

SCHEDULE "B"

SPECIFICATIONS TOWNHOMES 100 SERIESENERGY STAR

PLAN

#: 4M-1290 DEERFIELD VILLAGE 2 MODEL: 160-2 The Stanley 2 Rev. LOT: N77

CIVIC ADDRESS: 632 Tranquil Stream Private

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES LIMITED

and Spec Home

The Vendor agrees to include the following items in the purchase price herein:

- LANDSCAPING:
- Nursery Grown Sodding

- Precast Patio Slab Walkway

- Tree Planting as per Municipality approved Landscape Plans

- Asphalt basecoat paved driveway

- Lot to be graded to Municipality approved Grading Plan

- EXTERIOR FINISHES
- Brick, stone, vinyl & /or vinyl cedar shakes on front façade as per plan. Complete with Signature Valecraft Homes Ltd. decorative brick at front entrance as per plan

- Maintenance-free vinyl siding with aluminium soffit and fascia as per plan.

- Limited Lifetime warranty self-sealing fiberglass roof shingles

- Maintenance-free Low E Argon filled Zone 2 PVC vinyl windows and wood jamb extension throughout (where applicable) operable and non-operable as per OBC.

- Colonial embossed insulated steel clad doors leading to exterior (Front door with thermal glass lite) (as per plan)

- Front entrance door with sidelite and/ or feature highliter windows as per plan

- PVC vinyl sliding patio doors w/ wood jamb extension at rear (except Models 105 & 130 c/w full lite garden door) as per plan

- Oversized rear basement window as per plan

- Screens on all operating windows including basement and sliding patio door

- Steel sectional overhead garage door with insert lite.

- Weatherstripping on all exterior insulated doors and all operating windows

- "Augusta Satin Nickel" front entrance grip set on front entrance door with security dead bolt or equivalent

- Poured concrete steel reinforced porch (with broom finish) at front entrance

- Cement parging on all above grade concrete

- Column as per plan.

- "Bristol" vertical Aluminum Mail Box in black or equivalent

- Exterior colour packages are pre-selected by the Vendor

- Maximum Roof Air Ventilation

- STRUCTURAL AND FRAMING:
- Poured concrete Foundation Walls with steel reinforcement

- High density polyethylene drainage membrane

- Engineered Steel Beams and Steel Posts as per plan

- Kiln dried floor joists or pre-engineered floor joist system

- Exterior Walls 2" x 6" kiln dried studs @ 16" o/c or equivalent structure

- Party (common) wall 2" x 4" studs staggered @ 16" o/c

- Interior Walls 2" x 4" kiln dried studs @ 16" o/c (except for basement) (as per plan)

- Basement Exterior Walls 2" x 4" kiln dried studs @ 24" o/c full height

- Tongue and groove engineered OSB subfloor sheathing (joints sanded and screwed to joists throughout)

- Engineered OSB roof sheathing c/w H-clips

- Prefabricated roof trusses as per engineered design

- INSULATION:
- Exterior and Walkout walls: R-20 Fiberglass batt + R5 Continuous Insulated OSB Panel

- Party (common) wall R-12 Fiberglass batt

- Ceiling attics: R-60 Fiberglass blown

- Fully insulated & drywalled garage

- Floors over unheated space: R-31 Fiberglass batt or blown

- Cathedral/sloped ceilings R-31 Fiberglass batt (where applicable)

- Concrete Basement exterior walls: 2" Closed Cell Spray Foam and R12 Fiberglass batt

- 6 Mil polyethylene vapour barrier

- ELECTRICAL:
- Underground utility wiring including hydro, bell and cablevision

- 100 amp service with 60 circuit breaker panel

- Heavy duty receptacles for stove and dryer

- "Decora" Style white plugs and switches throughout (except exterior)

- Smoke detectors & Carbon monoxide detector as per O.B.C.

- Front door chime

- Ceiling light fixture in all bedrooms with LED bulbs

- Ceiling Fixture in dining room (where applicable as per plan) with LED bulbs

- Chrome make-up bar lighting fixture in all bathrooms with LED bulbs

- Two exterior weather protected plugs

- Silver light fixture package supplied and installed by the Vendor with LED bulbs

- Electrical outlet in garage ceiling for future garage door opener

Purchaser

Purchaser

Vendor

ROUGH-INS:

- Connection Centre including 5 Multi Media Outlets. Each outlet to be complete with 3x CAT5(e) and 1x RG-6 coax wire. Each outlet to be capped with one 4 port finishing plate. Locations to be selected by Purchaser except Inventory Homes and Models are preselected by the Vendor.
- Conduit from basement to attic space for future wiring requirements
- Central vacuum rough-in (as per plan)
- Plumbing rough-in for future basement bathroom including and ventilation rough-ins. (as per plan) (Does not include waterline or electrical rough-ins)

PLUMBING AND FIXTURES:

- Vitreous China lavatory complete with single lever faucets in all bathrooms except laundry tub as per plan
- Double stainless steel kitchen sink with single lever faucet and veggie sprayer
- Power vented high-efficiency hot water heater (rental) in Mechanical room. (rental fee is determined by utility company)
- Pedestal sink in powder room as per plan (except Model 170)
- 5' fiberglass tub/shower combo enclosed with full height ceramic tiled walls w/self-sealing grout to ceiling in ensuite and main bathroom (as per plan)
- Pressure balanced valves on all showers
- Hot and cold taps installed for automatic washer connection
- Two exterior hosebibs (one in garage, one in rear)
- Plumbing rough-in for future dishwasher installation
- Laundry tub installed with hot and cold taps
- Low flush water conserving toilets
- Chrome tissue holders, towel bar, robe hook, towel ring where applicable
- White plumbing fixtures in all bathrooms
- Shut off valves at all hot & cold lavatory and kitchen sink supply lines
- Sleeve for future waterline to fridge
- Water pressure booster pump

HEATING AND VENTILATION:

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- Separate switch exhaust fans in all bathrooms and powder room - vented to exterior
- Kitchen exhaust fan Microwave/Hood Fan combination (white) over range vented direct to exterior
- All ductwork is cleaned prior to occupancy
- Programmable thermostat
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- Central air conditioning
- Enercare Smarter Home Essentials Package (complimentary for 3 years)

FIREPLACE- Standard In Great Room of Model 170 Only:

- Natural gas direct vented fireplace with decorative black trim kit w/ spark ignition
- Polished porcelain or ceramic tiled w/self-sealing grout fireplace surround

FLOORING:

- 36 oz. quality carpet in all finished areas c/w 11 mm foam underpadding except areas shown as ceramic or hardwood as per plan. Choice of one colour of carpet throughout.
- Ceramic tile w/self-sealing grout at front entrance, powder room, kitchen/dinette, laundry room, main and ensuite bathrooms (from Builder's Standard selections) as per plan
- 3 1/8" Engineered natural oak hardwood flooring in Great Room/Living Room, Dining Room, Lower Hallway & 2nd Floor Hallway where applicable as per plan.

INTERIOR TRIM, CABINETRY AND FINISH CARPENTRY:

- Builder's standard painted raised panel interior passage doors
- Pre-hung Builder's standard painted raised panel swing doors c/w bullet catch on all closet doors except pre-finished sliding closet doors located as per plan
- 4 1/8" Nivaga style baseboard and 2 3/4" Nivaga style casing throughout (MDF painted white)
- Privacy sets for all bathrooms, powder room and master bedroom
- Satin chrome door hardware on interior doors
- Security deadbolt at front entrance door and garage entry door inside home (balcony door on model 130)
- Kitchen cabinetry with laminate countertops
- Vanities with laminate countertops (including backsplash in same material) in all bathrooms (except powder room as per plan)
- Approx. 36" upper kitchen cabinetry
- Kitchen cabinetry opening for future dishwasher
- Kitchen pantry where applicable as per plan
- Solid natural oak colonial spindles, posts, and/or handrail & brackets as per plan
- Natural oak nosing under standard railing areas as per plan
- Single full width Melamine Laundry shelf approximately 12" Deep to be installed in all main & second floor laundry rooms above washer and dryer.
- Soft close on all cabinetry doors & drawers (excluding corner cabinets)

INTERIOR FINISHES:

- 9' Ceiling height on ground floor
- Textured stipple ceilings with decor perimeter in all finished areas except bathrooms, powder room and kitchen which shall have smooth ceilings
- Two-tone paint: one builder standard colour latex paint to be used throughout (semi-gloss latex for bathrooms, powder room, kitchen), All trim & interior doors shall be white semi-gloss latex
- Mirrors with bevelled square corners above all bathroom vanities and powder room
- Kitchen backsplash ceramic tiled w/ self-sealing grout 6" x 6" (from builder's standard backsplash selections)

WARRANTY COVERAGE:

- 7 Year major structural warranty
- 2 Year mechanical and building envelope warranty
- 1 Year material and workmanship warranty

Purchaser

Purchaser

Vendor

The Purchaser acknowledges that:

1. Prices and specifications which do not form part of this Agreement are subject to change without notice at the sole discretion of the vendor.
2. The vendor may substitute materials of equal or greater value without consent.
3. 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.
4. All colour and material selections are to be made from Vendor's standard samples unless otherwise paid for as an upgrade.
5. The vendor may, at his discretion, add brick to external sideyard walls to enhance the streetscape and/or to comply to municipal agreements.
6. The purchaser understands that all decorator items, furnishings, appliances, draperies, painted colour walls, and 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.
7. Service location, hot water tank and furnace location, basement wall height, specifications and material finishes may vary from model homes/plans.
- 8a. The number of steps required at entrances into the home may vary from the model home/plans depending on individual lot grading requirements.
- 8b. Purchaser acknowledges that exterior railings may be required at front and garage entrance stairs depending on individual lot grading.
9. Basement window wells may or may not be required depending upon individual lot grading requirements.
10. The purchaser understands that renderings and brochures are an artist's concept and that some variations may occur to the final finished product.
11. The Purchaser understands that vertical and horizontal chaseways, dropped ceilings and or bulkheads may be added or deleted in, but not limited to; kitchens, main floor living areas, finished basements, closets, pantries, laundry room, powder rooms, bathrooms and/or at wall and ceiling corners respectively in order to accomodate mechanical systems at the Vendor's discretion .
12. The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
13. The purchaser understands that due to normal manufacturing production materials which are installed in their home may vary slightly in colour from the vendor's samples and/or model homes.
14. Due to the natural composition of such materials as Granite, Marble & some Quartz, inherent variations in texture, colour and consistency are to be expected and considered normal. As such, the Purchaser agrees not to hold the Vendor liable for such variations.
15. The wood used in the finishing products of your 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.
16. 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.
17. Zoning bylaws specify maximum driveway widths which are based upon frontages. A tapering of your 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.
18. The grading and drainage of your lot has been designed and engineered to ensure that surface water is directed away from your home and into swales. These swales run at the side and rear of your property lines. Swales generally have more aggressive slopes relative to the general layout of your lot and will always occupy a portion of the useable space of your lot to serve their function properly.
19. Purchaser(s) acknowledge the requirement to install an approximate 3' x 3' landing with stairs at the garage entrance to the house as per OBC if more than 3 risers are required as a result of grading.
20. 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).
21. Purchaser(s) acknowledge that rooflines may be altered due to block assembly.
22. Purchaser(s) acknowledge that High Efficiency Washing machines have the potential to create vibrations due to the tub spinning at very high speeds.

PURCHASER

VALECRAFT HOMES LIMITED

PURCHASER

DATE

DATE

MODEL: 160-2 The Stanley 2 Rev.

LOT NUMBER: N77

PROJECT: DEERFIELD VILLAGE 2

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Spec Home		Printed: 8-Apr-21 1:44 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
N77	2	160 THE STANLEY 2	
ITEM	QTY	EXTRA / CHANGE	PRICE
*1 90831	1	- STANDARD - AC UNIT 16 SEER 1.5 TON	\$ 0.00
30441	Note:	Location to be determined by Head Office	Each
*2 90184	1	- KITCHEN - STANDARD - SLEEVE FOR FUTURE WATERLINE TO FRIDGE	\$ 0.00
30442	Note:		Each
*3 90183	1	- STANDARD - SOFT CLOSE DOORS AND FULL EXTENSION SOFT CLOSE TRACK ON DRAWERS ON ALL CABINETRY THROUGHOUT HOUSE	\$ 0.00
30443	Note:	Excluding Corner Cabinetry Where Applicable	Each
*4 89762	1	- ENSUITE BATH - BONUS - LUXURY ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	\$ 0.00
30451	Note:	AS PER SCHEDULE H DATED MARCH 30th, 2021	Each
*5 104302	1	- ENSUITE BATH - ENSUITE - 5PC ENSUITE IN LIEU OF BONUS 4PC ENSUITE IN BUILDERS STANDARD SELECTIONS	*\$ 2,340.00
30452	Note:	AS PER SCHEDULE H DATED MARCH 30th, 2021	Each
*6 89584	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES	*\$ 884.00
32305	Note:	AS PER SCHEDULE H DATED MARCH 30th, 2021.	Each
7	1	- KITCHEN - SUPPLY AND INSTALL KITCHEN CABINETRY LEVEL 1 IN OPTIONAL KITCHEN #1	\$ 3,322.00
30453	Note:		Each
*8 103657	1	- KITCHEN - CABINETRY - UPC9-2A - LEVEL 1 CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 689.00
32160	Note:	As per UPC Sketch DATED March 30th, 2021. Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style	Each
*9 104730	1	- KITCHEN - COUNTERTOP - GRANITE - LEVEL 1 - KITCHEN OPTION #1 C/W FLUSH BREAKFAST BAR	*\$ 5,689.00
30454	Note:	AS PER SCHEDULE H DATED MARCH 30th, 2021, SEE ITEMS #16, #17 FOR SINK AND FAUCET. EDGE DETAIL TO BE SELECTED AT COLOR APOINTMENT	Each
*10 91541	1	- UPPER HALL - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 3,264.00
30455	Note:	- Installed with Bevelled Modern Posts. AS PER SCHEDULE H DATED MARCH 30th, 2021	Each
*11 91552	1	- GREAT ROOM - RAILING - OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS	*\$ 2,127.00
30456	Note:	- Installed with Bevelled Modern Posts. AS PER SCHEDULE H DATED MARCH 30th, 2021	Each
12	1	- - SUPPLY AND INSTALL OAK MODERN 3 1/2" POSTS, CONTEMPORARY HANDRAILS & MODERN SPINDLES IN STANDARD AREAS, IN LIEU OF STANDARD	\$ 1,913.00
30457	Note:	- Installed with Bevelled Modern Posts. AS PER SCHEDULE H DATED MARCH 30th, 2021	Each

PREPARED BY: Simon Clarke
LOCKED BY: Lisa Ballard
PE 1,422-1
InvoiceSQL.rpt 28mar21

Vendor Initials: _____ Purchaser Initials: _____

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A Deerfield 2 - Phase 2			
PURCHASER: Spec Home		Printed: 8-Apr-21 1:44 pm	
LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
N77	2	160 THE STANLEY 2	
ITEM	QTY	EXTRA / CHANGE	PRICE INTERNAL USE
13 30458		1 - - SUPPLY AND INSTALL OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID THREADS, PER STAIRCASE, IN LIEU OF STANDARD STAIRCASE FROM MAIN FLOOR TO SECOND LEVEL, AS PER SCHEDULE H DATED MARCH 30th, 2021 Note: THE PURCHASERS AWKNOWLEDGES AND ACCEPTS THAT 3 1/8IN ENGINEERED HARDWOOD FLOORING WILL BE INSTALLED ON THE LANDING (WHERE APPLICABLE). TO ENSURE PRODUCT STABILITY, PROPER HUMIDITY LEVELS ARE TO BE MAINTAINED. -See Item's 10, 11 and 12.	\$ 5,795.00 Each
*14 90243 30461		1 - GREAT ROOM - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE ON MAIN FLOOR WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE. CENTER WINDOW IN GREAT ROOM IS DELETED Note: AS PER SCHEDULE H DATED MARCH 30th, 2021, SEE ITEM # 15	*\$ 3,956.00 Each
15 88179 30462		1 - GREAT ROOM - FIREPLACE - FIREPLACE FAN KIT Note: TO BE LOCATED IN GREATROOM FIREPLACE, SEE ITEM # 14, AS PER SCHEDULE H DATED MARCH 30th, 2021	\$ 389.00 Each
16 118341 30463		1 - KITCHEN - KITCHEN SINK - FRANKE CUBE CUX110-30-CA SINGLE BOWL STAINLESS STEEL 9" DEEP UNDERMOUNT SINK Note: -See Item 9 for Solid Surface Countertops.	\$ 855.00 Each
*17 88436 30464		1 - KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113 - DST (CHROME) SINGLE HANDLE PULL - DOWN Note: SEE ITEM #9	*\$ 380.00 Each
*18 88287 30465		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: AS PER QUOTE#SS4376 Rev. 01, DATED 03/15/2021	*\$ 5,689.55 Each
*19 88294 30466		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH. Note: AS PER QUOTE#OR5539 Rev.01, DATED 03/15/2021	*\$ 1,175.20 Each

Sub Total	\$38,467.75
HST	\$0.00
Total	\$38,467.75

Payment Summary

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

Vendor Initials: _____ Purchaser Initials: _____

PREPARED BY: Simon Clarke

LOCKED BY: Lisa Ballard

PE 1,422-2

InvoiceSQL.rpt 28mar21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

Internal B1A
Deerfield 2 - Phase 2

PURCHASER: Spec Home

Printed: 8-Apr-21 1:44 pm

LOT NUMBER N77	PHASE 2	HOUSE TYPE 160 THE STANLEY 2	CLOSING DATE
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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PURCHASER:

Spec Home

08-Apr-21

DATE

VENDOR:

PER: Valecraft Homes Limited

DATE:

CONSTRUCTION SCHEDULING APPROVAL

PER:

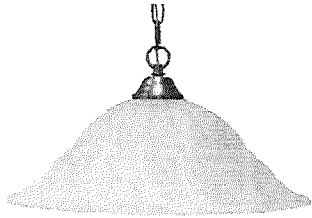
DATE:



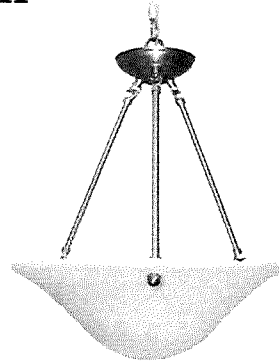
Valecraft
Homes Ltd.

Roma Collection

All Models
STANDARD



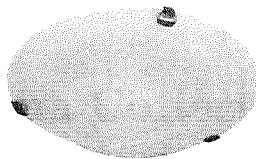
BREAKFAST / DINETTE
A3016P-11
Bulb: 1 x A19 LED Bulb



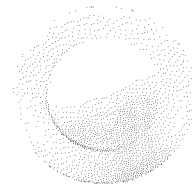
DINING ROOM / STAIRWELL / HIGH CEILINGS
(Plan Permitting)
A3016ch-11
Bulbs: 3 x A19 LED Bulb



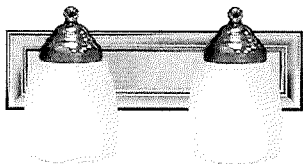
**ENTRY / HALL / LAUNDRY / BEDROOMS /
DEN / STUDY / BATH CEILING / KITCHEN SINK /
FINISHED BASEMENT AREAS**
(Plan Permitting)
A3012-11
12" dia.
Bulbs: 2 x A19 LED Bulb



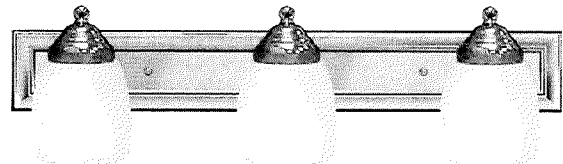
KITCHEN / MASTER BEDROOM
(Plan Permitting)
A3016-11
16" dia.
Bulbs: 3 x A19 LED Bulb



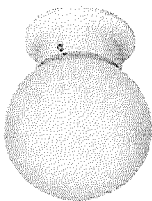
BASEMENT STAIRS / SOFFIT
AFR4-0930-WH
LED Recessed Light
5" dia.



POWDER ROOM VANITY
(Plan Permitting)
A16012-7
14" Wide
Bulbs: 2 x A19 LED Bulb



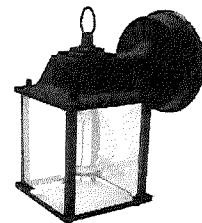
BATHROOM VANITY
A16013-7
24" Wide
Bulbs: 3 x A19 LED Bulb



CLOSET / PANTRY
A121-11
Bulb: 1 x A19 LED Bulb



FRONT EXTERIOR
(Plan Permitting)
SAN-A1010-6
Bulb: 1 x A19 LED Bulb



BACK EXTERIOR
SAN-A40455-6
Bulb: 1 x A19 LED Bulb

* All dimensions are approximate.

*** Keyless LIGHT OUTLETS IN GARAGE, UNFINISHED BASEMENT AREAS***

Project: DV2

Purchaser: Spec Unit

Plan #: 4M-1290

Purchaser: _____

Lot: N77

Date: March 30, 2021

Model: 160-2 The Stanley 2 Rev.

Upgrade #: Standard

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PURCHASER (S):

PURCHASER (S):

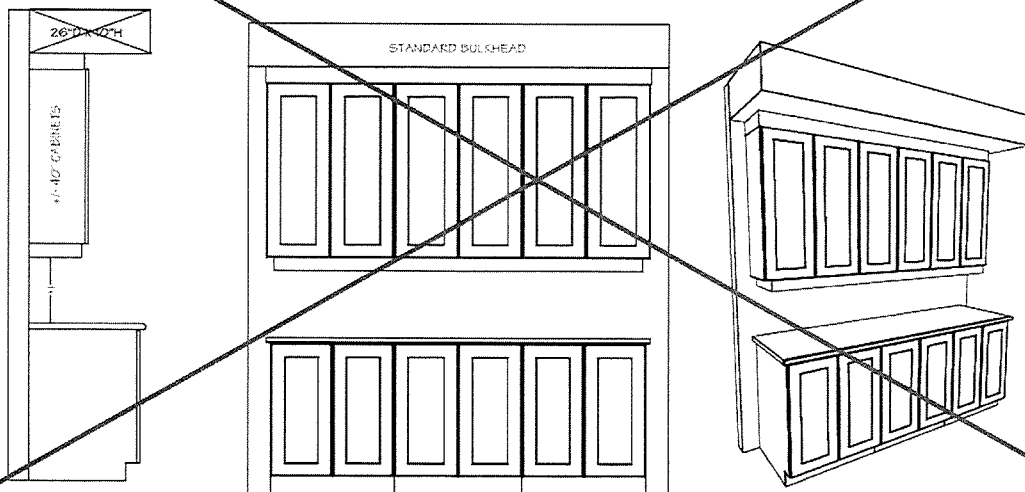
PLAN: 4M-1290 PROJECT: Deerfield Village 2

BUILDER'S LOT/ UNIT # **N77** **CIVIC ADDRESS** **632 Tranquil Stream Private**

OPTIONAL KITCHEN CABINET CROWN MOULDING,
FILLER & **STANDARD** BULKHEAD DETAILS

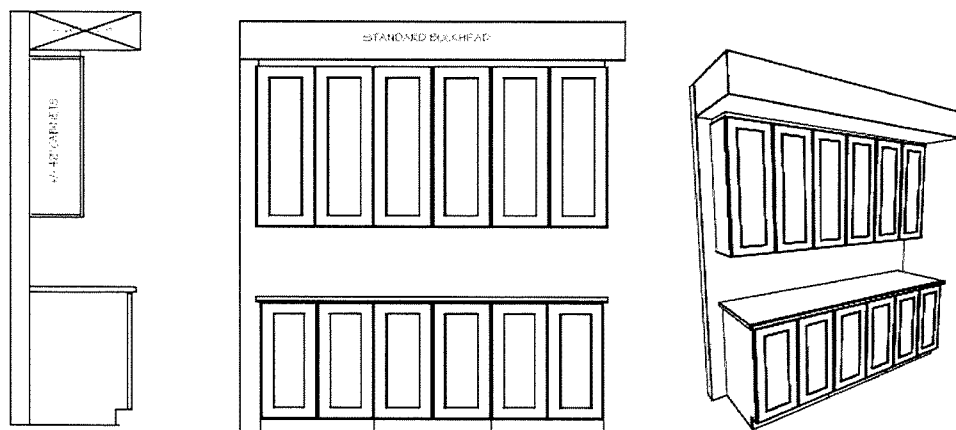
UPC9-1B Upgrade #: N/A

- Includes upgrade to 40" uppers with filler detail & valence on upper kitchen cabinetry. Raised approx. 2" to standard bulkhead.



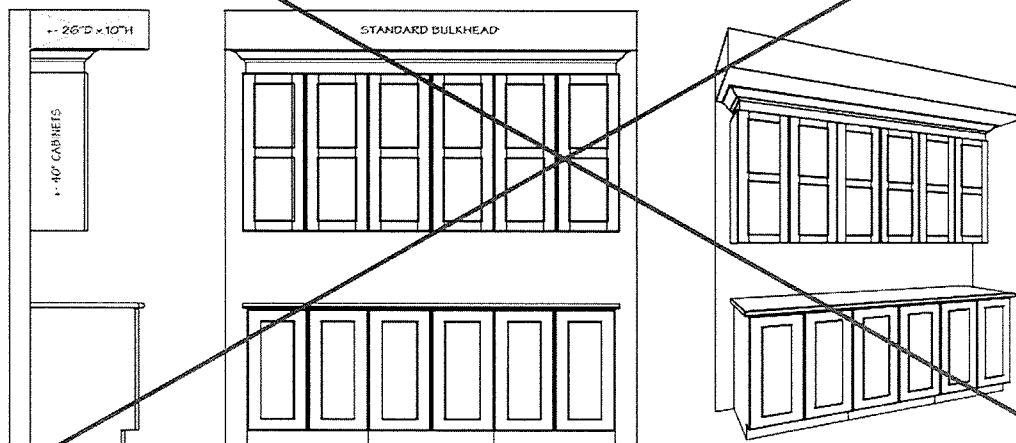
UPC9-2A Upgrade #: 8

- Includes upgrade to 42" uppers with filler detail on upper kitchen cabinetry to standard bulkhead.



UPC9-3B Upgrade #: N/A

- Includes upgrade to 40" uppers with crown moulding & filler detail on upper kitchen cabinetry to standard bulkhead.



Site: DV2

Purchaser: Spec Unit

Plan No: 4M-1290

Lot: N77

Purchaser:

Date: March 30th, 2021



Valecraft
Homes Ltd.

THE STANLEY 2

MODEL 160-2

2177 sq.ft.
(412 sq.ft. Basement)

Site: DV2

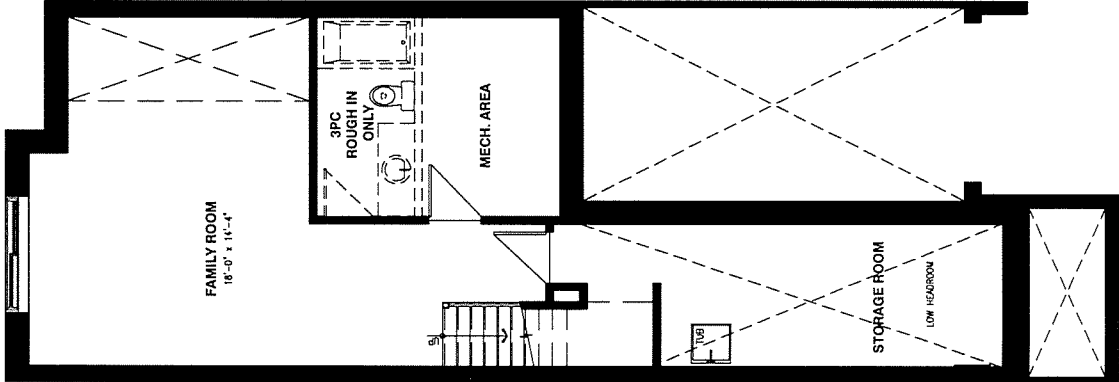
Plan No.: 4M-1290

Lot: N77

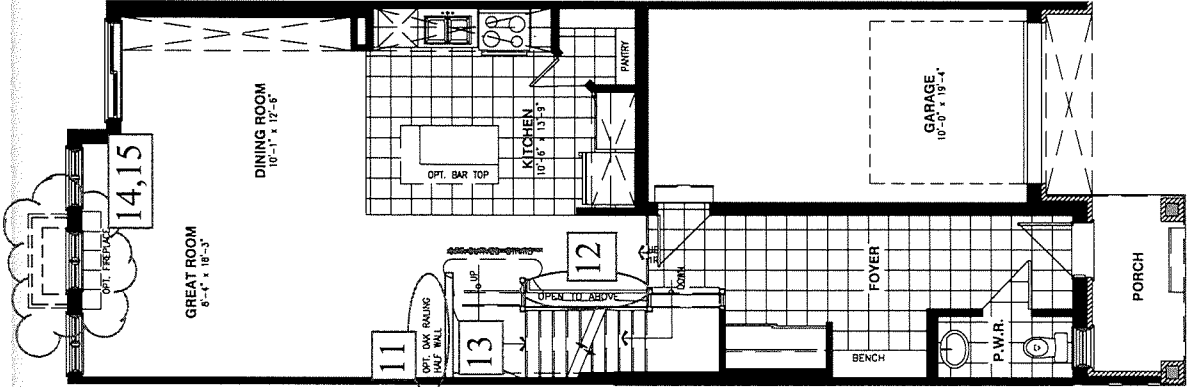
Date: March 30th, 2021

Purchaser: Spec. Unit

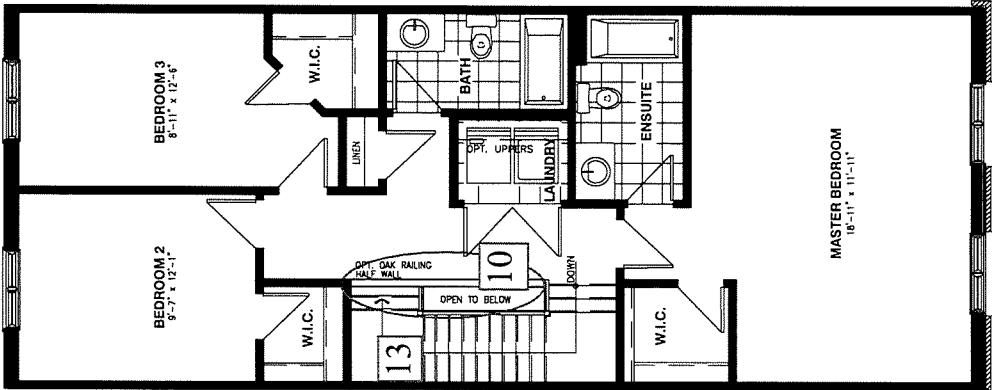
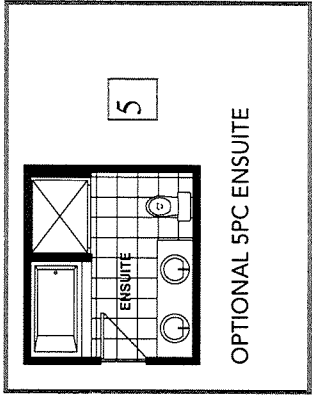
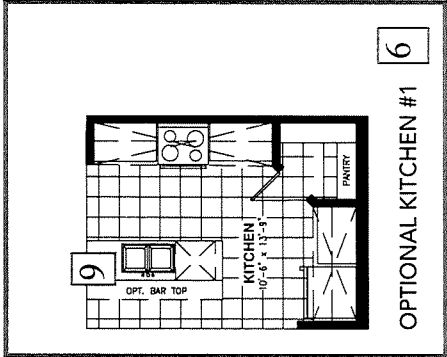
Purchaser:



BASEMENT FLOOR



GROUND FLOOR



SECOND FLOOR

Schedule H



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies due to site grading.



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

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Estimate No#: OR5539 Rev.01











Customer Copy

Customer:

N77 - Spec Home

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: N77
Closing Date: -

Salesperson: Jason Thompson (OR)
Date: 03/15/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	2" PVC Conduit from Basement to Attic 2" PVC Conduit from Basement to Attic		\$	\$0.00
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Family Room	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Bedroom #2	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Bedroom #3	1.00	(4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets (4) Port Plate - (1) Phone CAT5e & (2) Data CAT5e & (1) Cable RG6 Outlets - Location as shown on floor plan		\$	\$0.00
Great Room	1.00	Off-Set 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
Family Room	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00
Master Bedroom	1.00	Direct 2" Conduit w/ Wall Plates Direct 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 60 inches from floor		\$162.00	\$162.00

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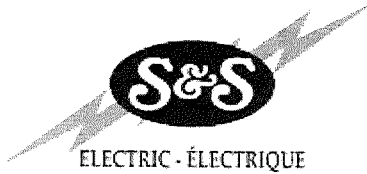
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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Garage	1.00	Vacuum Extension Vacuum Extension - Location as shown on floor plan - Extends and connects all vacuum rough-in outlets to one location - Seal vacuum pipe when extended to the garage as per building code		\$241.00	\$241.00
Kitchen	1.00	Vacuum Pan White (VAC-DI500WH) Vacuum Pan White (VAC-DI500WH) - Location as shown on floor plan		\$190.00	\$190.00
Customer Subtotal:					\$1,040.00
HST:					\$135.20
Total:					\$1,175.20

*** Total price includes all applicable taxes

Customer Signature

Date



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Estimate No#: SS4376 Rev.01

Customer Copy

Customer:

N77 - Spec Home

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: N77
Closing Date: -

Salesperson: Jason Thompson
Date: 03/15/2021

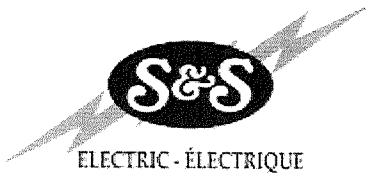
Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fire place beside conduit	A	\$120.00	\$120.00
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	B	\$120.00	\$120.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	C	\$120.00	\$120.00
Garage	1.00	15 Amp Separate Circuit Plug Add 15 Amp separate circuit plug for central vacuum	D	\$287.00	\$287.00
Kitchen	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 5 LED Halo potlights (AFR4-0930-WH) on existing switch	G	\$233.00	\$1,165.00
Great Room	1.00	Single Pole Switch Switch for great room potlights	H	\$105.00	\$105.00
Great Room	5.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 5 LED Halo potlights (AFR4-0930-WH) on added switch	H	\$233.00	\$1,165.00
Kitchen	1.00	20 Amp USB Charger Receptacle Upgrade to USB plug (standard)	I	\$	\$0.00
Family Room	7.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixtures and add 7 LED Halo potlights (AFR4-0930-WH) on existing switch	J	\$230.00	\$1,610.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	K	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for shower potlight	K	\$105.00	\$105.00
Customer Subtotal:					\$5,035.00
HST:					\$654.55
Total:					\$5,689.55

*** Total price includes all applicable taxes

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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.”

Customer Signature

Date