower Kitchen Cabinetry including fridge cabinet & standard pantry & UPC9-2B to be: Shaker 5PCS TF-180. Kitchen island cabinetry c/w flush breakfast bar to be: Shaker 5PCS TF-177			Level 1, 2 colors	UPG 3, 9, 11, 17, 18, 20, 21, 23, 24, 25
	HARDWARE CODE	POI-R6003-160-NM on all doors and BOD, POI-R6003-320-NM on pots/pans drawers	TYPE	Handles	Level 3 & 4	UPG 3, 9, 11, 18, 20, 21, 23, 24, 25
	COUNTERTOP	Silestone Ethereal Bella polished c/w flush breakfast bar	COUNTERTOP EDGE PROFILE	Eased edge	Level 4	UPG 28, 29
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K14			STD	STD
	HARDWARE CODE	POI-V0117-128-LM2	TYPE	Handles	Level 2	UPG 26
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	STD
4 PCE ENSUITE BATH	STYLE AND COLOUR	Shaker 90 AV-K14			STD	UPG 1
	HARDWARE CODE	POI-V0117-128-LM2	TYPE	Handles	Level 2	UPG 1, 27
	COUNTERTOP	Quorastone Cotton Knit QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	UPG 1
POWDER 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
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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Date: July 31st, 2024

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Date: 

Approved By : 

Date:  July 31st, 2024

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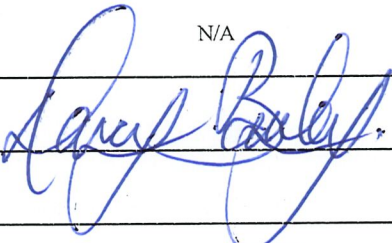


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	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	N/A		N/A
FOYER	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
POWDER ROOM	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
MAIN FLOOR HALLWAY	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
LIVING/DINING ROOM	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
FLEX ROOM	N/A		N/A	N/A		N/A
GREAT ROOM	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
FAMILY ROOM	N/A		N/A	N/A		N/A
DEN/STUDY/HOME OFFICE	N/A		N/A	N/A		N/A
KITCHEN/DINETTE/BREAKFAST	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
LAUNDRY/MUDROOM	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
2nd FLOOR HALLWAY	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
MAIN BATH	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
BEDROOM #2	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
BEDROOM #3	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
BEDROOM #4	N/A		N/A	N/A		N/A
OWNERS SUITE	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
OWNERS SUITE ENSUITE	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
FINISHED BASEMENT FAMILY ROOM	Eggshell DLX1025-1 Commercial white		UPG 30	N/A		N/A
BASEMENT BATHROOM	N/A		N/A	N/A		N/A

Purchaser's Signature(s) :

Purchaser's Signature(s) :



Approved By :




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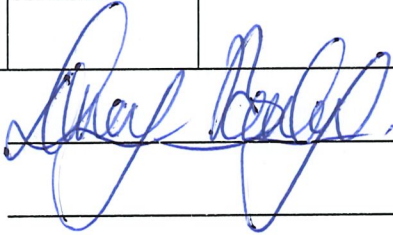
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	Lot No:	A03 - Phase 1	Civic Address:	1130 Cope Drive, Stittsville, Ont K2S 3C3		
	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 ( Front to back rectangular installation)		Profix 25 Polar grey	Gold Floor tile + STD grout	UPG 31
POWDER ROOM	FLOOR	Ceratec Glamour Calacatta Matt 11.6 x 23.6 ( Front to back rectangular installation)		Profix 25 Polar grey	Gold Floor tile + STD grout	UPG 31
	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 York Anthracite 12x24 matte YRK30073 (Front to back rectangular installation)		Profix 61 Astral	Bronze floor tile + UPG grout	UPG 32, 42
	WALL	N/A		N/A	N/A	N/A
	INSERT OR BORDER	N/A				
KITCHEN	FLOOR	See hardwood selection		N/A	N/A	N/A
	BACKSPLASH	Centura Artisan series 2.5" x 8" white AR24464 (Horizontal 1/2 brick installation)		Profix 25 Polar grey	Emerald wall tile + STD grout	UPG 35, 38
	INSERT OR BORDER	N/A				
DINETTE	FLOOR	See hardwood selection		N/A	N/A	N/A
BASEMENT FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	Olympia Regal Series Charcoal Black NY.RG.CCB1212PL		Profix 16 Anthracite	Standard Fireplace Tile + UPG grout	UPG 42, 63
ADDITIONAL FIREPLACE	HEARTH	N/A		N/A	N/A	N/A
	SURROUND	N/A		N/A	N/A	N/A

Purchaser's Signature(s) : 


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

Approved By : 

Date: July 31st, 2024


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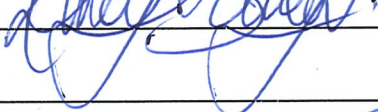
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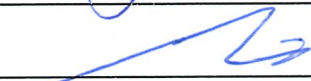
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 <b>Valecraft</b> Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Shea Village 1	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
	Lot No:	A03 - Phase 1	Civic Address:	1130 Cope Drive, Stittsville, Ont K2S 3C3		
	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura York Anthracite 12x24 matte YRK30073 (Front to back rectangular installation)		Profix 61 Astral	Bronze floor tile + UPG grout	UPG 33, 42
	WALL	Euro Soho Glossy Canvas white 4x16 pas soh can 416 (Horizontal 1/2 brick installation)		Profix 54 Pearl	Gold wall tile + UPG grout	UPG 36, 40, 41
	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	Centura York Anthracite 12x24 matte YRK30073 (Front to back rectangular installation)		Profix 61 Astral	Bronze floor tile + UPG grout	UPG 1, 34, 42
	TUB DECK	Centura York Anthracite 12x24 matte YRK30073 (Horizontal stacked installation)		Profix 61 Astral	Bronze floor tile + UPG grout	UPG 1, 34, 41
	TUB BACKSPLASH	Centura York Anthracite 12x24 matte YRK30073 (Horizontal stacked installation)		Profix 61 Astral	Bronze floor tile + UPG grout	UPG 1, 34, 41
	INSERT OR BORDER	N/A				
	SHOWER WALLS	Euro Soho Glossy Canvas white 4x16 pas soh can 416 (Horizontal 1/2 Brick installation)		Profix 54 Pearl	Gold wall tile + UPG grout	UPG 1, 37, 39, 41
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) : 


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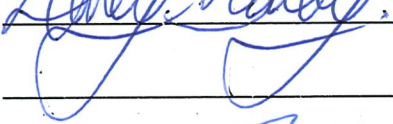
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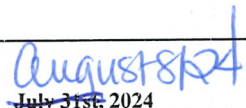
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	Community:	Shea Village 1	Reg'd Plan #:	4M-1740	Sales Rep:	Nicole Trudel
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	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 45	
LIVING/DINING ROOM	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 45	
FLEX ROOM	N/A			N/A	N/A	
FAMILY ROOM	N/A			N/A	N/A	
GREAT ROOM	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 45	
DEN/HOME OFFICE	N/A			N/A	N/A	
REAR HALLWAY	N/A			N/A	N/A	
KITCHEN	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 46	
DINETTE	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 46	
MAIN STAIRS TO BEDROOMS	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
UPPER HALLWAY	Lauzon designer collection estate series character grade ultra-matte finish pure genius engineered white Oak CELTIK 6 1/4"			UPG	UPG 45	
BEDROOM # 2	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
BEDROOM # 3	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
BEDROOM # 4	N/A			N/A	N/A	
OWNERS SUITE	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
OWNERS SUITE WALK-IN CLOSET	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
STAIRS TO BASEMENT	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	
FINISHED BASEMENT RECREATION ROOM	Beaulieu Minotaur A45325 Overcast 87354 + level 1 underpad			Level 1 carpet + level 1 underpad	UPG 43, 44	

Purchaser's Signature(s) : 

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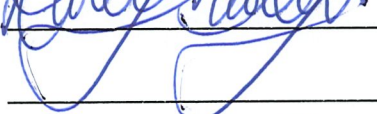
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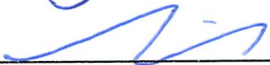




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	Purchaser(s):	Darcy D. Bouley			Model Name/#:	The Thomas 110
	Purchaser(s):				Closing Date:	March 4th, 2025
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco Horizon Silgranite U 2 Undermount double sink 8" Deep		401267 Anthracite	UPG 47	
	FAUCET	Delta Trinsic 9159-BL-DST Matte Black Single Handle Pull down		Matte black	UPG 48	
MAIN BATHROOM	SINK	American standard undermount sink studio rectangular 0614-000		white	UPG 53	
	VANITY FAUCET	Delta Trinsic Lavatory faucet Single Handle High Arc 559-HA-BL-DST		Matte black	UPG 49	
	WATER CLOSET	Standard		white	STD	
	TUB/SHOWER	Standard		white	STD	
	TUB/SHOWER FAUCET	Delta Trinsic tub/shower faucet T14459-BL with H2O Kinetic raincan c/w matching waste and overflow		Matte black	UPG 51	
4PC ENSUITE BATHROOM	SINK	American standard undermount sink studio rectangular 0614-000		white	UPG 1, 53	
	VANITY FAUCET	Delta Trinsic lavatory faucet Single Handle High Arc 559-HA-BL-DST		Matte black	UPG 1, 49	
	WATER CLOSET	Standard		white	UPG 1	
	SHOWER	Standard 4PC Ensuite Shower in Matte black Trim		white/clear glass/matte black	UPG 1, 54	
	SHOWER FAUCET	Delta Trinsic shower faucet only T14259-BL with H2O Kinetic Raincan shower head		Matte black	UPG 1, 52	
	BATHTUB	Standard 4PC tub		white	UPG 1	
	BATHTUB FAUCET	Delta Trinsic Roman Tub Faucet T2759-BL with matching overflow and drain		Matte black	UPG 1, 50	
POWDER ROOM	PEDESTAL	American Standard Boulevard Pedestal Sink Single Center Hole 0641-001		White	UPG 55	
	SINK FAUCET	Delta Trinsic Lavatory Faucet Single Handle High Arc 559-HA-BL-DST		Matte black	UPG 49	
	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) : 



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

Approved By : 

Date: July 31st, 2024

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

Lot#: A03 Model:110 THE THOMAS in Shea Village - Valecraft Homes (2019) Limited

PURCHASER: Darcy D. Bouley

TEL: RES.: 343-575-4949

*Through years of doing business, we at Valecraft Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Schedule B1A and 680 forms and all Colour Chart forms.*

### **HOUSE EXTERIORS**

The Vendor has the right to exercise full architectural control over exterior finishes and as such, the Vendor shall have final approval of all colour selections. This includes but is not limited to additional brick to external side yard walls to enhance the streetscape and/or to comply to municipal agreements.

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. The Builder cannot be responsible for results which differ from the artists renderings of elevations.

### **ADDITIONAL WINDOWS**

Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.

### **MULTI-MEDIA**

The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.

### **IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES**

The Purchaser acknowledges and accepts that due to the variation in framing requirements in different parts of the Purchaser's home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing The Purchaser's cables. For above fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Client Upgrades.

### **PLANS**

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for the services, kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

For townhomes, Purchasers Agree to sign an exterior block plan layout when available. Purchaser(s) acknowledge that rooflines may be altered at this time from the brochure due to block assembly.

### **INVENTORY AND MODEL HOMES:**

Purchaser(s) Acknowledge And Accept That All Interior Colours And Wiring Have Been Selected And Installed By The Vendor And Will Remain As Installed. (Ie: Cabinetry, Flooring And Paint Colours But Not Limited To.)

### **SELECTIONS AND APPOINTMENTS:**

All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.

In the event the work on the house has progressed beyond the point where the items covered by these invoices cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.

The vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the Purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.





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

Lot#: A03 Model:110 THE THOMAS in Shea Village - Valecraft Homes (2019) Limited

PURCHASER: Darcy D. Bouley

TEL: RES.: 343-575-4949

It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s). Extras or changes will not be processed unless signed by the Vendor. These extras may not be amended without the written consent of Valecraft Homes.

The Purchaser(s) acknowledge and accept that failure to finalize the structural or colour selections by their cut-off date may result in a delay in construction and the builder has the right to extend the closing date. Due to failure to complete the above-mentioned selections and at no fault of us, the builder reserves the right to hold The Purchaser responsible for a delayed closing, including charging extra administration cost and interest on the balance due on closing.

### **ADMINISTRATION FEES**

Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received Later Than 14 Days After Firm Up. No estimates or orders will be accepted once construction has commenced.

Should a refund be requested on any extras purchased, an 80% reimbursement of the purchase price will be given. (a \$50.00 minimum charge and a maximum \$250.00 charge will apply)

Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor. Should a change in price occur, Valecraft Homes reserves the right to request from the Purchaser an adjustment of the price or a refund limited to that item.

The Purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$300. PLUS a 10% holdback fee.

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

### **GENERAL:**

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

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

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

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

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

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

### **STAIRCASE VS FLOORING**

#### **WOOD SPECIES DIFFERENCE**

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





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

Lot#: A03 Model:110 THE THOMAS in Shea Village - Valecraft Homes (2019) Limited

PURCHASER: Darcy D. Bouley

TEL: RES.: 343-575-4949

### **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.





Valecraft Homes Décor Disclaimers

Lot#: A03 Model:110 THE THOMAS in Shea Village - Valecraft Homes (2019) Limited

PURCHASER: Darcy D. Bouley

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GENERAL:

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

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

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

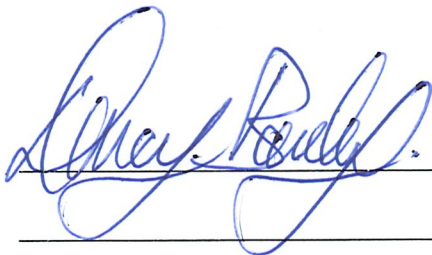
The wood used in the finishing products of The Purchaser's home such as wood flooring, cabinetry and railings exhibit natural variations in colour tone, graining pattern and consistency. As no two pieces of wood are identical, these natural variations will create colour variations upon staining thereby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

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

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

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

Purchaser's Signatures



Date July 31,2024

Date