

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

ON THE 9 DAY OF April, 2025 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : PST7 20
LOT: PST7 20 BLOCK :
50M-361 Place St. Thomas 7
CIVIC ADDRESS: 919 Cologne Street

PURCHASERS: Megan Peterman & Ryan Carbonette

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 9, 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: \$790,000.00
BALANCE AT CLOSING: \$690,000.00
LESS H.S.T. AMOUNT: \$720,353.98
SCHEDULE "G" DATED: April 9, 2025
TARION SCHEDULE "B" DATED: April 9, 2025

INSERT: 680 dated: May 24, 2025 in the amount of: \$2,515.55
NEW PURCHASE PRICE: \$792,515.55
NEW BALANCE AT CLOSING: \$692,515.55
NEW LESS H.S.T. AMOUNT: \$722,580.13
SCHEDULE "G" DATED: May 24, 2025
TARION SCHEDULE "B" DATED: May 24, 2025

Dated at Ottawa, ON this 24 day of May, 2025

In the presence of:

WITNESS

Signed by: Megan Peterman
PURCHASER

WITNESS

Signed by: Ryan Carbonette
PURCHASER

Dated at Ottawa, ON this 24 day of May, 2025

VALECRAFT HOMES (2019) LIMITED (VENDOR)

PER: DocuSigned by: REV: September 3, 2020



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

PURCHASERS: Megan Peterman and Ryan Carbonette

Printed: 21-May-25 5:52 pm

LOT NUMBER 20	PHASE 7	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B	CLOSING DATE 18-Dec-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
38		1 - <i>KITCHEN/DINETTE</i> - REVISION TO ITEM #3 (RE: CUSTOM KITCHEN LAYOUT 2) -- DELETE 2 SETS OF DRAWERS (15-15) - 4 DRAWERS TOTAL	-\$1,580.00	Each
46240		Note: - See item #39 & #40 (pots and pans drawers)		
*39	101	1 - <i>KITCHEN/DINETTE</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00	Each
46211		Note: - As per Kitchen Sketch dated May 24, 2025 - In lieu of 1 set of 15/15 drawers in coffee station.		
*40	101	1 - <i>KITCHEN/DINETTE</i> - KITCHEN POTS & PANS - 3 DRAWER FRONTS 6/12/12 - ALL SERIES	*\$ 790.00	Each
46212		Note: - As per Kitchen Sketch dated May 24, 2025 - In lieu of the second set of 15/15 drawers in coffee station.		
*41	871	1 - <i>KITCHEN/DINETTE</i> - NON-STANDARD REFRIGERATOR SIZE	*\$ 0.00	Each
46213		Note: - As per Kitchen Sketch dated May 24, 2025 - Included in item #3 (custom optional kitchen layout 2) - See item #42 (fridge upper w/ gable) - Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. - Fridge opening approx. 37" wide by 37" high		
*42	117100	1 - <i>KITCHEN/DINETTE</i> - 2FT DEEP FRIDGE UPPER C/W 1 GABLE - LEVEL 2 SERIES	*\$ 0.00	Each
46241		Note: -As per Kitchen Sketch dated May 24, 2025 - Included in item #3 (custom optional kitchen layout 2) - See item #41 (fridge opening)		
*43	90924	1 - <i>KITCHEN/DINETTE</i> - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	*\$ 575.00	Each
46214		Note: As per Kitchen Sketch dated May 24, 2025		
44		7 - <i>KITCHEN/DINETTE</i> - UPGRADE - LEVEL 3 CABINETRY HARDWARE	\$ 238.00	
46215		Note: - As per Hardware Sketch dated May 24, 2025 - On 6/12/12 drawers in coffee station (6) and drawers under lower microwave cabinet (1)		
45		6 - <i>KITCHEN/DINETTE</i> - UPGRADE - LEVEL 4 CABINETRY HARDWARE	\$ 270.00	
46216		Note: - As per Hardware Sketch dated May 24, 2025 - For pots/pans drawers located on either side of the stove.		
46		1 - <i>KITCHEN/DINETTE</i> - DELETE ITEM #4 - (RE: COUNTERTOP- QUARTZ- LEVEL 3- CUSTOM OPTIONAL KITCHEN LAYOUT #2 INCLUDING ISLAND WITH FLUSH BREAKFAST BAR)	-\$4,175.00	Each
46217		Note:		
47		1 - <i>KITCHEN/DINETTE</i> - DELETE ITEM #7 - (RE: WATER LINE ROUGH- IN TO FRIDGE, DOES NOT INCLUDE CONNECTION)	-\$533.00	Each
46218		Note:		

Vendor Initials:

DS
FN

 Purchaser Initials:

Initial
MP

Initial
RC

PREPARED BY: Valerie Gendron
LOCKED BY:
PE 2,194-1
InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Megan Peterman and Ryan Carbonette

Printed: 21-May-25 5:52 pm

LOT NUMBER 20	PHASE 7	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B	CLOSING DATE 18-Dec-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
48	1	DEN - DELETE ITEM #10 - (RE: DEN- CARPET- UPGRADE- LEVEL 1)	-\$224.00	Each
46219	Note:			
49	1	- DELETE #12 - (RE: CARPET - UPGRADE - LEVEL 2- MASTER BEDROOM, BEDROOM 2, BEDROOM 3)	-\$1,344.00	Each
46220	Note:			
50	1	BASEMENT - UNDERPAD - UPGRADE - LEVEL 1 - - BASEMENT STAIRCASE - LEVEL 1	\$ 120.00	Each
46221	Note:	- As per Floorplan Sketch dated May 24, 2025		
51	1	STD AREAS - UNDERPAD - UPGRADE - LEVEL 1 - - STANDARD AREAS WITH LUXURY ENSUITE - LEVEL 1	\$ 835.00	Each
46223	Note:	- As per Floorplan Sketch dated May 24, 2025		
52	1	DEN - DELETE UPGRADE LEVEL 1 UNDERPAD IN DEN (OFFICE MAIN FLOOR)	-\$120.00	Each
46519	Note:	SEE ITEM # 51 (DEN IS INCLUDED IN STD AREAS)		
53	1	- 2ND COLOUR OF CARPET	\$ 385.00	Each
46401	Note:			
54	1	GREAT ROOM - DELETE ITEM #18 - (RE: FAN KIT FOR STD FIREPLACE)	-\$415.00	Each
46226	Note:			
55	1	- DELETE #32 - (RE: DO NOT INSTALL MIRRORS IN ENSUITE BATHROOM)	-\$125.00	Each
46228	Note:			
56	1	- DO NOT INSTALL STD MIRROR, STD BATHROOM ACCESSORIES AND STD FIREPLACE MANTLE - THROUGHOUT	\$ 125.00	Each
46229	Note:			
57	1	ENSUITE BATH - DELETE #28 - (RE: QUARTZ- LEVEL 1 - ENSUITE OPT 5P ENSUITE)	-\$507.00	Each
46230	Note:			
*58	1	ENSUITE BATH - COUNTERTOP - QUARTZ - LEVEL 1 - ENSUITE OPT 5PC BATHROOM	*\$ 435.00	Each
135926	Note:	- As per Floorplan Sketch dated May 24, 2025 - As per Edge Profile sketch dated May 24, 2025 - See item #20 (5pc ensuite) - See item #37 (vanity moved from wall approx 15in)		
46391				

Vendor Initials:

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RL

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,194-2

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Megan Peterman and Ryan Carbonette

Printed: 21-May-25 5:52 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
20		7	826 THE BRADLEY 3 BED ELEV B	18-Dec-25	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
59		1 - <i>KITCHEN/DINETTE</i> - DELETE ITEM #27 - (RE: WALL- BACKSPLASH- UPGRADE- GOLD- KITCHEN GOLD)		-\$627.00	Each
46231		Note:			
60	181	1 - <i>KITCHEN/DINETTE</i> - TILE - WALL - BACKSPLASH - UPGRADE - EMERALD - KITCHEN OPT #2 - EMERALD		\$ 1,061.00	Each
46232		Note: - As per Wall Tile installation sketch dated May 24, 2025 - See item #3 (custom kitchen layout #2) - See item #6 (chimney hoodfan) - See item #61 (brick pattern install)			
61	162	1 - <i>KITCHEN/DINETTE</i> - TILE - WALL - INSTALLATION - BRICK PATTERN - KITCHEN OPT #2 - INSTALL		\$ 164.00	Each
46233		Note: - As per Wall Tile installation sketch dated May 24, 2025 - See item #3 (custom kitchen layout #2) - See item #6 (chimney hoodfan) - See item #60 (emerald tile)			
*62	135975	1 - <i>KITCHEN/DINETTE</i> - COUNTERTOP - QUARTZ - LEVEL 5 - KITCHEN OPT #2 C/W FLUSH BREAKFAST BAR		*\$ 6,710.00	Each
46235		Note: - As per Floorplan Sketch dated May 24, 2025 - As per Kitchen Sketch dated May 24, 2025 - As per Edge Profile sketch dated May 24, 2025 - See item #3 (custom kitchen layout #2) - See item #3 (8ft island) - See item #36 (island location)			
63		1 - <i>KITCHEN/DINETTE</i> - DELETE ITEMS FROM ITEM #3 ; Delete Dummy panels on island gables , Furniture kick on Both Gables and Rear of island , Shoe moulding on Front of island , Cookie tray divider, Cutlery divider (2), Dummy façade under sink, microwave trim		-\$5,561.00	Each
46239		Note: - As per Kitchen Sketch dated May 24, 2025 Dummy facade 401\$ Dummy panel on island 1560\$ cutlery divider (2) 256\$ furniture kick plate 2600\$ m/w trim 532\$ cookie tray divider 212\$			
64		1 - <i>MAIN BATHROOM</i> - DELETE ITEM #29 - (RE: QUARTZ - LEVEL 1 - MAIN BATHROOM)		-\$217.00	Each
46392		Note:			
65		1 - <i>ENSUITE BATH</i> - DELETE ITEM #24 - (RE: FLOOR - UPGRADE - GOLD - ENSUITE BATHROOM - OPTIONAL - GOLD)		-\$1,310.00	Each
46393		Note:			
66		1 - <i>ENSUITE BATH</i> - DELETE ITEM #25 - (RE: WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - GOLD)		-\$1,619.00	Each
46394		Note:			
67		1 - <i>ENSUITE BATH</i> - DELETE ITEM #26 - (RE: WALL - UPGRADE - FLOOR TILE IN LIEU OF WALL - GOLD - TUB SURROUND AND BACKSPLASH - ENSUITE BATHROOM - OPTIONAL - GOLD)		-\$595.00	Each
46395		Note:			

Vendor Initials:

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PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,194-3

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Megan Peterman and Ryan Carbonette

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LOT NUMBER 20	PHASE 7	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B	CLOSING DATE 18-Dec-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*68 11		*1 - <i>ENSUITE BATH</i> - TILE - FLOOR - UPGRADE - SILVER - - ENSUITE BATHROOM OPTIONAL - SILVER	*\$ 797.00	Each
46396		Note: - As per Floorplan Sketch dated May 24, 2025 - As per Floor Tile instillation sketch dated May 24, 2025 - See item #20 (5pc ensuite)		
69		1 - <i>ENSUITE BATH</i> - UPGRADE STD FLOOR TILE LOCATED ON TUB DECK AND TUB BACKSPLASH TO SILVER FLOOR TILE.	\$ 515.00	Each
46397		Note: - As per Floorplan Sketch dated May 24, 2025 - As per Wall Tile installation sketch dated May 24, 2025 - See item #20 (5pc ensuite)		
70 25		1 - <i>ENSUITE BATH</i> - TILE - WALL - UPGRADE - GOLD - SHOWER SURROUND - ENSUITE BATHROOM - OPTIONAL - GOLD	\$ 1,201.00	Each
46398		Note: - As per Wall Tile installation sketch dated May 24, 2025 - See item #20 (5pc ensuite)		
71 24		1 - <i>MAIN BATHROOM</i> - TILE - WALL - UPGRADE - BRONZE - MAIN BATHROOM - BRONZE	\$ 485.00	Each
46399		Note: - As per Wall Tile installation sketch dated May 24, 2025		
72		1 - <i>ENSUITE BATH</i> - UPGRADE SHOWER TRIMS TO MATTE BLACK	\$ 125.00	Each
46402		Note: - As per Floorplan Sketch dated May 24, 2025 - See item #20 (5pc ensuite)		
73		1 - - SUPPLY AND INSTALL GAS LINE FOR BBQ	\$ 1,019.00	Each
46403		Note: - As per Floorplan Sketch dated May 24, 2025 - See item #5 (range gas line)		
74		1 - <i>KITCHEN/DINETTE</i> - UPGRADED GROUT COLOR ON KITCHEN BACKSPLASH	\$ 25.00	Each
46404		Note:		
75		1 - <i>ENSUITE BATH</i> - UPGRADED GROUT IN 5PC ENSUITE SHOWER	\$ 55.00	Each
46405		Note:		
76		1 - <i>MAIN BATHROOM</i> - UPGRADED GROUT COLOR IN MAIN BATHROOM FLOOR	\$ 30.00	Each
46406		Note:		
77		1 - <i>MAIN BATHROOM</i> - UPGRADED GROUT COLOR IN MAIN BATHROOM WALLS ONLY	\$ 45.00	Each
46407		Note:		

Vendor Initials:

DS

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Initial

MP

Initial

RL

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,194-4

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NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Megan Peterman and Ryan Carbonette

Printed: 21-May-25 5:52 pm

LOT NUMBER 20	PHASE 7	HOUSE TYPE 826 THE BRADLEY 3 BED ELEV B	CLOSING DATE 18-Dec-25
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*78 155717	1	- - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	\$ 0.00	Each
46670		Note: - As per Orbital Estimate No#: OR8677 dated 04/10/2025		
*79 155716	1	- - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,672.55	Each
46520		Note: - As per S&S Electric Estimate No#: SS6832 dated 04/07/2025		

Sub Total	\$2,515.55
HST	\$0.00
Total	\$2,515.55

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

Signed by: Megan Peterman
0045D62B947F495...
Megan Peterman
24-May-25
DATE

VENDOR:

DocuSigned by:
40MF827301214EE...
PER: Valecraft Homes (2019) Limited

PURCHASER:

Signed by: Ryan Carbonette
DBA20F671ABF4EB...
Ryan Carbonette
24-May-25
DATE

DATE:

May 24, 2025

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 2,194-5

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



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 May 24, 2025.

Signed at Ottawa, ON, this 24 day of May, 2025.

Signed by:
Megan Peterman
004B062B947F495...
Purchaser

Valecraft Homes (2019) Limited

Signed by:
Ryan Carbonette
1BA20F671ABF4EB...
Purchaser

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

May 24, 2025
Date:

Lot #: PST PH7 Lot 20

Project: PLACE ST. THOMAS 7



THE BRADLEY

Site: Place St. Thomas 7

Plan No.: 50M-361

Lot: PST PH7 Lot 20

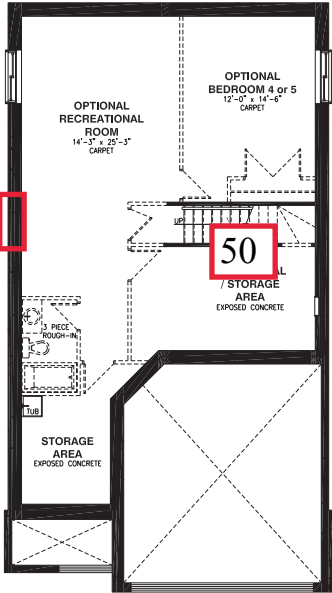
Date: May 24, 2025

Purchaser: Megan Peterman

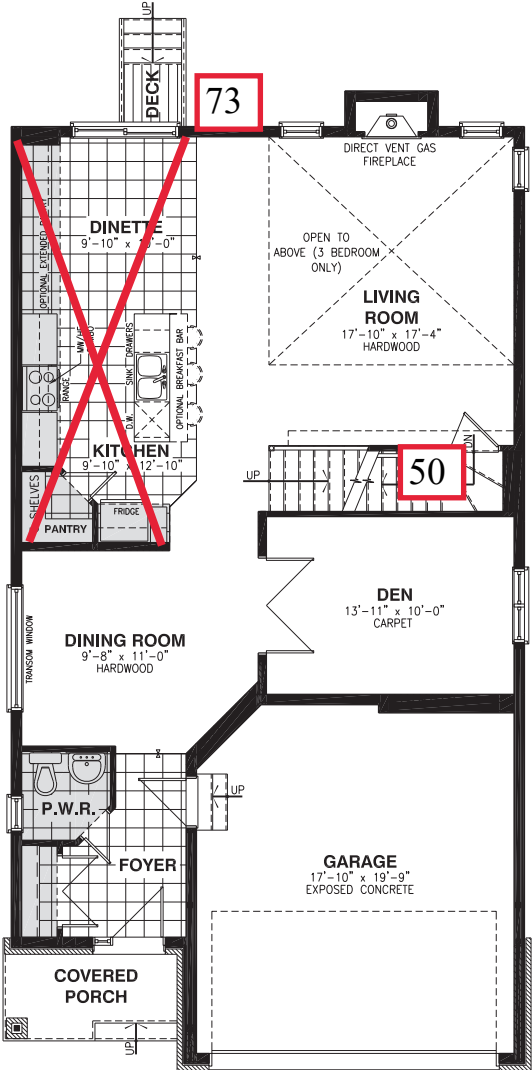
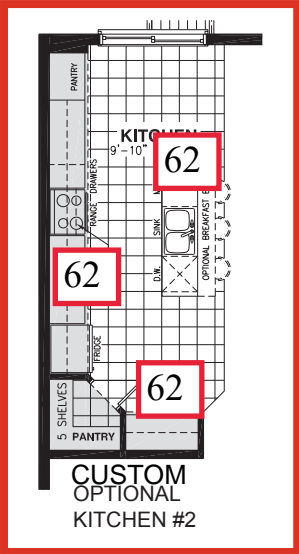
Purchaser: Ryan Carbonette

MODEL 826

3 bedrooms 2251 SQ. FT.
4 bedrooms 2428 SQ. FT.

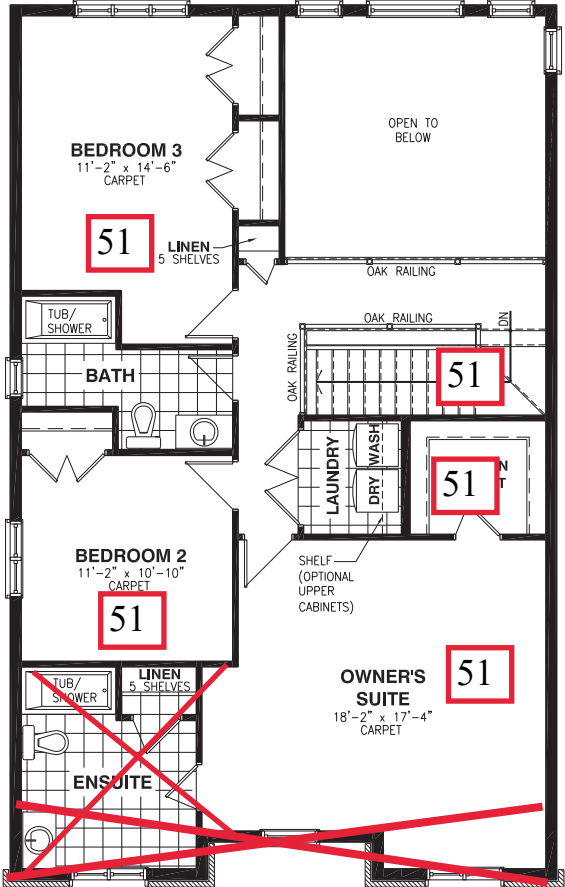


BASEMENT FLOOR

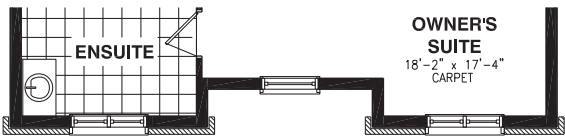


GROUND FLOOR

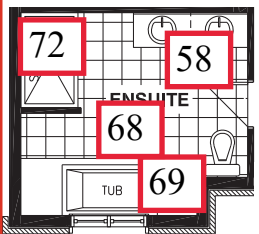
Initial MP Initial RC DS FN



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B

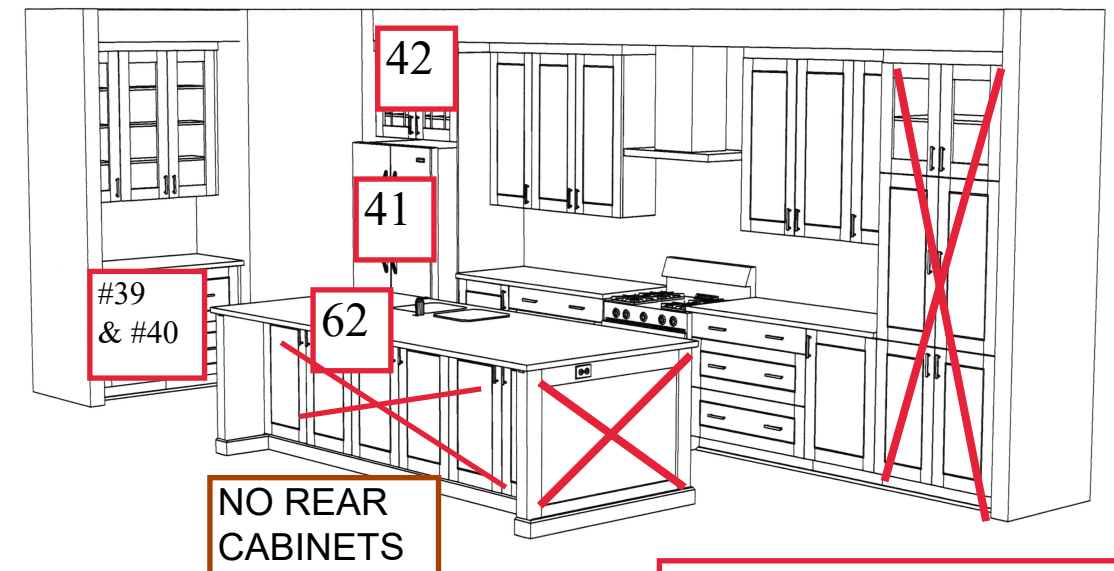


OPTIONAL 5PC ENSUITE

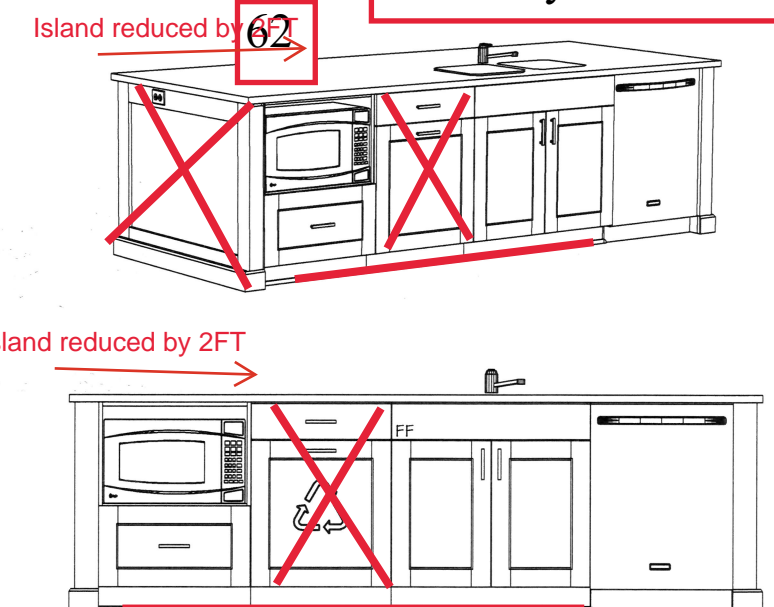
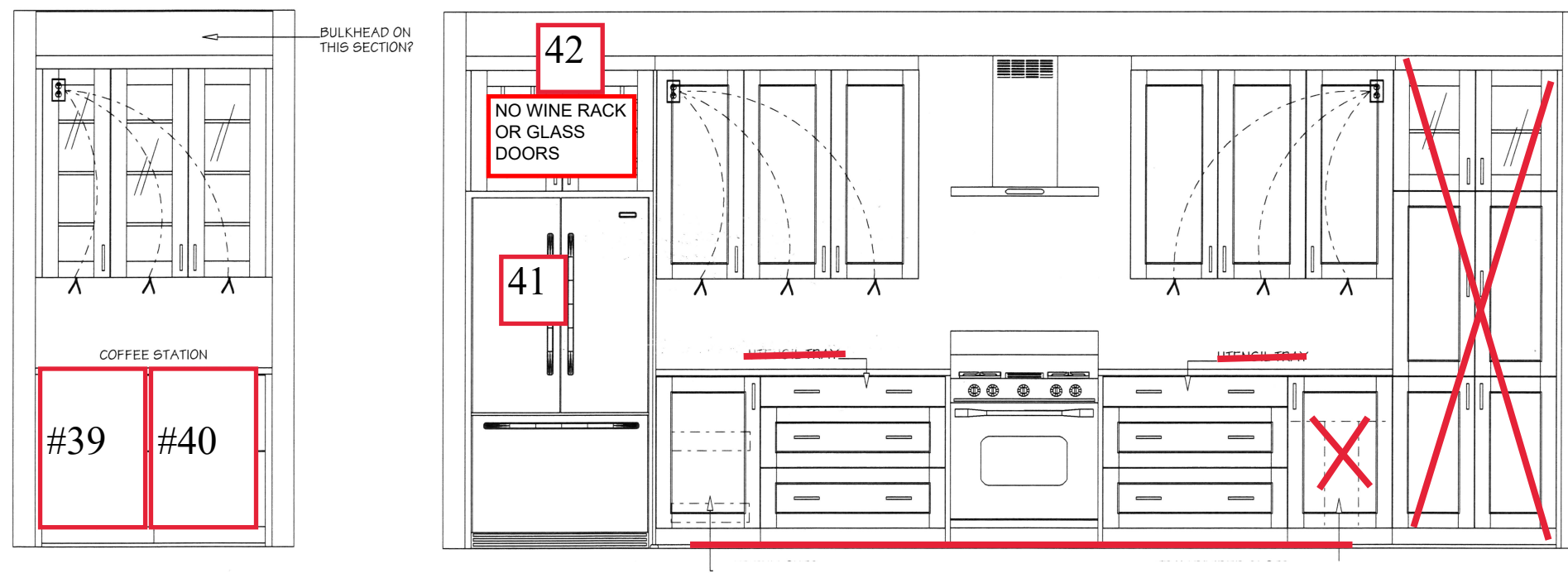
FN

potvin 
KITCHENS & CABINETRY

PST PH7 Lot 20 - Bradley #826 3Bed



Item #43 - Two (x2)
Cabinetry Colours



Lot: PST PH7 Lot 20 - #826 "B" Rev.
Plan: 50M-361
Site: Place St. Thomas PH7
Date: May 24, 2025

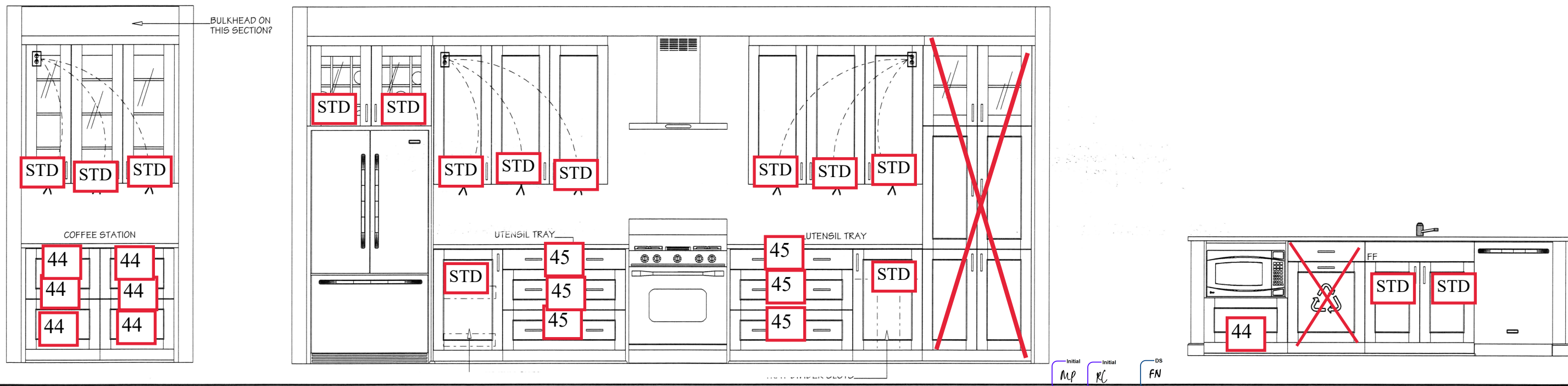
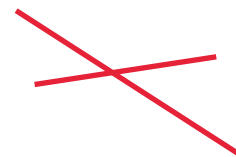
Purchase: Megan Peterman
Purchaser: Ryan Carbonette



HARDWARE SKETCH - May 24, 2025
PST PH7 Lot 20 - Bradley #826 3Bed

↑
RECYCLE BIN

← Island Reduce by 2FT





Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen,
Main Bathroom,
5PC Ensuite Bathroom

Project: Place St. Thomas 7

Purchaser: Megan Peterman

Plan #: 50M-361

Purchaser: Ryan Carbonette

Lot: PST PH7 Lot 20

Date: May 24, 2025

Model: #826 "B" Rev Bradley 3Bed

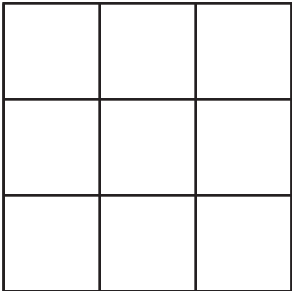
Upgrade #: 3, 20, 36, 37, 58, 62



Tile Installation Options

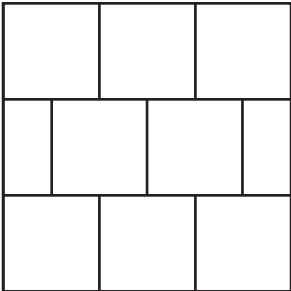
FLOOR TILE

Standard square

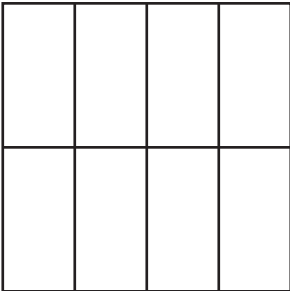


Laundry Room,
Main Bathroom,

Square brick

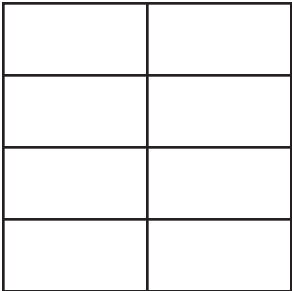


Rectangular
front to back of the house



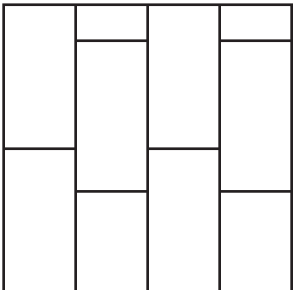
Foyer, Powder Room,

Rectangular
side to side of the house

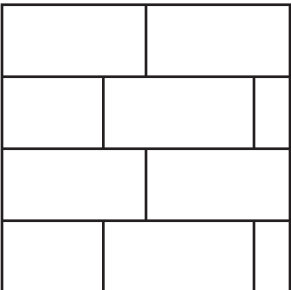


5PC Ensuite Bathroom,

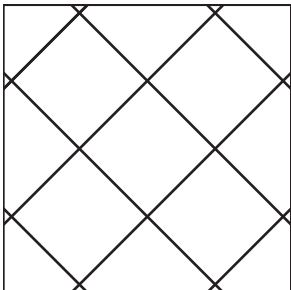
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 7
Plan #: 50M-361
Lot: PST PH7 Lot 20
Model: #826 "B" Rev Bradley 3Bed

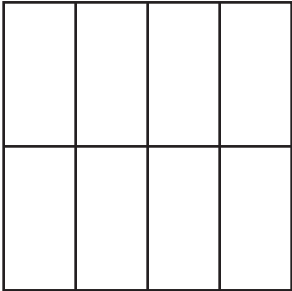
Purchaser: Megan Peterman
Purchaser: Ryan Carbonette
Date: May 24, 2025
Upgrade #: 20, 23, 68, 69, 76,



Tile Installation Options

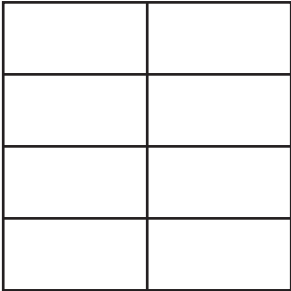
WALL TILE

Vertical stacked



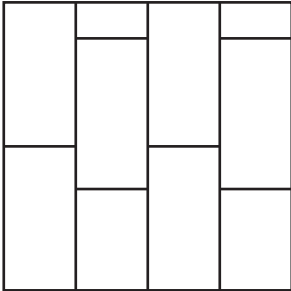
5PC Ensuite Bathroom
Walk-In Shower

Horizontal stacked

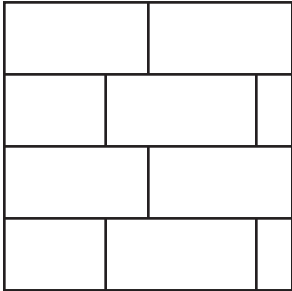


Main Bathroom
Tub/Shower,
5 PC Ensuite Bathroom
Tub Deck & Tub
Backsplash,

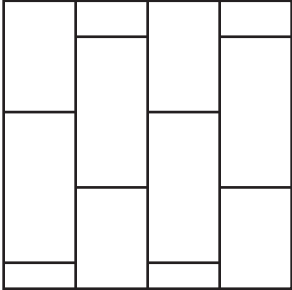
Vertical 1/3 offset brick



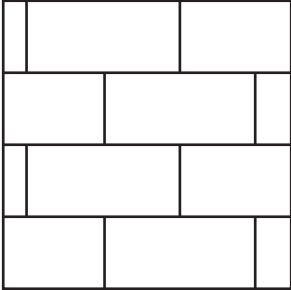
Horizontal 1/3 offset brick



Vertical brick

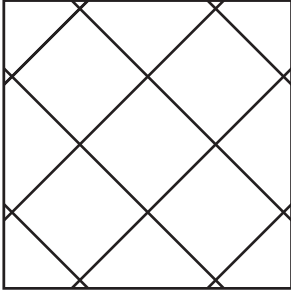


Horizontal brick

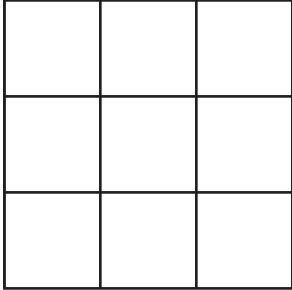


Kitchen Backsplash,
Fireplace,

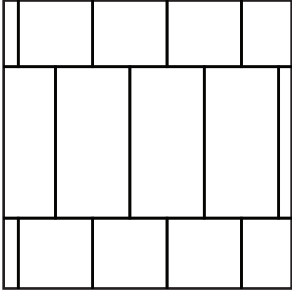
45 degree



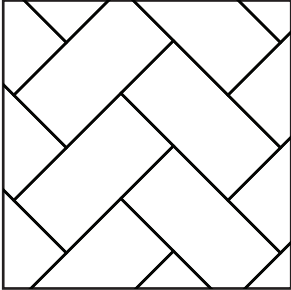
Standard square



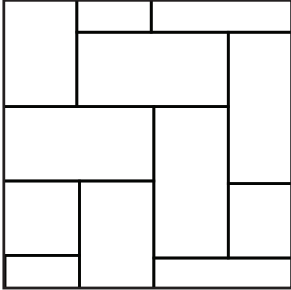
Vertical offset bond



Herringbone



Block herringbone



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: PST PH7 Lot 20

Model: #826 "B" Rev Bradley 3Bed

Purchaser: Megan Peterman

Purchaser: Ryan Carbonette

Date: May 24, 2025

Upgrade #: 16, 17, 19, 20, 60, 61, 69, 70, 71,74, 77



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

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www.ssbolton.com

Estimate No#: OR8677

Customer Copy

Customer:

Megan Peterman & Ryan Carbonette

Home: 613-883-1594, 613-325-3445

Email: meg.peterman@hotmail.com;

ryan.carbonette@hotmail.com

Builder:

VALECRAFT HOMES (2019) LTD.

Project:

PST Singles Ph7

Lot:

PST PH7 Lot 20

Closing Date:





12/18/2025

Salesperson:

Kyle Takman (OR)

Date:

04/10/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets	VAC RI	\$	\$0.00
Living Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Den	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Front Out	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Data CAT6 Outlet - Location as shown on floor plan - pre-wire for future security camera		\$	\$0.00
Customer Subtotal:					\$0.00
HST:					\$0.00
Total:					\$0.00

*** Total price includes all applicable taxes

Signed by:

Megan Peterman

004BDB2B947F495

Signed by:

Ryan Carbonette

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Customer Signature

May 24, 2025

Date

DS
FN



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

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Estimate No#: SS6832

Customer Copy

Customer:

Megan Peterman & Ryan Carbonette
Home: 613-883-1594, 613-325-3445
Email: meg.peterman@hotmail.com;
ryan.carbonette@hotmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 20
Closing Date: 12/18/2025

Salesperson: Kyle Takman
Date: 04/07/2025

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Hall	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4" LED slim Pot Light White (AFR4-0930-WH) on existing 3-way switch	A	\$245.00	\$490.00
Hall	2.00	Misc. Product Delete Standard Fixture	A	\$-128.00	\$-256.00
Foyer	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4" LED slim Pot Light White (AFR4-0930-WH) on existing 3-way switch	B	\$245.00	\$245.00
Foyer	1.00	Misc. Product Delete Standard Single Pole Switch	B	\$	\$0.00
Foyer	1.00	Misc. Product Delete Standard Fixture	B	\$-128.00	\$-128.00
Front Out	1.00	Standard Light Outlet (Keyless) Relocate standard fixture, Add Standard Light Outlet (Keyless)	C	\$160.00	\$160.00
Front Out	1.00	Misc. Product Add Standard Front out Fixture (A1101S-BK)	C	\$151.00	\$151.00
Kitchen	2.00	Standard Light Outlet (Keyless) Relocate standard fixtures and leave as keyless fixtures (2 in total) for future pendant lighting Note - center keyless fixtures over island - see kitchen sketches	D	\$-47.00	\$-94.00
Kitchen	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 * 4" LED slim Pot Light White (AFR4C-0930-WH) on added switch	E	\$1,348.00	\$1,348.00
Kitchen	1.00	Single Pole Switch Added Switch for pot lights	E	\$	\$0.00

Initial Initial DS
MP RC FN

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

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Basement Stairwell	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch	F	\$245.00	\$245.00
Basement Stairwell	1.00	Misc. Product Delete Standard Fixture	F	\$-128.00	\$-128.00
Great Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 * 4" LED slim Pot Light White (AFR4C-0930-WH) on added switch	G	\$939.00	\$939.00
Great Room	1.00	Single Pole Switch Added Switch for pot lights	G	\$136.00	\$136.00
Kitchen	2.00	Misc. Product USB Charger Receptacle (standard items)	H	\$	\$0.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4" LED slim Pot Light White (AFR4-0930-WH) on added switch	I	\$245.00	\$245.00
Ensuite Bath	1.00	Single Pole Switch Added Switch for pot light	I	\$136.00	\$136.00
Ensuite Bath	1.00	Misc. Product Vanity relocated - center included GFI plug with vanity - as per cabinetry sketches	J	\$	\$0.00
Second Floor Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch	K	\$245.00	\$245.00
Second Floor Hall	1.00	Misc. Product Delete Standard Fixture	K	\$-128.00	\$-128.00
Stairwell	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) 4" LED slim Pot Light White (AFR4-0930-WH) on existing switch	L	\$245.00	\$245.00
Stairwell	1.00	Misc. Product Delete Standard Fixture	L	\$-241.00	\$-241.00
Kitchen	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug at standard plug height	M	\$175.00	\$175.00
Great Room	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug at approximately 60 inches from floor	N	\$175.00	\$175.00
Storage	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug at standard plug height	O	\$175.00	\$175.00

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

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Printed By: Kyle Takman - Page: 3



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

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*** Total price includes all applicable taxes

Customer Subtotal:	\$4,135.00
HST:	\$537.55
Total:	\$4,672.55

Notes:

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

Signed by: Megan Peterman Signed by: Ryan Carbonette
Customer Signature

May 24, 2025
Date



Valecraft
Homes (2019) Limited

s&s / Orbital Sketch



Model Name: Bradley 3Bed

Model #: #826 "B"

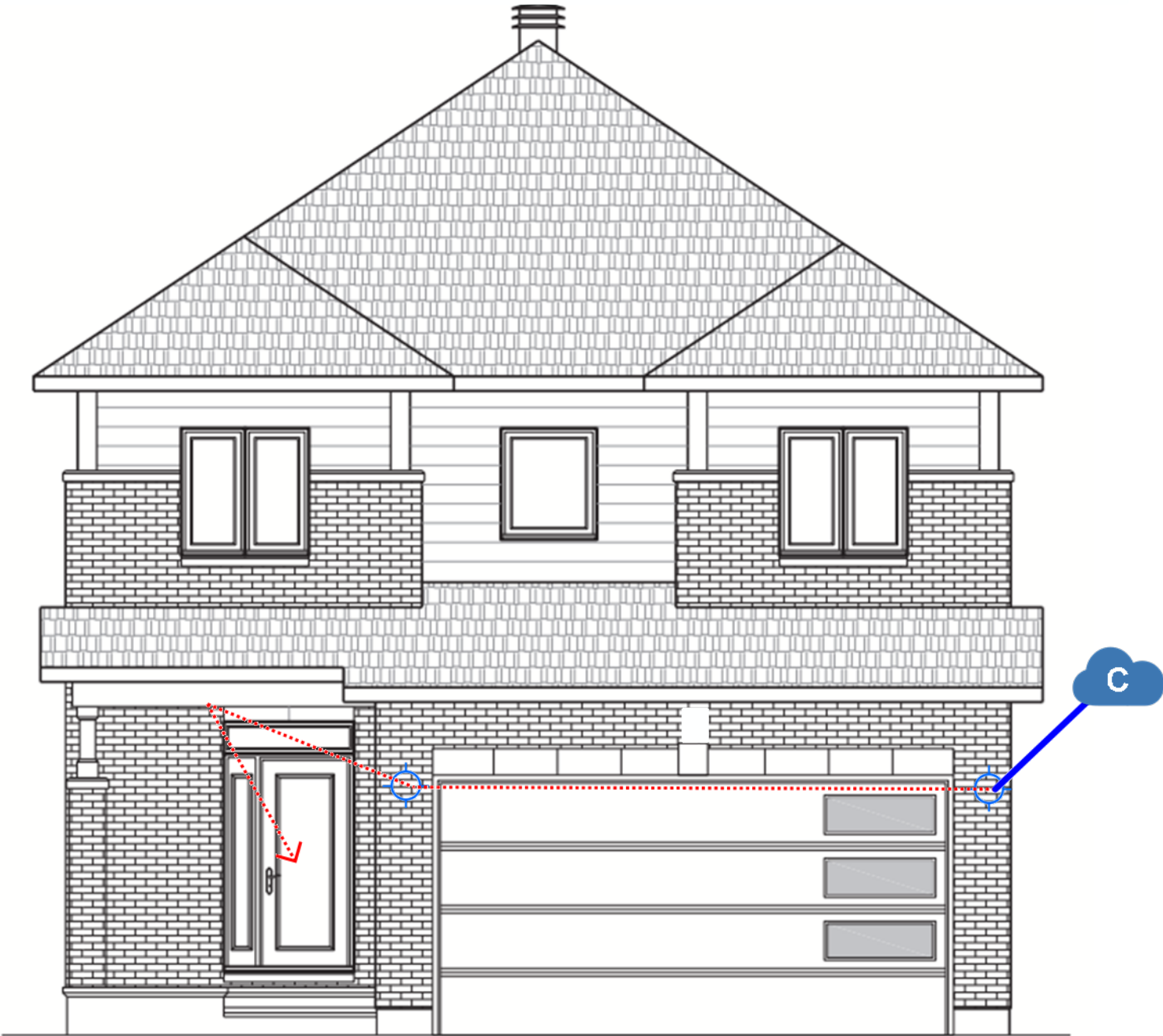
Site: Place St. Thomas 7

Purchaser: Megan Peterman

Lot: PST PH7 Lot 20

Date: April 10, 2025

Purchaser: Ryan Carbonette



ELEVATION B

Initial
MP

Initial
RC

DS
FN



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826 "B"

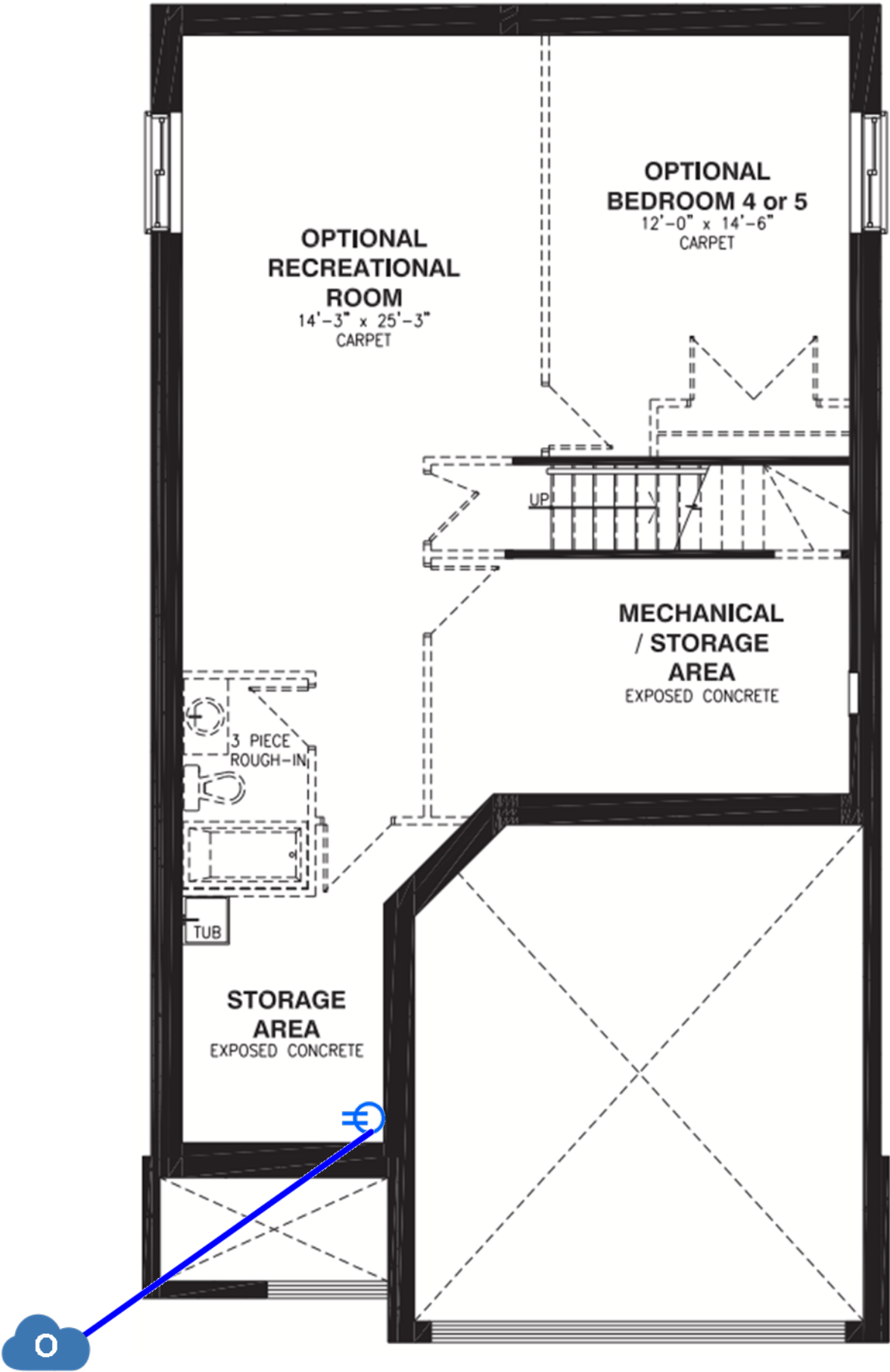
Site: Place St. Thomas 7

Purchaser: Megan Peterman

Lot: PST PH7 Lot 20

Date: April 10, 2025

Purchaser: Ryan Carbonette



Initial

MP

Initial

RL

DS

FN



Valecraft
Homes (2019) Limited

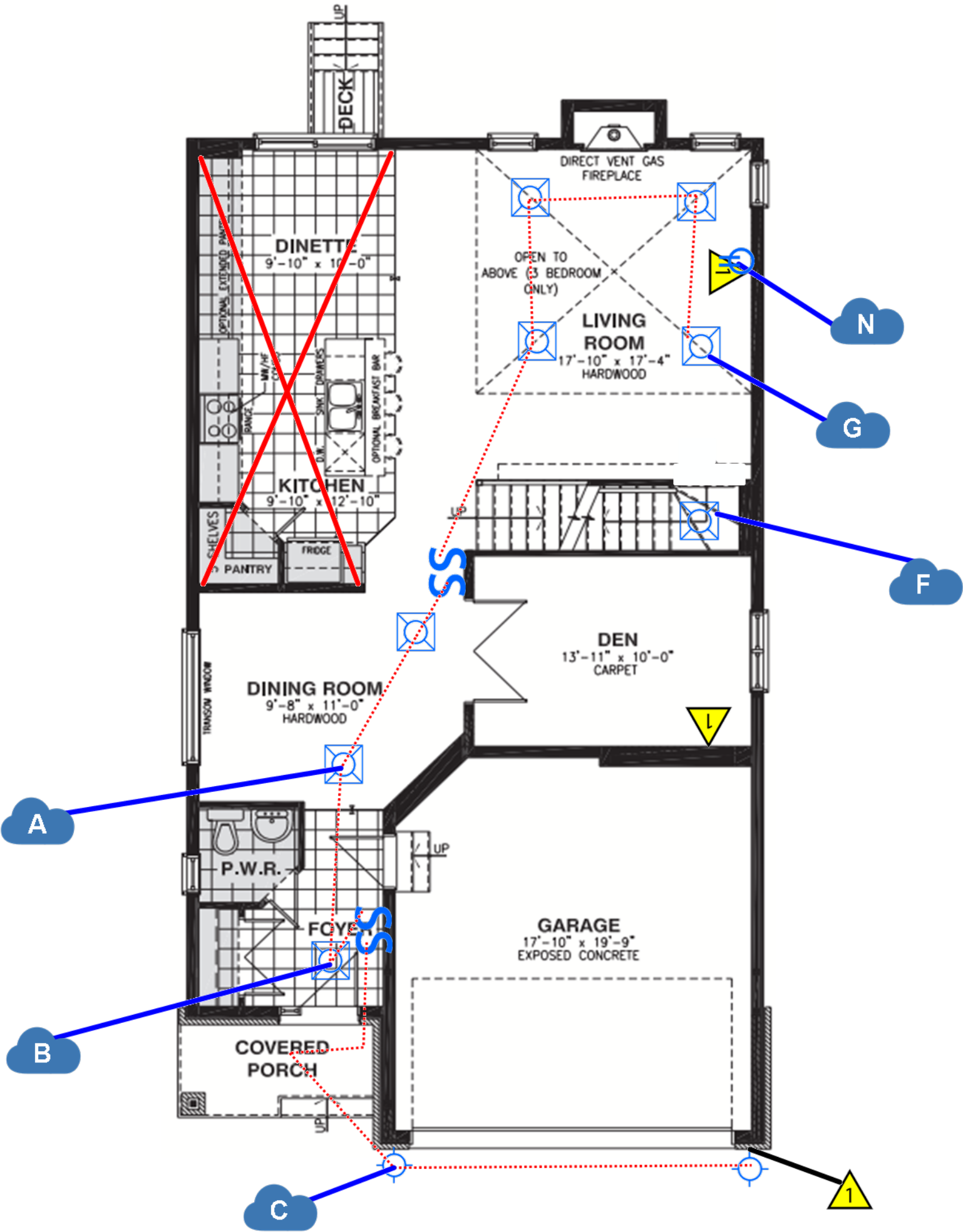
S&S / Orbital Sketch

Model Name: Bradley 3Bed Model #: #826 "B"

Site: Place St. Thomas 7 Purchaser: Megan Peterman

Lot: PST PH7 Lot 20

Date: April 10, 2025 Purchaser: Ryan Carbonette



Initial

MP

Initial

RC

DS

FN



Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Braldey 3Bed

Model #: #826 "B"

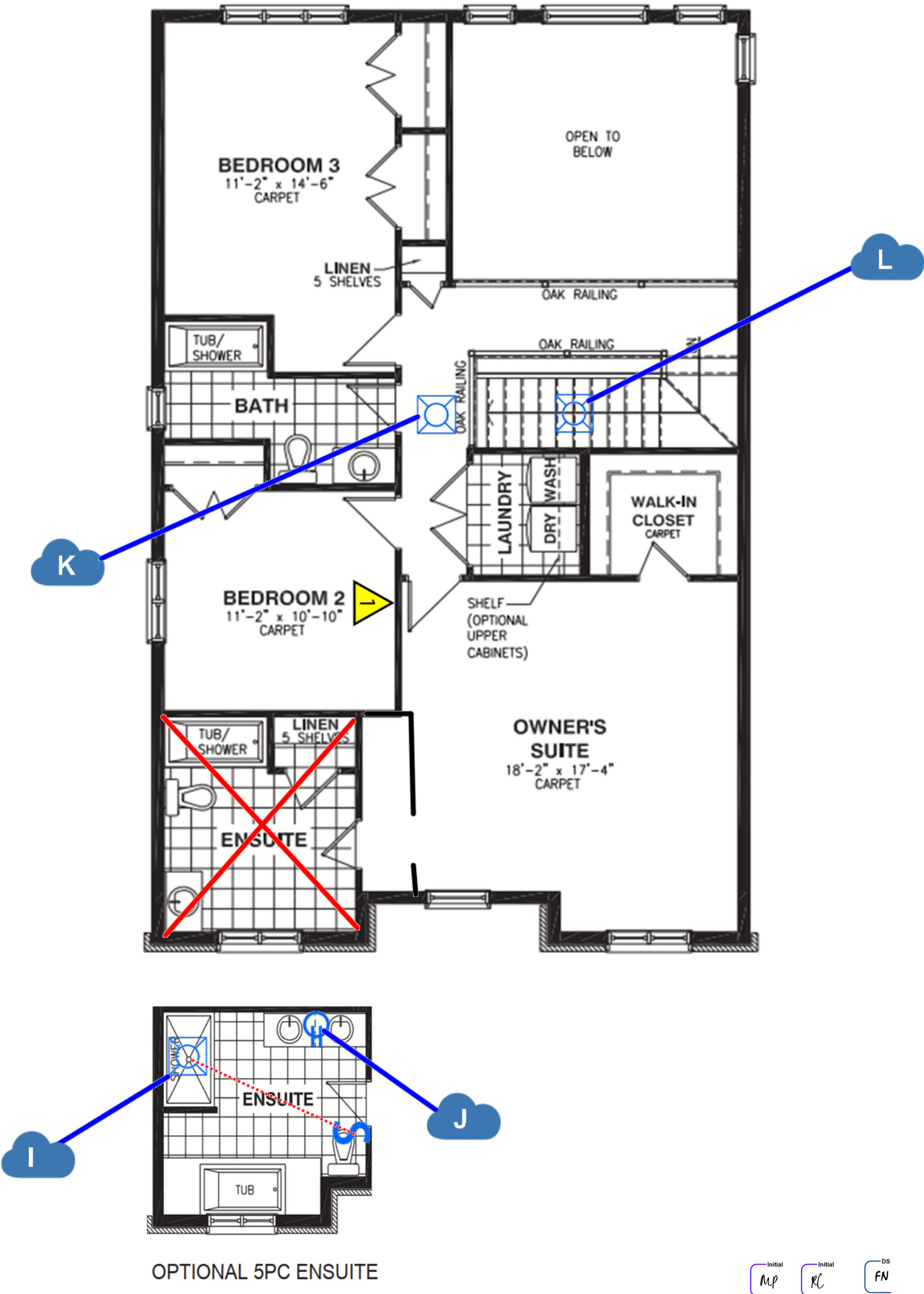
Site: Place St. Thomas 7

Purchaser: Megan Peterman

Lot: PST PH7 Lot 20

Date: April 10, 2025

Purchaser: Ryan Carbonette





Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Site: Place St. Thomas 7

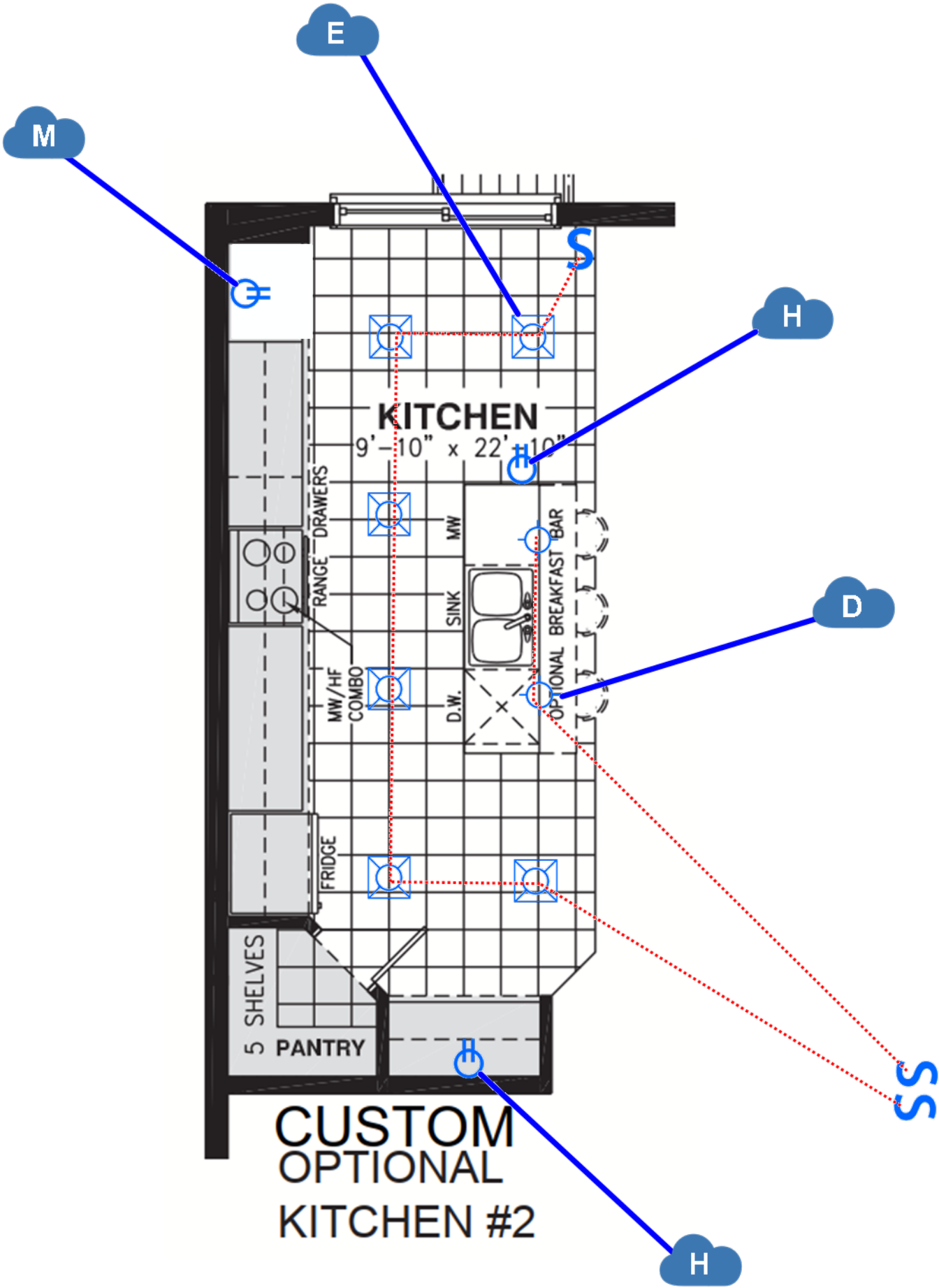
Lot: PST PH7 Lot 20

Date: April 10, 2025

Model #: #826 "B"

Purchaser: Megan Peterman


Purchaser: Ryan Carbonette



Initial
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Initial
RC

DS
FN

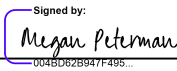
	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Trim Package #3					30
DOOR STYLE	Standard interior door + Den : Single lite clear glass painted french door (x2)					STD, 34
INTERIOR HARDWARE	Standard					STD
INTERIOR LIGHTING PACKAGE	Standard Soho Collection + S&S Electric Quote					STD, 79
BATHROOM ACCESSORIES, MIRRORS	DO NOT install mirrors DO NOT install bathroom accessories					56
FIREPLACE MANTLE	DO NOT install Fireplace mantle Fireplace wall bumped into great room Linear Ascent BL35 w/ 4 sided black trim kit					16, 17, 56

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial (STD)	Stain #406	14, 15
BRACKET	Metal	N/A	Wrinkled black	14, 15
SPINDLES	Metal	square	Wrinkled black	14, 15
POSTS	Red Oak	Modern 3in post - Bevelled	Stain #406	14, 15
NOSINGS	Red Oak	N/A	Stain #406	14, 15
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	\	\	\	\

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 35"(w) x maximum 73" (h))</i>	Fridge opening approximately 37" wide by 73" high	3, 41	\	\
RANGE	Standard Opening	3, 5	Gas Line for range	5
DISHWASHER	Standard Opening	3	\	\
CHIMNEY HOODFAN <i>(Specify if convection)</i>	Standard 30IN Chimney Hoodfan Opening	3, 6	Whirlpool 300CFM, 30in Estar stainless WVVW73UC0LS	6
WASHING MACHINE/DRYER	Standard Opening	STD	\	\

Purchaser's Signature(s) :

Signed by:




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Date: May 24, 2025

Purchaser's Signature(s) :

Signed by:

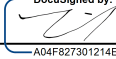


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Date: May 24, 2025


Approved By :

DocuSigned by:



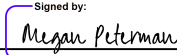
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Date: May 24, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	MDF Red Deer in Frost + Island to be MDF Red Deer in Mushroom			Level 2 + 2 colours	3, 36, 38, 39, 40, 41, 42, 43, 63
	HARDWARE CODE	BP 5923-900 on doors + POI-R7040-256-BSAE (6) on pots/pans on either side of the stove, + POI-R7040-160-BSAE (7) on pots/pans in the coffee station and on microwave cabinet.	TYPE	Handles & Knobs	STD + Level 3 + Level 4	3, 44, 45
	COUNTERTOP	Silestone Calacatta Gold Polished	COUNTERTOP EDGE PROFILE	Eased edge	Level 5 incl. flush BB	3, 36, 62
MAIN BATHROOM	STYLE AND COLOUR	PM-100i Dalia Ambassador A24WT			STD	STD
	HARDWARE CODE	BP 1076-900	TYPE	Handles	STD	STD
	COUNTERTOP	Quorastone - Standard - Cotton Knit 2cm - QS 7944	COUNTERTOP EDGE PROFILE	Eased edge	STD	STD
5PC ENSUITE BATHROOM	STYLE AND COLOUR	Lastra apres ski TA-M2015			STD	STD, 20, 22, 37
	HARDWARE CODE	BP 1076-900	TYPE	Handles	STD	STD
	COUNTERTOP	Silestone halcyon Polished	COUNTERTOP EDGE PROFILE	Eased edge	Level 1	20, 37, 58
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			\	\
	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) :

Signed by:




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Date: May 24, 2025

Purchaser's Signature(s) :

Signed by:




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Date: May 24, 2025


Approved By :

DocuSigned by:



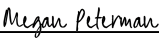
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Date: May 24, 2025

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	PST PH7 Lot 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss DLX1025-1 Commercial White		STD			
FOYER	Eggshell Dulux DLX1025-1 Commercial White		31			
POWDER ROOM	Eggshell Dulux DLX1025-1 Commercial White		31			
MAIN FLOOR HALLWAY	Eggshell Dulux DLX1025-1 Commercial White		31			
DINING ROOM	Eggshell Dulux DLX1025-1 Commercial White		31			
FLEX ROOM	\		\			
GREAT ROOM	Eggshell Dulux DLX1025-1 Commercial White		31			
FAMILY ROOM	\		\			
DEN	Eggshell Dulux DLX1025-1 Commercial White		31			
KITCHEN/DINETTE/ BREAKFAST	Eggshell Dulux DLX1025-1 Commercial White		31			
LAUNDRY	Eggshell Dulux DLX1025-1 Commercial White		31			
2nd FLOOR HALLWAY	Eggshell Dulux DLX1025-1 Commercial White		31			
MAIN BATH	Eggshell Dulux DLX1025-1 Commercial White		31			
BEDROOM #2	Eggshell Dulux DLX1025-1 Commercial White		31			
BEDROOM #3	Eggshell Dulux DLX1025-1 Commercial White		31			
BEDROOM #4	\		\			
OWNERS SUITE	Eggshell Dulux DLX1025-1 Commercial White		31			
OWNERS SUITE WALK-IN CLOSET	Eggshell Dulux DLX1025-1 Commercial White		31			
OWNERS SUITE ENSUITE	Eggshell Dulux DLX1025-1 Commercial White		31, 20			
FINISHED BASEMENT STAIRCASE	Eggshell Dulux DLX1025-1 Commercial White		31, 14			
BASEMENT BATHROOM	\		\			

Purchaser's Signature(s) :


Signed by:



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Purchaser's Signature(s) :

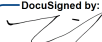
Signed by:



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Approved By :

DocuSigned by:




A04F827301214EE...

Date: May 24, 2025

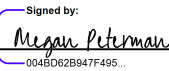
Date: May 24, 2025

Date: May 24, 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 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Ceratec Paros white matt 11.8"x 23.6" (rectangular front to back installation)		5093 Warm Gray	Bronze floor tile + STD grout	23, STD
POWDER ROOM	FLOOR	Ceratec Paros white matt 11.8"x 23.6" (rectangular front to back installation)		5093 Warm Gray	Bronze floor tile + STD grout	23, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Euro Davenport ice 13x13 pas dav ice (standard square installation)		5093 Warm Gray	STD floor tile + STD grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood selection		\	UPG	9
	BACKSPLASH	Centura Artisan 2.5x8 White AR24464 (horizontal 1/2 brick installation)		5221 Moonbeam	Emerald wall tile + UPG Install + UPG grout	60, 61, 74
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	See hardwood selection		\	UPG	9
FIREPLACE	HEARTH	No Hearth		\	\	\
	SURROUND	Ceratec Pave wall Dolmen 1124 Bianco Matt (Horizontal 1/2 brick installation)		5093 Warm Gray	Quote level wall tile + STD grout	16, 17, 19
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) :


Signed by:



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Purchaser's Signature(s) :

Signed by:



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Approved By :

DocuSigned by:




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Date: May 24, 2025

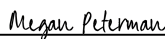
Date: May 24, 2025

Date: May 24, 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 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE	GROUT SELECTION	LEVEL	STD/UPG #	
MAIN BATHROOM	FLOOR	Euro Davenport Mica 13x13 pas dav mic (standard square installation)	5107 Iron	STD floor tile + UPG grout	STD, 76	
	WALL	--- Ceratee essential collection --- -- Bianco-Beveled Glossy-4x7.9- (horizontal stacked installation)	5221 Moonbeam	Bronze wall tile + UPG grout	71, 77	
	INSERT OR BORDER	Olympia New Serenity Series Arctic White Matte 8" x16" # QT.SR.ARW.0816.MT				
3PC ENSUITE BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Centura Lecco 12x24 Blanco LEBL1224 (rectangular side to side installation)	5093 Warm Gray	Silver floor tile + STD grout	68, STD, 20	
	TUB DECK	Centura Lecco 12x24 Blanco LEBL1224 (horizontal stacked installation)	5093 Warm Gray	Silver floor tile + STD grout	69, STD, 20	
	TUB BACKSPLASH	Centura Lecco 12x24 Blanco LEBL1224 (horizontal stacked installation)	5093 Warm Gray	Silver floor tile + STD grout	69, STD, 20	
	INSERT OR BORDER	\				
	WALLS IN SHOWER	Centura Splendour Green SP23966 (vertical stacked installation)	5002 pewter	Gold wall tile, + UPG grout	70, 75, 20	
BASEMENT/OTHER BATHROOM	FLOOR	\	\	\	\	
	WALL	\	\	\	\	
	INSERT OR BORDER	\				

Purchaser's Signature(s) :


Signed by:



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Purchaser's Signature(s) :


Signed by:



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Approved By :

DocuSigned by:




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Date: May 24, 2025

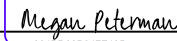
Date: May 24, 2025

Date: May 24, 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 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD			LEVEL	STD/UPG #	
MAIN FLOOR HALLWAY	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	8	
DINING ROOM	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	8	
FLEX ROOM	\			\	\	
FAMILY ROOM	\			\	\	
GREAT ROOM	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	8	
DEN/HOME OFFICE	A4531 Spartacus 84558 Beach shell + STD underpad			STD carpet + STD underpad	STD, STD, 52	
REAR HALLWAY	\			\	\	
KITCHEN	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	9	
DINETTE	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	9	
MAIN STAIRS TO BEDROOMS	6436 Cupido II 17060 Maple wood + Level 1 underpad			Level 2 carpet + UPG underpad	11, 51	
UPPER HALLWAY	Lauzon Expert essential series engineered Red Oak Talpa 4 1/8"			UPG	8	
BEDROOM # 2	A4531 Spartacus 84558 Beach shell + Level 1 underpad			STD carpet + UPG underpad	12, 51	
BEDROOM # 3	A4531 Spartacus 84558 Beach shell + Level 1 underpad			STD carpet + UPG underpad	12, 51	
BEDROOM # 4	\			\	\	
OWNERS SUITE	A4531 Spartacus 84558 Beach shell + Level 1 underpad			STD carpet + UPG underpad	12, 51	
OWNERS SUITE WALK-IN CLOSET	A4531 Spartacus 84558 Beach shell + Level 1 underpad			STD carpet + UPG underpad	12, 51	
STAIRS TO BASEMENT	6436 Cupido II 17060 Maple wood + Level 1 underpad			Level 2 carpet + UPG underpad + 2nd colour	13, 14, 50, 53	
FINISHED BASEMENT RECREATION ROOM	\			\	\	

Purchaser's Signature(s) :

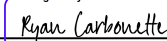
Signed by:



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Purchaser's Signature(s) :


Signed by:



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Approved By :

DocuSigned by:




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Date: May 24, 2025

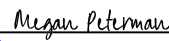
Date: May 24, 2025

Date: May 24, 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 20	Civic Address:	919 Cologne Street, Embrun Ontario K0A 1W0		
	Purchaser(s):	Megan Peterman			Model Name:	Bradely "B"
	Purchaser(s):	Ryan Carbonette			Closing Date:	18-Dec-25
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Standard		SS	STD	
	FAUCET	Standard		SS	STD	
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(S) X2	Standard		White	STD, 20	
	VANITY FAUCET(S) X2	Standard		Chrome	STD, 20	
	WATER CLOSET	Standard		White	STD, 20	
	SHOWER	Standard 5PC shower , trims to be matte black + Zitta Niche 12x24x3.75 matte black (Ensuite Bathroom Walk In Shower)		White base, Matte black trims , clear glass	STD, 20, 33, 72	
	SHOWER FAUCET	Standard		Chrome	STD, 20	
	BATHTUB	Standard		White	STD, 20	
	BATHTUB FAUCET	Standard		Chrome	STD, 20	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
BASEMENT/OTHER BATHROOM	SINK	\		\	\	
	VANITY FAUCET	\		\	\	
	WATER CLOSET	\		\	\	
	TUB/SHOWER	\		\	\	
	TUB/SHOWER FAUCET	\		\	\	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :


Signed by:



0045D62B947F495...

Purchaser's Signature(s) :

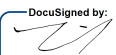
Signed by:



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Approved By :

DocuSigned by:



A04F827301214EE...

Date:

May 24, 2025

Date:

May 24, 2025

Date:

May 24, 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\pst\OneDrive - VALECRAFT HOMES LIMITED\Desktop\LOTS FOR SALE\Phase 7 - Cologne (Singles



Valecraft Homes Décor Disclaimers

Lot#: 20 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Megan Peterman and Ryan Carbonette

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.

Initial

MP

Initial

RC

DS

FN



Valecraft Homes Décor Disclaimers

Lot#: 20 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Megan Peterman and Ryan Carbonette

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.

Three blue ink signatures are present. The first is "MP" with "Initial" written above it. The second is "RL" with "Initial" written above it. The third is "DS" with "DS" written above it.



Valecraft Homes Décor Disclaimers

Lot#: 20 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Megan Peterman and Ryan Carbonette

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
MP

Initial
RC

DS
FN



Valecraft Homes Décor Disclaimers

Lot#: 20 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Megan Peterman and Ryan Carbonette

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:
Megan Peterman
004BD62B947F495...
Signed by:
Ryan Carbonette
DBA20F671ABF4EB...

Date May 24, 2025

Date May 24, 2025

DS
FN



CONFIRMATION OF FILE COMPLETION

PROJECT:

Place St. Thomas 7

PURCHASER #1:

Megan Peterman

LOT:

PST PH7 Lot 20

PURCHASER #2:

Ryan Carbonette

MODEL:

#826 "B" Rev Bradley 3Bed

FIRM UP DATE:

April 24, 2025

CLOSING DATE: December 18, 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:

Megan Peterman

0045D0262947F495...

PURCHASER'S SIGNATURE

May 24, 2025

DATE

Signed by:

Ryan Carbonette

DBA20F671ABF4EB...

PURCHASER'S SIGNATURE

May 24, 2025

DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS:

April 9, 2025

INTERIOR COLOURS:

May 24, 2025

FIRM UP:

April 24, 2025

EXTERIOR COLOURS (if applicable):

April 24, 2025

BANK LETTER:

April 24, 2025

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

May 24, 2025

SOLICITOR INFO:

April 9, 2025

680 & AMENDMENT:

May 24, 2025

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Complete

Sales Consultant's Signature

May 24, 2025

Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:

A04F827301214EE...

May 24, 2025

Date

Certificate Of Completion

Envelope Id: 80203D56-13E1-4C72-858A-1ED23127A310

Status: Completed

Subject: Please Docusign: Design & Electrical - PST PH7 Lot 20 (919 Cologne St)

Source Envelope:

Document Pages: 36

Signatures: 42

Envelope Originator:

Certificate Pages: 5

Initials: 69

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

5/24/2025 1:14:45 PM

place-st-thomas@valecraft.com

Signer Events

Megan Peterman

meg.peterman@hotmail.com

Security Level: Email, Account Authentication
(None)

Signature

Signed by:

Megan Peterman
004BD62B947F495...

Signature Adoption: Pre-selected Style

Using IP Address: 52.229.68.132

Signed using mobile

Timestamp

Sent: 5/24/2025 1:41:29 PM

Resent: 6/3/2025 5:57:30 PM

Resent: 6/11/2025 6:59:41 PM

Viewed: 6/11/2025 7:24:51 PM

Signed: 6/11/2025 7:28:48 PM

Electronic Record and Signature Disclosure:

Accepted: 6/5/2025 1:02:46 PM

ID: efe29a3c-16b9-49a0-b8c8-ac326acfa50a

Ryan Carbonette

ryan.carbonette@hotmail.com

Security Level: Email, Account Authentication
(None)

Signed by:

Ryan Carbonette
DBA20F671ABF4EB...

Signature Adoption: Pre-selected Style

Using IP Address: 52.229.68.133

Sent: 5/24/2025 1:41:30 PM

Resent: 6/3/2025 5:57:31 PM

Resent: 6/11/2025 6:59:42 PM

Viewed: 6/11/2025 8:59:30 PM

Signed: 6/11/2025 9:00:18 PM

Electronic Record and Signature Disclosure:

Accepted: 5/27/2025 9:52:29 PM

ID: 36746cbe-679e-4ad7-8e96-a2728307feab

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Vice President

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Joanne Huppe jhuppe@valecraft.com Sales Administrator Valecraft Homes Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/14/2025 8:33:23 AM Viewed: 6/17/2025 9:40:11 AM
Lisa Ballard lballard@valecraft.com Administrative Coordinator Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/14/2025 8:33:24 AM Viewed: 6/17/2025 10:51:26 AM
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Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/24/2025 1:41:30 PM
Envelope Updated	Security Checked	5/27/2025 4:17:11 PM
Envelope Updated	Security Checked	5/27/2025 4:17:12 PM
Envelope Updated	Security Checked	5/27/2025 4:17:12 PM
Certified Delivered	Security Checked	6/14/2025 8:31:26 AM
Signing Complete	Security Checked	6/14/2025 8:33:15 AM
Completed	Security Checked	6/14/2025 8:33:25 AM
Payment Events	Status	Timestamps
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