

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

ON THE 15 DAY OF September, 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 6 - PH7  
LOT: 6 - PH7 BLOCK :  
50M-361 Place St. Thomas 7  
CIVIC ADDRESS: 898 Cologne Street  
PURCHASERS: Ahsan Nabi & Sheema Qureshi

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: September 15, 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: \$925,000.00  
BALANCE AT CLOSING: \$845,000.00  
LESS H.S.T. AMOUNT: \$839,823.01  
SCHEDULE "G" DATED: September 15, 2024  
TARION SCHEDULE "B" DATED: September 15, 2024

INSERT: 680 dated: October 9, 2024 in the amount of: \$14,901.94  
NEW PURCHASE PRICE: \$939,901.94  
NEW BALANCE AT CLOSING: \$859,901.94  
NEW LESS H.S.T. AMOUNT: \$853,010.57  
SCHEDULE "G" DATED: October 9, 2024  
TARION SCHEDULE "B" DATED: October 9, 2024

Dated at Pierrefonds, QC this 9 day of October, 2024

In the presence of:

WITNESS

Signed by: Ahsan Nabi  
PURCHASER

WITNESS

Signed by: SQ  
PURCHASER

Dated at Ottawa, ON this 9 day of October, 2024

VALECRAFT HOMES LIMITED (VENDOR)

PER: [Signature]  
REV: September 3, 2020



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheema Qureshi			Printed: 9-Oct-24 10:46 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
35		1 - BASEMENT - CLARIFICATION - BASEMENT DOOR IN DINETTE LEADING TO BASEMENT STAIRCASE TO REMAIN.	\$0.00
44164		Note: - As per Floorplan Sketch dated October 9, 2024	Each
36		1 - KITCHEN - CLARIFICATION - KITCHEN ISLAND MOVED APPROX. 6IN TOWARDS STOVE WALL	\$0.00
44165		Note: - As per Kitchen Sketch dated October 9, 2024 - As per Floorplan Sketch dated October 9, 2024 -See Item #10 (extended island)  - After adjsutment, approximately 48 inches between stove & island	Each
37		1 - KITCHEN - REVISION TO KITCHEN SKETCH DATED	\$0.00
44166		Note: - As per Kitchen Sketch dated October 9, 2024  - Pots & Pans drawers located of either side of stove (item #15) - Utensil bank of drawers relocated next to dishwasher (approx. 325mm wide)	Each
*38 628		1 - KITCHEN - KITCHEN - FAUCET - DELTA OSLER 976LF STAINLESS STEEL	* \$554.00
44147		Note:	Each
*39 642		1 - KITCHEN - KITCHEN - SOAP DISPENSER - DELTA RP-1001-AR (ARTIC STAINLESS)	* \$190.00
44151		Note: - As per Kitchen Sketch dated October 9, 2024  - To be installed approx 12in to the right of the kitchen faucet, center to center	Each
40		1 - GREAT ROOM - BRONZE LEVEL FLOOR TILE ON FIREPLACE SURROUND IN LIEU OF BUILDERS STANDARD FIREPLACE TILE	\$203.00
44153		Note: - As per Fireplace sketch dated October 9, 2024	Each
41 8		1 - FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER - BRONZE	\$317.00
44154		Note: - As per Floor Tile installation sketch dated October 9, 2024	Each
42 136		1 - ENSUITE BATH - TILE - WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - STANDARD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - STANDARD	\$303.00
44155		Note: - As per Wall Tile installation sketch dated October 9, 2024  - See item #23 (2 side glass shower)	Each
43		1 - MAIN BATHROOM - TILE - UPGRADE - FLOOR TILE IN LIEU OF WALL - STANDARD - SHOWER SURROUND - MAIN BATHROOM - STANDARD	\$418.00
44156		Note: - As per Wall Tile installation sketch & Floorplan sketch dated October 9, 2024  - See item #26 (walk-in shower in main bathroom)	Each
44		1 - KITCHEN - UPGRADE KITCHEN ISLAND SIDE GABLE TO 3.25IN IN LEVEL 2 SEIRES	\$659.00
44169		Note: - As per Kitchen Sketch dated October 9, 2024	Each

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 2,113-1

Vendor Initials: 

DS  
FN

 Purchaser Initials: 

Initial  
AN

Initial  
SQ

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)			
Place St. Thomas - Phase 7			
PURCHASERS: Ahsan Nabi and Sheema Qureshi			Printed: 9-Oct-24 10:46 am
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25
ITEM	QTY	EXTRA / CHANGE	PRICE
45		1 - KITCHEN - PROVIDE SHAKER STYLE TRIM AROUND OUTER EDGE OF ISLAND GABLES (2) IN LEVEL 2 SERIES (SEE ITEM #49 TO UPGRADE ISLAND GABLE TO APPROX 3.25IN)	\$1,875.00
44159		Note: - As per Kitchen sketch dated October 9, 2024  - Electrical to be installed horizontally on each side	Each
46		7 - KITCHEN - LEVEL 4 HARDWARE -	\$301.00
44160		Note: - For pots and pans drawers (6) and lower MW cabinet drawer as per Hardware Location Sketch dated Oct 9-24.  - See item #47 (level 3 hardware throughout kitchen) - See item #48 (level 2 hardware on std bank of drawers & fridge cabinet)	
47		18 - KITCHEN - LEVEL 3 HARDWARE -	\$576.00
44161		Note: - as per Hardware Location Sketch dated Oct 9-24.  - See item #46 (level 4 hardware on pots & pans drawers & lower MW cabinet drawer) - See item #48 (level 2 hardware on std bank of drawers & fridge cabinet)	
48		6 - KITCHEN - LEVEL 2 HARDWARE -	\$132.00
44162		Note: - for STD BOD and fridge cabinet  - See item #46 (level 4 hardware on pots & pans drawers & lower MW cabinet drawer) - See item #47 (level 3 hardware throughout kitchen)	
49		1 - ENSUITE BATH - UPGRADE TO 1 MIRROR, FULL LENGHT OF VANITY, IN LIEU OF 2 SMALL STANDARD MIRRORS.	\$75.00
44170		Note: - As per Floorplan Sketch dated October 9, 2024	Each
50		2 - ENSUITE BATH - UPGRADE STANDARD VANITY LIGHT TO VEGA MINOR 24IN BLACK VL18224-BK	\$1,028.00
44171		Note: - As per Floorplan Sketch and Vanity Lighting Sketch dated October 9, 2024  - 2 lights total	
51		1 - FOYER - UPGRADE TO HALIFAX SATIN NICKEL 15 LEVER IN LIEU OF STANDARD INTERIOR KNOB	\$107.00
44172		Note: - As per Floorplan Sketch dated October 9, 2024  - for front door (interior)	Each
52		1 - FOYER - UPGRADE EXTERIOR GRIPSET TO VANCOUVER SATIN NICKEL 15	\$139.00
44173		Note: - As per Floorplan Sketch dated October 9, 2024	Each
53		1 - MAIN BATHROOM - SUPPLY AND INSTALL ZITTA NICHE 12"X24"x3" HORIZONTAL ANR12240404 ON LONG BACK WALL OF UPGRADED SHOWER IN MAIN BATHROOM, APPROX CENTER IN HEIGHT AND LENGTH - BRUSHED	\$778.00
44174		Note: - As per Floorplan Sketch dated October 9, 2024	Each
54		1 - KITCHEN - NOTE: POT LIGHTS ONLY IN KITCHEN - NO PENDANTS OR STD LIGHT FIXTURE TO REMAIN.	\$0.00
44175		Note:	Each

PREPARED BY: Adam Bowman  
LOCKED BY: Lisa Ballard  
PE 2,113-2

Vendor Initials: 

DS  
FN

Purchaser Initials: 

Initial  
AN

Initial  
SQ

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Ahsan Nabi and Sheema Qureshi

Printed: 9-Oct-24 10:46 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
55		1 - <i>ENSUITE BATH</i> - UPGRADE TO DELTA 342701 MONITOR 14 SERIES SHOWER WITH RAINCAN, HAND SHOWER & ROUGH VALVE R22000- CHROME	\$1,204.00	Each
44181		Note:		
*56		1 - <i>GREAT ROOM</i> - FAN KIT FOR STD FIREPLACE	* \$415.00	Each
384				
44182		Note:		
57		7 - <i>ENSUITE BATH</i> - UPGRADE TO LEVEL 2 CABINETRY HARDWARE	\$154.00	
44183		Note:    - See item #22 (5pc ensuite w/ double vanity) - See item #25 (bank of drawers)		
58		1 - <i>MAIN BATHROOM</i> - UPGRADE TO DELTA 342701 MONITOR 14 SERIES SHOWER WITH RAINCAN, HAND SHOWER & ROUGH VALVE R22000- CHROME	\$1,204.00	Each
44222		Note:		
59		40 - - DELETE ITEM # 30 - (RE: POT LIGHT - 1 X 4IN LED WHITE SLIM LINE)	-\$11,080.00	
44254		Note:		
60		7 - - DELETE ITEM # 31 - (RE: DECORA SWITCH SINGLE POLE)	-\$1,078.00	
44255		Note:		
*61		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$3,643.12	Each
155717				
44256		Note:    - Orbital Estimate No#: OR8477 Rev. 06 dated 10/10/2024		
*62		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	* \$12,784.82	Each
155716				
44257		Note:    - S&S Electric Estimate No#: SS6709 Rev. 06 dated 10/10/2024		

Sub Total	\$14,901.94
HST	\$0.00
Total	\$14,901.94

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

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,113-3

Vendor Initials: 

DS  
FN

Purchaser Initials: 

Initial  
AN

Initial  
SQ

CONSTRUCTION SCHEDULING APPROVAL	
PER:	_____
DATE:	_____





NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Ahsan Nabi and Sheema Qureshi

Printed: 9-Oct-24 10:46 am

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
6	7	1046 THE HAZELWOOD ELEV B	8-Jul-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Signed by:

Ahsan Nabi

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9-Oct-24

DATE

VENDOR:

DocuSigned by:

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PER: Valecraft Homes (2019) Limited

PURCHASER:

Signed by:

Sheema Qureshi

1888F9F81F134A6...

9-Oct-24

DATE

DATE:

9-Oct-24

PREPARED BY: Adam Bowman

LOCKED BY: Lisa Ballard

PE 2,113-4

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

LN

Purchaser

Initial

SR

Purchaser

DS

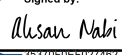
FN

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           \$853,010.57          . 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   Pierrefonds, QC   this   9   day of   October  ,           2024          

Signed by:




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**PURCHASER**

**VALECRAFT HOMES (2019) LIMITED**

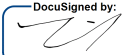
Signed by:



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**PURCHASER**

DocuSigned by:



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**PER:**

**October 9, 2024**

**DATE:**

**PROJECT:**           Place St. Thomas 7           **LOT:**           6 - PH7



**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 October 9, 2024.

**Signed at** Pierrefonds, QC, **this** 9 **day of** October, **20**24.

Signed by:  
Alisan Nabi  
35370F0EF0274B2...  
**Purchaser**

**Valecraft Homes (2019) Limited**

Signed by:  
SQ  
1888F9F81F134A8...  
**Purchaser**

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

October 9, 2024  
**Date:**

**Lot #:** 6 - Phase 7

**Project:** Place St. Thomas 7



THE HAZELWOOD

MODEL 1046  
ELEV. A 2607 SQ. FT.  
ELEV. B 2576 SQ. FT.

Site: Place ST. Thomas 7

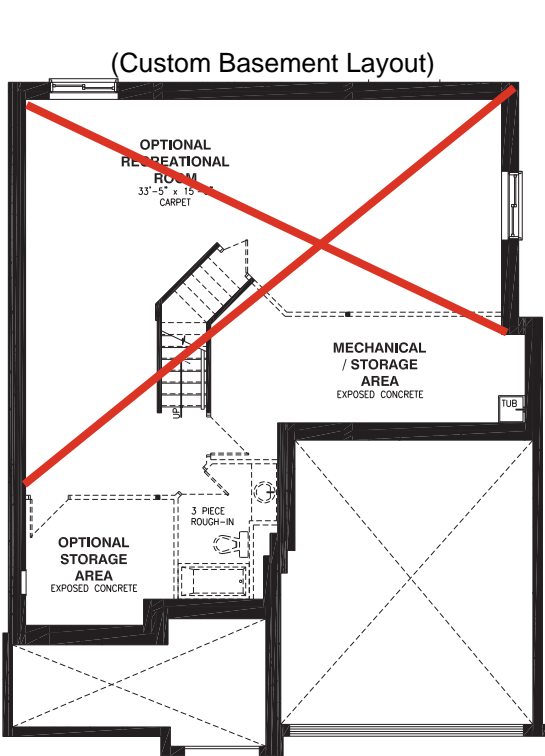
Plan No.: 50M-361

Lot: 6 - Phase 7

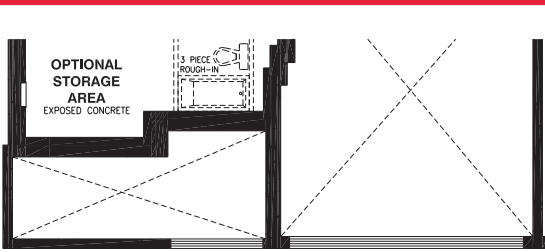
Date: October 9, 2024

Purchaser: Ahsan Nabi

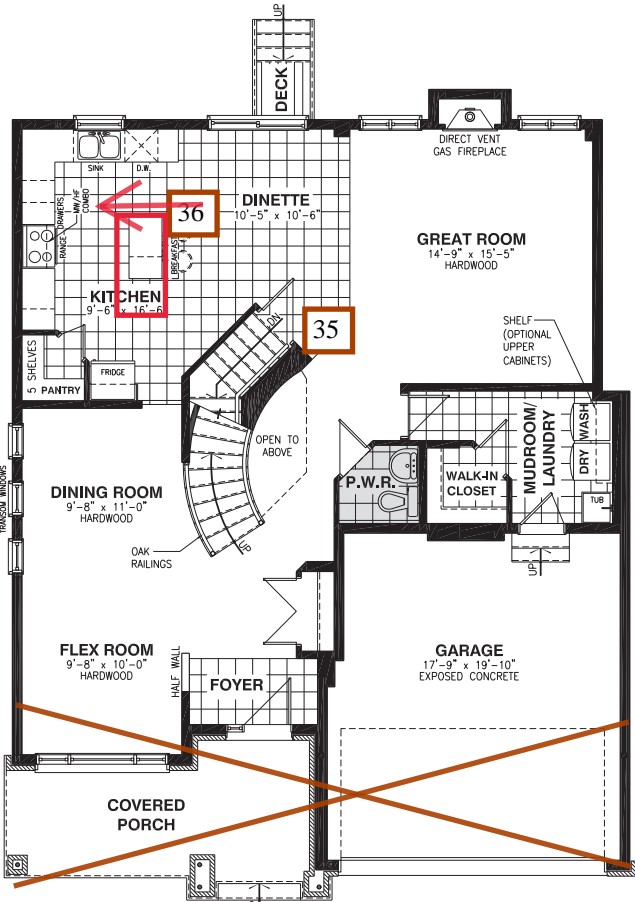
Purchaser: Sheema Qureshi



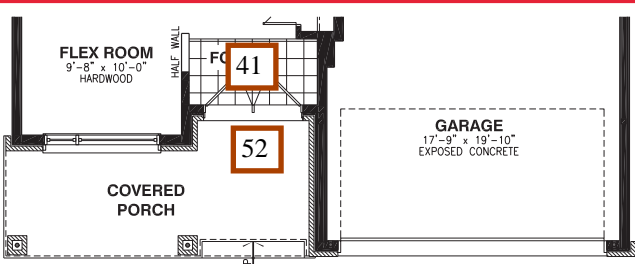
BASEMENT FLOOR - ELEVATION A



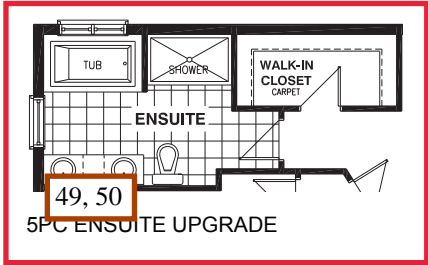
BASEMENT FLOOR - ELEVATION B



GROUND FLOOR - ELEVATION A

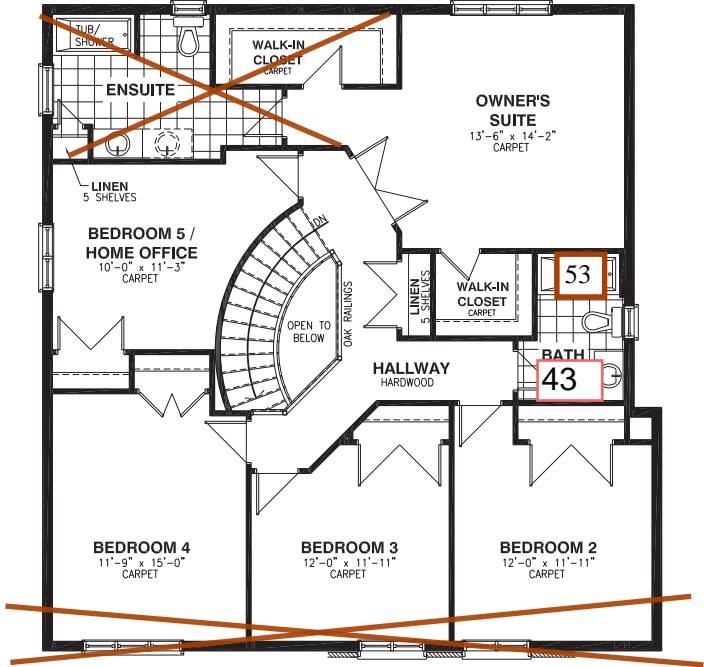


GROUND FLOOR - ELEVATION B

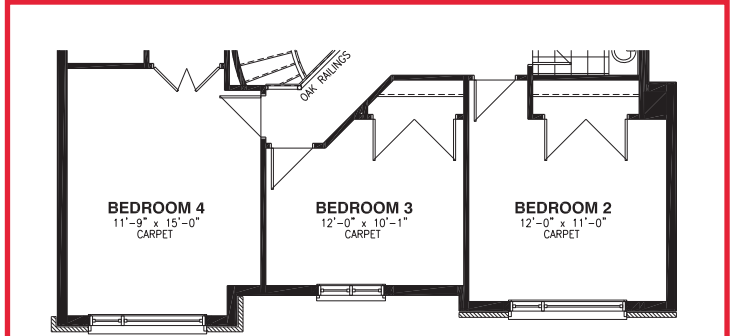


49, 50  
5PC ENSUITE UPGRADE

Floorplan Sketch



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B

Initial IN Initial SQ DS FN

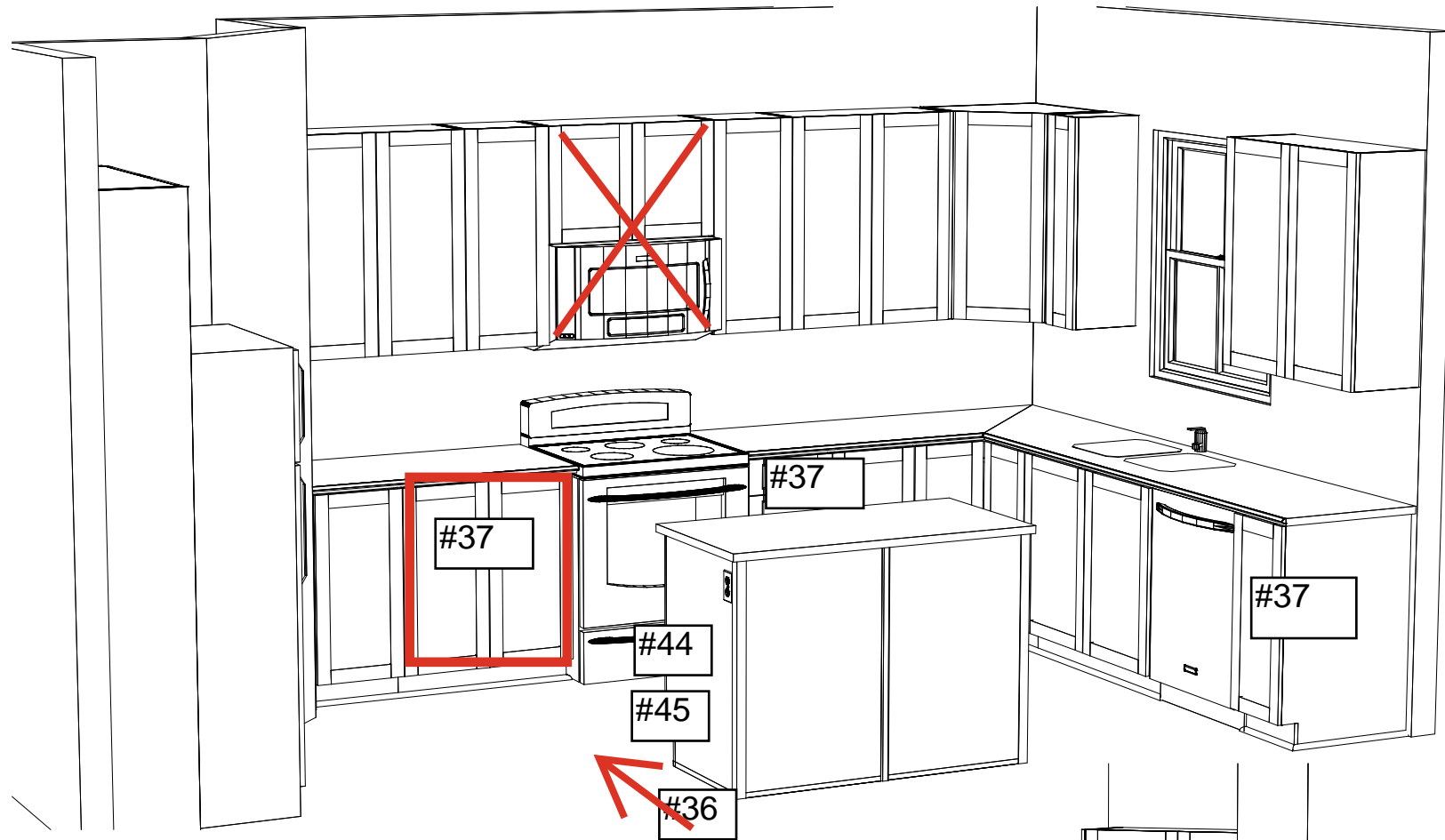


Builder: Valecraft Homes (2019) Ltd.  
Plan: 50M-361  
Site: Place St. Thomas 7  
Lot: 6 - PH7

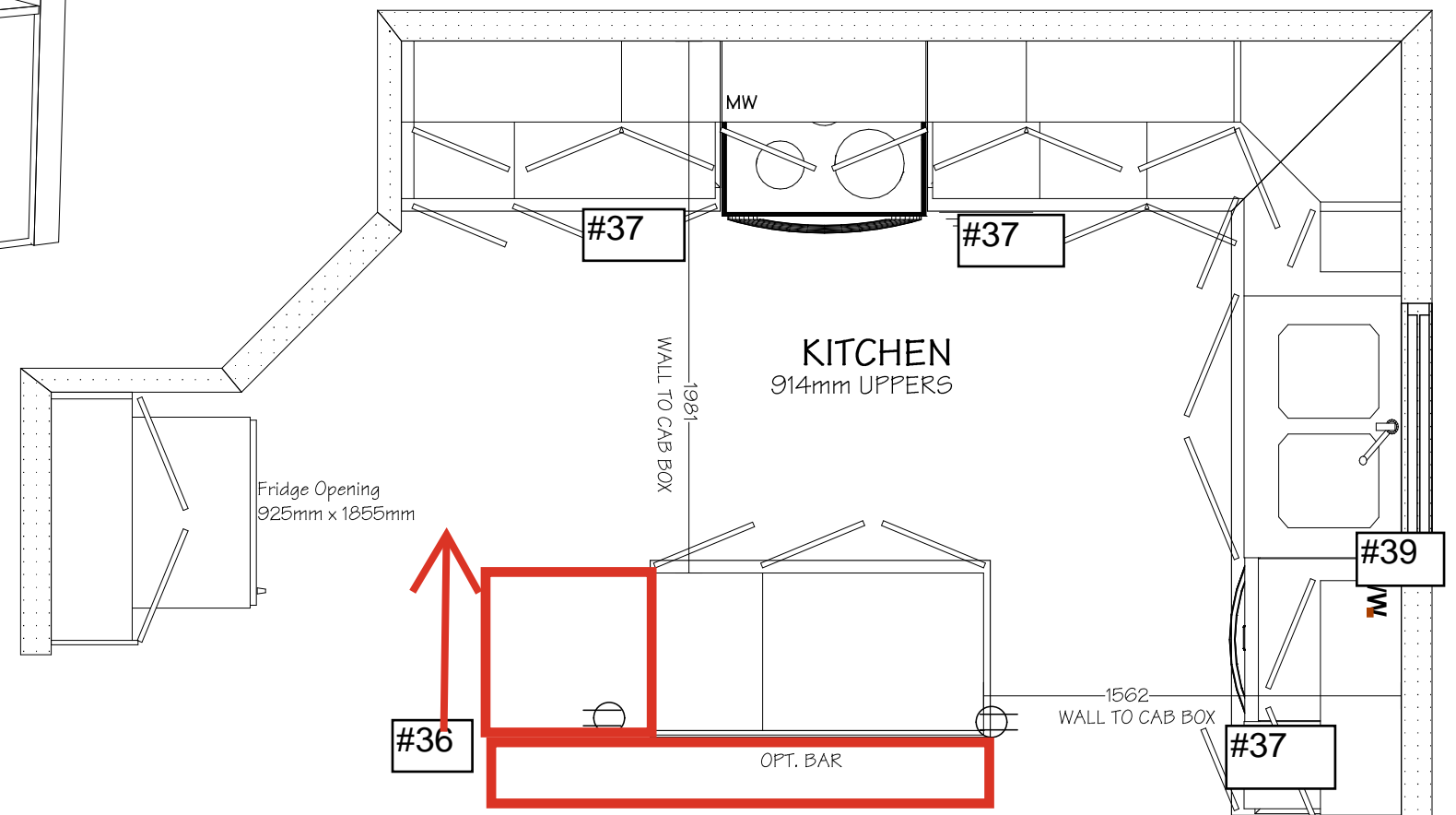
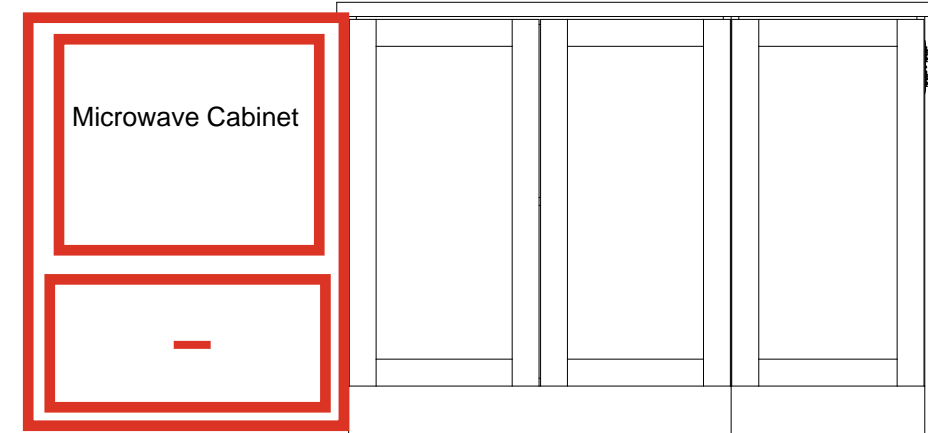
Model: 1048 The Hazelwood "B" REV.

Purchaser: Ahsan Nabi  
Purchaser: Sheema Qureshi

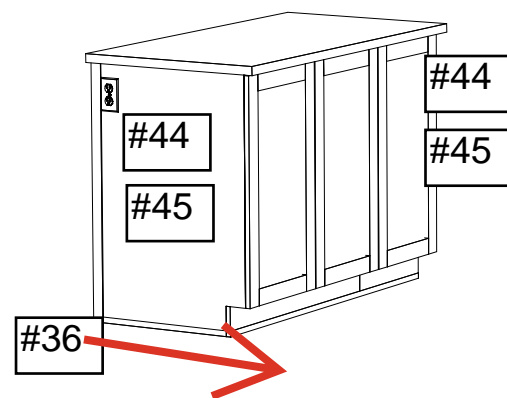
Date: October 9, 2024



STANDARD KITCHEN LAYOUT - LEVEL 2 CABINetry (Item #9)



Initial  
AN SQ FN



ALL DIMENSIONS ARE APPROXIMATE\*

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



Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Main Bathroom,  
Ensuite Bathroom,  
Basement Bathroom



Pencil Top and Bottom

Kitchen

Project: Place St. Thomas 7

Purchaser: Ahsan Nabi

Plan #: 50M-361

Purchaser: Sheema Qureshi

Lot: 6 - PH7

Date: October 9, 2024

Model: #1046 "B" Rev, Hazelwood

Upgrade #: 3, 10, 17, 39

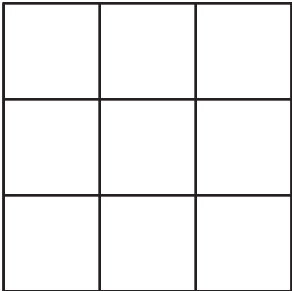




Tile Installation Options

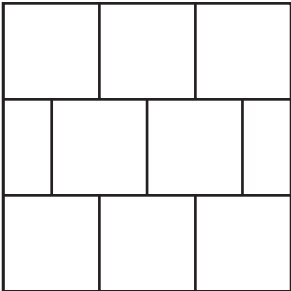
FLOOR TILE

Standard square

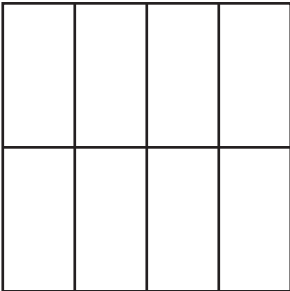


Powder Room,  
Mudroom, Laundry,  
Main Bathroom,  
5pc Ensuite Bathroom,  
Basement Bathroom

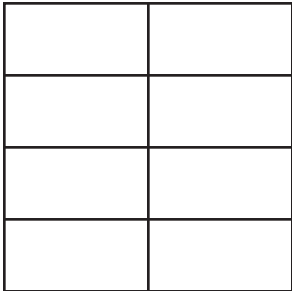
Square brick



Rectangular  
front to back of the house

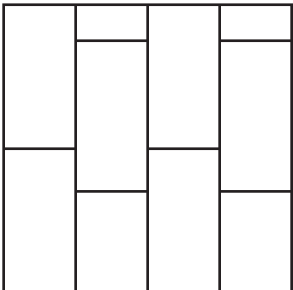


Rectangular  
side to side of the house

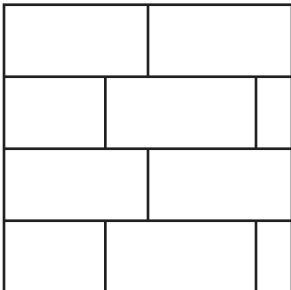


Foyer,  
Kitchen & Dinette,

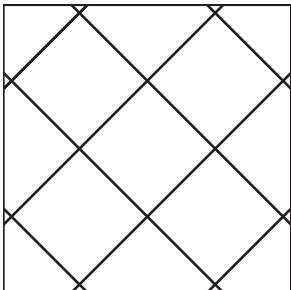
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 6 - PH7

Model: #1046 "B" Rev, Hazelwood

Purchaser: Ahsan Nabi

Purchaser: Sheema Qureshi

Date: October 9, 2024

Upgrade #: 3, 8, 22, 41

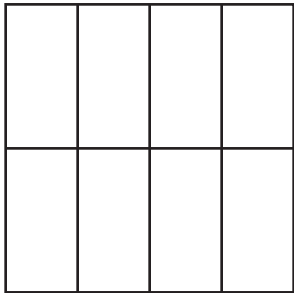




Tile Installation Options

WALL TILE

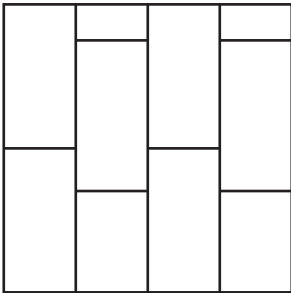
Vertical stacked



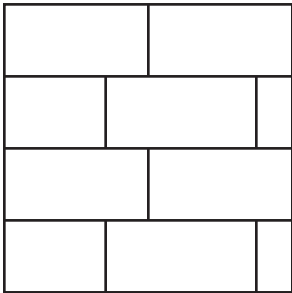
Horizontal stacked



Vertical 1/3 offset brick

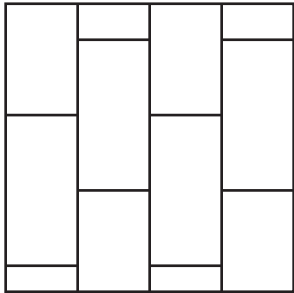


Horizontal 1/3 offset brick

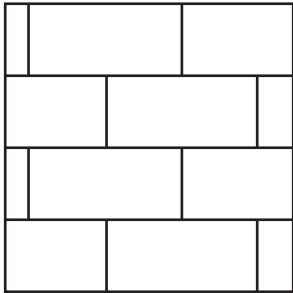


Basement Bathroom

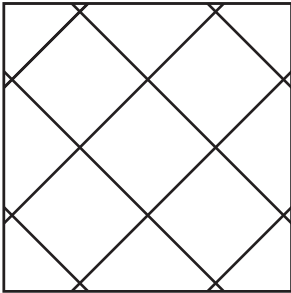
Vertical brick



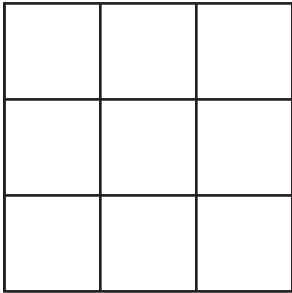
Horizontal brick



45 degree

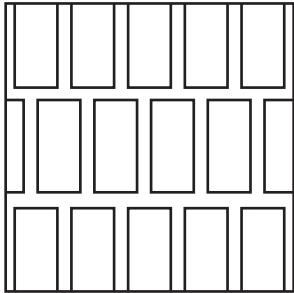


Standard square

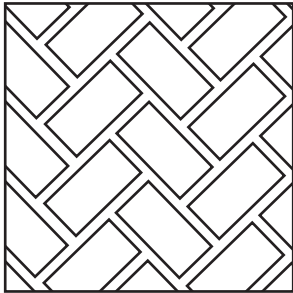


Main Bathroom,  
5pc Ensuite Walk-In  
Shower,

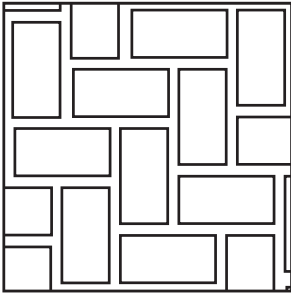
Vertical offset bond



Herringbone



Block herringbone



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 6 - PH7

Model: #1046 "B" Rev, Hazelwood

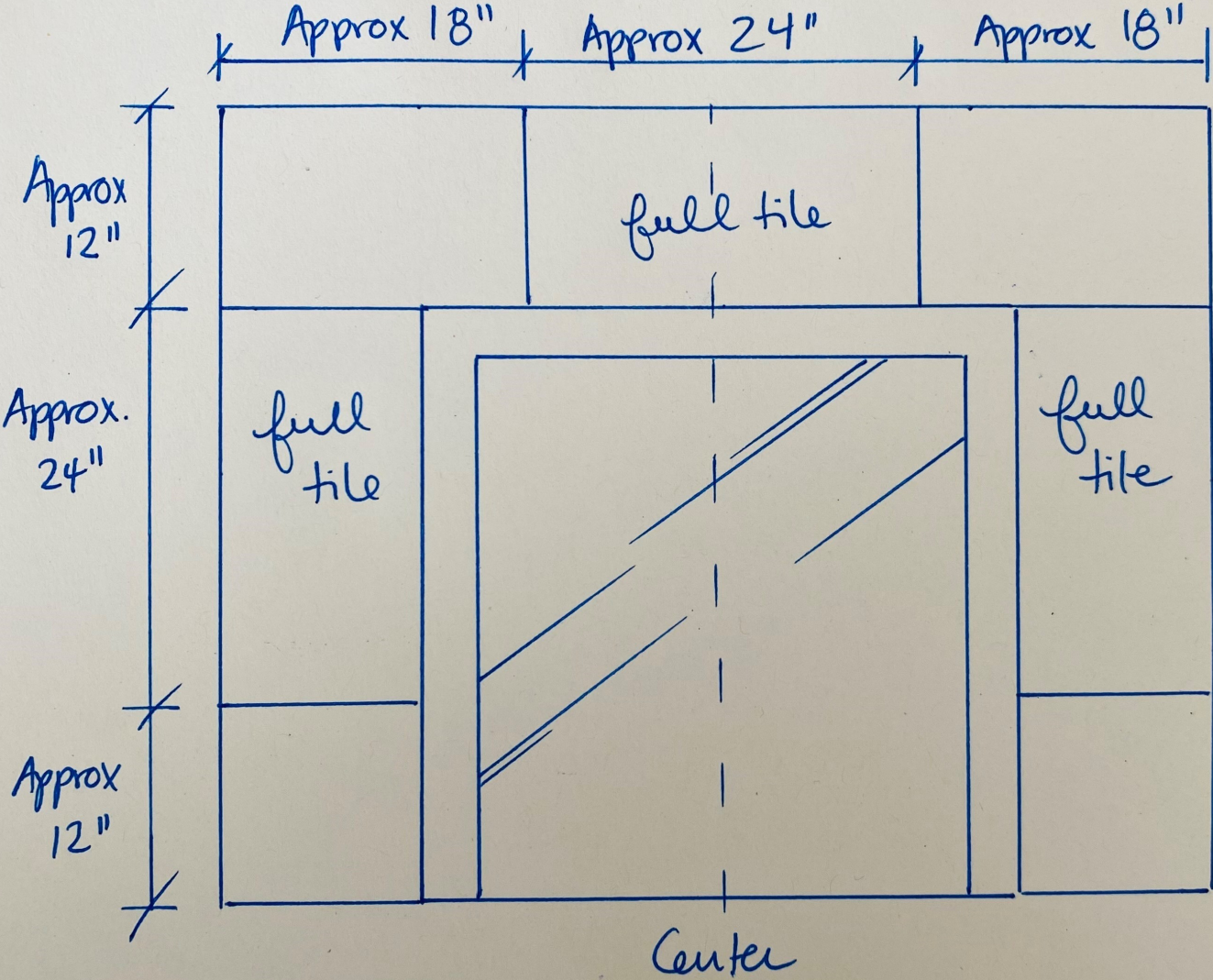
Purchaser: Ahsan Nabi

Purchaser: Sheema Qureshi

Date: October 9, 2024

Upgrade #: 3, 8, 22, 41

PST PH7 LOT 06  
FIREPLACE SKETCH  
GREAT ROOM



Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: 6 - Phase 7  
Model: #1046, Hazelwood, Rev  
Date: October 9, 2024  
Purchaser: Ahsan Nabi  
Purchaser: Sheema Qureshi

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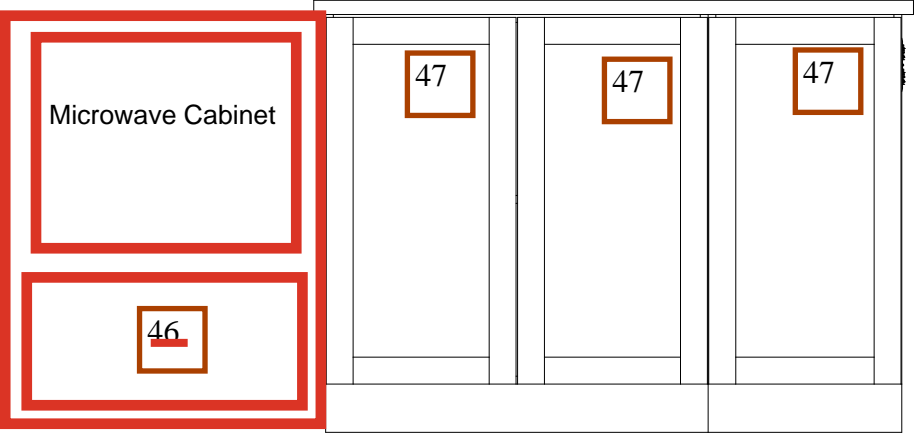
DS  
FN



Builder: Valecraft Homes (2019) Ltd.  
Plan: 50M-361  
Site: Place St. Thomas 7  
Lot: 6 - PH7

Model: The Hazelwood 1046 "B" REV  
Purchaser: Ahsan Nabi  
Purchaser: Sheema Qureshi

Date: October 9, 2024



HARDWARE LOCATION S  
OCTOBER 9, 2024

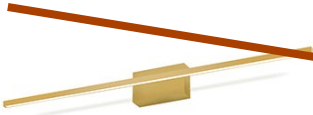
Initial Initial DS  
AN SQ FN

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



Valecraft  
Homes (2019) Limited

VANITY  
ALL MODELS UPGRADE



Vega Minor - 36"  
Brushed Gold VL18236-BG



Vega Minor - 36"  
Black VL18236-BK



Vega Minor - 24"  
Brushed Gold VL18224-BG



Vega Minor - 24"  
Black VL18224-BK



Addison  
Aged Gold VL638221AGCL  
Brushed Nickel VL638221BNCL  
Matte Black VL638221MBCL



Westlake  
Brushed Nickel with Glossy  
Opal Glass  
VL540322MBGO

\* Plan permitting.

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 6  
Model: The Hazelwood (B) 1046 -REV

Purchaser: Ahsan Nabi  
Purchaser: Sheema Qureshi  
Date: October 9, 2024  
Upgrade #: 22, 49, 50





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

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## Estimate No#: SS6709 Rev.06

Customer Copy

### Customer:

Ahsan Nabi & Sheema Qureshi  
Home: 514-451-2968, 514-441-6910  
Email: ahsan.nabi@mail.mcgill.ca;  
sheemaq86@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH 7 Lot 6  
Closing Date: 07/08/2025  
Salesperson: Kyle Takman  
Date: 10/10/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>15 Amp Standard Plug</b> Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$175.00	\$175.00
Garage	1.00	<b>15 Amp Separate Circuit Plug</b> Add 15 Amp separate circuit plug for central vacuum	B	\$349.00	\$349.00
Owners Suite	1.00	<b>Misc. Product</b> USB Charger Receptacle (standard item)	C	\$	\$0.00
Various Locations	2.00	<b>Misc. Product</b> USB Charger Receptacle (standard item)	E	\$	\$0.00
Kitchen Island	1.00	<b>Upgrade White Plug or Switch to Black</b> Upgrade White Plug or Switch to Black note:plug to be installed horizontally	E	\$32.00	\$32.00
Kitchen	8.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 8 LED Halo potlights (AFR4-0930-WH) on existing switch	F	\$245.00	\$1,960.00
Kitchen	1.00	<b>Misc. Product</b> credit for deleted fixture	F	\$-128.00	\$-128.00
Kitchen	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	F	\$121.00	\$121.00
Dining	4.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	G	\$245.00	\$980.00
Dining	1.00	<b>Single Pole Switch</b> Added switch for pot lights	G	\$136.00	\$136.00
Dining	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	G	\$121.00	\$121.00

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
Flex Room	4.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	H	\$245.00	\$980.00
Flex Room	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	H	\$121.00	\$121.00
Flex Room	1.00	<b>Single Pole Switch</b> Added switch for pot lights	H	\$136.00	\$136.00
Great Room	6.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	I	\$245.00	\$1,470.00
Great Room	1.00	<b>Single Pole Switch</b> Added switch for pot lights	I	\$136.00	\$136.00
Great Room	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	I	\$121.00	\$121.00
Hall	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 2 LED Halo potlights (AFR4-0930-WH) on existing switch	J	\$245.00	\$490.00
Hall	2.00	<b>Misc. Product</b> credit for deleted fixtures	J	\$-128.00	\$-256.00
Rec Room	8.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 8 LED Halo potlights (AFR4-0930-WH) on existing switch	K	\$245.00	\$1,960.00
Rec Room	3.00	<b>Misc. Product</b> credit for deleted fixtures	K	\$-128.00	\$-384.00
Rec Room	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	K	\$121.00	\$121.00
Upper Hall	3.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	M	\$245.00	\$735.00
Upper Hall	3.00	<b>Misc. Product</b> credit for deleted fixtures	M	\$-128.00	\$-384.00
Owners Suite	1.00	<b>15 Amp Standard Plug</b> Add 1 15 Amp Standard Plug	N	\$175.00	\$175.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlights (AFR4-0930-WH) on added switch	O	\$245.00	\$245.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Added switch for pot lights	O	\$136.00	\$136.00

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Fax: (613) 748-0355

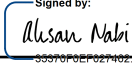
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
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlights (AFR4-0930-WH) on added switch	P	\$245.00	\$245.00
Main Bath	1.00	<b>Single Pole Switch</b> Added switch for pot lights	P	\$136.00	\$136.00
Soffit	4.00	<b>1 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	Q	\$251.00	\$1,004.00
Soffit	1.00	<b>Single Pole Switch</b> Added switch for soffit pot lights	Q	\$136.00	\$136.00
Front Out	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo potlights (AFR4-0930-WH) on existing front out switch	R	\$245.00	\$245.00
				Customer Subtotal:	<b>\$11,314.00</b>
				HST:	<b>\$1,470.82</b>
				<b>Total:</b>	<b>\$12,784.82</b>

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

Notes:

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

Signed by:  
  
35570F02E027402...

Signed by:  
  
1888F9FB1F134AB...

Customer Signature

October 9, 2024  
Date





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










## Estimate No#: OR8477 Rev.06

Customer Copy

### Customer:

Ahsan Nabi & Sheema Qureshi  
Home: 514-451-2968, 514-441-6910  
Email: ahsan.nabi@mail.mcgill.ca;  
sheemaq86@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH 7 Lot 6  
Closing Date: 07/08/2025  
Salesperson: Kyle Takman (OR)  
Date: 10/10/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Basement Bedroom #1	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Owners Suite	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #5	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Front Out	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Data CAT6 Outlet - Location as shown on floor plan - pre-wire for future security camera		\$226.00	\$226.00
Great Room	1.00	<b>Direct 2" Conduit w/ Wall Plates</b> Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approximate 60" from floor		\$173.00	\$173.00
Garage	1.00	<b>Vacuum Extension</b> Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$288.00	\$288.00
Garage	1.00	<b>Vacuum System w/ Accessories (VAC-KITCV600AW)</b> Vacuum System w/ Accessories (VAC-KITCV600AW) - Location as shown on floor plan - Includes Ethos central vacuum cannister (CANA-VAC ES-625) and accessories kit (LS Performance Pack)		\$1,776.00	\$1,776.00
N/A	1.00	<b>35ft Vacuum Soc Platinum (VAC-020120-1)</b> 35' Vacuum Soc Platinum (VAC-020120-1) - Vacuum soc protects hose and walls		\$222.00	\$222.00

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

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>47"-90" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4290DFM)</b> 47"-90" Full Motion Dual Arm Articulating TV Wall Mount (PRO-SM-4290DFM) - Location as shown on floor plan - Includes installation after closing		\$539.00	\$539.00
Customer Subtotal:					<b>\$3,224.00</b>
HST:					<b>\$419.12</b>
<b>Total:</b>					<b>\$3,643.12</b>

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

Signed by:  
  
35370F0EF027462...

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Customer Signature

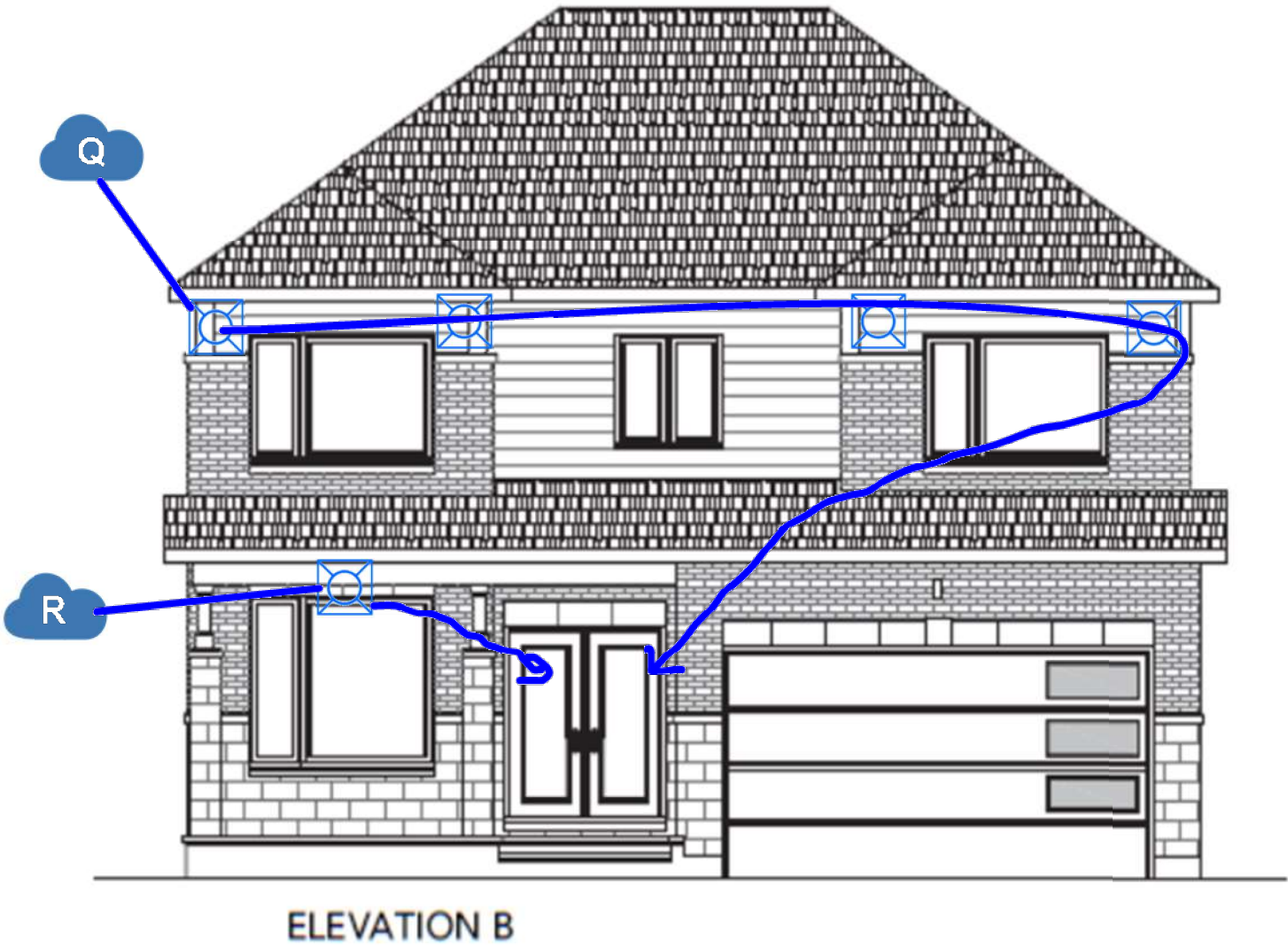
October 9, 2024  
Date





S&S / Orbital Sketch

Model Name: Hazelwood "B" Rev. Model #: #1046 Plan #: 50M-361  
Site: Place St. Thomas 7 Purchaser: Ahsan Nabi  
Lot: 6 - Phase 7  
Date: October 10, 2024 Purchaser: Sheema Qureshi



Initial Initial DS  
AN SQ FN



S&S / Orbital Sketch

Model Name: Hazelwood "B" Rev.

Model #: #1046

Plan #: 50M-361

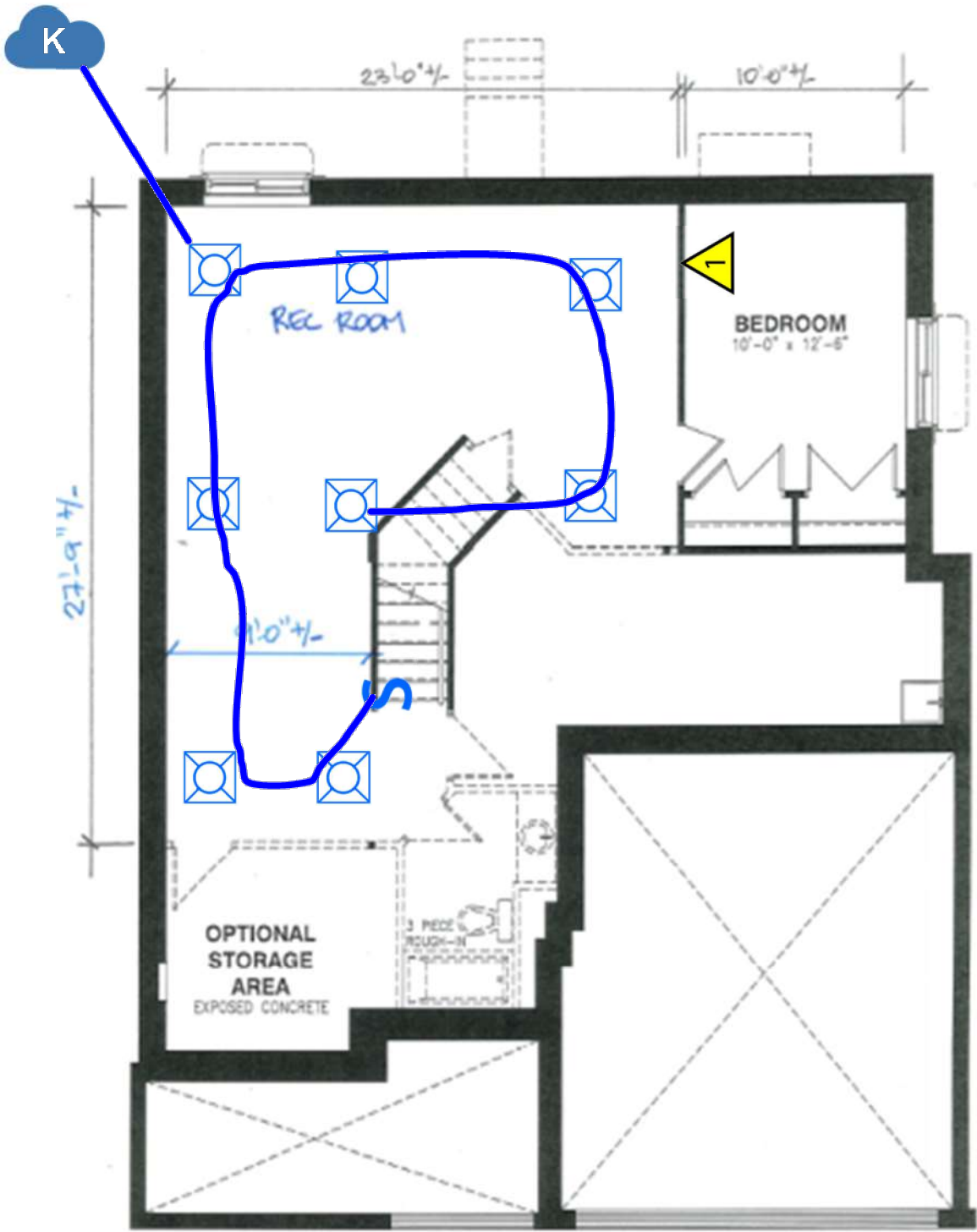
Site: Place St. Thomas 7

Purchaser: Ahsan Nabi

Lot: 6 - Phase 7

Date: October 10, 2024

Purchaser: Sheema Qureshi



InitialAN

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S&S / Orbital Sketch

Model Name: Hazelwood "B" Rev.

Model #: #1046

Plan #: 50M-361

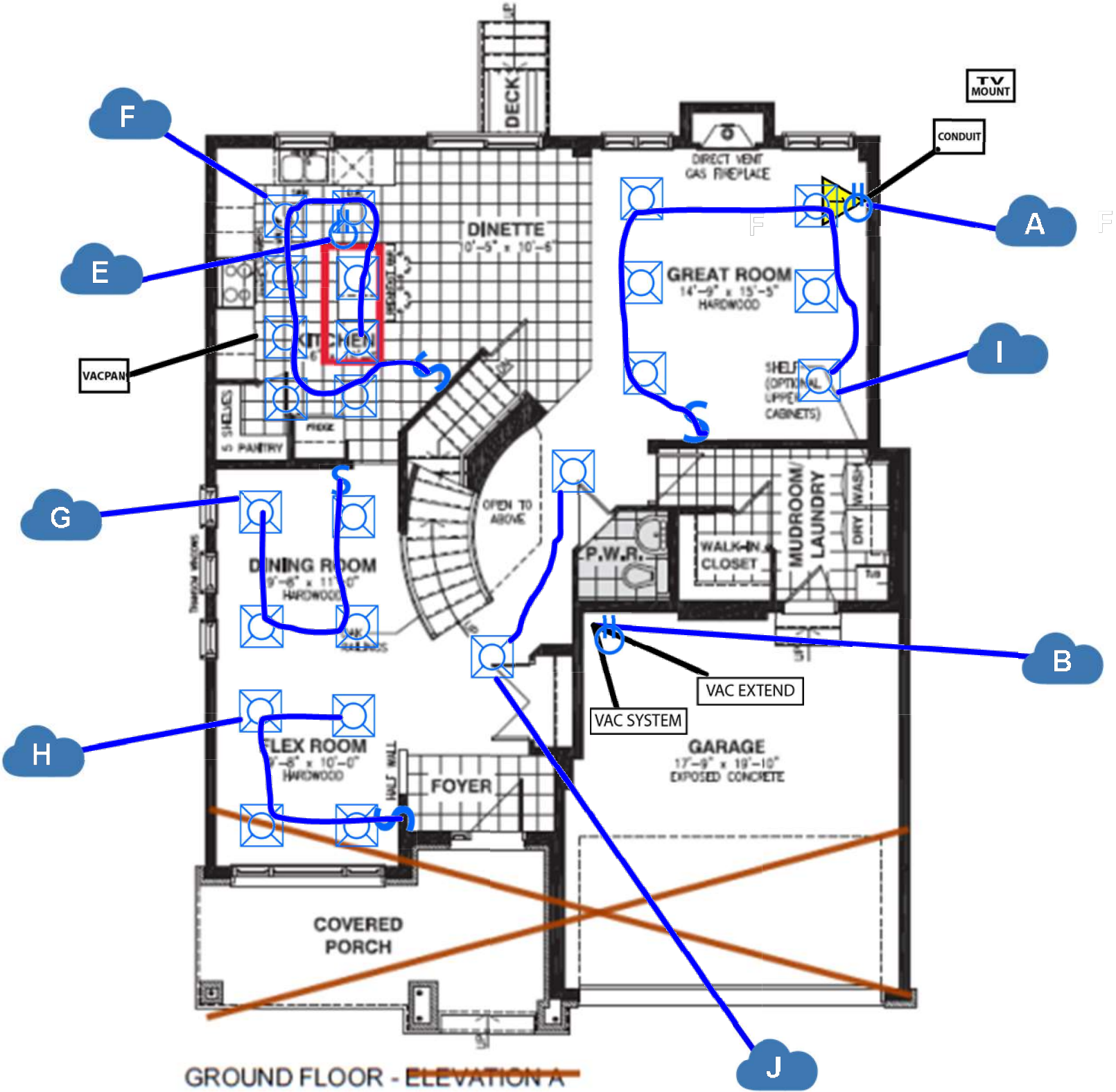
Site: Place St. Thomas 7

Purchaser: Ahsan Nabi

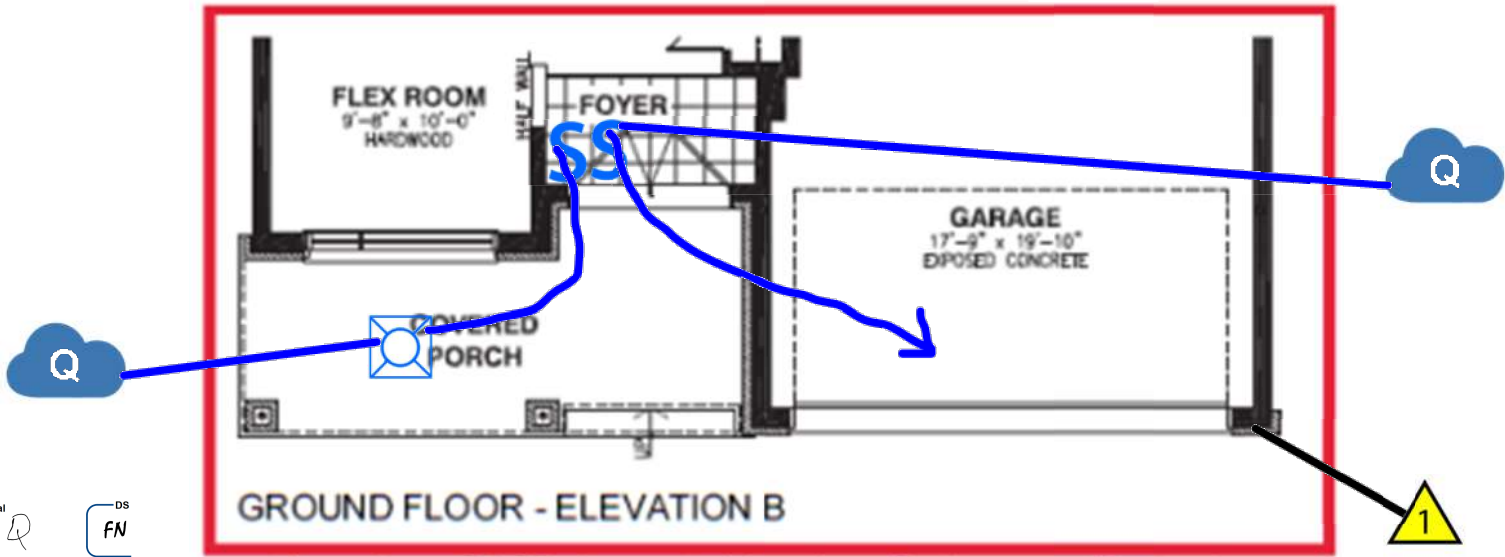
Lot: 6 - Phase 7

Date: October 10, 2024

Purchaser: Sheema Qureshi



GROUND FLOOR - ELEVATION A



GROUND FLOOR - ELEVATION B

Initial  
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Initial  
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S&S / Orbital Sketch

Model Name: Hazelwood "B" Rev.

Model #: #1046

Plan #: 50M-361

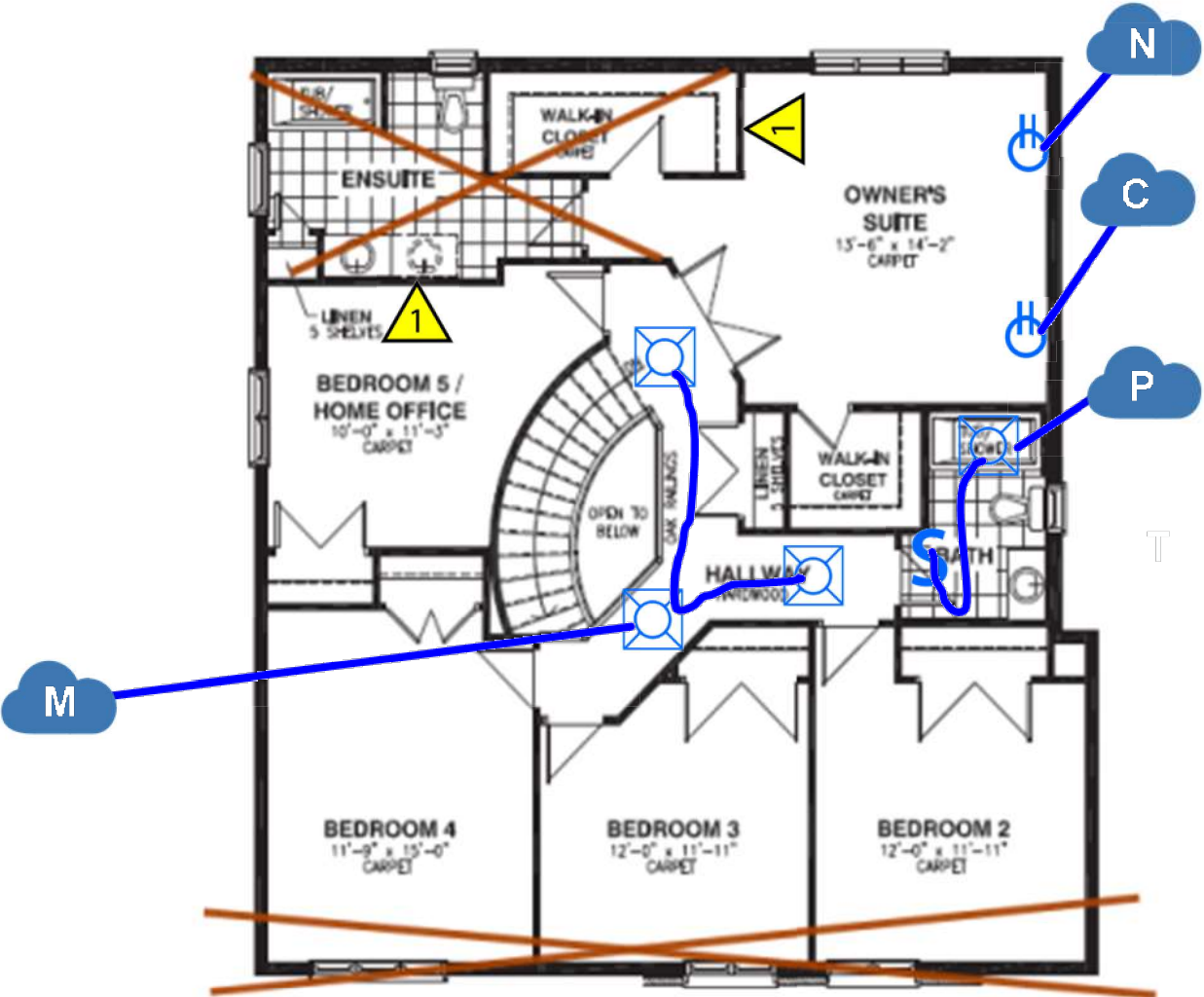
Site: Place St. Thomas 7

Purchaser: Ahsan Nabi

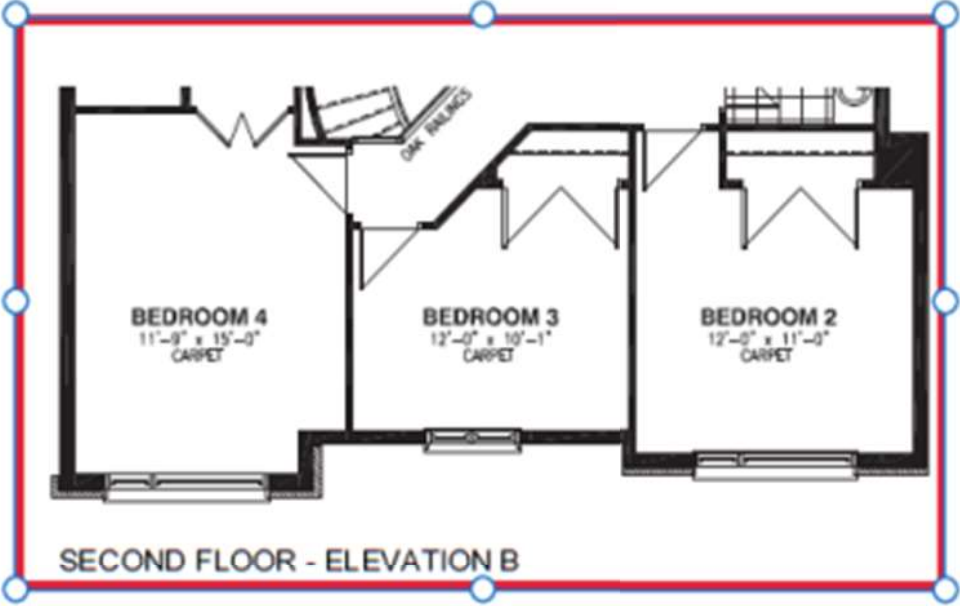
Lot: 6 - Phase 7

Date: October 10, 2024

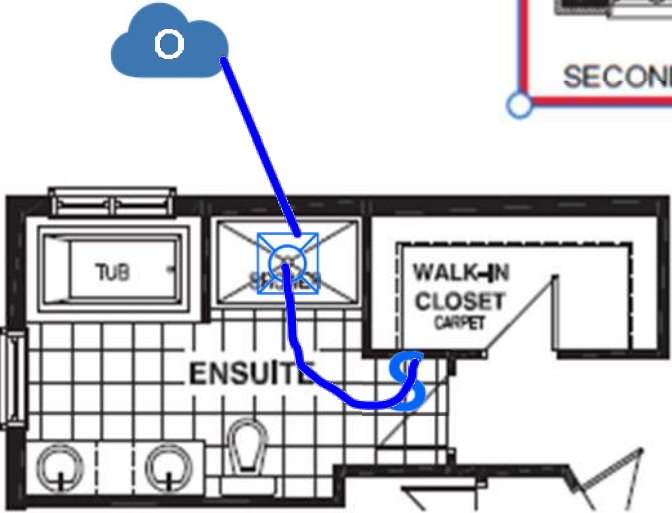
Purchaser: Sheema Qureshi



SECOND FLOOR - ELEVATION A



SECOND FLOOR - ELEVATION B




5PC ENSUITE UPGRADE

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard					STD
INTERIOR HARDWARE	Standard knobs(satin chrome), Halifax Lever in satin Nickel 15 on front door (interior), Exterior front door hardware to be Vancouver Satin nickel 15					STD, 51, 52
INTERIOR LIGHTING PACKAGE	Standard interior lighting package + puck lights in kitchen + S&S quote + Orbital quote + Vanity light in ensuite bathroom to be Vega Minor 24IN black VL18224-BK					12, 50, 54, 61, 62
BATHROOM ACCESSORIES	Standard in chrome + At Ensuite - 1 Mirror full length of the vanity (in lieu of 2 small std mirrors)					STD, 49
FIREPLACE MANTLE	Standard mdf white					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	Stain #407	5, 6, 7
BRACKET	Metal	N/A	Stainless	5, 6, 7
SPINDLES	Red Oak	Modern	Stain #407	5, 6, 7
POSTS	Red Oak	Modern 3in with cap	Stain #407	5, 6, 7
NOSINGS	Red Oak	N/A	Stain #407	5, 6
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	Stain #407	5, 6

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge opening approximately 37" wide by 73" high	14	\	\
RANGE	Standard opening	STD	\	\
DISHWASHER	Standard opening	STD	\	\
MICROWAVE	Standard lower cabinet opening	13	\	\
CHIMNEY HOODFAN	Standard Chimney hoodfan opening (30IN)	19	Kitchen Aid chimney hoodfan 400CFM 30in stinless steel KVWB400DSS	19
WASHING MACHINE/DRYER	Standard opening	STD	\	\

Purchaser's Signature(s) :


Signed by:



35370F0EF027462...

Purchaser's Signature(s) :


Signed by:



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Approved By :

DocuSigned by:



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Date:


October 9, 2024

Date:

October 9, 2024

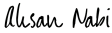
Date:

October 9, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	MDF Red Deer in Naby Blue , slab drawer front Shaker trim around outer edge of island gables Upgrade island side gables to 3.25 IN			level 2	9, 10, 11, 12 ,13, 14, 15, 16, 36, 37, 44, 45
	HARDWARE CODE	POI-R7040-256-BSAE on pots/pans (6) and microwave cabinet (1), POI-R7040-160-BSAE on all standard doors, POI-R7040-128-BSAE on Fridge upper cabinet and STD BOD.	TYPE	pulls	level 4, 3, 2	46, 47, 48
	COUNTERTOP	Silestone Calacatta Gold polished	COUNTERTOP EDGE PROFILE	pencil top & bottom	level 5	10, 17
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 in feathered White AV-K62			STD	STD
	HARDWARE CODE	20596-195	TYPE	pulls	STD	STD
	COUNTERTOP	Standard quartz 2cm ; quorastone otton knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Shaker 90 in After hours AV-M2010			STD	22, 25
	HARDWARE CODE	POI-R7040-128-NM	TYPE	handles	level 2	22, 25, 57
	COUNTERTOP	Standard quartz 2cm ; quorastone otton knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	22
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Shaker 90 in feathered White AV-K62			STD	3
	HARDWARE CODE	20596-195	TYPE	pulls	STD	3
	COUNTERTOP	Standard quartz 2cm ; quorastone otton knit QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	3
LAUNDRY ROOM	STYLE AND COLOUR	Shaker 90 in feathered White AV-K62			STD	21
	HARDWARE CODE	20596-195	TYPE	pulls	STD	21
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	

Purchaser's Signature(s) :


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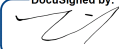
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD			
FOYER	Eggshell DLX1025-2 Silent Smoke		STD			
POWDER ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FLEX ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
GREAT ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FAMILY ROOM	\		\			
DEN/STUDY/HOME OFFICE	\		\			
KITCHEN/DINETTE	Eggshell DLX1025-2 Silent Smoke		STD			
LAUNDRY/MUDROOM	Eggshell DLX1025-2 Silent Smoke		STD			
2nd FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #3	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #4	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-2 Silent Smoke		STD			
OWNERS SUITE ENSUITE	Eggshell DLX1025-2 Silent Smoke		STD			
FINISHED BASEMENT RECREATION ROOM & BEDROOM	Eggshell DLX1025-2 Silent Smoke		STD, 1, 2			
BASEMENT BATHROOM	Eggshell DLX1025-2 Silent Smoke		STD, 3			

Purchaser's Signature(s) :


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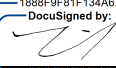
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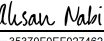
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	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Olympia Land series bianco (white) U.I.LD.BIA.1224 (side to side rectangular installation)	25 polar grey	Bronze floor tile + STD grout	41, STD	
POWDER ROOM	FLOOR	Centura Linen series- Matte Grey 13x13 K939563 (standard square installation)	25 polar grey	STD floor tile + STD grout	STD, STD	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
MUDROOM	FLOOR	Centura Linen series Grey 13x13 K939563 (standard square installation)	25 polar grey	STD floor tile + STD grout	STD, STD	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Centura Linen series Grey 13x13 K939563 (standard square installation)	25 polar grey	STD floor tile + STD grout	STD, STD	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	Olympia Land series bianco (white) U.I.LD.BIA.1224 (side to side rectangular installation)	25 polar grey	Bronze floor tile + STD grout	8, STD	
	BACKSPLASH	Thin slab of silestone Calacatta Gold polished	\	Level 5 quartz	18	
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	Olympia Land series bianco (white) U.I.LD.BIA.1224 (side to side rectangular installation)	25 polar grey	Bronze floor tile + STD grout	8, STD	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Olympia Land series bianco (white) U.I.LD.BIA.1224 (see Fireplace Sketch for installation)	25 polar grey	Bronze floor tile + STD grout	40, STD	
ADDITIONAL FIREPLACE	HEARTH	N/A	N/A	N/A	N/A	
	SURROUND	N/A	N/A	N/A	N/A	


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
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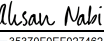
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
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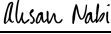
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro Davenport ice 13x13 pas dav ice (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD
	WALL	Euro Davenport ice 13x13 pas dav ice (standard square installation)		25 polar grey	STD floor tile (UPG) + STD grout	43, STD, 26
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Centura Jefferson white 13x13 JFR30051 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD, 22,
	TUB DECK	\		\	\	24
	TUB BACKSPLASH	\		\	\	24
	INSERT OR BORDER	\				
	WALLS IN SHOWER	Centura Jefferson matte white 13x13 JFR30051 (standard stacked installation)		25 polar grey	STD floor tile (UPG) + STD grout	42, STD, 22, 23,
BASEMENT/OTHER BATHROOM	FLOOR	Centura Linen matte white 13x13 K939574 (standard square installation)		25 polar grey	STD floor tile + STD grout	STD, STD, 3
	WALL	Centura Linen matte white 10x16 K832152 (horizontal stacked installation)		25 polar grey	STD wall tile + STD grout	STD, STD, 3
	INSERT OR BORDER	\				

Purchaser's Signature(s) :


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	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Expert Engineered Essential Tradition Smooth Matte Finish - Red Oak Terroso 4 1/8"				UPG	5
DINING ROOM	Lauzon Expert Engineered Essential Tradition Smooth Matte Finish - Red Oak Terroso 4 1/8"				UPG	5
FLEX ROOM	Lauzon Expert Engineered Essential Tradition Smooth Matte Finish - Red Oak Terroso 4 1/8"				UPG	5
FAMILY ROOM	\				\	\
GREAT ROOM	Lauzon Expert Engineered Essential Tradition Smooth Matte Finish - Red Oak Terroso 4 1/8"				UPG	5
DEN/HOME OFFICE	\				\	\
REAR HALLWAY	\				\	\
KITCHEN	Tiles selected				\	\
BREAKFAST AREA/DINETTE	Tiles selected				\	\
MAIN STAIRS TO BEDROOMS	Red Oak Stained # 407				UPG	6
UPPER HALLWAY	Lauzon Expert Engineered Essential Tradition Smooth Matte Finish - Red Oak Terroso 4 1/8"				UPG	5
BEDROOM # 2	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 34
BEDROOM # 3	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 34
BEDROOM # 4	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 34
OWNERS SUITE	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 34
OWNERS SUITE WALK-IN CLOSET	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 34
STAIRS TO BASEMENT	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 33
FINISHED BASEMENT BEDROOM	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 32, 2
FINISHED BASEMENT RECREATION ROOM	STD carpet A4531 spartacus 87354 overcast + Level 1 underpad				STD carpet, UPG underpad	STD, 32, 1

Purchaser's Signature(s) :


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	6 - PH7	Civic Address:	898 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Ahsan Nabi			Model Name/#:	Hazelwood #1046
	Purchaser(s):	Sheema Qureshi			Closing Date:	July 8th, 2025
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Franke cube CUX110-30-CA Single bowl 9in deep undermount sink		Stainless steel	20	
	FAUCET	Delta Osler 976LF-SS + soap dispenser RP-1001-AR		Stainless Steel & Arctic stainless	38, 39	
MAIN BATHROOM	SINK	Standard		white	STD	
	VANITY FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
	SHOWER	Upgraded Walk-in shower with sliding door 12x24x3 Zitta Niche (Installed approx. centre length wise and heightwise)		clear glass, white base, chrome trim	26, 53	
	SHOWER FAUCET	Delta 342701 monitor 14 series shower with raincan, hand shower and rough valve 22000		chrome	58	
ENSUITE BATHROOM	SINK(S) X 2	Standard		white	STD, 22	
	VANITY FAUCET(S) X2	Standard		chrome	STD, 22	
	WATER CLOSET	Standard		white	STD, 22	
	SHOWER	Upgraded shower with 2 glass panel and swing door		clear glass, white base, chrome trim	22, 23	
	SHOWER FAUCET	Delta 342701 monitor 14 series shower with raincan, hand shower and rough valve 22000		chrome	22, 55	
	BATHTUB	Maax Jazz 6636 acrylic freestanding center drain tub white 105359W		white	22, 24	
	BATHTUB FAUCET	Standard		chrome	STD, 22, 24	
POWDER ROOM	PEDESTAL	Standard		white	STD	
	SINK FAUCET	Standard		chrome	STD	
	WATER CLOSET	Standard		white	STD	
BASEMENT/OTHER BATHROOM	SINK	Standard		white	STD, 3	
	VANITY FAUCET	Standard		chrome	STD, 3	
	WATER CLOSET	Standard		white	STD, 3	
	TUB/SHOWER	Standard		white	STD, 3	
	TUB/SHOWER FAUCET	Standard		chrome	STD, 3	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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**TEL:**



Valecraft Homes Décor Disclaimers

Lot#: 6 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Ahsan Nabi and Sheema Qureshi

TEL:

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

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

ADMINISTRATION FEES

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

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

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

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

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

GENERAL:

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

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

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

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

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

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

STAIRCASE VS FLOORING  
WOOD SPECIES DIFFERENCE

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

Initial  
AN

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SQ

DS  
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Valecraft Homes Décor Disclaimers

Lot#: 6 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Ahsan Nabi and Sheema Qureshi

TEL:

RAILINGS

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

FIREPLACE MANTLE

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

STAIN COLOURS

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

APPLIANCE SPECIFICATIONS

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

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

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

Purchasers Accept Standard Appliance Openings (unless otherwise specified):  
Fridge - 35"W x 73"H Approx.  
Range - 30-1/2"D x 31-1/2"W Approx.  
Dishwasher - 24" W Approx.

GRANITE, MARBLE ENGINEERED SURFACES WAIVER

Due to the natural composition of such materials as Granite and Marble, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the client is given an opportunity to view the slab prior to installation (W4) and the Purchaser agrees not to hold the Vendor liable for such variations. All countertop surfaces which may have seams, the product pattern & shades can change in these areas.

CERAMIC BACKSPLASHES:

The Purchaser(s) Acknowledge & Accept That The Vendor Does Not Recommend The Deletion Of The Ceramic Kitchen Backsplash & That The Vendor Will Not Be Liable For Any Damage To The Drywall, Paint, Cabinets Or Countertops Resulting From The Deletion Of The Backsplash.

FILE COMPLETION:

Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing.

RESELECTIONS

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore, it may be necessary to make a reselection of certain materials sometime during the building process. The builder cannot assure The Purchaser that another choice approximating The Purchaser’s selection will be available.

Initial  
AN

Initial  
S Q

DS  
FN



Valecraft Homes Décor Disclaimers

Lot#: 6 Model:1046 THE HAZELWOOD ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Ahsan Nabi and Sheema Qureshi

TEL:

GENERAL:

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

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

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

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

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

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

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

Purchaser's Signatures

Signed by:  
Ahsan Nabi  
35370F0EF027462...  
Signed by:  
S Q  
1888F9F81F134A6...

Date Oct 9, 2024

Date Oct 9, 2024

DS  
FN





CONFIRMATION OF FILE COMPLETION

PROJECT:

Place St. Thomas 7

LOT:

6 - PH7

MODEL:

#1046 "B" Rev Hazelwood

PURCHASER #1:

Ahsan Nabi

PURCHASER #2:

Sheema Qureshi

FIRM UP DATE:

Sep 17, 2024

CLOSING DATE: July 8, 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:

Ahsan Nabi

PURCHASER'S SIGNATURE

Oct 9, 2024

DATE

Signed by:

SQ

PURCHASER'S SIGNATURE

Oct 9, 2024

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:

Sep 15, 2024

FIRM UP:

Sep 17, 2024

BANK LETTER:

Sep 17, 2024

SOLICITOR INFO:

Sep 15, 2024

INTERIOR COLOURS:

Oct 9, 2024

EXTERIOR COLOURS (if applicable):

Sep 23, 2024

ORBITAL/S&S/KITCHENCRAFT (if applicable):

Oct 9, 2024

680 & AMENDMENT:

Oct 9, 2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Complete

Sales Consultant's Signature

Oct 9, 2024

Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:

Oct 9, 2024

Date

**Certificate Of Completion**

Envelope Id: 7C63111DA7BB4787BAE4B7FBC8E4720C

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Subject: Please DocuSign: Design &amp; Electrical Amendment Oct 9-24 (Revised)

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place-st-thomas@valecraft.com

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**Signer Events**

Ahsan Nabi

ahsan.nabi@mail.mcgill.ca

Security Level: Email, Account Authentication  
(None)**Signature**Signed by:  
  
35370F0EF027462...

Signature Adoption: Pre-selected Style

Using IP Address: 74.56.215.7

Signed using mobile

**Timestamp**

Sent: 10/13/2024 2:04:34 PM

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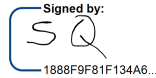
**Electronic Record and Signature Disclosure:**

Accepted: 9/17/2024 8:25:40 PM

ID: 311c8e67-e551-411a-96e3-7355f958cf3f

Sheema Qureshi

sheemaq86@gmail.com

Security Level: Email, Account Authentication  
(None)Signed by:  
  
1888F9F81F134A6...

Signature Adoption: Drawn on Device

Using IP Address: 74.56.215.7

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Sent: 10/13/2024 2:04:34 PM

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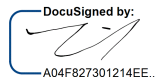
ID: 0e1e6e91-f8d6-4558-a3e9-82f2bd18c220

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

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(None)DocuSigned by:  
  
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/13/2024 2:04:34 PM
Certified Delivered	Security Checked	10/15/2024 7:08:19 AM
Signing Complete	Security Checked	10/15/2024 7:09:19 AM
Completed	Security Checked	10/15/2024 7:09:26 AM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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- ii. send us an email to [frank@valecraft.com](mailto:frank@valecraft.com) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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