

Internal B1A

Place St. Thomas - Phase 6

PURCHASER: Inventory Lot_F28

Printed: 27-Jan-22 2:45 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
F28	6	110 THE THOMAS	6-Dec-22

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*1 87532	1	- BONUS - DECOR CENTER CREDIT OF \$5, 000.00	\$ 0.00	Each
38193		Note: Has been applied in full to the purchase price		
*2 120313	1	- STANDARD - AC UNIT 13 SEER R - 410A - GOODMAN SIZED ACCORDING TO THE MODEL TYPE	\$ 0.00	Each
38194		Note: Location to be determined by Head Office		
*3 112830	1	- KITCHEN - KITCHEN - OPTIONAL KITCHEN LAYOUT 1 - BUILDERS STANDARD FINISHES	*\$ 165.00	Each
38195		Note: As per Schedule H and Kitchen Sketch dated January 10th, 2022.		
*4 114841	1	- KITCHEN - CABINETRY - UPC9-2A - BUILDERS STANDARD CABINETRY - OPTIONAL KITCHEN 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO STANDARD BULKHEAD	*\$ 592.00	Each
38196		Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. -As per UPC Sketch and Kitchen Sketch dated January 10th, 2022.		
*5 112811	1	- ENSUITE BATH - ENSUITE - 4PC ENSUITE WITH TUB AND SEPARATE SHOWER IN BUILDERS STANDARD SELECTIONS	*\$ 5,882.00	Each
38197		Note: As per Schedule H dated January 10th, 2022.		
*6 113226	1	- BASEMENT - FIREPLACE - OPTIONAL DIRECT VENT FIREPLACE IN BASEMENT WITH SURROUND FROM BUILDERS STANDARDS, AND MDF MODERN TYPE 1 MANTLE PAINTED WHITE	*\$ 4,647.00	Each
38198		Note: As per Schedule H dated January 10th, 2022. -See Item #7		
*7 384	1	- BASEMENT - FIREPLACE - FIREPLACE FAN KIT FOR BUILDER'S STANDARD FIREPLACE	*\$ 428.00	Each
38199		Note: See Item 6		
*8 113378	1	- GREAT ROOM - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL ON THE STAIRS ADJACENT TO GREAT ROOM C/W OPEN STRINGERS	*\$ 2,130.00	Each
38200		Note: As per Schedule H dated January 10th, 2022.		
*9 113372	1	- UPPER HALL - RAILING - OAK COLONIAL POSTS, COLONIAL HANDRAILS & COLONIAL SPINDLES IN LIEU OF THE HALF WALL IN THE SECOND FLOOR HALLWAY	*\$ 2,391.00	Each
38201		Note: As per Schedule H dated January 10th, 2022.		
*10 834	1	- MAIN BATHROOM - WINDOW - ADD C2436-1 CASEMENT WINDOW (OPERATING)	*\$ 714.00	Each
38209		Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated January 10th, 2022.		
*11 120908	1	- ENSUITE BATH - WINDOW - ADD P2436-1 FIXED WINDOW	*\$ 525.00	Each
38210		Note: Subject to limiting distance at side yard as per Current Building Code. Location as per Schedule H dated January 10th, 2022.		
*12 120910	1	- FOYER - FOYER - UPGRADE STD SLIDING CLOSET DOORS TO 2 STD SWING DOORS	*\$ 465.00	Each
38264		Note: As per Schedule H dated January 10th, 2022.		

Vendor Initials: _____

Purchaser Initials: _____

PREPARED BY: Dan Guerin

LOCKED BY: Lisa Ballard

PE 1,816-1

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



Internal B1A

Place St. Thomas - Phase 6

PURCHASER: Inventory Lot_F28

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LOT NUMBER F28	PHASE 6	HOUSE TYPE 110 THE THOMAS	CLOSING DATE 6-Dec-22
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ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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*13 998	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 4,715.00	Each
38363		Note: Quote SS5675 and Sketch dated January 14, 2022		

*14 999	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 757.00	Each
38364		Note: Quote OR7141 and Sketch dated January 14, 2022		

15		1 - KITCHEN - Delete half wall and supply and install breakfast bar complete with back panel to match cabinetry in builder's standards as per Kitchen Sketch and Schedule H dated January 10, 2022	\$ 422.00	Each
38365		Note:		

Sub Total	\$23,833.00
HST	\$0.00
Total	\$23,833.00

Payment Summary

<u>Paid By</u>	<u>Amount</u>
APS	\$18,833.00
Bonus	\$5,000.00
<u>Total Payment:</u>	<u>\$23,833.00</u>

PURCHASER: _____

Inventory Lot_F28

27-Jan-22

DATE

VENDOR: _____

PER: Valecraft Homes (2019) Limited

DATE: _____

PREPARED BY: Dan Guerin

LOCKED BY: Lisa Ballard

PE 1,816-2

InvoiceSQL.rpt 05may21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____

SCHEDULE "B"
SPECIFICATIONS TOWNHOMES 100 SERIES

PLAN 50M-352 PLACE ST THOMAS 6 MODEL: 110 The Thomas Std LOT: F28

CIVIC ADDRESS: 723 Namur Street

Annexed to the Agreement of Purchase and Sale between VALECRAFT HOMES (2019) LIMITED
and
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
- KWP Eco Board as per plan on select models
- 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)
- Full lite front entrance door and sidelites 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 Frost Walls 2" x 6" kiln dried studs @ 16" 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-50 Fiberglass blown |
| - Fully insulated & drywalled garage | |
| - Floors over unheated space: | R-40 Fiberglass batt or blown |
| - Cathedral/sloped ceilings | R-31 Fiberglass batt (where applicable) |
| - Concrete Basement exterior walls: | R-20 Fiberglass batt, to approx. 8" above finished floor max. |
| - 6 Mil polyethylene vapour barrier | |

Purchaser

Purchaser

Vendor

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)
- Two USB Outlets in the kitchen
- 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

ROUGH-INS:

- Connection Centre including 3 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.
- 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
- Drop-in 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

HEATING AND VENTILATION:

- Natural gas fired forced air high efficiency furnace with electronic pilot ignition in Mechanical room
- Central Air Conditioning
- 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
- Heat Recovery Ventilation (HRV) and Humidifier in Mechanical room
- 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:

- 35 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 red oak hardwood flooring in Great Room/Living Room, Dining Room, Lower Hallway & 2nd Floor Hallway where applicable as per plan.

Purchaser

Purchaser

Vendor

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 red 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
- Smooth ceilings in all finished areas
- 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

The Purchaser acknowledges that:

1. **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.
2. **ADDITIONAL WINDOWS** - Additional windows to side elevations are subject to limiting distance as per Current Ontario Building Code and Municipal Zoning.
3. **MULTI-MEDIA** - The Purchaser understands that all Multi Media locations are approximate and vary from chosen locations.
4. **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.
5. **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.
6. **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.)

Purchaser

Purchaser

Vendor

7. **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.
 - 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.
- 8 **ADMINISTRATION FEES** - Purchaser(s) Acknowledge That An Administration Fee Will Be Charged For All Change Orders Received after the cutoff date. 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.)
 - The purchaser acknowledges and accepts that ANY changes made to upgrades after signing the 680's are subject to a minimum administration fee of \$150. 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.
9. **GENERAL** - The purchaser understands that all decorator items: furnishings, appliances, draperies, painted colour walls, floors, wallpaper, panelling, alarm system, 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, furnaces, air conditioning, 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).

PURCHASER

F. Nieuwkoop
VALECRAFT HOMES (2019) LIMITED

PURCHASER

January 10, 2022

DATE

DATE

LOT NUMBER: **F28**

MODEL: **110 The Thomas Std**

PROJECT: **PLACE ST THOMAS 6**

SITE PLAN

E & OE October 01, 2021

NOTE:
HOUSE REPRESENTATION ON LOTS ARE ARTIST CONCEPT ONLY. FINAL BUILDING LOCATION AND ORIENTATION MAY NOT BE AS SHOWN.
*LOCATION OF SERVICE UTILITIES TO BE DETERMINED
**PLEASE CONFIRM WITH HEAD OFFICE TO ENSURE SPECIFIC HOUSE MODEL FITS ON CHOSEN LOT

Place St. Thomas – Phase 6

Lot: PST PH6 F28

Model: The Thomas (110) STD.

Purchasers: Spec Unit

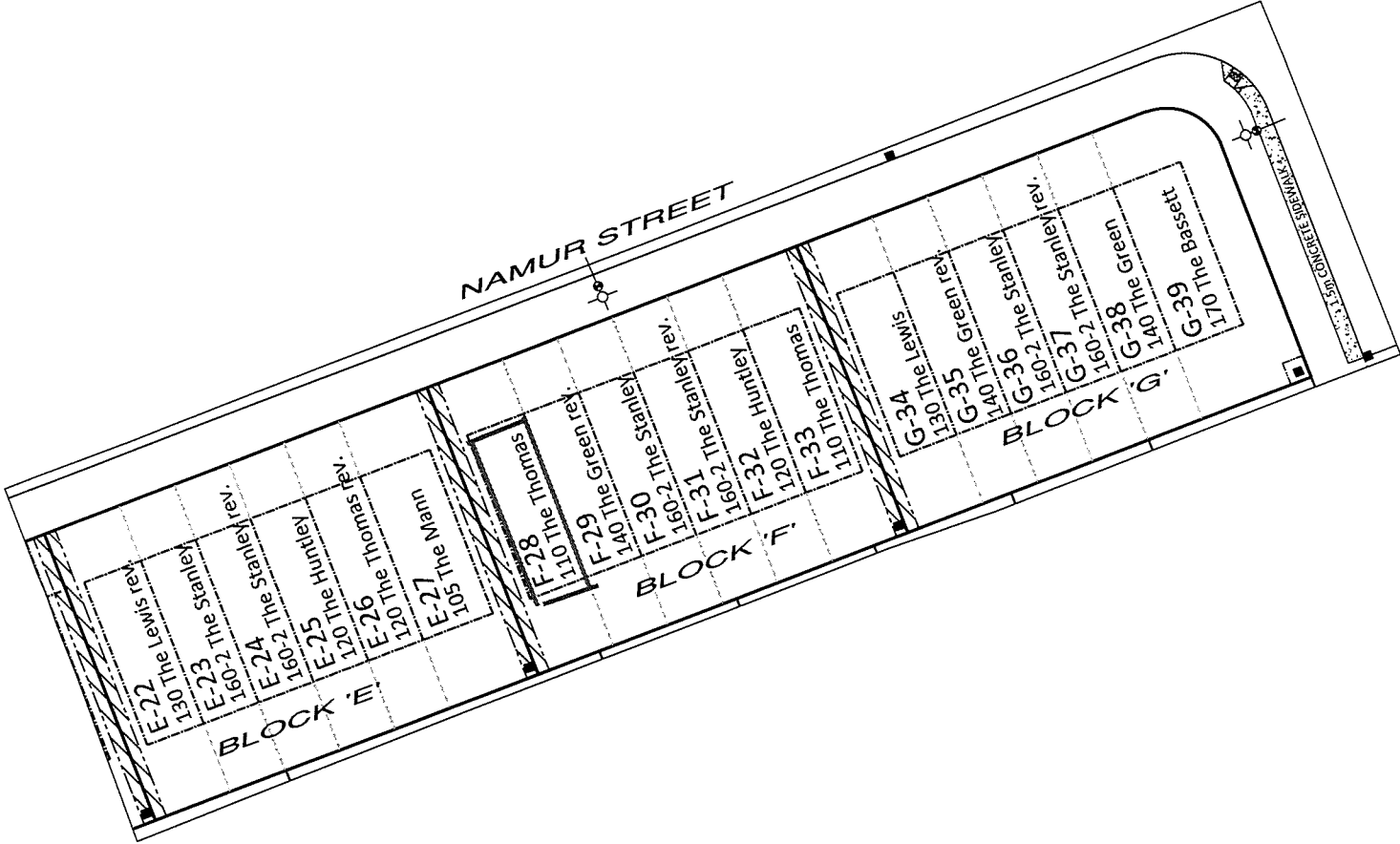
LEGEND:

- SERVICE EASEMENT
- CATCH BASIN
- FIRE HYDRANT

*LOCATION OF OTHER SERVICE UTILITIES TO BE DETERMINED

SCHEDULE

”D”





Valecraft
Homes (2019) Limited



Roma Collection

All Models
STANDARD



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



DINING ROOM / STAIRWELL / HIGH CEILINGS
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 / BACK EXTERIOR
A1101S-BK
4-3/8" Wide x 6-7/8" High x 7-1/8" Ext
Bulb: 1 x A19 LED Bulb

* All dimensions are approximate.

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

Project: Place St. Thomas

Purchaser: _____

Plan #: 50M-352

Purchaser: _____

Lot: F28

Date: January 10, 2022

Model: 110 The Thomas

Upgrade #: Standard

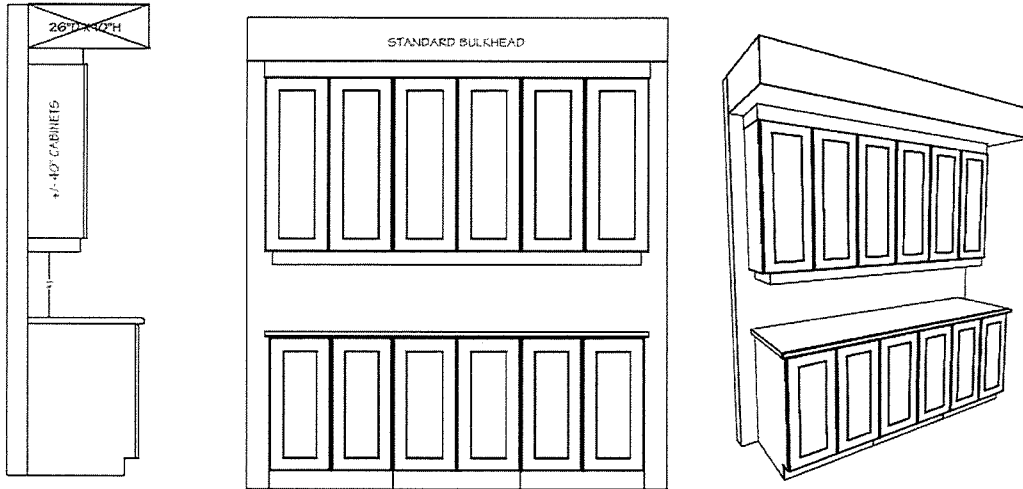


Valecraft
Homes (2019) Limited

OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER & STANDARD BULKHEAD DETAILS

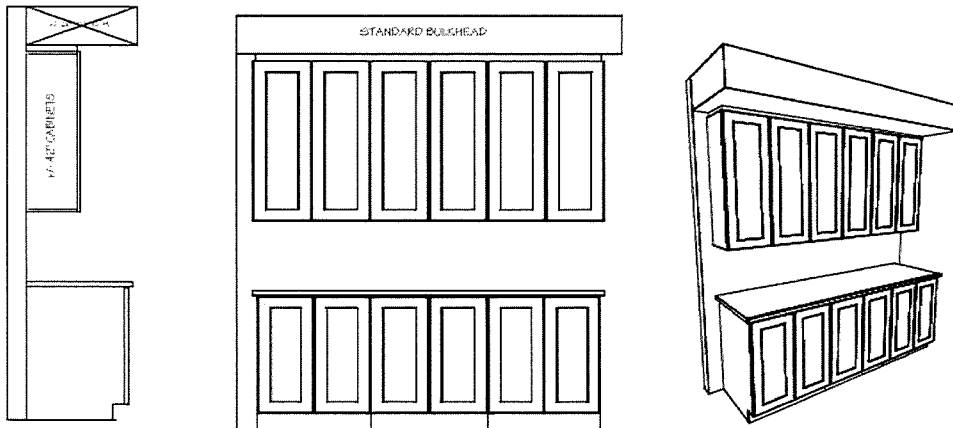
UPC9-1B Upgrade #: _____

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



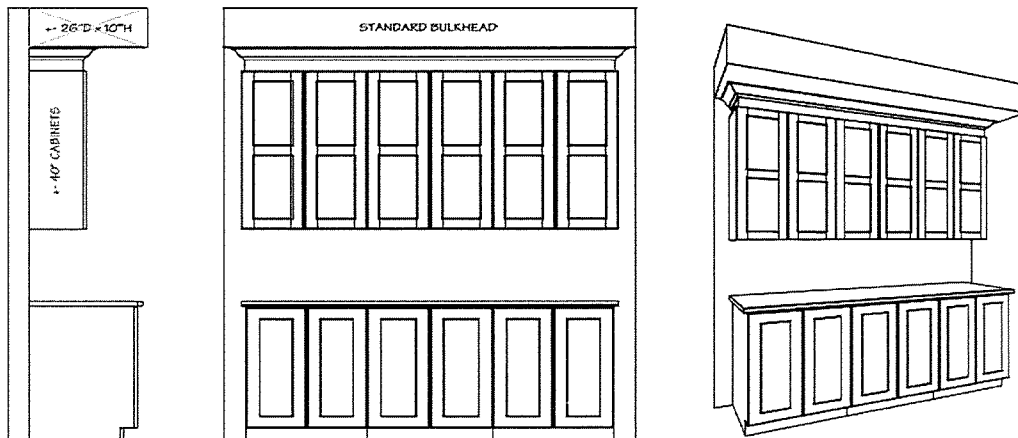
UPC9-2A Upgrade #: 4 _____

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



UPC9-3B Upgrade #: _____

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



Site: Place St. Thomas

Purchaser: Spec Unit

Plan No: 50M-352

Lot: F28

Purchaser: _____

Date: January 10, 2022



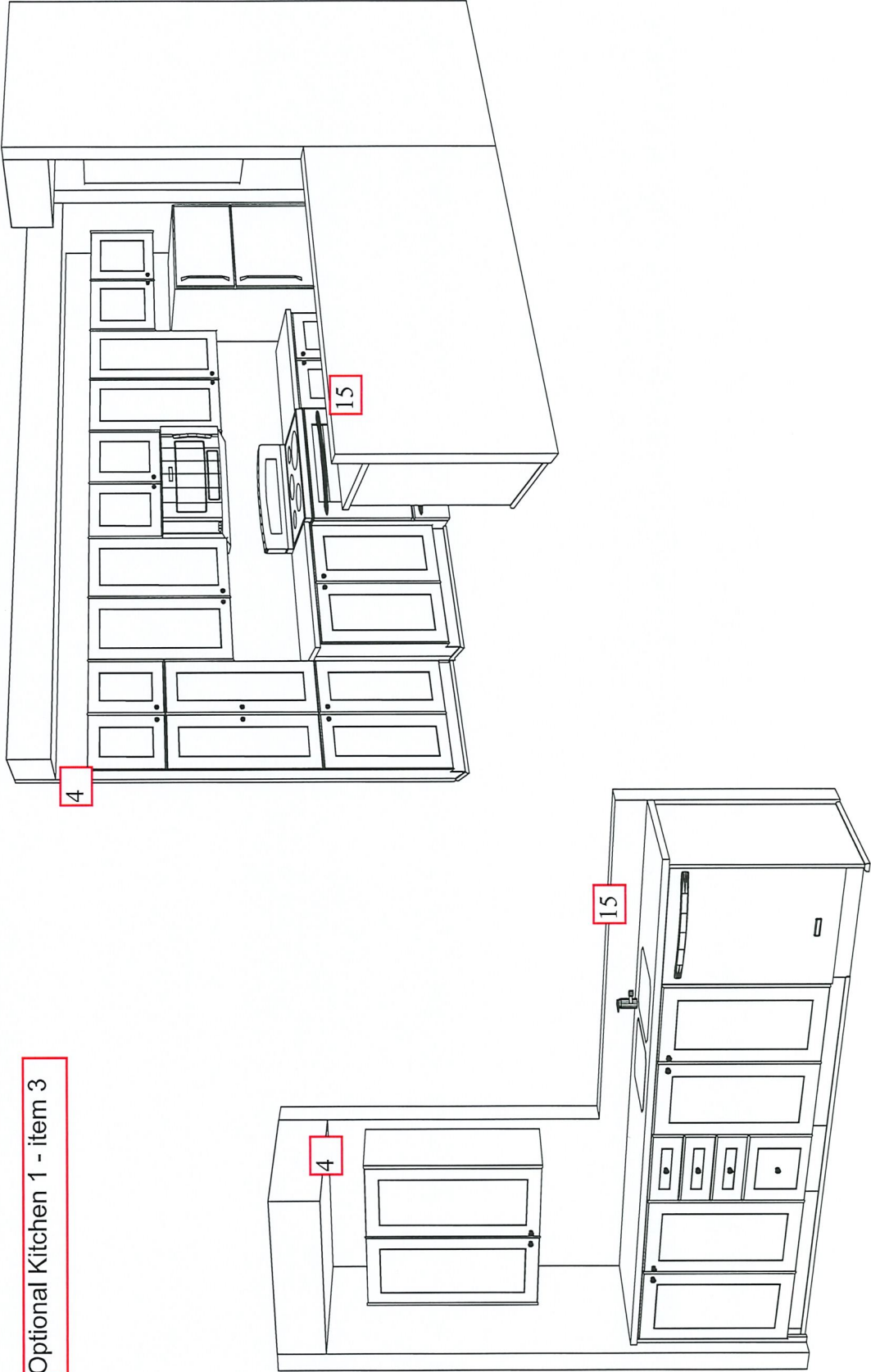
BUILDER: VALECRAFT
REDESIGN NUMBER:
DONE BY:

PROJECT: Place St Thomas PH6
MODEL: 110 THOMAS STND
DATE: January 10, 2022

LOT: PST PH6 F28

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

Optional Kitchen 1 - item 3



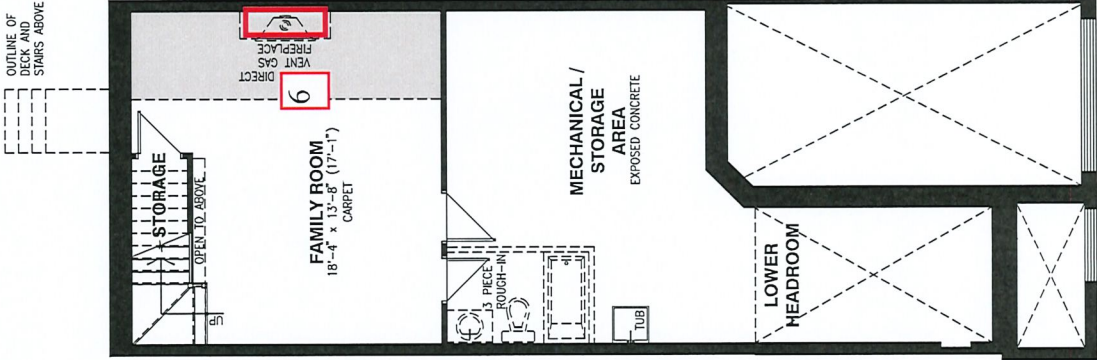


THE THOMAS

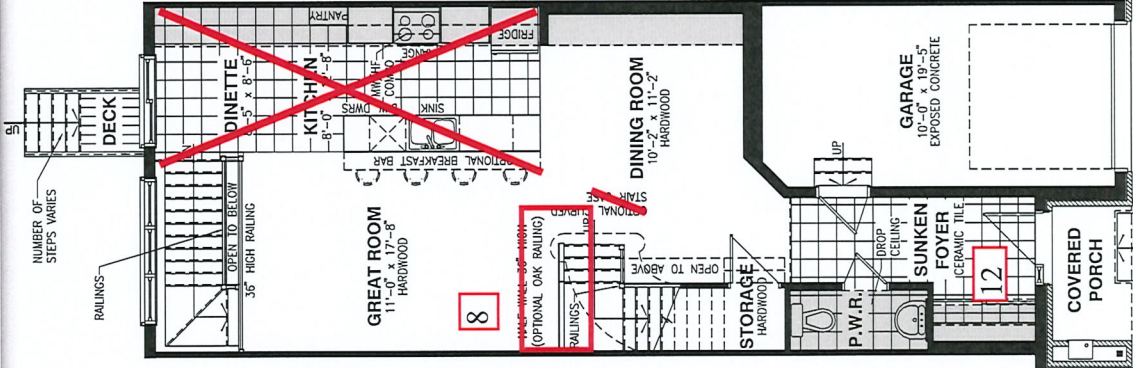
MODEL 110
2051 sq.ft
(314 sq.ft. finished basement)

Site: Place St. Thomas
Plan No.: 50M-352
Lot: F28
Date: January 10, 2022

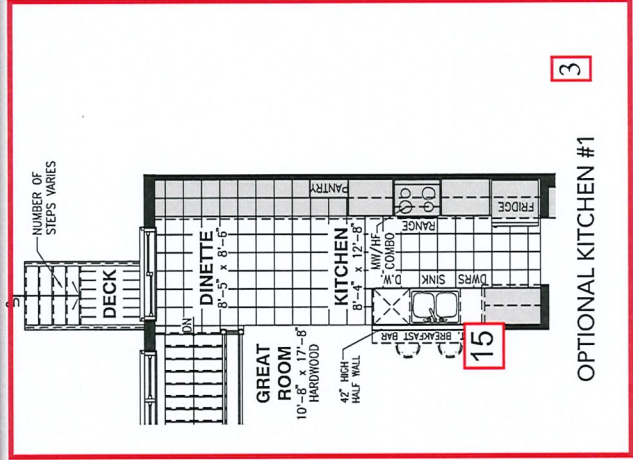
Purchaser:
Purchaser:



BASEMENT FLOOR

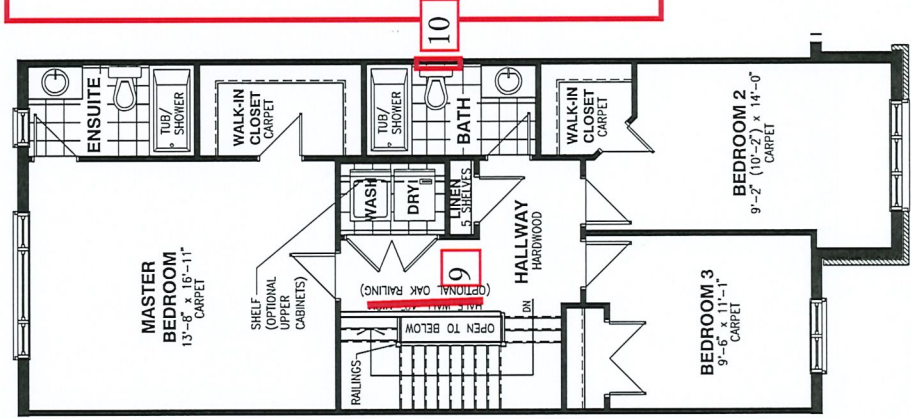


GROUND FLOOR

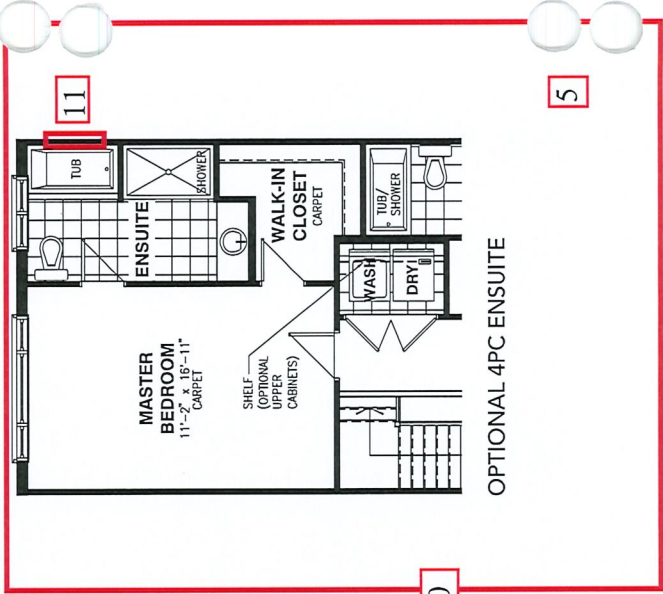


OPTIONAL KITCHEN #1

Schedule H



SECOND FLOOR



OPTIONAL 4PC ENSUITE

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.

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.



THE THOMAS

MODEL 110

2051 sq.ft
(314 sq.ft. finished basement)

Site: Place St. Thomas

Purchaser: Spec Unit

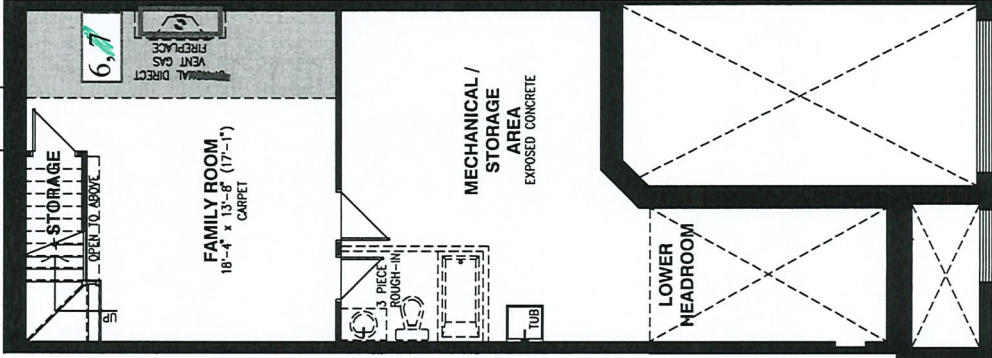
Plan No.: 50M-352

Lot: F28

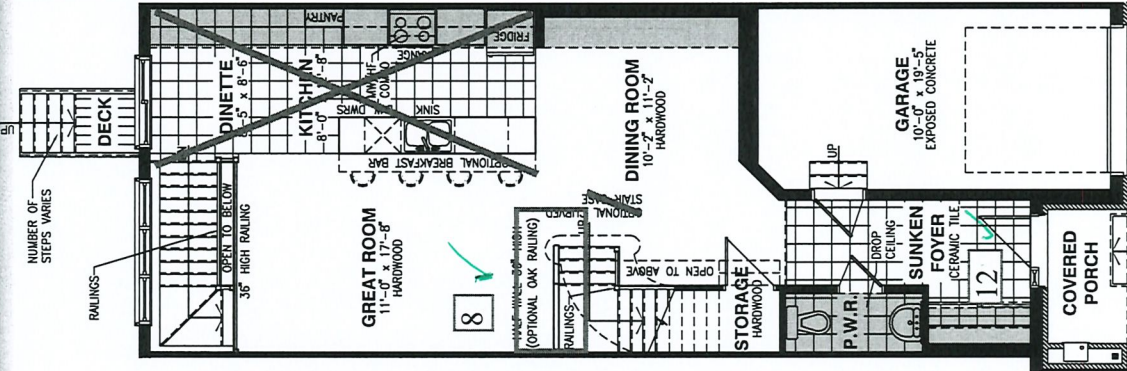
Date: January 10, 2022

Purchaser: _____

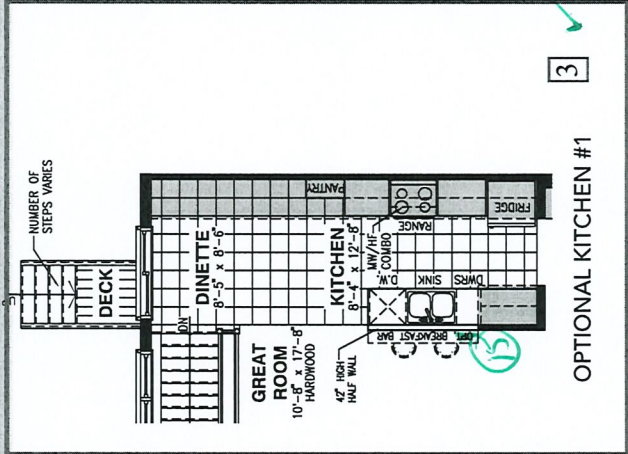
OUTLINE OF
DECK AND
STAIRS ABOVE



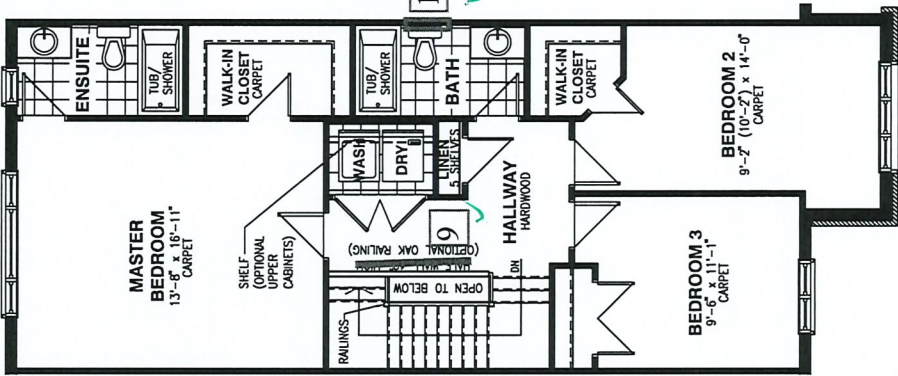
BASEMENT FLOOR



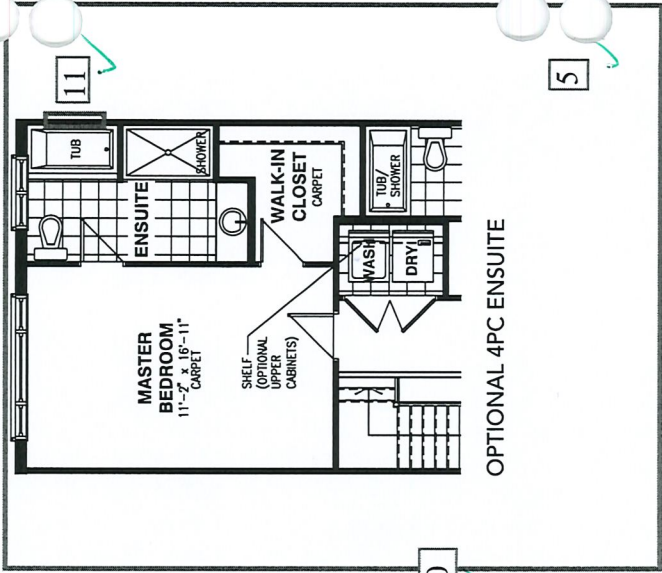
GROUND FLOOR



OPTIONAL KITCHEN #1



SECOND FLOOR



OPTIONAL 4PC ENSUITE

Floor Plan Sketch

See H

Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas. 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
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Estimate No#: SS5675

Customer Copy

Customer:

F28

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
F28 - Phase 6
12/06/2022
Salesperson: Jason Thompson
Date: 01/14/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	A	\$141.00	\$141.00
Family Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	B	\$141.00	\$141.00
Master Bedroom	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor beside conduit	C	\$141.00	\$141.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	D	\$942.00	\$942.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	E	\$	\$0.00
Great Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) - using control plug switch (sever control to plug)	F	\$942.00	\$942.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	G	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	G	\$105.00	\$105.00
Main Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	H	\$238.00	\$238.00
Main Bath	1.00	Single Pole Switch Switch for added potlight	H	\$105.00	\$105.00
Hall	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 1 LED Halo potlight (AFR4-0930-WH) on existing switch	I	\$238.00	\$238.00
Kitchen	1.00	Standard Light Outlet (Keyless) Delete standard fixture and leave as keyless - add one keyless (2 in total) on existing switch	J	\$135.00	\$135.00

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Dinette	1.00	2 * 4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 2 LED Halo potlights (AFR4-0930-WH) on existing switch - includes credit for deleted fixture	K	\$427.00	\$427.00
Customer Subtotal:					\$3,793.00
HST:					\$493.09
Total:					\$4,286.09

*** Total price includes all applicable taxes

Notes:

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

Customer Signature

Date

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Estimate No#: OR7141

Customer Copy

Customer:

F28

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Towns
Closing Date: Ph 6
F28 - Phase 6
12/06/2022

Salesperson: Jason Thompson (OR)
Date: 01/14/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets as required		\$	\$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
Great 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
Family Room	1.00	Off-Set 2" Conduit w/ Wall Plates Off-Set 2" Conduit w/ Wall Plates - Location as shown on floor plan - Conduit installed in-wall to conceal wires connected to wall mounted TV - approx 72 inches from floor above fire place		\$285.00	\$285.00
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

*** Total price includes all applicable taxes

Customer Subtotal:	\$609.00
HST:	\$79.17
Total:	\$688.17

Customer Signature

Date

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THE THOMAS

MODEL 110

2051 sq.ft
(314 sq.ft. finished basement)

Site: Place St. Thomas Ph. 6

Purchaser:

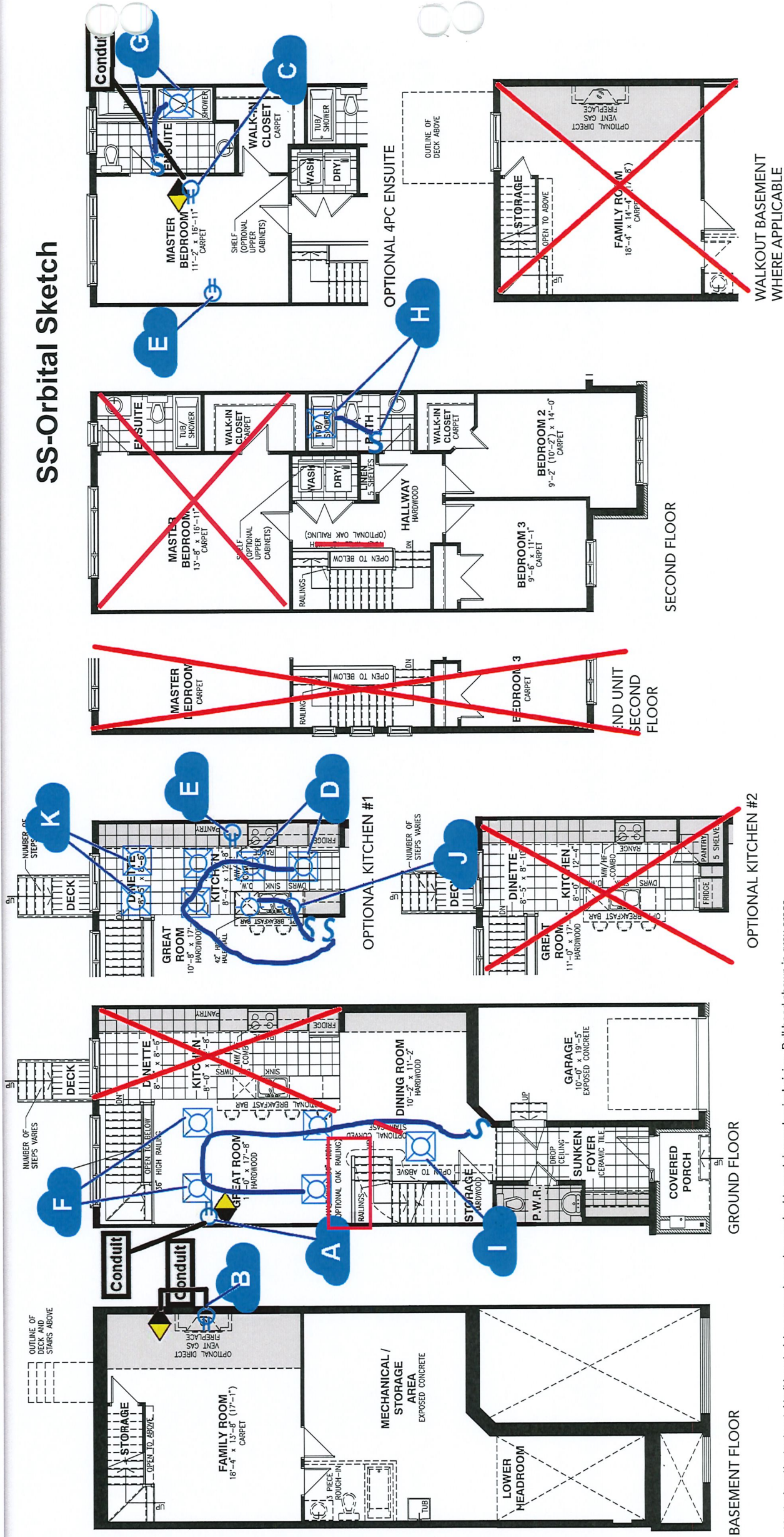
Plan No.: 50M-352

Lot: F28

Purchaser:

Date: January 14, 2022

SS-Orbital Sketch



Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping. Bulkhead shown in grey areas.
All dimensions are approximate. E & O.E., plans, materials and specifications are subject to change without notice. *Note: Number of steps varies due to site grading.