

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

ON THE 5 DAY OF November , 2024 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 2 - PH7  
LOT: 2 - PH7 BLOCK :  
50M-361 Place St. Thomas 7  
CIVIC ADDRESS: 882 Cologne Street  
PURCHASERS: Gabie Sergerie & Dominic Bertrand

VENDORS: VALECRAFT HOMES (2019) LIMITED  
DATE OF ACCEPTANCE: November 5, 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: \$976,858.00  
BALANCE AT CLOSING: \$916,858.00  
LESS H.S.T. AMOUNT: \$885,715.04  
SCHEDULE "G" DATED: November 26, 2024  
TARION SCHEDULE "B" DATED: November 26, 2024

INSERT: 680 dated: December 18, 2024 in the amount of: \$36,712.32  
NEW PURCHASE PRICE: \$1,013,570.32  
NEW BALANCE AT CLOSING: \$953,570.32  
NEW LESS H.S.T. AMOUNT: \$918,203.82  
SCHEDULE "G" DATED: December 18, 2024  
TARION SCHEDULE "B" DATED: December 18, 2024

Dated at Gatineau QC this 18 day of December , 2024  
In the presence of:

WITNESS PURCHASER

WITNESS PURCHASER

Dated at Ottawa, ON this 18 day of December , 2024  
VALECRAFT HOMES LIMITED (VENDOR)



NON STANDARD EXTRAS (680)  
Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
2		7	1026 THE MEDLEY ELEV A	26-Jun-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
54	1	MAIN BATHROOM - TILE - WALL - INSTALLTION - BRICK PATTERN - MAIN BATHROOM		\$ 262.00	Each
44557	Note:	- As per Wall Tile installation sketch dated December 18, 2024 - Horizontal brick installation  - See item #35 (upgraded tile - gold) - See item #120 (upg grout)			
55	1	BASEMENT BATHROOM - TILE - WALL - INSTALLTION - BRICK PATTERN - BASEMENT BATHROOM		\$ 262.00	Each
44558	Note:	- As per Wall Tile installation sketch dated December 18, 2024 - Horizontal brick installation  - See item #37 (upgraded tile - gold) - See item #120 (upg grout) - See item #6 (basement bathroom)			
56	1	ENSUITE BATH - TILE - WALL - INSTALLTION - BRICK PATTERN - ENSUITE BATHROOM		\$ 352.00	Each
44559	Note:	- As per Wall Tile installation sketch dated December 18, 2024 - Vertical brick installation  - See item #34 (upgraded tile - gold) - See item #120 (upg grout) - See item #23 (4pc ensuite)			
57	25	- - UPGRADE DOOR HARDWARE TO CAMBIE SQUARE MATTE BLACK 514		\$ 1,600.00	
44562	Note:				
58	4	- - UPGRADE EXTERIOR GRIPSET TO SAN CLEMENTE IN MATTE BLACK - DOUBLE DOOR AT FRONT AND SINGLE DOOR AT BACK, PLUS GARAGE DOOR .		\$ 556.00	
44563	Note:	- As per Floorplan Sketch dated December 18, 2024 - Front Exterior Door (x2), Garage Door (x1), Rear Patio Door (x1)			
59	1	MASTER BEDROOM - CLARIFICATION: CATHEDRAL CEILING IN MASTER BEDROOM HAS AN APPROX 6IN CENTRAL BEAM.		\$ 0.00	Each
44566	Note:				
60	1	GREAT ROOM - REINFORCE OUTLET IN GREAT ROOM FOR FUTURE FAN		\$ 135.00	Each
44567	Note:	- As per Floorplan Sketch dated December 18, 2024  - See item #61 (slopped ceiling mount) - See item # 63 (fan)			
61	1	GREAT ROOM - SUPPLY AND INSTALL SLOPPED CEILING MOUNT FOR MONTE CARLE MAVERICK FAN - CATHEDRAL CEILING - COLOR TO MATCH FAN		\$ 177.00	Each
44653	Note:	- As per Floorplan Sketch dated December 18, 2024  - See item #60 (reinforced outlet) - See item #63 (fan)			
62	1	MASTER BEDROOM - MAVERICK 52IN - 3MAVR52BKBK		\$ 1,995.00	Each
44568	Note:	MATTE BLACK HOUSING, MATTE BLACK BLADES -As per ceiling fan sketch dated December 18, 2024.			

Vendor Initials: 

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 Purchaser Initials: 

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PREPARED BY: Valerie Gendron  
LOCKED BY: Lisa Ballard  
PE 2,083-1  
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CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)  
Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER 2	PHASE 7	HOUSE TYPE 1026 THE MEDLEY ELEV A	CLOSING DATE 26-Jun-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
63	1	GREAT ROOM - MAVERICK 52IN - 3MAVR52RZWBB	\$ 1,995.00	Each
44570	Note:	BURNISHED BRASS HOUSING, WHITE MATTE BLADE -As per ceiling fan sketch dated December 18, 2024  - See item #60 (reinforced outlet) - See item #61 (slopped ceiling mount)		
64	1	- UPGRADE TO TRIM PACKAGE 3 THROUGHOUT	\$ 1,406.00	Each
44572	Note:	- Includes finished basement, basement bathroom and basement bedrooms. - Includes sunroom		
65	1	STD AREAS - UPGRADE TO SQUARE 2X2 HANDRAIL IN LIEU OF STANDARD COLONIAL-THROUGHOUT	\$ 646.00	Each
44573	Note:	- As per Floorplan Sketch dated December 18, 2024		
66	1	KITCHEN - 2 CABINETRY COLOR IN KITCHEN	\$ 500.00	Each
44574	Note:	- As per Kitchen Sketch dated December 18, 2024		
67	1	KITCHEN - NOTE: NON-STANDARD FRIDGE OPENING IS INCLUDED IN CUSTOM KITCHEN DESIGN PRICE- AS PER MODEL HOME.	\$ 0.00	Each
44655	Note:	- As per Kitchen Sketch dated December 18, 2024 - Opening approx. 38IN wide by 73IN high		
68	1	- DELETE ALL MIRROIRS THROUGHOUT	\$ 125.00	Each
44620	Note:	At Main Bathroom, Ensuite and Basement Bathroom.		
69	1	GREAT ROOM - DELETE FIREPLACE MANTLE	\$ 125.00	Each
44656	Note:			
70	1	MAIN BATHROOM - UPGRADE VANITY LIGHT TO VEGA MINOR 24 BLACK VL18224-BK	\$ 661.00	Each
44621	Note:	- As per Vanity Sketch dated December 18, 2024.		
71	1	BASEMENT BATHROOM - UPGRADE VANITY LIGHT TO VEGA MINOR 24 BLACK VL18224-BK	\$ 661.00	Each
44622	Note:	- As per Vanity Sketch dated December 18, 2024.		
72	2	ENSUITE BATH - UPGRADE VANITY LIGHT TO VEGA MINOR 24 BLACK VL18224-BK	\$ 1,322.00	
44623	Note:	- As per Vanity Sketch dated December 18, 2024.		
73	1	BEDROOM 2 - UPGRADE CEILING LIGH FIXTURE TO ESSEX FM43916-BK/GD	\$ 397.00	Each
44625	Note:	- As per Vanity Sketch dated December 18, 2024.		

PREPARED BY: Valerie Gendron  
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PE 2,083-2  
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Vendor Initials: 

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Purchaser Initials: 

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
2		7	1026 THE MEDLEY ELEV A	26-Jun-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
74		1 - BEDROOM 3 - UPGRADE CEILING LIGH FIXTURE TO ESSEX FM43916-BK/GD		\$ 397.00	Each
44650		Note: - As per Vanity Sketch dated December 18, 2024.			
75		2 - BASEMENT BEDROOM - UPGRADE CEILING LIGHT FIXTURE TO CASSIA SF549315MBOP IN MATTE BLACK		\$ 900.00	
44626		Note: - Basement bedroom #3 (1) and basement bedroom #4 (1) -As per Optional Surface Mount lighting sktech dated December 18, 2024.			
76		1 - DINING ROOM - UPGRADE DINING ROOM PENDANT TO HELENA PD9117-WH/GD WHITE/GOLD		\$ 780.00	Each
44628		Note: -120" external wire length			
77		3 - KITCHEN/DINETTE - SUPPLY AND INSTALL KUZCO DOROTHY 14IN PENDANTS IN WHITE/GOLD 492814-WH/GD		\$ 1,515.00	
44654		Note: - evenly spaced over island lenght - island depth is 48in, pendants to be approx centered at 24in			
78	159	1 - FOYER / MAIN BATH - TILE - FLOOR - UPGRADE - EMERALD - FOYER - EMERALD		\$ 3,988.00	Each
44631		Note: - As per Floorplan Sketch dated December 18, 2024 - As per Floor Tile installation sketch daetd December 18, 2024  - Includes Main Bathroom - See item #119 (upg grout)			
79	159	1 - ENSUITE BATH - TILE - FLOOR - UPGRADE - EMERALD - - ENSUITE BATHROOM OPTIONAL - EMERALD		\$ 1,496.00	Each
44632		Note: - As per Floorplan Sketch dated December 18, 2024 - As per Floor Tile installation sketch daetd December 18, 2024  - See item #23 (4pc ensuite)			
80		1 - ENSUITE BATH - DELETE ITEM #31 ( RE; TILE - FLOOR- UPGRADE - GOLD - ENSUITE BATHROOM - STANDARD - GOLD		-\$882.00	Each
44634		Note: - 4PC ENSUITE			
81		1 - FOYER / MAIN BATH - DELETE ITEM #32 ( RE; TILE - FLOOR- UPGRADE - DIAMOND- FOYER - DIAMOND)		-\$5,419.00	Each
44635		Note:			
82		1 - SUNROOM - DELETE ITEM #33 ( RE; TILE - FLOOR- UPGRADE - DIAMOND - SUNROOM - DIAMOND)		-\$2,766.00	Each
44636		Note:			
83		1 - MAIN BATHROOM - DELETE ITEM #39 ( RE; CABINETRY - UPGRADE - LEVEL 2- MAIN BATHROOM SINGLE VANITY- LEVEL 2 )		-\$411.00	Each
44637		Note:			
84		1 - ENSUITE BATH - DELETE ITEM #40 ( RE; CABINETRY - UPGRADE - LEVEL 2 - ENSUITE BATHROOM - DOUBLE VANITY - LEVEL 2)		-\$895.00	Each
44638		Note:			

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,083-3

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CONSTRUCTION SCHEDULING APPROVAL

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
85		1 - BASEMENT BATHROOM - DELETE ITEM # 42 ( RE; CABINETRY - UPGRADE - LEVEL 2- BASEMENT BATHROOM - SINGLE VANITY- LEVEL 2)	-\$448.00	Each
44639		Note:		
86		1 - KITCHEN - DELETE ITEM #44 ( RE; KITCHEN - SINK- BLANCO HORIZON SILGRANITE U2 UNDERMOUNT SINK 8in ( ANTRACITE 401267)	-\$533.00	Each
44640		Note:		
87		1 - ENSUITE BATH - DELETE ITEM #46 ( RE; BATH - ZITTA NICHE 12X24X3.75 ANR12240404 BRUSHED )	-\$778.00	Each
44642		Note:		
88		1 - ENSUITE BATH - DELETE ITEM # 47 (RE; BATH - DELTA DIVERTER 3- SETTING T11851-R11000 WITH SLIDE BAR 51567 & WALL ELBOW 50570	-\$1,917.00	Each
44643		Note:		
89		1 - KITCHEN - DELETE ITEM #19 (RE; KITCHEN - WATER LINE ROUGH-IN TO FRIDGE , DOES NOT INCLUDE CONNECTION )	-\$533.00	Each
44700		Note:		
90		1 - MASTER BEDROOM - DELETE #48 ( RE: BATH- DELTA VERO SHOWER FAUCET T17253-SS STAINLESS)	-\$997.00	Each
44701		Note:		
91		1 - ENSUITE BATH - DELETE ITEM # 49 ( RE; BATH - TOILET - AMERICAN STANDARD CHAMPION PRO ELONGATED 211 CA-104W/ SOFT CLOSE SEAT )	-\$852.00	Each
44800		Note:		
92		1 - MAIN BATHROOM - UPGRADE TO DELTA TRINSIC SINGLE HOLE VANITY FAUCET 559HA-BL-DST IN MATTE BLACK	\$ 570.00	Each
44644		Note:		
93		1 - BASEMENT BATHROOM - UPGRADE TO DELTA TRINSIC SINGLE HOLE VANITY FAUCET 559HA-BL-DST IN MATTE BLACK	\$ 570.00	Each
44646		Note:		
*94		1 - MAIN BATHROOM - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK - MATCHING OVERFLOW AND DRAIN	*\$ 537.00	Each
104406		Note:		
44645		Note:		
*95		1 - BASEMENT BATHROOM - BATH - DELTA TRINSIC TUB/SHOWER FAUCET T14459-BL WITH H2O KINETIC RAINCAN SHOWER HEAD MATTE BLACK - MATCHING OVERFLOW AND DRAIN	*\$ 537.00	Each
104406		Note:		
44798		Note:		
*96		2 - ENSUITE BATH - BATH - DELTA TRINSIC LAVATORY FAUCET SINGLE HANDLE HIGH - ARC 559HA -BL- DST MATTE BLACK	*\$ 1,140.00	
523		Note:		
44799		Note:		

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PE 2,083-4

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
97	1	ENSUITE BATH - UPGRADE SHOWER FAUCET TO DELTA T342702-BL C/W R22000 - DIVERTER 2 SETTINGS	\$ 1,779.00	Each
44702	Note:			
*98	3	- BATH - TOILET - AMERICAN STANDARD STUDIO 2 - PC TOILET ELONGATED 2794-104 W/ SOFT CLOSE SEAT	*\$ 2,940.00	
688	Note:	- Main bath (1), ensuite bath (1) , basement bath (1)		
44651				
99	1	ENSUITE BATH - UPGRADE SHOWER TRIM TO MATTE BLACK IN ENSUITE BATH	\$ 125.00	Each
44551	Note:			
*100	1	ENSUITE BATH - BATH - ZITTA NICHE 12X24X3.75 ANR12240407 MATTE BLACK	*\$ 778.00	Each
26728	Note:	- As per Floorplan Sketch dated December 18, 2024 - Horizontal niche - To be installed approx. centered on the back wall backing on to the owner suite WIC. To be installed at approx. 48inches from shower floor to the bottom ledge of the niche.  - See item #23 (4pc ensuite)		
44633				
101	1	- UPGRADE BATHROOM ACCESSOIRES TO ASTRAL COLLECTION IN MATTE BLACK - THROUGHOUT	\$ 470.00	Each
44556	Note:			
*102	1	KITCHEN - KITCHEN - SINK - BLANCO PRECIS U SUPER SINGLE UNDERMOUNT SINK (ANTHRACITE 400890) MIN 36IN WIDE CABINET REQUIRED	*\$ 1,545.00	Each
121476	Note:			
44564				
103	1	SUNROOM - TILE - FLOOR - UPGRADE - EMERALD - SUNROOM	\$ 2,036.00	Each
44801	Note:	- As per Floorplan Sketch dated December 18, 2024 - As per Floor Tile sketch daetd December 18, 2024  - See item #2 (sunroom) - See item #119 (upg grout)		
104	1	- UPGRADE TO NON-DEEP BASE PAINT COLOR - THOUGHOUT	\$ 1,598.00	Each
44699	Note:	INCLUDES FINISHED BASEMENT		
105	2	MAIN BATHROOM - UPGRADE TO LEVEL 2 CABINETRY HARDWARE	\$ 44.00	
44802	Note:	- To be installed Approx. centered on door		
106	2	BASEMENT BATHROOM - UPGRADE TO LEVEL 2 CABINETRY HARDWARE	\$ 44.00	
44803	Note:	- To be installed centered on door		
107	7	ENSUITE BATH - UPGRADE TO LEVEL 2 CABINETRY HARDWARE	\$ 154.00	
44804	Note:	- To be installed approx. centered on door		

Vendor Initials: 

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PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,083-5

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CONSTRUCTION SCHEDULING APPROVAL

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
2		7	1026 THE MEDLEY ELEV A	26-Jun-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
108		1 - <i>ENSUITE BATH</i> - CLARIFICATION; BANK OF DRAWERS 6/10/10 IN 4PC ENSUITE TO BE APPROX 18IN WIDE		\$ 0.00	Each
44805		Note: -See Item #41 (Vanity bank of drawers cenetered between sinks)			
109		1 - <i>KITCHEN/DINETTE</i> - CLARIFICATION: POTS/PANS 6/12/12 LOCATED ON EITHER SIDE OF THE STOVE TO BE APPROX 36IN WIDE.		\$ 0.00	Each
44806		Note: - See Kitchen Sketch dated December 18, 2024			
110		6 - <i>KITCHEN/DINETTE</i> - UPGRADE TO LEVEL 2 CABINETRY HARDWARE		\$ 132.00	
44807		Note: - For extra Approx. 12in deep cabinet backing the island only - To be installed approx. centered on door  - As per Hardware Sketch dated December 18, 2024			
111		34 - <i>KITCHEN/DINETTE</i> - UPGRADE TO LEVEL 3 CABINETRY HARDWARE		\$ 1,088.00	
44808		Note: - For all doors and drawers that arent the pots/pans at 36in wide  - As per Hardware Sketch dated December 18, 2024			
112		6 - <i>KITCHEN/DINETTE</i> - UPGRADE TO LEVEL 4 CABINETRY HARDWARE		\$ 258.00	
44809		Note: - For Pots/Pans drawers 6/12/12 approx 36IN wide  - As per Hardware Sketch dated December 18, 2024			
113		1 - <i>KITCHEN/DINETTE</i> - CLARIFICATION: RECYCLING STATION IN ISLAND TO BE APPROX 600MM		\$ 0.00	Each
44810		Note: - As per Item #13 (Custom kitchen upgrades)			
114		1 - <i>KITCHEN/DINETTE</i> - NOTE : PLUGS LOCATED ON EITHER SIDE OF THE ISLAND TO BE INSTALL HORIZONTALLY		\$ 0.00	Each
44811		Note: - As per kitchen sketch dated December 18, 2024			
115		1 - <i>LAUNDRY ROOM</i> - CLARIFICATION: STANDARD LAUNDRY UPPER CABINET TO BE APPROX 60IN WIDE		\$ 0.00	Each
44813		Note: - See item #116 (extend laundry cabinetry full length of wall)			
116		1 - <i>LAUNDRY ROOM</i> - EXTEND STANDARD LAUNDRY CABINET FROM APPROX 60IN TO FULL LENGHT OF WALL - STANDARD CABINETRY - STANDARD HEIGHT OF 30IN- STANDARD DEPTH OF 12IN		\$ 567.00	Each
44814		Note: - As per Floorplan Sketch dated December 18, 2024  - See item #38 (laundry room cabinetry) - See item #115 (original cabinetry width clarification)			
117		3 - <i>BASEMENT</i> - SUPPLY AND INSTALL ELECTRICAL PLUG - INSTALLATION AT STD HEIGHT APPROX 12" FROM FLOOR - IN THE UNFINISHED MECHANICAL/STORAGE AREA		\$ 594.00	
44815		Note: - As per Floorplan Sketch dated December 18, 2024  - 1 PLUGS TO BE LOCATED ON THE EXTERIOR WALL , APPROX 3 FEET AWAY FROM ELECTRICAL BOX - 1 PLUG TO BE LOCATED ON SAME WALL AS LAUNDRY TUB, APPROX 4 FEET AWAY - 1 PLUG TO BE LOCATED ON THE WALL BACKING THE GARAGE			

Vendor Initials: 

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PE 2,083-6  
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CONSTRUCTION SCHEDULING APPROVAL

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Gabie Sergerie and Dominic Bertrand

Printed: 18-Dec-24 4:17 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
2	7	1026 THE MEDLEY ELEV A	26-Jun-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
118		1 - BASEMENT - NOTE: THE HOME COMES WITH 1 PLUG AS STANDARD IN THE VESTIBULE - LOCATED ON THE LONG WALL	\$ 0.00	Each
44819		Note: - As per Floorplan Sketch dated December 18, 2024		
119		1 - - UPGRADED FLOOR GROUT IN FOYER, MAIN BATH, LAUNDRY ROOM, SUNROOM AND BASEMENT BATHROOM.	\$ 213.00	Each
44817		Note:		
120		1 - - UPGRADED WALL GROUT IN MAIN BATHROOM TUB/SHOWER, ENSUITE 4PC BATHROOM SHOWER AND BASEMENT TUB/SHOWER.	\$ 147.00	Each
44818		Note:		
*121 155717		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 2,332.32	Each
44839		Note: - Orbital Estimate No#: OR8538 Rev.02 dated 12/02/2024		
*122 155716		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 10,692.00	Each
44840		Note: - S&S Electric Estimate No#: SS6756 Rev.03 dated 12/10/2024		

Sub Total	\$36,712.32
HST	\$0.00
Total	\$36,712.32

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Signé par :  
A5BF16EB993741E...  
Gabie Sergerie  
18-Dec-24  
DATE

VENDOR:

DocuSigned by:  
A04F827501214EE  
PER: Valecraft Homes (2019) Limited

PURCHASER:

Signé par :  
3B8B99BA10CCEB404  
Dominic Bertrand  
18-Dec-24  
DATE

DATE:

December 18, 2024

PREPARED BY: Valerie Gendron

LOCKED BY: Lisa Ballard

PE 2,083-7

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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.

  
Purchaser

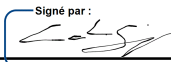
  
Purchaser

  
Vendor

6.       The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7.       The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$918,203.82 . 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 Gatineau QC this 18 day of December , 2024

Signé par :




A59F16EB993741E

PURCHASER

VALECRAFT HOMES (2019) LIMITED

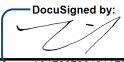
Signé par :



38899BA10CEB40A

PURCHASER

DocuSigned by:



A04F827301214EE...

PER:

December 18, 2024

DATE:

PROJECT: Place St. Thomas 7 LOT: 2 - 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.

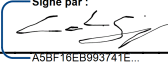
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #26 of the Agreement of Purchase & Sale.                      \$275.00 + HST= \$310.75

**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.

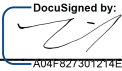
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 December 18, 2024.

Signed at Gatineau, QC, this 18 day of December, 2024.

Signé par :  
  
A5BF16EB993741E...  
**Purchaser**

**Valecraft Homes (2019) Limited**

Signé par :  
  
3B999BA10CEB4D4...  
**Purchaser**

DocuSigned by:  
  
A04F827301214EE...  
**Per:**

December 18, 2024  
**Date:**

**Lot #:** PST PH7 Lot 2

**Project:**      Place St. Thomas 7

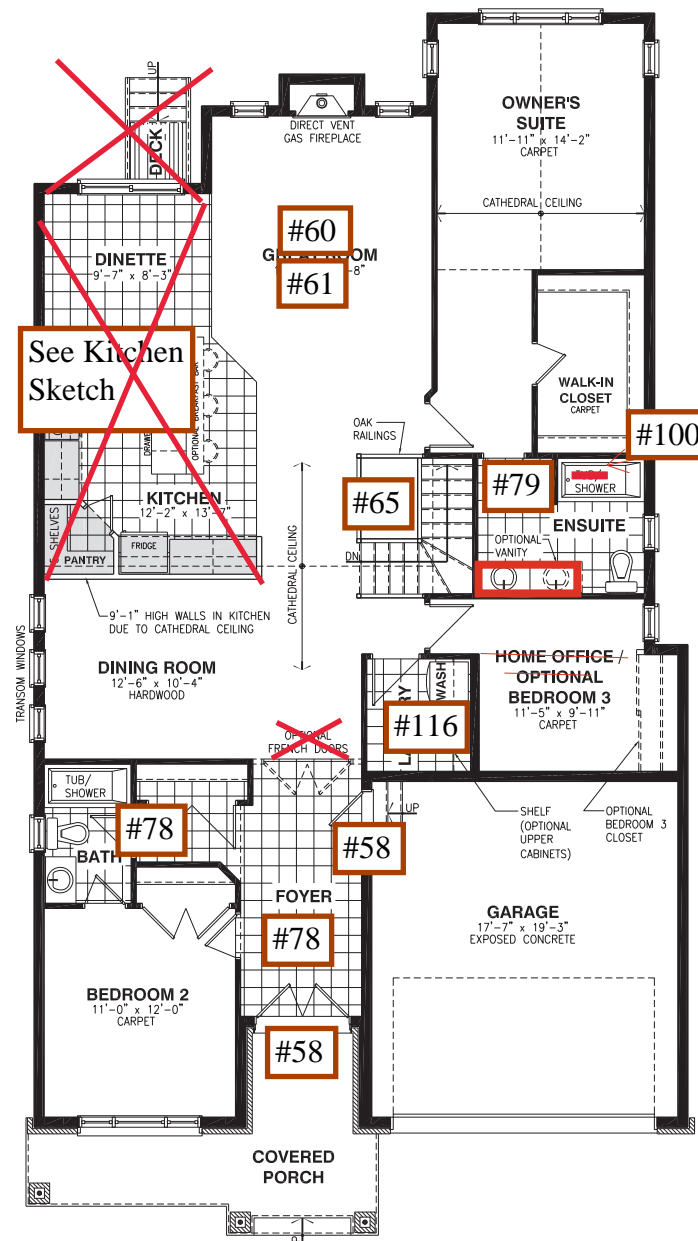
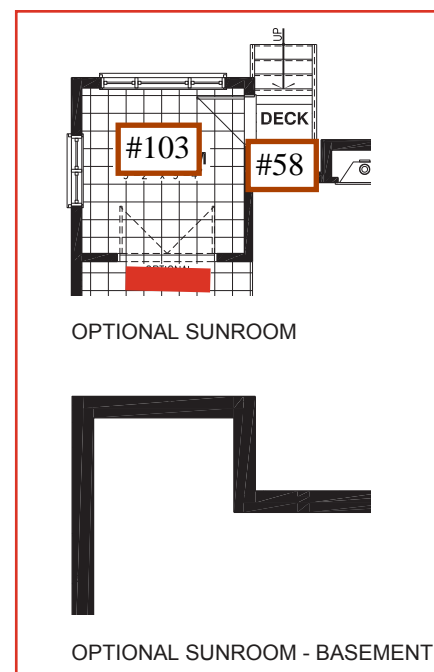


# THE MEDLEY

Including 43 SQ. FT. basement vestibule

Date: December 18, 2024

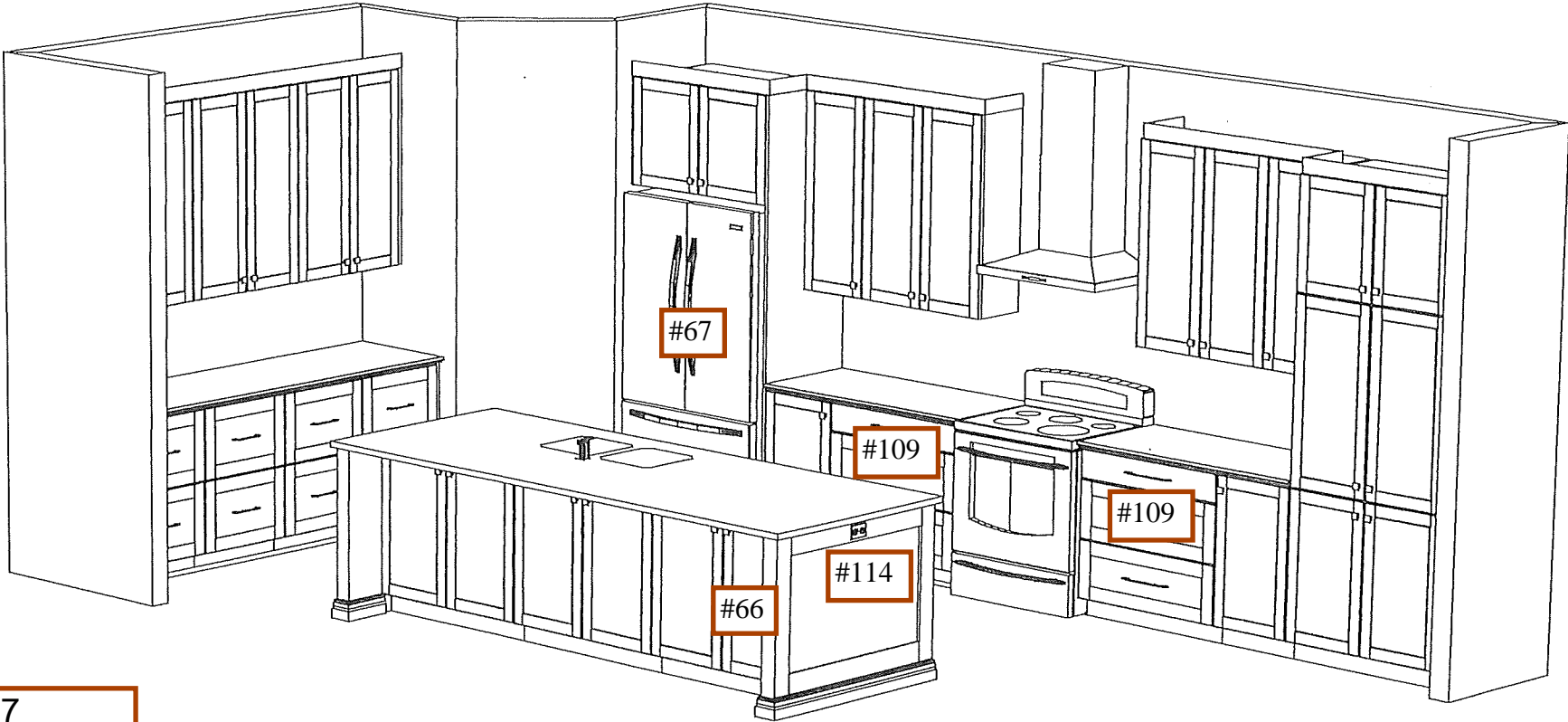
Purchaser: Dominic Bertrand



GROUND FLOOR - ELEVATION A

## FLOOR PLAN SKETCH

KITCHEN SKETCH - DECEMBER 18, 2024



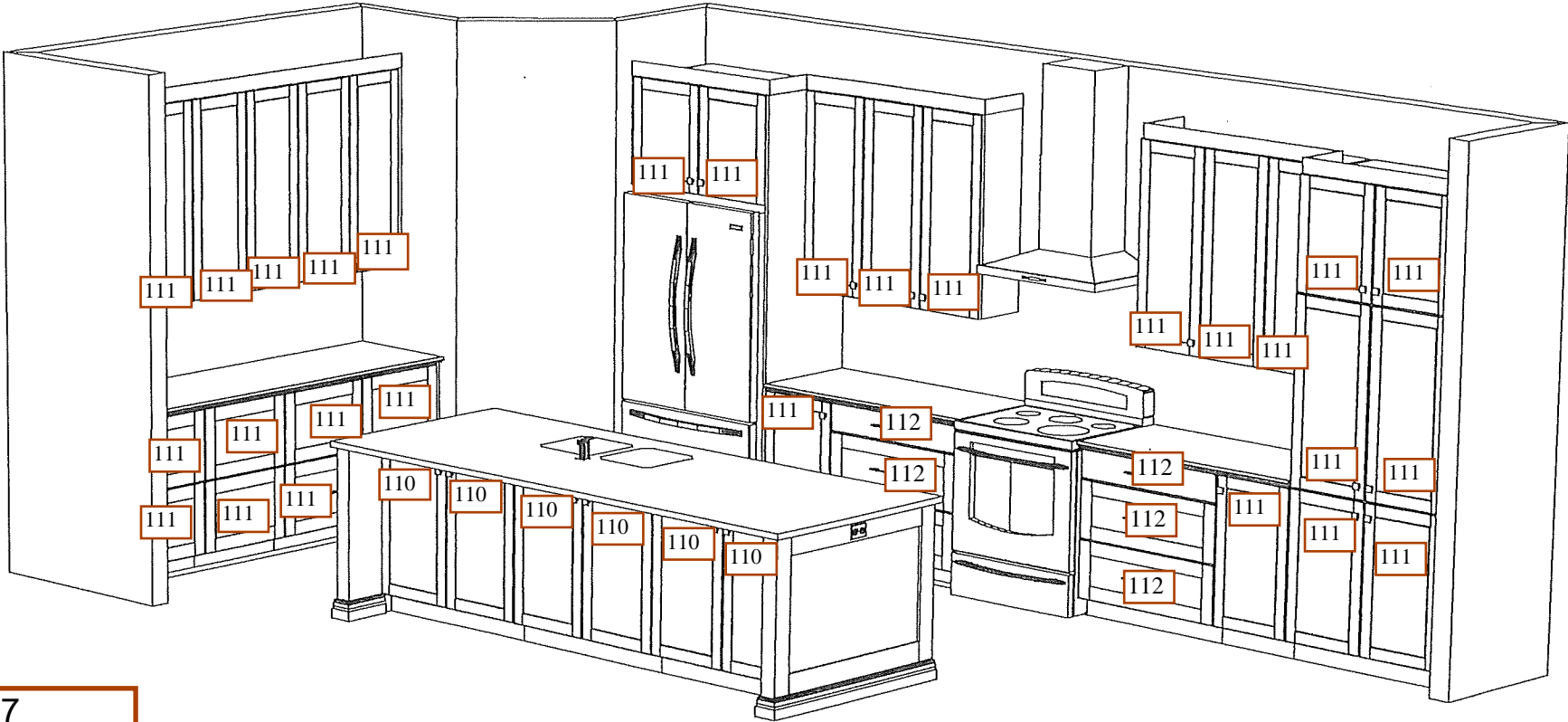
Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: PST PH7 Lot 2  
Model: #1026 "A" Rev Medley  
Date: December 18, 2024  
Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand

Paraphe  
*[Signature]*

DS  
FN

Item #13 - Custom Kitchen Layout - Level 2 Cabinetry

HARDWARE SKETCH - DECEMBER 18, 2024



Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: PST PH7 Lot 2  
Model: #1026 "A" Rev Medley  
Date: December 18, 2024  
Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand

Paraphe Paraphe  


DS  
FN



Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen  
+  
(Main Bathroom, 4PC Ensuite,  
Basement Bathroom - Standard  
2cm Edge)

Project: Place St. Thomas 7

Purchaser: Gabie Sergerie

Plan #: 50M-361

Purchaser: Dominic Bertrand

Lot: PST PH7 LOT 2

Date: December 18, 2024

Model: #1026 "A" Rev Medley

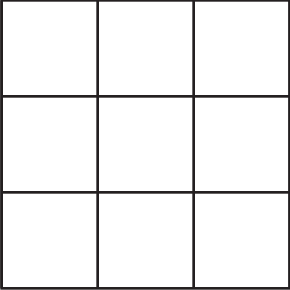
Upgrade #: 6, 14, 23



Tile Installation Options

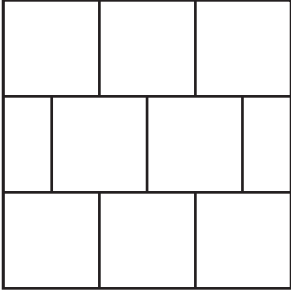
FLOOR TILE

Standard square



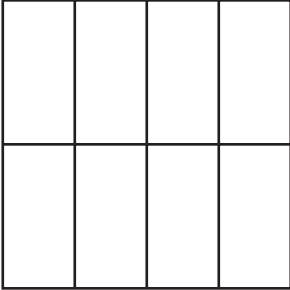
Foyer, Sunroom,  
Main Bathroom,  
4PC Ensuite,  
\_\_\_\_\_

Square brick



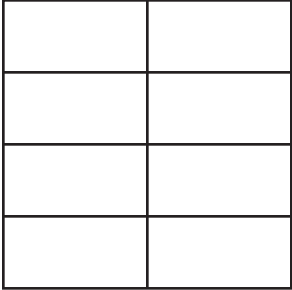
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rectangular  
front to back of the house



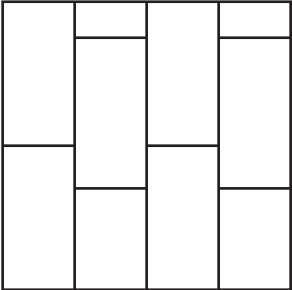
Laundry Room,  
Basement Bathroom  
\_\_\_\_\_  
\_\_\_\_\_

Rectangular  
side to side of the house



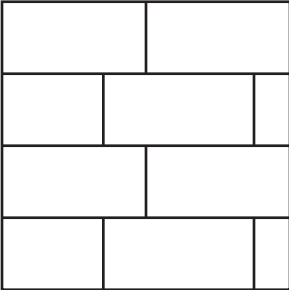
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rectangular 1/3 staggered  
front to back of the house



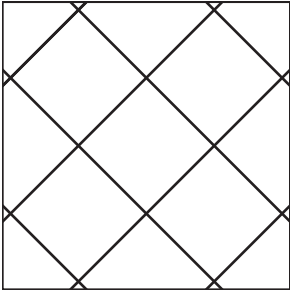
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rectangular 1/3 staggered  
side to side of the house



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

45 degree



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 LOT 2  
Model: #1026, "A", Rev. Medley

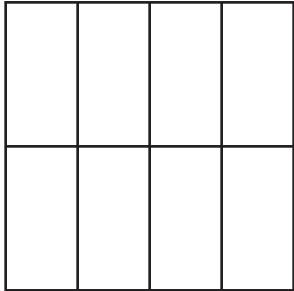
Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand  
Date: December 18, 2024  
Upgrade #: 2, 6, 23, 36, 78, 79, 103,



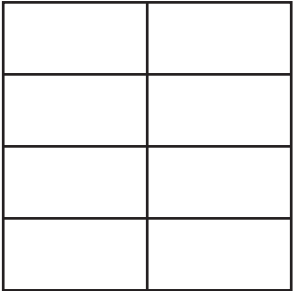
Tile Installation Options

WALL TILE

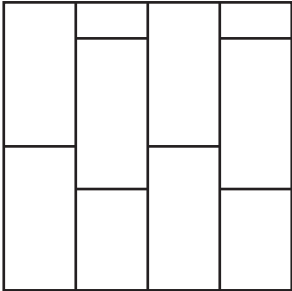
Vertical stacked



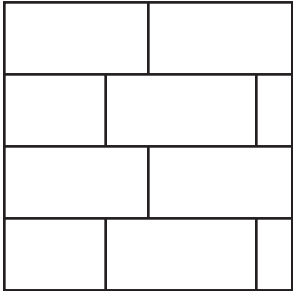
Horizontal stacked



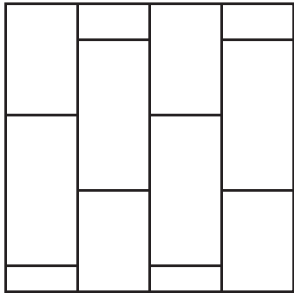
Vertical 1/3 offset brick



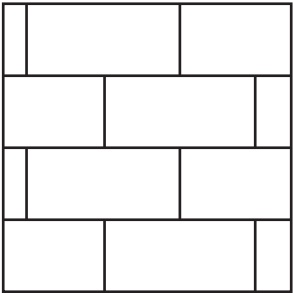
Horizontal 1/3 offset brick



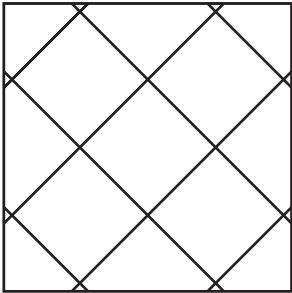
Vertical brick



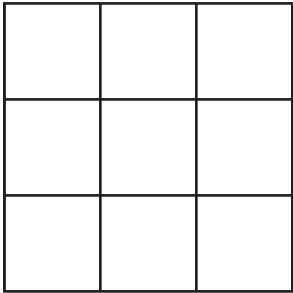
Horizontal brick



45 degree



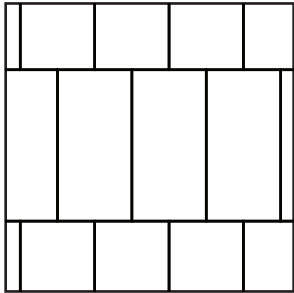
Standard square



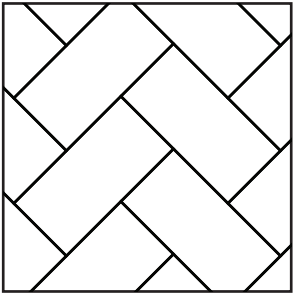
4PC Ensuite Walk-In  
Shower,

Fireplace,  
Main Bathroom,  
Basement Bathroom

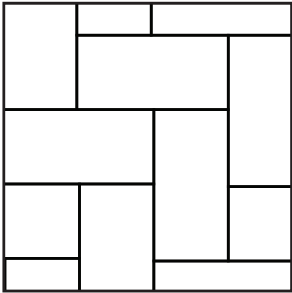
Vertical offset bond



Herringbone



Block herringbone



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 LOT 2

Model: #1026, "A", Rev Medley

Purchaser: Gabie Sergerie

Purchaser: Dominic Bertrand

Date: December 18, 2024

Upgrade #: 6, 17, 23, 34, 35, 37, 54, 55, 56



Valecraft  
Homes (2019) Limited

CEILING FANS  
ALL MODELS UPGRADE



Maverick 52”

Matte Black Housing Matte Black Blades

3MAVR52BKBK

#62



Maverick 52”

Burnished Brass Housing Matte White Blades

3MAVR52RZWBS

#63

\* Plan permitting.

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 LOT 2  
Model: #1026 "A" Rev Medley

Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand  
Date: December 18, 2024  
Upgrade #: 60, 61, 62, 63

Paraphe

DS  
FN





Valecraft  
Homes (2019) Limited

PENDANTS  
ALL MODELS UPGRADE



#77

\* Plan permitting.

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 LOT 2  
Model: #1026 "A" Rev Medley

Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand  
Date: December 18, 2024  
Upgrade #: 60, 61, 62, 63



Valecraft  
Homes (2019) Limited

SURFACE MOUNT  
ALL MODELS UPGRADE



Essex

Black/Gold FM43916-BK/GD

#73 & 74



Cassia

Matte Black SF549315MBOP

#75

\* Plan permitting.

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 LOT 2

Model: #1026 "A" Rev Medley

Purchaser: Gabie Sergerie

Purchaser: Dominic Bertrand

Date: December 18, 2024

Upgrade #: 73, 74, 75



Valecraft  
Homes (2019) Limited

PENDANTS  
ALL MODELS UPGRADE



#76

\* Plan permitting.

Project: Place St. Thomas 7  
Plan #: 50M-361  
Lot: PST PH7 LOT 2  
Model: #1026 "A" Rev. Medley

Purchaser: Gabie Sergerie  
Purchaser: Dominic Bertrand  
Date: December 18, 2024  
Upgrade #: 76

Paraphe

DS  
FN



Valecraft  
Homes (2019) Limited

VANITY  
ALL MODELS UPGRADE



Vega Minor - 24”

Black VL18224-BK

#70, 71 & 72

\* Plan permitting.

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 LOT 2

Model: #1026 "A" Rev Medley

Purchaser: Gabie Sergerie

Purchaser: Dominic Bertrand

Date: December 18, 2024

Upgrade #: 70, 71, 72



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








Estimate No#: OR8538 Rev.02

Customer Copy

Customer:

Dominic Bertrand & Gabie Sergerie  
Home: 581-994-1393, 418-997-4877  
Email: dournet@hotmail.com;  
gabbb21@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 lot 2  
Closing Date: 06/26/2025  
  
Salesperson: Kyle Takman (OR)  
Date: 12/02/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	<b>Vacuum Rough-In Outlet</b> Vacuum Rough-In Outlets		\$	\$0.00
Rec Room	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
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 #3	1.00	<b>(1) Port Plate - (1) Data CAT6 Outlet</b> (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Garage	1.00	<b>Vacuum Extension</b> Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$288.00	\$288.00
Garage	1.00	<b>Vacuum System w/ Aecessories (VAC-KITCV600AW)</b> Vacuum System w/ Aecessories (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

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

Customer Subtotal:	<b>\$2,064.00</b>
HST:	<b>\$268.32</b>
<b>Total:</b>	<b>\$2,332.32</b>

Signé par :    
A5BF16EB993741E... 3B899BA10CEB4D4...

Customer Signature

December 18, 2024

Date

DS  
FN



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

A Division of the S&S Bolton Group  
www.ssbolton.com

## Estimate No#: SS6756 Rev.03

Customer Copy

### Customer:

Dominic Bertrand & Gabie Sergerie  
Home: 581-994-1393, 418-997-4877  
Email: dournet@hotmail.com;  
gabbb21@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 lot 2  
Closing Date: 06/26/2025  
  
Salesperson: Kyle Takman  
Date: 12/10/2024

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	<b>8 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 8 LED Halo pot lights (AFR4-0930-WH) on existing switch	A	\$1,715.00	\$1,715.00
Rec Room	3.00	<b>Misc. Product</b> Credit for Deleted Fixtures	A	\$-128.00	\$-384.00
Rec Room	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	A	\$121.00	\$121.00
Garage	1.00	<b>15 Amp Separate Circuit Plug</b> Add 15 Amp separate circuit plug for central vacuum	B	\$349.00	\$349.00
Front Out	1.00	<b>15 Amp Separate Circuit Soffit Plug w/ Switch</b> 15 Amp Separate Circuit Soffit Plug w/ Switch for Christmas lights	C	\$411.00	\$411.00
Kitchen	2.00	<b>Standard Light Outlet (Keyless)</b> Relocate standard fixtures and leave as keyless for future pendant lighting on existing switch (2 fixtures in total)	D	\$	\$0.00
Kitchen	2.00	<b>Misc. Product</b> Credit for Deleted Fixtures	D	\$-128.00	\$-256.00
Kitchen	1.00	<b>6 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 6 LED Halo pot lights (AFR4-0930-WH) on existing switch	E	\$1,348.00	\$1,348.00
Great Room	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo pot lights (AFR4-0930-WH) on added switch	F	\$939.00	\$939.00
Great Room	1.00	<b>Single Pole Switch</b> Added Switch for pot lights	F	\$136.00	\$136.00
Various Locations	2.00	<b>Misc. Product</b> USB Charger Receptacle in kitchen and master bedroom (standard items)	G	\$	\$0.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Paraphé Paraphé DS  
FN



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

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Owners Suite	1.00	<b>15 Amp Standard Plug</b> Add (1) 15 Amp Standard Plug	H	\$175.00	\$175.00
Owners Suite	1.00	<b>Upgrade existing receptacle to 15 or 20 Amp USB A</b> Upgrade existing receptacle to 15 or 20 Amp USB A & C	H	\$87.00	\$87.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo pot light (AFR4-0930-WH) on added switch	I	\$245.00	\$245.00
Ensuite Bath	1.00	<b>Single Pole Switch</b> Added Switch for pot light	I	\$136.00	\$136.00
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo pot light (AFR4-0930-WH) on added switch	J	\$245.00	\$245.00
Main Bath	1.00	<b>Single Pole Switch</b> Added Switch for pot light	J	\$136.00	\$136.00
Main Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo pot light (AFR4-0930-WH) on added switch	K	\$245.00	\$245.00
Main Bath	1.00	<b>Single Pole Switch</b> Added Switch for pot light	K	\$136.00	\$136.00
Sunroom	1.00	<b>Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)</b> Reinforce Light Outlet for Heavier Fixture or Ceiling Fan (no 3 wire)	L	\$119.00	\$119.00
Dining	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo pot light (AFR4-0930-WH) on added switch	P	\$939.00	\$939.00
Dining	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	P	\$121.00	\$121.00
Dining	1.00	<b>Single Pole Switch</b> Added Switch for pot lights	P	\$136.00	\$136.00
Owners Suite	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 1 LED Halo pot light (AFR4-0930-WH) on existing switch	Q	\$245.00	\$245.00
Owners Suite	1.00	<b>Single Pole Switch</b> Add switch for pot light	Q	\$136.00	\$136.00
Owners Suite	1.00	<b>Misc. Product</b> Credit for Deleted Fixture	Q	\$-128.00	\$-128.00
Kitchen	1.00	<b>Misc. Product</b> Relocate Microwave as per kitchen sketches	R	\$	\$0.00
Great Room	1.00	<b>Standard Light Outlet (Keyless)</b> Add light outlet	S	\$160.00	\$160.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Paraphé

DS  
FN





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

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www.ssbolton.com

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	<b>Single Pole Switch</b> Added switch for future fan	S	\$136.00	\$136.00
Soffit	2.00	<b>1 * 4" LED 2nd floor slim Soffit Pot Light White (AFR4C-0930-WH)</b> Delete standard fixture, add 2 LED soffit pot lights (AFR4-0930-WH) on existing switch	T	\$251.00	\$502.00
Soffit	1.00	<b>Misc. Product</b> Credit for Deleted Fixture	T	\$-179.00	\$-179.00
Ensuite Bath	1.00	<b>15 Amp GFI Bathroom Plug</b> Add 15 Amp GFI Bathroom Plug for future bidet	U	\$279.00	\$279.00
Main Bath	1.00	<b>15 Amp GFI Bathroom Plug</b> Add 15 Amp GFI Bathroom Plug for future bidet	V	\$279.00	\$279.00
Mechanical Room	1.00	<b>Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker</b> Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	X	\$980.00	\$980.00
Kitchen	1.00	<b>20 AMP separate circuit plug</b> 20 AMP separate circuit plug for gas stove	Y	\$324.00	\$324.00
Great Room	1.00	<b>15 Amp Standard Plug</b> Add 15 Amp Standard Plug at standard height	Z	\$175.00	\$175.00
Dining	1.00	<b>Misc. Product</b> Relocate dining room fixture -Approx. 68" away from the exterior wall with 3 windows, and centered in the dining room depth (Approx. 62" away from kitchen wall).	ZA	\$	\$0.00
Dining	1.00	<b>Upgrade Switch to Dimmer</b> Upgrade Switch to Dimmer	ZA	\$121.00	\$121.00
Hall	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 LED Halo pot light (AFR4-0930-WH) on existing switch	ZB	\$939.00	\$939.00
Hall	4.00	<b>Misc. Product</b> Credit for Deleted Fixtures	ZB	\$-128.00	\$-512.00
Kitchen Island	2.00	<b>Misc. Product</b> Island plugs to be installed horizontally as per kitchen sketches	ZD	\$	\$0.00
Owners Suite	1.00	<b>Misc. Product</b> Relocate Standard fixture and leave as keyless for future fan	ZE	\$	\$0.00
Owners Suite	1.00	<b>Single Pole Switch</b> Add switch for fan	ZE	\$136.00	\$136.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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Fax: (613) 748-0355

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\*\*\* Total price does not include any applicable taxes.

**Customer Total: \$10,692.00**

**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."

Signé par :  Signé par :   
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Customer Signature

December 18, 2024  
Date



S&S / Orbital Sketch

Model Name: Medley "A" Rev Model #: #1026 Plan #: 50M-361  
Site: Place St. Thomas 7 Purchaser: Gabie Sergerie  
Lot: PST PH7 Lot 2  
Date: Dec. 10, 2024 Purchaser: Dominic Bertrand



ELEVATION A

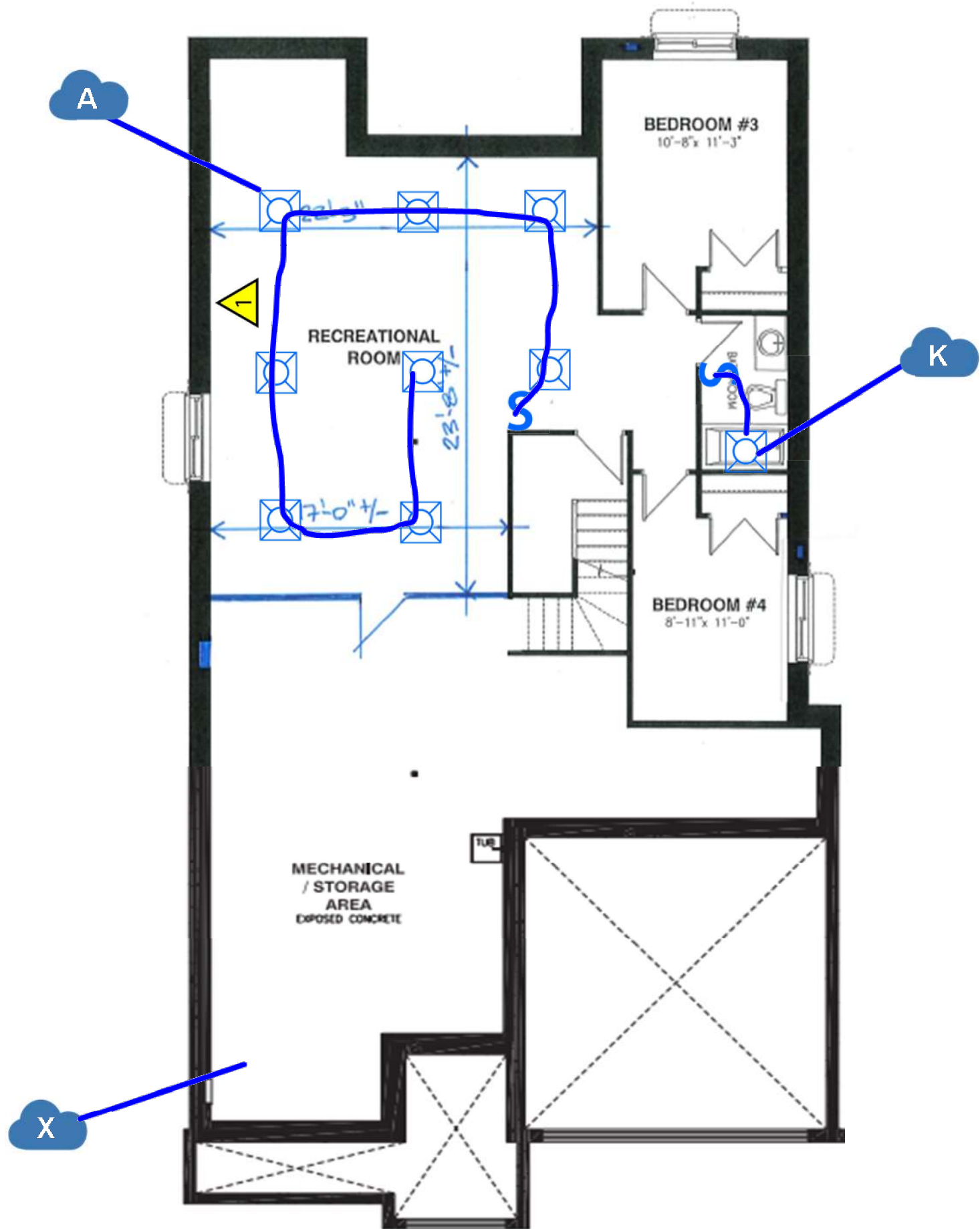
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S&S / Orbital Sketch

Model Name: Medley "A" Rev Model #: #1026 Plan #: 50M-361  
Site: Place St. Thomas 7 Purchaser: Gabie Sergerie  
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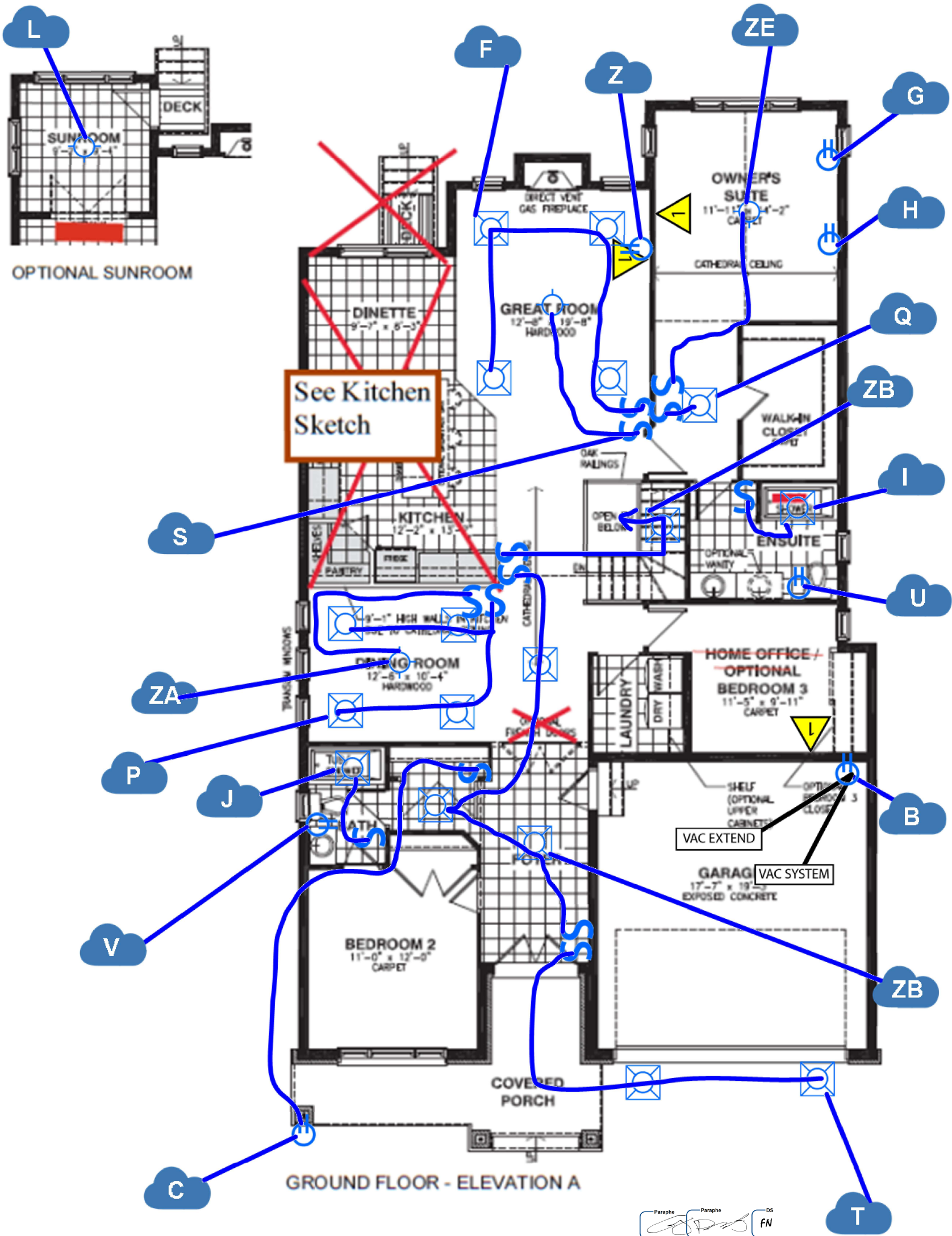
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S&S / Orbital Sketch

Model Name: Medley "A" Rev Model #: #1026 Plan #: 50M-361  
Site: Place St. Thomas 7 Purchaser: Gabie Sergerie  
Lot: PST PH7 Lot 2  
Date: Dec. 10, 2024 Purchaser: Dominic Bertrand





S&S / Orbital Sketch

Model Name: Medley "A" Rev

Site: Place St. Thomas 7

Lot: PST PH7 Lot 2

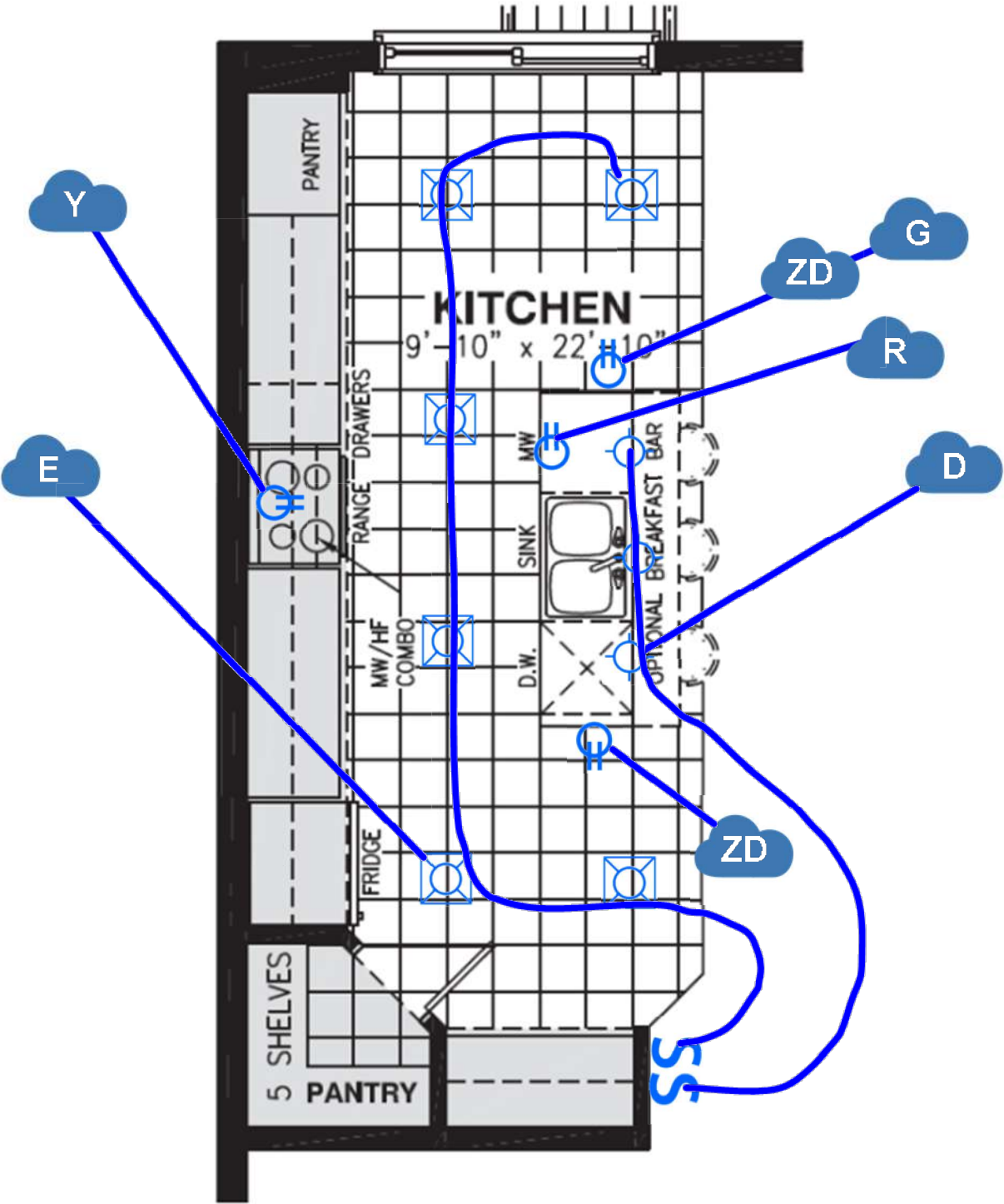
Date: Dec. 10, 2024

Model #: #1026


Purchaser: Gabie Sergerie

Purchaser: Dominic Bertrand

Plan #: 50M-361

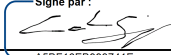
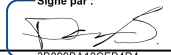



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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Trim Package #3					64
DOOR STYLE	Standard interior doors + Front exterior doors w/ PURE Glass insert					STD, 53
INTERIOR HARDWARE	Cambie square in 514 matte black (interior throughout) + San clemente matte black for exterior gripset (front double door, garage & rear patio door)					57, 58
INTERIOR LIGHTING PACKAGE	Standard SOHO Light Package + S&S Electric Quote / Reinforced outlet & slopped ceiling mount in great room / MAVERICK matte black 52" fan in great room & owners suite / ESSEX light in bedroom 2 & bedroom 3 / VEGA MINOR 24 Black light in main bathroom (x1), basement bath (x1) & ensuite (x2) / CASSIA matte black light in basement bedroom #3 & basement bedroom #4 / HELENA pendant in dining room / KUZCO DOROTHY pendants (x3) over island in kitchen/dinette					60, 61, 62, 63, 70, 71, 72, 73, 74 75, 76, 77, 114, 117, 118, 121, 122
BATHROOM ACCESSORIES & MIRROIRS	Astral collection in Matte Black in Main bathroom, Ensuite & Basement Bathroom. Delete all mirrors throughout					68, 101
FIREPLACE MANTLE	Delete STD fireplace mantle					16, 69


INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Square 2x2	Stain # 503	65, 11
BRACKET	Metal	N/A	Stain Black	12, 11
SPINDLES	Metal	Square	Satin black	12, 11
POSTS	Red Oak	Modern 3" post, routed	Stain # 503	STD, 11
NOSINGS	Red Oak	N/A	Stain # 503	STD, 11
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	Stain # 503	11

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maxiumum 73" (h))</i>	Non-standard fridge opening approx. 38in wide x 73in high (to accommodate a 36inx72in fridge)	13, 67	/	/
RANGE	Standard Opening	STD, 13	Gas/ Line for range	21
DISHWASHER	Standard Opening	STD, 13	/	/
CHIMNEY HOODFAN <i>(Specify if convection)</i>	Standard Chimney Hoodfan Opening	STD, 13	Whirlpool 300 CFM - 30IN Stainless Steel Model # WVV73UC0LS	22
WASHING MACHINE/DRYER	Standard Opening	STD	/	/

Purchaser's Signature(s) :	<div><div>Signé par :</div><div></div><div>A5BF16EB993741E...</div></div>	Date: December 18, 2024
Purchaser's Signature(s) :	<div><div>Signé par :</div><div></div><div>3B899BA10CEB4D4...</div></div>	Date: December 18, 2024
Approved By :	<div><div>DocuSigned by :</div><div></div><div>A04F827301214EE...</div></div>	Date: December 18, 2024

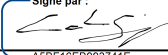
CABINETRY			
ROOM	SELECTION	LEVEL	STD/UPG #



<div></div>	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
KITCHEN	STYLE AND COLOUR	MDF Red deer in Frost for perimeter of kitchen, MDF Red Deer in Mushroom for island only			Level 2, 2 tone cabinet	13, 66, 67, 109, 113,
	HARDWARE CODE	Handles on bigger pots/pans drawers located on either side of the stove : POI-R7040-256- BSAE ( level 4)  Handles on 12in lower cabinet located at the back of island : V0117-128-LM1 (level 2)  Handles on all other drawers and doors : POI-R7040-160- BSAE (level 3)	TYPE	Pulls & Hidden pulls	Level 2, 3 & 4	110, 111, 112
	COUNTERTOP	Eternal Silestone Calacatta Gold Polished, 3cm	COUNTERTOP EDGE PROFILE	Eased edge	Level 5	14
MAIN BATHROOM	STYLE AND COLOUR	PM-100i Dalia Ambassador A24WT			STD	STD
	HARDWARE CODE	V0117-128-LM2	TYPE	hidden pulls	Level 2	105
	COUNTERTOP	Quorastone Cotton knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra apres ski TA-M2015			STD	STD, 23, 41, 108
	HARDWARE CODE	V0117-128-LM2 on doors and drawers	TYPE	hidden pulls	Level 2	107
	COUNTERTOP	Quorastone Cotton knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 23
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT BATHROOM	STYLE AND COLOUR	PM-100i Dalia Ambassador A24WT			STD	STD, 6,
	HARDWARE CODE	V0117-128-LM2	TYPE	hidden pulls	Level 2	106
	COUNTERTOP	Quorastone Cotton knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard	STD	STD, 6,
LAUNDRY ROOM	STYLE AND COLOUR	Lastra Sable Island TA-L562			STD	STD, 38, 115, 116
	HARDWARE CODE	BP 1076-900	TYPE	pulls	STD	STD, 38
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) :

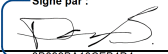
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Purchaser's Signature(s) :


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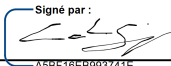
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial white		STD	\		\
FOYER	Eggshell DLX1025-1 Commercial white		104	\		\
POWDER ROOM	\		\	\		\
MAIN FLOOR HALLWAY	Eggshell DLX1025-1 Commercial white		104	\		\
LIVING/DINING ROOM	Eggshell DLX1025-1 Commercial white		104	\		\
SUNROOM	Eggshell DLX1025-1 Commercial white		104, 2	\		\
GREAT ROOM	Eggshell DLX1025-1 Commercial white		104	\		\
FAMILY ROOM	\		\	\		\
DEN/STUDY/HOME OFFICE	Eggshell DLX1025-1 Commercial white		104	\		\
KITCHEN/DINETTE/BREAKFAST	Eggshell DLX1025-1 Commercial white		104	\		\
LAUNDRY/MUDROOM	Eggshell DLX1025-1 Commercial white		104	\		\
2nd FLOOR HALLWAY	\		\	\		\
MAIN BATH	Eggshell DLX1025-1 Commercial white		104	\		\
BEDROOM #2	Eggshell DLX1025-1 Commercial white		104	\		\
BASEMENT BEDROOM #3	Eggshell DLX1025-1 Commercial white		104, 4	\		\
BASEMENT BEDROOM #4	Eggshell DLX1025-1 Commercial white		104, 5	\		\
OWNERS SUITE	Eggshell DLX1025-1 Commercial white		104	\		\
OWNERS SUITE WALK-IN CLOSET	Eggshell DLX1025-1 Commercial white		104	\		\
OWNERS SUITE ENSUITE	Eggshell DLX1025-1 Commercial white		104	\		\
FINISHED BASEMENT RECREATION ROOM	Eggshell DLX1025-1 Commercial white		104, 3	\		\
BASEMENT BATHROOM	Eggshell DLX1025-1 Commercial white		104, 6	\		\

Purchaser's Signature(s) :

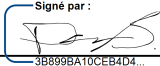
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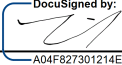
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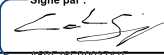
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
FOYER	FLOOR	Ceratec Gaia Taupe Semi-polished 23.4"x23.4" (standard square installation)	56 greige	Emerald floor tile + UPG grout	78, 119	
POWDER ROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
SUNROOM	FLOOR	Ceratec Gaia Taupe Semi-polished 23.4"x23.4" (standard square installation)	56 greige	Emerald floor tile + UPG grout	103, 119, 2	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Ceratec Gaia Taupe Semi-polished 11.6"x23.4" (Front to back rectangular installation)	56 greige	Gold floor tile + UPG grout	30, 119	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood floor selection	\	UPG	29	
	BACKSPLASH	Silestone Calacatta Gold polished, 2cm	\	UPG	15	
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood floor selection	\	UPG	29	
FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	Ceratec Pave wall dolmen 1124 bianco Matt 4.3"x 17.7" (1/2 brick horizontal installation )	25 polar grey	Quote wall tile + STD grout	17, STD	
ADDITIONAL FIREPLACE	HEARTH	\	\	\	\	
	SURROUND	\	\	\	\	

Purchaser's Signature(s) :

Signé par :



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Purchaser's Signature(s) :


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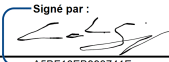
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Ceratec Gaia Taupe Semi-polished 23.4"x23.4" (standard square installation)		56 greige	Emerald floor tile + UPG grout	78, 119
	WALL	Centura country Blanco 13250 2.5"x16" (Horizontal brick installation)		54 pearl	Gold wall tile + UPG grout + UPG Install	35, 54, 120
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
4PC ENSUITE BATHROOM	FLOOR	Ceratec Gaia White semi-polished 23.4"x23.4" (standard square installation)		25 polar grey	Emerald floor tile + STD grout	79, STD, 23
	TUB DECK	\		\	\	\
	TUB BACKSPLASH	\		\	\	\
	INSERT OR BORDER	\				
	WALK-IN SHOWER	Centura country Blanco 13250 2.5"x16" (Vertical brick installation)		54 pearl	Gold wall tile + UPG grout + UPG Install	34, 56, 120, 23
BASEMENT BATHROOM	FLOOR	Ceratec Gaia Taupe Semi-polished 11.6"x23.4" (Front to back rectangular installation)		56 greige	Gold floor tile + UPG grout	36, 119, 6
	WALL	Centura country Blanco 13250 2.5"x16" (Horizontal brick installation)		54 pearl	Gold wall tile + UPG grout + UPG Install	37, 55, 120, 6
	INSERT OR BORDER	\				

Purchaser's Signature(s) :

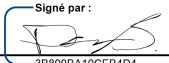
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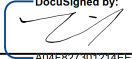
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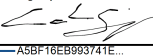
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	25	
DINING ROOM	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	25	
FLEX ROOM	N/A			\	\	
FAMILY ROOM	N/A			\	\	
GREAT ROOM	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	25	
HOME OFFICE (BED 3 - MAIN FLOOR)	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	28	
REAR HALLWAY	N/A			\	\	
KITCHEN	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4" (See Schedule W2)			UPG	29	
BREAKFAST AREA/DINETTE	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	29	
MAIN STAIRS TO BEDROOMS	N/A			\	\	
UPPER HALLWAY	N/A			\	\	
BEDROOM # 2	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	27	
BASEMENT BEDROOM # 3	Torlys everwood designer brighton hill EW27002 , 5/16"x7"x72" planks			UPG	10, 4	
BASEMENT BEDROOM # 4	Torlys everwood designer brighton hill EW27002 , 5/16"x7"x72" planks			UPG	10, 5	
OWNERS SUITE	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	26	
OWNERS SUITE WALK-IN CLOSET	Lauzon engineered hadrwood designer collection estate series white oak Yorkshire Character grade ultra matte 6 1/4"			UPG	26	
STAIRS TO BASEMENT	Red Oak Stained #503			UPG	11	
FINISHED BASEMENT RECREATION ROOM	Torlys everwood designer brighton hill EW27002 , 5/16"x7"x72" planks			UPG	9, 3	

Purchaser's Signature(s) :

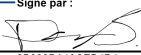
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Date:

December 18, 2024

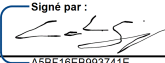
Date:

December 18, 2024

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 2	Civic Address:	882 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Gabie Sergerie			Model Name:	Medley "A" #1026
	Purchaser(s):	Dominic Bertrand			Closing Date:	June 26th, 2025
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE			FINISH	STD/UPG#
KITCHEN	SINK	Blanco Precis U Super single undermount sink 1 bowl			anthracite	102
	FAUCET	Delta Essa 9113-BL-DST single handle pull down			matte black	45
MAIN BATHROOM	SINK	Standard oval undermount			white	STD
	VANITY FAUCET	Delta trinsic 559HA-BL-DST			matte black	92
	WATER CLOSET	Amercian Standard studio 2PC toilet elongated 2794-104 c/w soft close seat			white	98
	TUB/SHOWER	Maax Exhibit 6030 IFS alcove bathtub			white	43
	TUB/SHOWER FAUCET	Delta trinsic T14459-BL			matte black	94
4PC ENSUITE BATHROOM	SINK(S) x 2	Standard oval undermount			white	STD, 23
	VANITY FAUCET(S) x 2	Delta trinsic 559HA-BL-DST			matte black	96, 23
	WATER CLOSET	Amercian Standard studio 2PC toilet elongated 2794-104 c/w soft close seat			white	98, 23
	SHOWER	Standatd 4PC shower with sliding doors, black trims + Zitta Niche 12x24x3.75 ANR12240407 Matt Black			White base, Clear glass, matte black trims + Niche	99, 23, 100
	SHOWER FAUCET	Delta T342702-BL C/W R22000 (diverter 2 settings)			Matte black	97, 23
	BATHTUB	N/A			\	\
	BATHTUB FAUCET	N/A			\	\
POWDER ROOM	PEDESTAL	N/A			\	\
	SINK FAUCET	N/A			\	\
	WATER CLOSET	N/A			\	\
BASEMENT BATHROOM	SINK	Standard oval undermount			white	STD, 6
	VANITY FAUCET	Delta trinsic 559HA-BL-DST			matte black	93, 6
	WATER CLOSET	Amercian Standard studio 2PC toilet elongated 2794-104 c/w soft close seat			white	98, 6
	TUB/SHOWER	STD			white	STD, 6
	TUB/SHOWER FAUCET	Delta trinsic T14459-BL			matte black	95, 6
NOTE: All fixtures are white as standard						

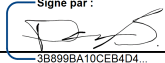
Purchaser's Signature(s) :

Signé par :



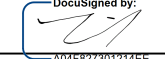
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Signé par :



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DocuSigned by :



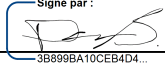
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Date:

December 18, 2024

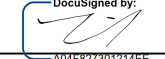
Purchaser's Signature(s) :

Signé par :



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Signé par :



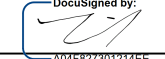
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Date:

December 18, 2024

Approved By :

Signé par :



A04F827301214EE...

Date:

December 18, 2024

Subject to change by Valecraft Homes in the event of unavailability of materials.  
Prices, terms and specifications are subject to change without notice E/O.E  
C:\Users\pst\OneDrive - VALECRAFT HOMES LIMITED\Desktop\PST7 2 - 680 Amendment (Dec 18-24)\PST P



# Valecraft Homes Décor Disclaimers

Lot#: 2 Model:1026 THE MEDLEY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Gabie Sergerie and Dominic Bertrand

TEL:

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

## HOUSE EXTERIORS

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

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

## ADDITIONAL WINDOWS

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

## MULTI-MEDIA

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

## IN-WALL CONDUIT FOR AUDIO/VIDEO CABLES

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

## PLANS

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

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

## INVENTORY AND MODEL HOMES:

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

## SELECTIONS AND APPOINTMENTS:

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

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

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

Parapho Parapho DS FN





***Valecraft Homes Décor Disclaimers***

**Lot#: 2 Model:1026 THE MEDLEY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**

**PURCHASERS:** Gabie Sergerie and Dominic Bertrand

**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.

Paraphe Paraphe DS  
FN





Valecraft Homes Décor Disclaimers

Lot#: 2 Model:1026 THE MEDLEY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Gabie Sergerie and Dominic Bertrand

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.

Paraphe Paraphe DS  
FN



Valecraft Homes Décor Disclaimers

Lot#: 2 Model:1026 THE MEDLEY ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Gabie Sergerie and Dominic Bertrand

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

Signé par :  
A5BF18EB993741E...  
Signé par :  
3B899BA10CEB4D4...

Date Dec 18, 2024

Date Dec 18, 2024





CONFIRMATION OF FILE COMPLETION

PROJECT:

Place St. Thomas7

PURCHASER #1:

Gabie Sergerie

LOT:

PST PH7 Lot 2

PURCHASER #2:

Dominic Bertrand

MODEL:

#1026 "A" Rev. Medley

FIRM UP DATE:

Nov 12, 2024

CLOSING DATE: June 26, 2025

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

Signé par :

AB9F16E9993741E

PURCHASER'S SIGNATURE

Dec 18, 2024

DATE

Signé par :

3B899BA10CEB4D4

PURCHASER'S SIGNATURE

Dec 18, 2024

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:

Nov 5, 2024

INTERIOR COLOURS:

Dec 18, 2024

FIRM UP:

Nov 12, 2024

EXTERIOR COLOURS (if applicable):

Nov 26, 2024

BANK LETTER:

Nov 5, 2024

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

Dec 18, 2024

SOLICITOR INFO:

Nov 12, 2024

680 & AMENDMENT:

Dec 18, 2024

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Complete

Sales Consultant's Signature

Dec 18, 2024

Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by :

A04F827301214EE

Dec 18, 2024

Date

## Certificate Of Completion

Envelope Id: 8CC62247-3267-41F0-B48D-CD5AEBAEFD59

Status: Completed

Subject: Please Docusign: Design & Electrical Amendment - 882 Cologne Street

Source Envelope:

Document Pages: 43

Signatures: 42

Envelope Originator:

Certificate Pages: 5

Initials: 87

Place St.Thomas Sales

AutoNav: Enabled

682 Danaca Private

Envelopeld Stamping: Enabled

Ottawa, ON K1K 2V7

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

place-st-thomas@valecraft.com

IP Address: 20.175.152.221

## Record Tracking

Status: Original

Holder: Place St.Thomas Sales

Location: DocuSign

12/18/2024 4:52:36 PM

place-st-thomas@valecraft.com

## Signer Events

Dominic Bertrand

doumnet@hotmail.com

Security Level: Email, Account Authentication  
(None)

## Signature

Signé par :  
  
3B899BA10CEB4D4...

Signature Adoption: Drawn on Device  
Using IP Address: 187.175.234.6  
Signed using mobile

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Viewed: 12/20/2024 9:56:48 AM

Signed: 12/20/2024 9:58:54 AM

## Electronic Record and Signature Disclosure:

Accepted: 12/20/2024 9:56:48 AM

ID: b3819db2-1381-4aba-aa68-29c51ed2b0ab

Gabie Sergerie

gabbb21@hotmail.com

Security Level: Email, Account Authentication  
(None)

Signé par :  
  
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Signature Adoption: Drawn on Device  
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## Electronic Record and Signature Disclosure:

Accepted: 12/20/2024 9:41:52 AM

ID: ac90c1d2-1099-44c5-9f41-8fa065f989d4

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)

DocuSigned by:  
  
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Signature Adoption: Drawn on Device  
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Signed: 12/20/2024 12:09:32 PM

## Electronic Record and Signature Disclosure:

Not Offered via DocuSign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

Carbon Copy Events	Status	Timestamp
<div>Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign</div>	<div>COPIED</div>	<div>Sent: 12/20/2024 12:09:40 PM Viewed: 12/23/2024 7:50:51 AM</div>
<div>Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign</div>	<div>COPIED</div>	<div>Sent: 12/20/2024 12:09:41 PM Resent: 12/20/2024 12:09:46 PM Viewed: 12/21/2024 12:45:04 PM</div>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	12/18/2024 5:12:14 PM
Certified Delivered	Security Checked	12/20/2024 12:08:31 PM
Signing Complete	Security Checked	12/20/2024 12:09:32 PM
Completed	Security Checked	12/20/2024 12:09:41 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, Valecraft Homes (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

#### **How to contact Valecraft Homes:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [frank@valecraft.com](mailto:frank@valecraft.com)

#### **To advise Valecraft Homes of your new email address**

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

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from Valecraft Homes**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [frank@valecraft.com](mailto:frank@valecraft.com) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with Valecraft Homes**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
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### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

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