

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

ON THE 28 DAY OF January , 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 21 - PH7  
LOT: 21 - PH7 BLOCK :  
50M-361 Place St. Thomas 7  
CIVIC ADDRESS: 907 Cologne Street

PURCHASERS: Linda Gail McRoberts & Kenneth McRoberts

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: January 28, 2025

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.

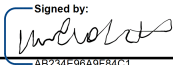
DELETE: PURCHASE PRICE: \$700,000.00  
BALANCE AT CLOSING: \$620,000.00  
LESS H.S.T. AMOUNT: \$640,707.96  
SCHEDULE "G" DATED: January 28, 2025  
TARION SCHEDULE "B" DATED: March 13, 2025

INSERT: 680 dated: April 15, 2025 in the amount of: \$6,454.93  
NEW PURCHASE PRICE: \$706,454.93  
NEW BALANCE AT CLOSING: \$626,454.93  
NEW LESS H.S.T. AMOUNT: \$646,420.29  
SCHEDULE "G" DATED: April 15, 2025  
TARION SCHEDULE "B" DATED: April 15, 2025

Dated at Ottawa, ON this 15 day of April , 2025

In the presence of:

WITNESS

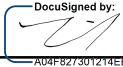
Signed by:   
PURCHASER

WITNESS

Signed by:   
PURCHASER

Dated at Ottawa, ON this 15 day of April , 2025

VALECRAFT HOMES LIMITED (VENDOR)

PER:  REV: September 3, 2020



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

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 14-Apr-25 3:06 pm

LOT NUMBER 21		PHASE 7	HOUSE TYPE 804 THE MANNING 2 BED ELEV A	CLOSING DATE 27-Nov-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
22		1 - FOYER - UPGRADE SUNKEN FOYER CLOSET DOORS TO SWING DOORS - STANDARD DOOR PROFILE		\$ 712.00	Each
45873		Note: - As per Floorplan Sketch dated April 15, 2025  - See item #23 (levers) - Includes both doors			
23		2 - FOYER - UPGRADE TO SEDONA LEVER IN MATTE BLACK ON SUNKER FOYER CLOSET SWING DOORS		\$ 214.00	
45874		Note: - As per Floorplan Sketch dated April 15, 2025  - See item #22 (swing doors)			
24		1 - MAIN BATHROOM - ASTRAL BATHROOM ACCESSORIES IN MATTE BLACK . INCLUDES TOILET PAPER HOLDER AND HAND TOWEL BAR.		\$ 107.00	Each
45875		Note: - Does not include the towel bar or hook			
25		1 - ENSUITE BATH - ASTRAL BATHROOM ACCESSORIES IN MATTE BLACK IN CUSTOM 3PC ENSUITE.TOILET PAPER HOLDER AND HAND TOWEL BAR ONLY .		\$ 107.00	Each
45876		Note: - Does not include the towel bar or hook.			
*26 140381		1 - STD AREAS - RAILING - UPGRADE TO 1/2 SQUARE METAL SPINDLES IN SATIN BLACK		*\$ 683.00	Each
45880		Note: - As per Floorplan Sketch dated April 15, 2025 - Includes matte black brackets  - See item #27 (maple railing and posts)			
*27 140387		1 - STD AREAS - RAILING - UPGRADE OAK RAILING TO MAPLE RAILING		*\$ 1,629.00	Each
45881		Note: - As per Floorplan Sketch dated April 15, 2025 - Includes natural maple railing, posts and nosing  - See item #26 (metal spindles)			
28		1 - KITCHEN - MOVE STD BANK OF DRAWER IN BETWEEN THE STOVE AND CORNER PANTRY. TO BE APPROX 400MM WIDE. MOVE ISLAND INSIDE KITCHEN TOWARD FRIDGE WALL, LEAVING APPROX 48IN BETWEEN CABINET AND ISLAND.		\$ 125.00	Each
45883		Note: - As per Kitchen SKetch dated April 15, 2025  - CABINET IN BETWEEN STOVE AND DINING ROOM TO BE AN APPROX 800MM			
*29 90826		1 - KITCHEN - 2FT DEEP FRIDGE UPPER - STD SERIES		*\$ 219.00	Each
45884		Note: - As per Kitchen Sketch dated April 15, 2025			
*30 871		1 - KITCHEN - NON-STANDARD REFRIGERATOR SIZE		*\$ 125.00	Each
45885		Note: - As per Kitchen Sketch dated April 15, 2025  - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate.			
31		1 - KITCHEN - DELETE ITEM #3 - (RE: COUNTERTOP - QUARTZ - LEVEL 2- KITCHEN C/W FLUSH BREAKFAST BAR)		-\$2,876.00	Each
45886		Note:			

Vendor Initials: 

DS  
FN

 Purchaser Initials: 

Initial  
LM

Initial  
JLMcRoberts

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,180-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 14-Apr-25 3:06 pm

LOT NUMBER 21		PHASE 7	HOUSE TYPE 804 THE MANNING 2 BED ELEV A	CLOSING DATE 27-Nov-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*32 134786	1	KITCHEN - COUNTERTOP - QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR		*\$ 1,630.00	Each
45887	Note:	- As per Floorplan Sketch dated April 15, 2025 - As per Kitchen Sketch dated April 15, 2025 - Eased Edge as per Edge Profile sketch dated April 15, 2025			
33 45888	1	KITCHEN - DELETE ITEM # 15 ( RE; HOOD FAN - CHIMNEY - WHIRLPOOL 300 CFM - 30IN E-STAR STAINLESS STEEL MODEL WVVW73UC0LS)		-\$815.00	Each
45888	Note:				
34 120125	1	KITCHEN - OTR - UPGRADE STD WHITE TO STAINLESS		\$ 75.00	Each
45889	Note:	- As per Kitchen Sketch dated April 15, 2025			
35 45890	1	KITCHEN - UPGRADE GROUT COLOR ON KITCHEN BACKSPLASH - STANDARD LAYOUT - M/W HOODFAN		\$ 24.00	Each
45890	Note:				
36 45891	1	MAIN BATHROOM - UPGRADE GROUT ON WALLS IN TUB/SHOWER OF MAIN BATHROOM		\$ 51.00	Each
45891	Note:				
37 8	1	FOYER - TILE - FLOOR - UPGRADE - BRONZE - FOYER - BRONZE		\$ 903.00	Each
45892	Note:	- INCLUDES MAIN BATHROOM  - As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2025			
38 8	1	LAUNDRY ROOM - TILE - FLOOR - UPGRADE - BRONZE - MUD / LAUNDRY ROOM - BRONZE		\$ 188.00	Each
45893	Note:	- As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2025  - See item #1 (custom laundry room)			
39 9	1	ENSUITE BATH - TILE - FLOOR - UPGRADE - GOLD - - ENSUITE BATHROOM OPTIONAL - GOLD		\$ 882.00	Each
45894	Note:	- As per Floorplan Sketch dated April 15, 2025 - As per Floor Tile installation sketch dated April 15, 2024  - See item #1 (custom ensuite)			
40 24	1	ENSUITE BATH - TILE - WALL - UPGRADE - BRONZE - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - BRONZE		\$ 645.00	Each
45895	Note:	- As per Wall Tile installation sketch dated April 15, 2025  - See item #1 (custom ensuite)			
41 45896	1	ENSUITE BATH - UPGRADED GROUT ON WALLS IN SHOWER OF CUSTOM 3PC ENSUITE BATHROOM		\$ 59.00	Each
45896	Note:				

Vendor Initials: 

DS  
FN

Purchaser Initials: 

Initial  
LM

Initial  
JLMcRoberts

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,180-2

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

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

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



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 14-Apr-25 3:06 pm

LOT NUMBER 21	PHASE 7	HOUSE TYPE 804 THE MANNING 2 BED ELEV A	CLOSING DATE 27-Nov-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
42	1	- ENSUITE BATH - UPGRADE TO MATTE BLACK SHOWER TRIM	\$ 125.00	Each
45897	Note:	- As per Floorplan Sketch dated April 15, 2025 - See item #1 (custom ensuite)		
*43 875	1	- ENSUITE BATH - ADD RECESSED MEDICINE CABINET STD SERIES	*\$ 346.00	Each
45923	Note:	- LOCATED ON WALL ADJACENT TO THE WALK-IN CLOSET, ABOVE COUNTERTOP. - As per Floorplan Sketch dated April 15, 2025 - See item #1 (custom ensuite)		
*44 120183	1	- ENSUITE BATH - VANITY BANK OF DRAWERS (3 DRAWERS) 9-9-9	*\$ 850.00	Each
45899	Note:	- LOCATED IN BETWEEN TOILET AND SINK. AS WIDE AS POSSIBLE. - As per Floorplan Sketch dated April 15, 2025 - See item #1 (custom ensuite)		
45	1	- DELETE ITEM #18 (RE; GARAGE DOOR OPENER - SUPPLY EXTRA REMOTE CONTROL(S) TRANSMITTER)	-\$118.00	Each
45900	Note:			
46	1	- GAS PIPING - MAIN FLOOR - FOR FUTURE BBQ DIRECT TO SOURCE	\$ 959.00	Each
46032	Note:	Locations Are Approximate & Must Be Compliant With All Applicable Codes. -As per Floorplan Sketch dated April 15, 2025		
*47 155717	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 333.35	Each
46024	Note:	- Orbital Estimate No#: OR8657 Rev.05 dated 04/08/2025		
*48 155716	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 5,272.58	Each
46025	Note:	- As per S&S Electric Estimate No#: SS6817 Rev.05 dated 04/08/2025		
49	1	- DECOR BONUS OF \$5,000.00 APPLIED IN FULL TO THE PURCHASE PRICE	-\$5,000.00	Each
46030	Note:	- Decor bonus of \$5,000.00 applied in full to the purchase price. - See item #20 (decor bonus)		
50	1	- DECOR BONUS OF \$1000.00 APPLIED IN FULL TO THE PURCHASE AGREEMENT	-\$1,000.00	Each
46031	Note:	- Additional decor bonus of \$1000.00 applied in full to the purchase agreement.		

Sub Total	\$6,454.93
HST	\$0.00
Total	\$6,454.93

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,180-3

InvoiceSQL.rpt 01sept21

Vendor Initials: 

DS  
FN

 Purchaser Initials: 

Initial  
LM

Initial  
JLMcRoberts

CONSTRUCTION SCHEDULING APPROVAL

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

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





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

PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

Printed: 14-Apr-25 3:06 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
21	7	804 THE MANNING 2 BED ELEV A	27-Nov-25

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Signed by:

Linda Gail McRoberts

15-Apr-25  
DATE

VENDOR:

DocuSigned by:

PER: Valecraft Homes (2019) Limited

PURCHASER:

Signed by:

Kenneth McRoberts

15-Apr-25  
DATE

DATE:

April 15, 2025

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,180-4

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

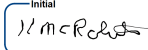
(c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the 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




Purchaser

Initial



Purchaser

DS



FN

Vendor





**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.

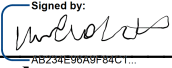
- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #26 of the Agreement of Purchase & Sale.                      \$275.00 + HST= \$310.75

**PART II      All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement**

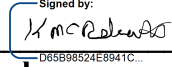
These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

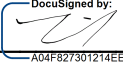
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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 April 15, 2025.

Signed at Ottawa, ON, this 15 day of April, 2025.

Signed by:   
7B234E96A9F84C1...  
**Purchaser**

**Valecraft Homes (2019) Limited**

Signed by:   
D65B98524E8941C...  
**Purchaser**

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

April 15, 2025  
**Date:**

**Lot #:** PST PH7 Lot 21

**Project:**      PLACE ST. THOMAS 7

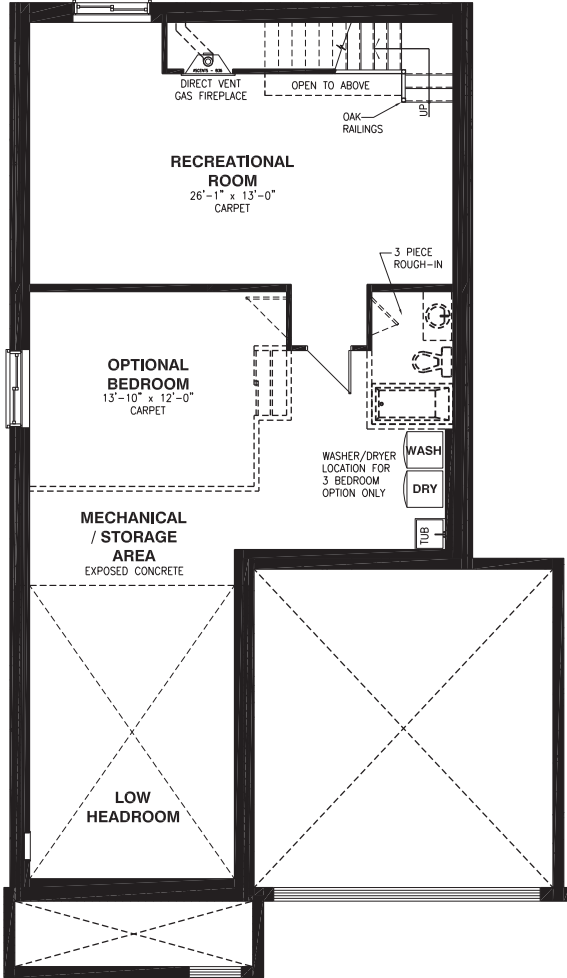


THE MANNING

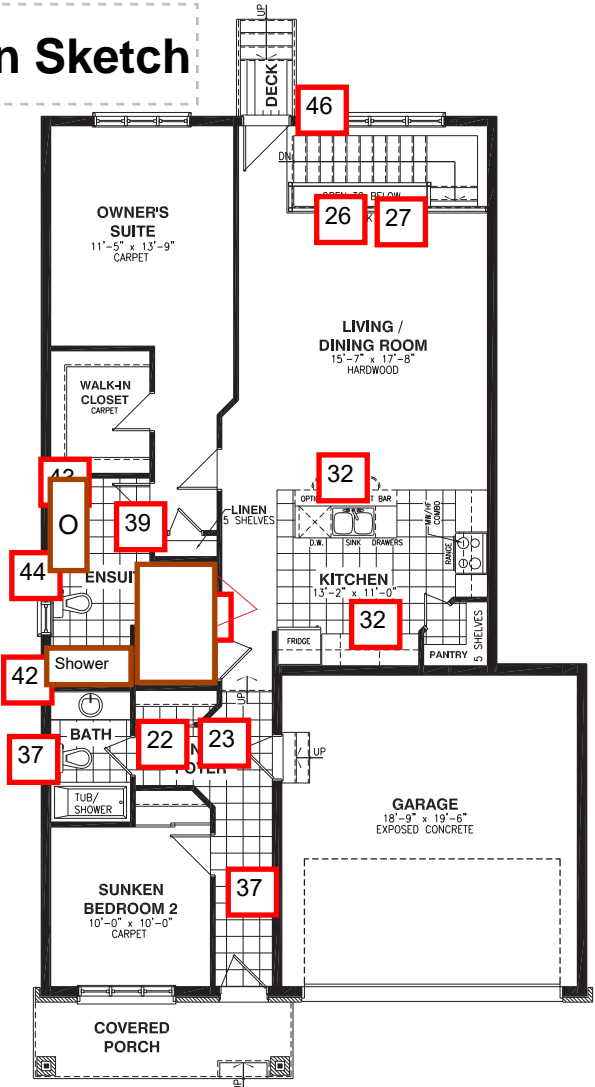
MODEL 804  
1722 SQ. FT.  
Includes 428 SQ. FT. in basement  
2 CAR GARAGE

Site: Place St. Thomas 7 Purchaser: Linda Gail McRoberts  
Plan No.: 50M-361  
Lot: PST PH7 Lot 21 Purchaser: Kenneth McRoberts  
Date: April 15, 2025

Floorplan Sketch



BASEMENT FLOOR

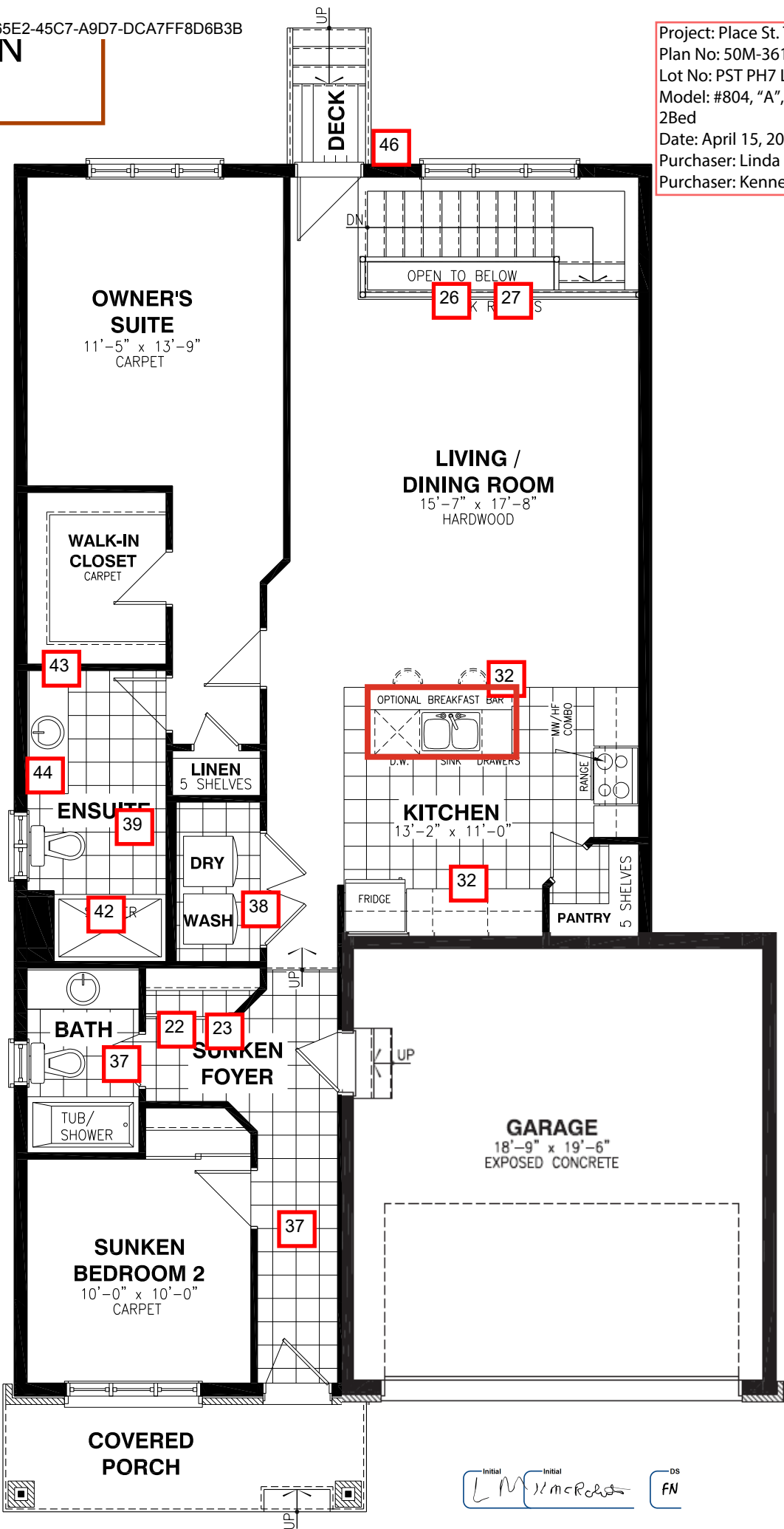


OPTIONAL 2 BEDROOMS GROUND FLOOR ELEV. A

Initial Initial DS  
LM JMcRoberts FN


FLOORPLAN  
SKETCH

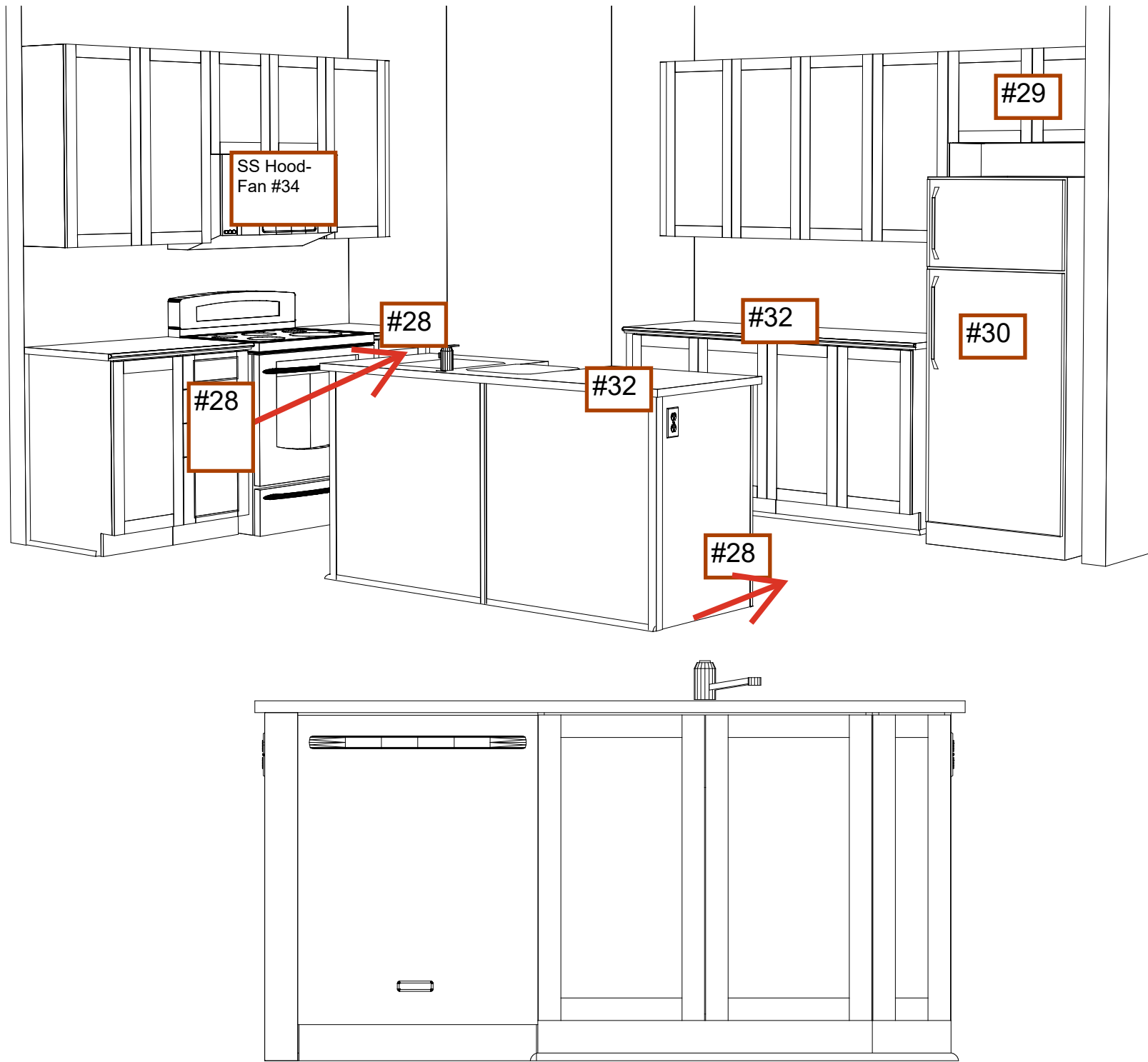
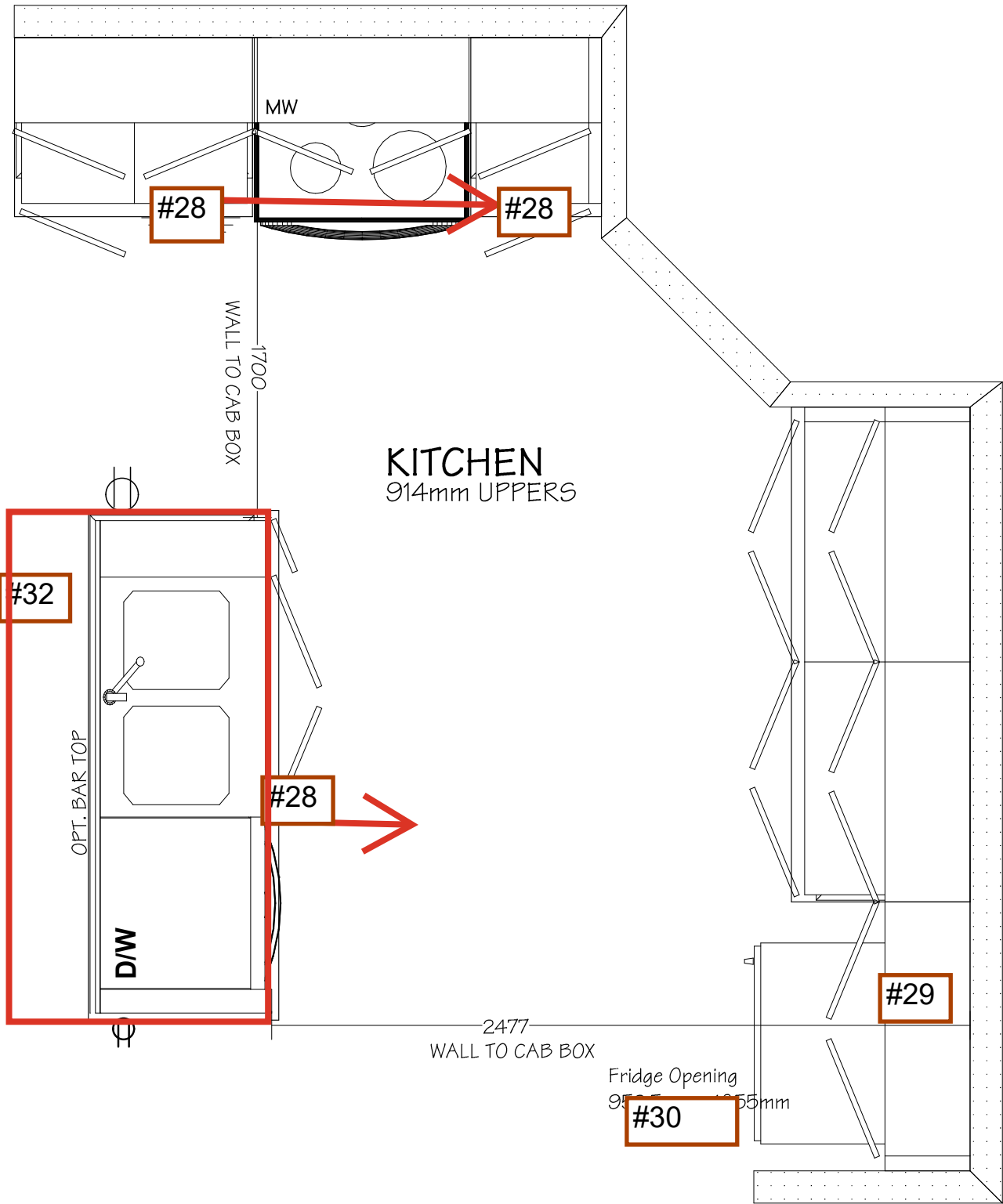
Project: Place St. Thomas 7  
Plan No: 50M-361  
Lot No: PST PH7 Lot 21  
Model: #804, "A", Std. Manning  
2Bed  
Date: April 15, 2025, 2025  
Purchaser: Linda Gail McRoberts  
Purchaser: Kenneth McRoberts



Initial *L M* Initial *L M* McRoberts

DS  
FN

	BUILDER: Valecraft Homes (2019) Ltd.	SITE: Place St. Thomas 7	LOT: PST PH7 Lot 21
	PURCHASOR: Linda Gail McRoberts	MODEL: 804 MANNING STND	PLAN#: 50M-361
	PURCHASOR: Kenneth McRoberts	DATE: April 15, 2025	



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

Initial L M Initial FN





Valecraft  
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen,  
Main Bath (standard edge)  
Ensuite Bath (standard edge)

Project: Place St. Thomas 7

Purchaser: Linda Gail McRoberts

Plan #: 50M-361

Purchaser: Kenneth McRoberts

Lot: PST PH7 Lot 21

Date: April 15, 2025

Model: #804, "A", Std Manning 2Bed

Upgrade #: 2, 32

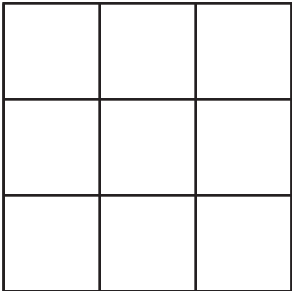


Valecraft  
Homes (2019) Limited

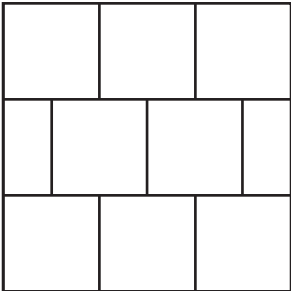
Tile Installation Options

FLOOR TILE

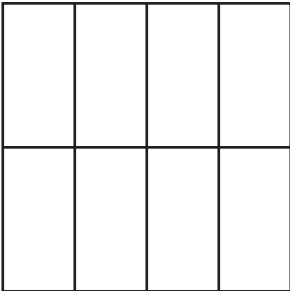
Standard square



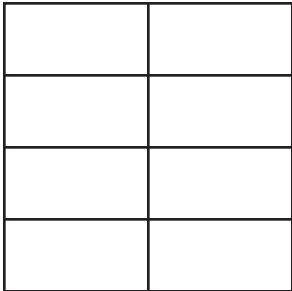
Square brick



Rectangular  
front to back of the house

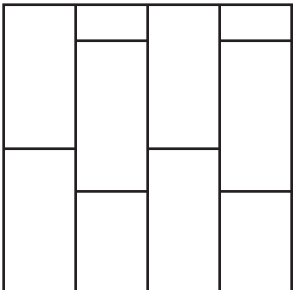


Rectangular  
side to side of the house

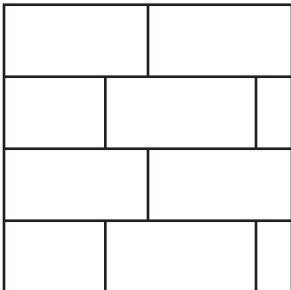


Foyer,  
Laundry Room,  
Main Bathroom,  
Ensuite Bathroom

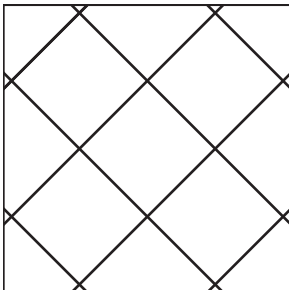
Rectangular 1/3 staggered  
front to back of the house



Rectangular 1/3 staggered  
side to side of the house



45 degree



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 Lot 21

Model: #804, "A", Std Manning 2Bed

Purchaser: Linda Gail McRoberts

Purchaser: Kenneth McRoberts

Date: April 15, 2025

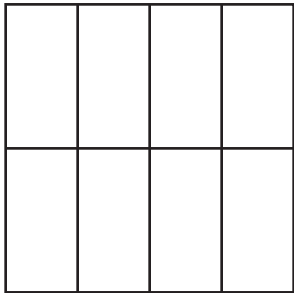
Upgrade #: 1, 37, 38, 39,



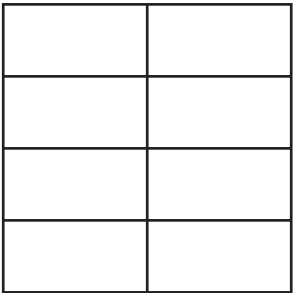
Tile Installation Options

WALL TILE

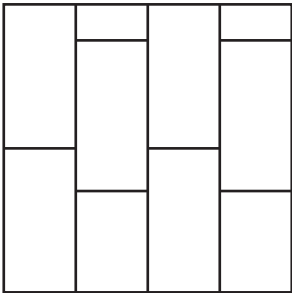
Vertical stacked



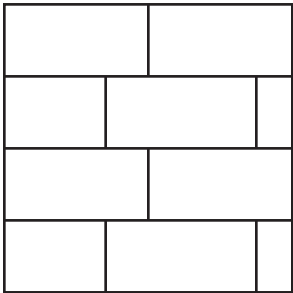
Horizontal stacked



Vertical 1/3 offset brick

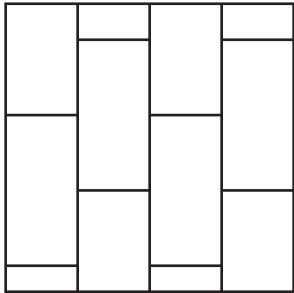


Horizontal 1/3 offset brick

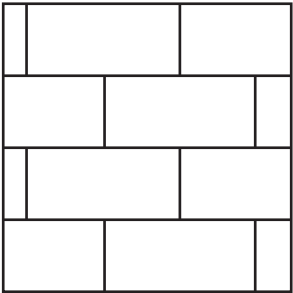


- Kitchen Backsplash,  
  
- Ensuite Bathroom  
Walk-In Shower

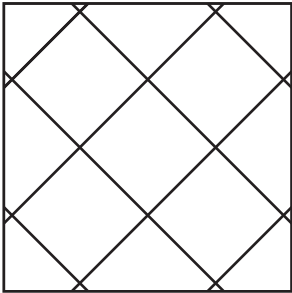
Vertical brick



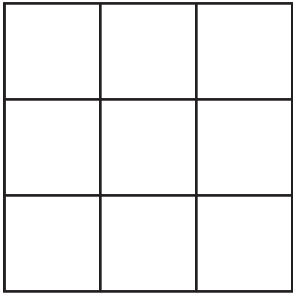
Horizontal brick



45 degree

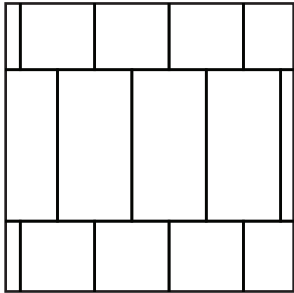


Standard square

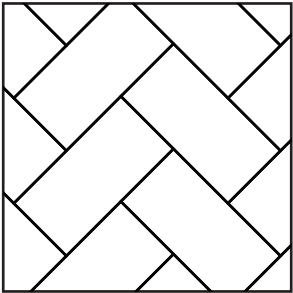


- Main Bathroom

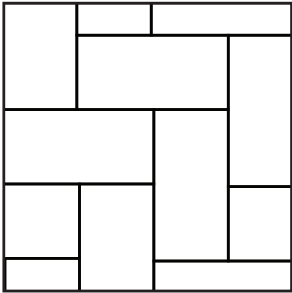
Vertical offset bond



Herringbone



Block herringbone



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 Lot 21

Model: #804, "A", Std Manning 2Bed

Purchaser: Linda Gail McRoberts

Purchaser: Kenneth McRoberts

Date: April 15, 2025

Upgrade #: 1, 4, 35, 36, 40, 41



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

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## Estimate No#: OR8657 Rev.05

Customer Copy









### Customer:

Linda Gail McRoberts & Kenneth McRoberts

Home: 343-549-1934, 613-842-3680  
Email: klmicroberts@icloud.com;  
mcrobertskenney@icloud.com

Builder: VALECRAFT HOMES (2019) LTD.  
Project: PST Singles Ph7  
Lot: PST PH7 Lot 21  
Closing Date: 11/27/2025

Salesperson: Kyle Takman (OR)  
Date: 04/08/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	<b>Vacuum Rough-In Outlet</b> Delete Vac Rough-In		\$-241.00	\$-241.00
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
Living 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 #2	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
Rec Room	1.00	<b>Off-Set 2" Conduit w/ Wall Plates</b> Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approximately 72 inches from floor		\$190.00	\$190.00
Owners Suite	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 - approximately 60 inches from floor		\$173.00	\$173.00
Living 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 - approximately 60 inches from floor		\$173.00	\$173.00

Customer Subtotal:	<b>\$295.00</b>
HST:	<b>\$38.35</b>
<b>Total:</b>	<b>\$333.35</b>

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

Initial Initial DS  
L M J m c R o b e r t s F N

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Kyle Takman (OR) - Page: 2



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

Signed by:  Signed by:   
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Customer Signature

April 15, 2025

Date



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

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## Estimate No#: SS6817 Rev.05

Customer Copy

### Customer:

Linda Gail McRoberts & Kenneth McRoberts

Home: 343-549-1934, 613-842-3680

Email: klmicroberts@icloud.com;

mcrobertskenny@icloud.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 21

Closing Date:

11/27/2025

Salesperson:

Kyle Takman

Date:

04/08/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Dinette	1.00	<b>Misc. Product</b> Relocate Standard Fixture and leave as keyless centered with future buffet ~31.5 inches from end of kitchen cabinet	A	\$	\$0.00
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	B	\$411.00	\$411.00
Kitchen	1.00	<b>Standard Light Outlet (Keyless)</b> Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture (2 in total) for future pendant lighting on existing switch	C	\$160.00	\$160.00
Kitchen	1.00	<b>Misc. Product</b> Credit for deleted fixture	C	\$-47.00	\$-47.00
Kitchen	2.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add (2) 4" LED slim Pot Light White (AFR4-0930-WH) on added switch	D	\$245.00	\$490.00
Kitchen	1.00	<b>Single Pole Switch</b> Added Switch for pot lights	D	\$136.00	\$136.00
Living Room	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on existing switch	E	\$939.00	\$939.00
Living Room	1.00	<b>Misc. Product</b> break connection to switched plugs and use switch for added pot lights	E	\$	\$0.00
Various Locations	2.00	<b>Misc. Product</b> USB Charger Receptacle in kitchen and owner's bedroom (standard items)	F	\$	\$0.00
Ensuite Bath	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4" LED slim Pot Light White (AFR4-0930-WH) on added switch	G	\$245.00	\$245.00

Initial [Signature] Initial [Signature] DS FN

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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
Ensuite Bath	1.00	<b>Single Pole Switch</b> Added Switch for pot light	G	\$136.00	\$136.00
Basement	3.00	<b>15 Amp Standard Plug</b> Add (3) 15 Amp Standard Plug -Unfinished area at standard height	H	\$175.00	\$525.00
Rec Room	1.00	<b>15 Amp Standard Plug</b> Add (1) 15 Amp Standard Plug -Above fireplace approximate 72 inches from floor	I	\$175.00	\$175.00
Owners Suite	2.00	<b>15 Amp Standard Plug</b> Add (2) 15 Amp Standard Plug -one at standard height for bed side table -one raised 60 inches from floor	J	\$175.00	\$350.00
Living Room	1.00	<b>15 Amp Standard Plug</b> Add (1) 15 Amp Standard Plug -Approximately 60 inches from floor	K	\$175.00	\$175.00
Hall	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Delete standard fixtures, add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on existing switches	L	\$939.00	\$939.00
Hall	4.00	<b>Misc. Product</b> credit for deleted fixtures	L	\$-128.00	\$-512.00
Basement Stairwell	1.00	<b>4" LED slim Pot Light White (AFR4C-0930-WH)</b> Delete standard fixture, add 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch	M	\$245.00	\$245.00
Basement Stairwell	1.00	<b>Misc. Product</b> Credit for deleted fixture	M	\$-128.00	\$-128.00
Rec Room	1.00	<b>4 * 4" LED slim Pot Light White (AFR4C-0930-WH)</b> Add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on existing switch	O	\$939.00	\$939.00
Rec Room	4.00	<b>Misc. Product</b> Credit for deleted fixtures	O	\$-128.00	\$-512.00

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

Customer Subtotal:	<b>\$4,666.00</b>
HST:	<b>\$606.58</b>
<b>Total:</b>	<b>\$5,272.58</b>

**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."

Initial Initial DS  
L M J m c R e l s FN

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

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

Signed by:  Signed by:   
AB234E96A9F84C1... D65898524E8941C...  
Customer Signature

April 15, 2025  
Date



s&s / Orbital Sketch

Model Name: Manning 2BedModel #: #804 "A"

Site: Place St. Thomas 7Purchaser: Linda Gail McRoberts

Lot: PST PH7 Lot 21

Date: April 8, 2025Purchaser: Kenneth McRoberts



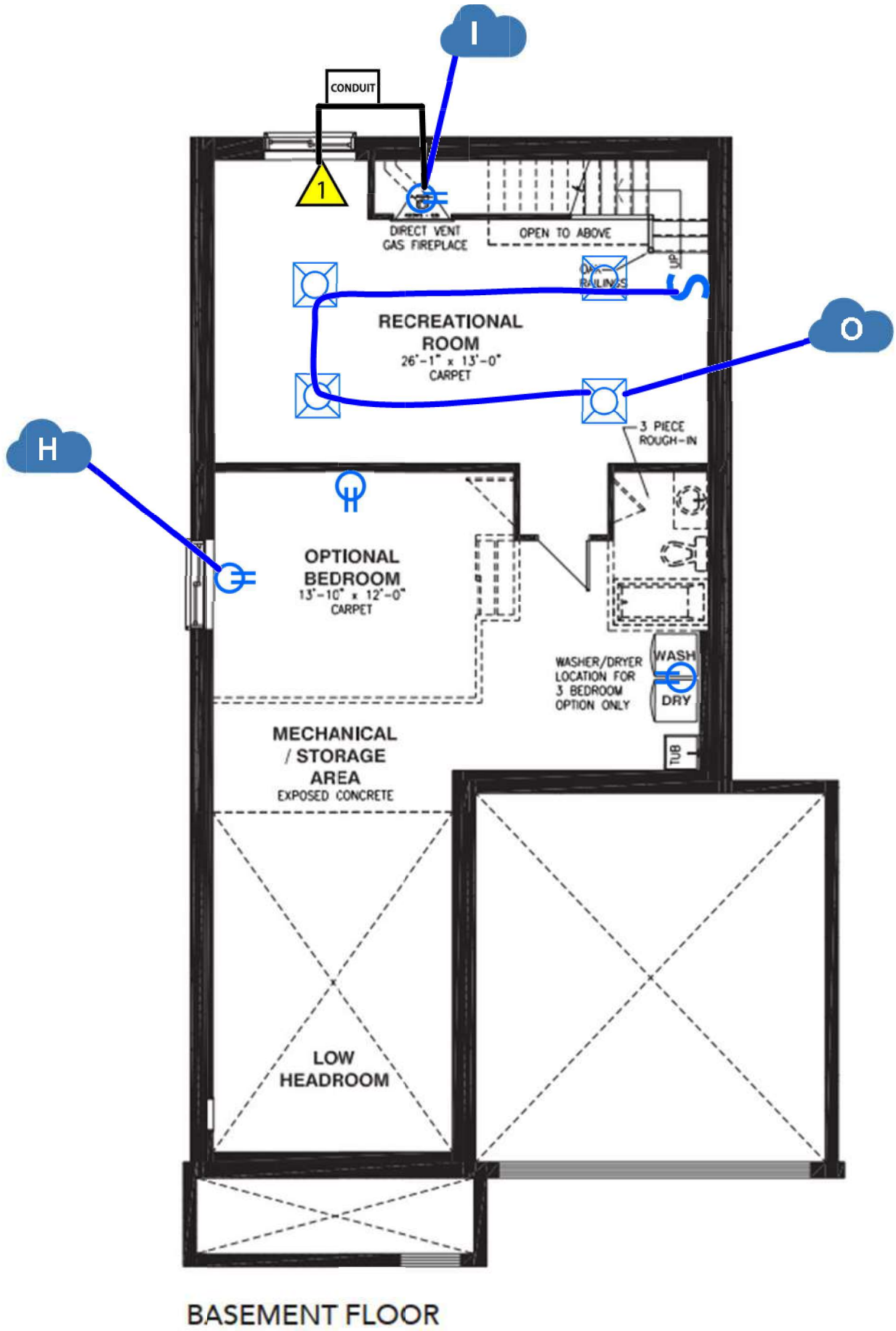
ELEVATION A

Initial Initial DS  
L M McRoberts FN



S&S / Orbital Sketch

Model Name: Manning 2Bed Model #: #804 "A"  
Site: Place St. Thomas 7 Purchaser: Linda Gail McRoberts  
Lot: PST PH7 Lot 21  
Date: April 8, 2025 Purchaser: Kenneth McRoberts

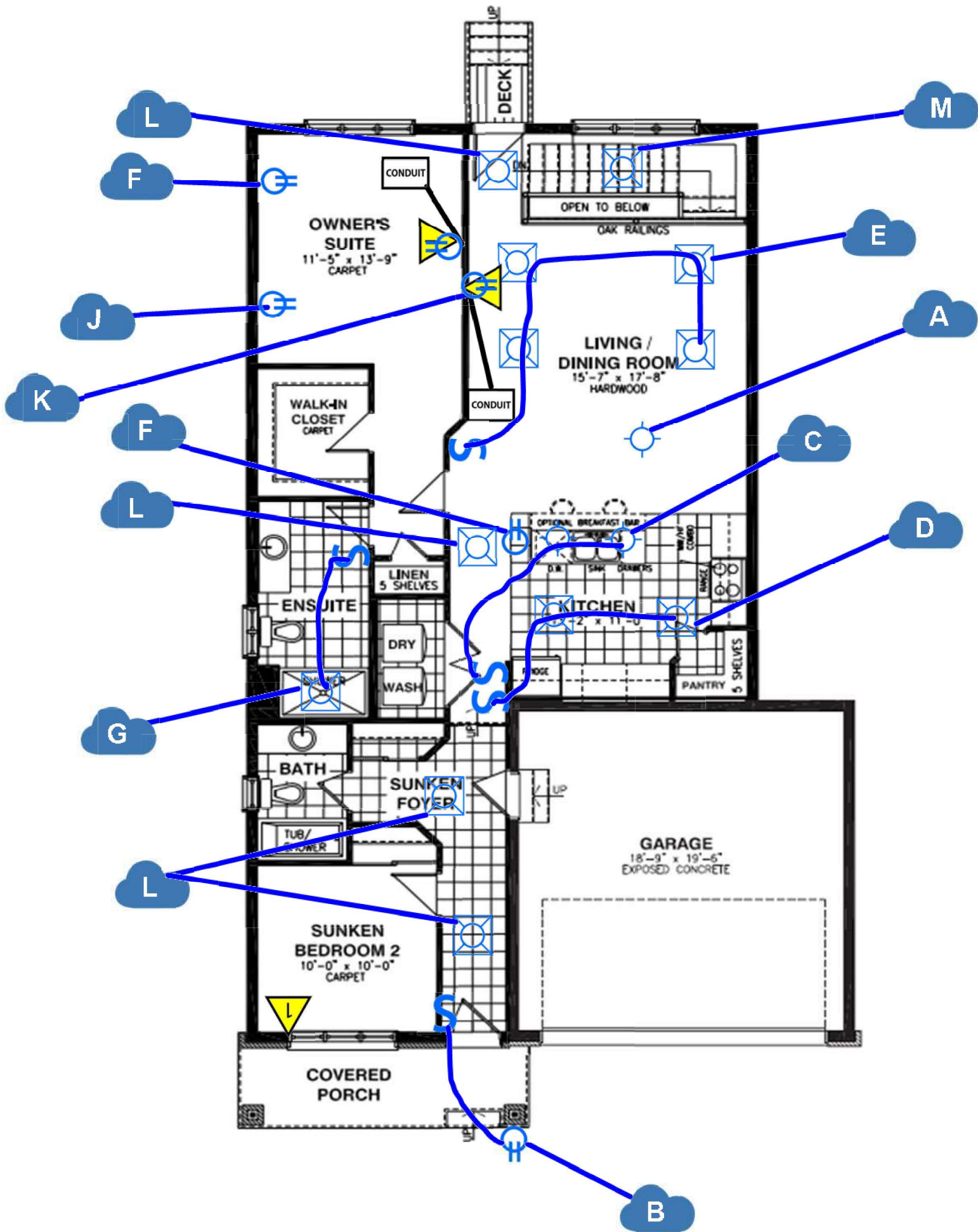


Initial Initial OS  
LM McRoberts FN




S&S / Orbital Sketch

Model Name: Manning 2Bed Model #: #804 "A"  
Site: Place St. Thomas 7 Purchaser: Linda Gail McRoberts  
Lot: PST PH7 Lot 21  
Date: April 8, 2025 Purchaser: Kenneth McRoberts



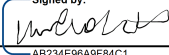
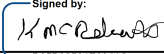
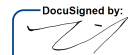
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard + Swing Doors in Foyer Closet					STD, 22
INTERIOR HARDWARE	Sedona Matte Black - Interior Door Handles					14, 23
INTERIOR LIGHTING PACKAGE + ELECTRICAL	Standard SOHO light package + S&S Electric Quote + Orbital Quote + Fireplace Fan Kit + Delete Central Vacuum Rough-In + Garage Door Opener + Keyless Entry					13, 16, 17, 19, 47, 48,
BATHROOM ACCESSORIES	Astral Toilet Paper Holder & Hand Towel Bar (matte black) in Main Bathroom and Ensuite					24, 25
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Maple	Colonial (STD)	Natural Maple	27, 5, 9
BRACKET	Metal	N/A	satin black	26
SPINDLES	Metal	square	satin black	26
POSTS	Maple	Modern 3in routed (STD)	Natural Maple	27, 5, 9
NOSINGS	Maple	N/A	Natural Maple	5, 9, 27
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Maple	N/A	Natural Maple	9

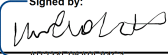
APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge Opening Approximately 37" wide x 72" high	30	\	\
RANGE	Standard Opening	STD	\	\
DISHWASHER	Standard Opening	STD	\	\
HOODFAN <i>(Specify if convection)</i>	Standard Opening	STD, 34	Stainless Steel OTR	34
WASHING MACHINE/DRYER	Standard Opening - Custom Laundry Room	1	\	\

Purchaser's Signature(s) :	<div>Signed by:  AB234E96A9F84C1...</div>	Date: April 15, 2025
Purchaser's Signature(s) :	<div>Signed by:  D65B98524E8941C...</div>	Date: April 15, 2025
Approved By :	<div>DocuSigned by:  A04F827301214EE...</div>	Date: April 15, 2025

 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	P100 Birch Wheat			STD	STD, 28, 29, 30
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Silestone Halcyon polished 3cm	COUNTERTOP EDGE PROFILE	Eased edge profile	level 1	2, 32
MAIN BATHROOM	STYLE AND COLOUR	P100 Birch Natural			STD	STD
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Quorastone Cotton knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	Standard edge	STD	STD
ENSUITE BATHROOM	STYLE AND COLOUR	P100 Birch Natural			STD	STD, 1, 43, 44
	HARDWARE CODE	BP 5923-900	TYPE	Knobs	STD	STD, 1
	COUNTERTOP	Quorastone Cotton knit QS7944, 2cm	COUNTERTOP EDGE PROFILE	standard edge	STD	STD, 1
POWDER ROOM	STYLE AND COLOUR	\				
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			
LAUNDRY ROOM	STYLE AND COLOUR					
	HARDWARE CODE		TYPE			
	COUNTERTOP		COUNTERTOP EDGE PROFILE			

Purchaser's Signature(s) :

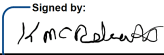
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Purchaser's Signature(s) :


Signed by:



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Approved By :

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Date:


April 15, 2025

Date:

April 15, 2025

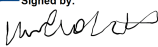
Date:

April 15, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 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	\					
MAIN FLOOR HALLWAY	Eggshell DLX1025-2 Silent Smoke		STD			
LIVING/DINING ROOM	Eggshell DLX1025-2 Silent Smoke		STD			
FLEX ROOM	\					
GREAT ROOM	\					
FAMILY ROOM	\					
DEN/STUDY/HOME OFFICE	\					
KITCHEN	Eggshell DLX1025-2 Silent Smoke		STD			
LAUNDRY	Eggshell DLX1025-2 Silent Smoke		STD			
2nd FLOOR HALLWAY	\					
MAIN BATH	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #2	Eggshell DLX1025-2 Silent Smoke		STD			
BEDROOM #3	\					
BEDROOM #4	\					
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	Eggshell DLX1025-2 Silent Smoke		STD			
BASEMENT BATHROOM	\					

Purchaser's Signature(s) :

Signed by:



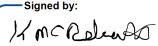
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Date:

April 15, 2025

Purchaser's Signature(s) :

Signed by:




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Date:

April 15, 2025

Approved By :

DocuSigned by:




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Date:

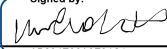
April 15, 2025



	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Olympia Land series bianco 12x24 UI.LD.BIA.1224 (Rectangular side to side of the house installation)		Mapei 5093 warm gray	Bronze floor tile + STD grout	37, STD
POWDER ROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
MUDROOM	FLOOR					
	WALL					
	INSERT OR BORDER					
LAUNDRY ROOM	FLOOR	Olympia Land series bianco 12x24 UI.LD.BIA.1224 (Rectangular side to side of the house installation)		Mapei 5093 warm gray	Bronze floor tile + STD grout	38, STD, 1
	WALL					
	INSERT OR BORDER					
KITCHEN	FLOOR	see hardwood selection		\	\	8
	BACKSPLASH	Ceratec essential bianco glossy beveled 4x7.9 (Horizontal stacked installation)		Mapei 5221 moonbeam	Bronze wall tile + UPG grout	4, 35
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR					
FIREPLACE	HEARTH	No hearth		\	\	STD
	SURROUND	No surround		\	\	STD
ADDITIONAL FIREPLACE	HEARTH					
	SURROUND					

Purchaser's Signature(s) :

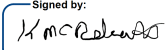
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Date:

April 15, 2025


Date:

April 15, 2025

Date:

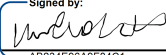
April 15, 2025

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\pstlOneDrive - VALECRAFT HOMES LIMITED\Desktop\LOTS FOR SALE\Phase 7 - Cologne (Singles

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Olympia Land series bianco 12x24 UI.LD.BIA.1224 (Rectangular side to side of the house installation)		Mapei 5093 warm gray	Bronze floor tile + STD grout	37, STD
	WALL	Olympia colour & dimension collection arctic white bright 6x6 QT.CD.ARW.0606.BR (Standard square installation)		Mapei 5221 moonbeam	STD wall tile + UPG grout	STD, 36
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	Ceratec glamour calacatta polished 11.6x23.6 (Rectangular side to side of the house installation)		Mapei 5093 warm gray	Gold floor tile + STD grout	39, STD, 1
	WALL	Olympia new serenity series arctic white bright 8x16 QT.SR.ARW.0816.BR (Horizontal stacked installation)		Mapei 5221 moonbeam	Bronze wall tile + UPG grout	40, 41, 1
	INSERT OR BORDER	\				
4PC/5PC ENSUITE BATHROOM	FLOOR					
	TUB DECK					
	TUB BACKSPLASH					
	INSERT OR BORDER					
	WALL OVER TUB					
BASEMENT/OTHER BATHROOM	FLOOR					
	WALL					
	INSERT OR BORDER					

Purchaser's Signature(s) :

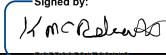
Signed by:



AB234E96A9F84C1...

Purchaser's Signature(s) :


Signed by:



D06B96324E8941C...

Approved By :

DocuSigned by:



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Date:


April 15, 2025

Date:

April 15, 2025

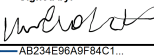
Date:

April 15, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	5
LIVING/DINING ROOM	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	5
FLEX ROOM	\					
FAMILY ROOM	\					
GREAT ROOM	\					
DEN/HOME OFFICE	\					
REAR HALLWAY	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	5
KITCHEN	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	8
BREAKFAST AREA/DINETTE	\					
MAIN STAIRS TO BEDROOMS	\					
UPPER HALLWAY	\					
BEDROOM # 2	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	7
BEDROOM # 3	\					
BEDROOM # 4	\					
OWNERS SUITE	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	6
OWNERS SUITE WALK-IN CLOSET	Lauzon expert essential series tradition smooth Engineered Maple natural 4 1/8"				UPG	6
STAIRS TO BASEMENT	Maple natural				UPG	9
FINISHED BASEMENT RECREATION ROOM	A4531 Spartacus 84558 Beach shell + STD underpad				STD carpet + STD underpad	STD, STD

Purchaser's Signature(s) :

Signed by:



AB234E96A9F84C1...

Purchaser's Signature(s) :

Signed by:



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Approved By :

DocuSigned by:



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Date:


April 15, 2025

Date:

April 15, 2025

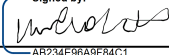
Date:

April 15, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 21	Civic Address:	907 Cologne Street, Embrun, ON K0A 1W0		
	Purchaser(s):	Linda Gail McRoberts			Model Name:	#804 Manning 2Bed
	Purchaser(s):	Kenneth McRoberts			Closing Date:	November 27th, 2025
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco horizon silgranite U2 undermount sink 8in deep		Anthracite	10	
	FAUCET	Delta trinsic 4159-BL-DST		Matte black	11	
MAIN BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		white	STD	
	TUB/SHOWER	Standard		white	STD	
	TUB/SHOWER FAUCET	Standard		chrome	STD	
ENSUITE BATHROOM	SINK	Standard		White	STD, 1	
	VANITY FAUCET	Standard		Chrome	STD, 1	
	WATER CLOSET	Standard		White	STD, 1	
	SHOWER	Walk-In Shower with matte black trim, + Zitta Niche (matte black 12x24x3.75)		White base, clear glass, matte black trim & niche	1, 12, 42	
	SHOWER FAUCET	Standard		Chrome	STD, 1	
	BATHTUB	\		\	\	
	BATHTUB FAUCET	\		\	\	
POWDER ROOM	PEDESTAL	\		\	\	
	SINK FAUCET	\		\	\	
	WATER CLOSET	\		\	\	
BASEMENT/OTHER BATHROOM	SINK	\		\	\	
	VANITY FAUCET	\		\	\	
	WATER CLOSET	\		\	\	
	TUB/SHOWER	\		\	\	
	TUB/SHOWER FAUCET	\		\	\	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

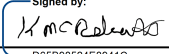
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Signed by:



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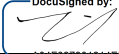
DocuSigned by:



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Approved By :

Signed by:



A04F827301214EE...

Date:

April 15, 2025

Date:

April 15, 2025

Date:

April 15, 2025



***Valecraft Homes Décor Disclaimers***

**Lot#: 21 Model:804 THE MANNING 2 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Linda Gail McRoberts and Kenneth McRoberts

**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.

Handwritten signatures and initials in blue ink. From left to right: a signature, the word "Initial" above a signature, the word "Initial" above a signature, and the initials "FN" inside a box with "DS" above it.



***Valecraft Homes Décor Disclaimers***

**Lot#: 21 Model:804 THE MANNING 2 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited**  
**PURCHASERS:** Linda Gail McRoberts and Kenneth McRoberts

**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.

Handwritten signatures and initials in blue ink. On the left, a signature is enclosed in a box labeled "Initial". In the middle, another signature is enclosed in a box labeled "Initial". On the right, a signature is enclosed in a box labeled "DS" with the initials "FN" written below it.



Valecraft Homes Décor Disclaimers

Lot#: 21 Model:804 THE MANNING 2 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

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 Initial  
L M J L McRoberts DS  
FN





Valecraft Homes Décor Disclaimers

Lot#: 21 Model:804 THE MANNING 2 BED ELEV A in Place St. Thomas - Valecraft Homes (2019) Limited  
PURCHASERS: Linda Gail McRoberts and Kenneth McRoberts

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: [Signature]  
AB234E96A9F84C1...  
Signed by: [Signature]  
D65B98524E8941C...

Date April 15, 2025  
Date April 15, 2025





CONFIRMATION OF FILE COMPLETION

PROJECT:

Place St. Thomas 7

PURCHASER #1:

Linda Gail McRoberts

LOT:

PST PH7 Lot 21

PURCHASER #2:

Kenneth McRoberts

MODEL:

#804, "A", Std Manning 2Bed

FIRM UP DATE:

March 13, 2025

CLOSING DATE: November 27, 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:



PURCHASER'S SIGNATURE

April 15, 2025

DATE

Signed by:



PURCHASER'S SIGNATURE

April 15, 2025

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:

Jan 28, 2025

INTERIOR COLOURS:

April 15, 2025

FIRM UP:

March 13, 2025

EXTERIOR COLOURS (if applicable):

April 2, 2025

BANK LETTER:

March 13, 2025

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

April 15, 2025

SOLICITOR INFO:

Jan 28, 2025

680 & AMENDMENT:

April 15, 2025

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Complete



Sales Consultant's Signature

April 15, 2025

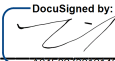
Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:



April 15, 2025

Date

## Certificate Of Completion

Envelope Id: E3258692-65E2-45C7-A9D7-DCA7FF8D6B3B

Status: Completed

Subject: Please Docusign: Design & Electrical Amendment (PST PH7 Lot 21 - 907 Cologne St)

Source Envelope:

Document Pages: 34

Signatures: 42

Envelope Originator:

Certificate Pages: 5

Initials: 60

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: 52.229.68.133

## Record Tracking

Status: Original

Holder: Place St.Thomas Sales

Location: DocuSign

4/15/2025 5:25:27 PM

place-st-thomas@valecraft.com

## Signer Events

Kenneth McRoberts

mcrobertskenny@icloud.com

Security Level: Email, Account Authentication  
(None)

## Signature

Signed by:

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## Timestamp

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Signed using mobile

## Electronic Record and Signature Disclosure:

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Linda Gail McRoberts

klmcroberts@icloud.com

Security Level: Email, Account Authentication  
(None)

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ID: cf5d0191-59f5-4552-aa16-5fa952e6f1a3

Frank Nieuwkoop

frank@valecraft.com

Vice President

Valecraft Homes

Security Level: Email, Account Authentication  
(None)

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Signed: 4/15/2025 10:59:52 PM

Signature Adoption: Drawn on Device

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## 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: 4/15/2025 10:59:58 PM Viewed: 4/16/2025 7:46:22 AM</div>
<div>Joanne Huppe jhuppe@valecraft.com Sales Administrator Valecraft Homes Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Not Offered via DocuSign</div>	<div>COPIED</div>	<div>Sent: 4/15/2025 10:59:59 PM Viewed: 4/16/2025 8:26:05 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: 4/15/2025 11:00:00 PM Resent: 4/15/2025 11:00:05 PM</div>
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/15/2025 5:44:52 PM
Certified Delivered	Security Checked	4/15/2025 10:57:05 PM
Signing Complete	Security Checked	4/15/2025 10:59:52 PM
Completed	Security Checked	4/15/2025 11:00:00 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.

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