



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: _____

Plan #: 4M-1290

Purchaser: _____

Lot: M70

Date: _____

Model: 110 The Thomas Std.

Upgrade #: Standard, 14, 23



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

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www.ssbolton.com

Estimate No#: OR5550

Customer Copy

Customer:

M70- Portobello Partnership

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: M70
Closing Date: ~~December 15, 2021~~ April 28, 2022

Salesperson: Jason Thompson (OR)
Date: 02/15/2021

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	CONDUIT	\$	\$0.00
N/A	1.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets	VAC RI	\$	\$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	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	CONDUIT	\$162.00	\$162.00
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	CONDUIT	\$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	CONDUIT	\$162.00	\$162.00

www.orbitalti.com

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

Printed By: Jason Thompson (OR) - Page: 2



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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

*** Total price includes all applicable taxes

Customer Subtotal:	\$727.00
HST:	\$94.51
Total:	\$821.51


Customer Signature

November 11, 2021
Date



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

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Estimate No#: SS4388 Rev.01

Customer Copy

Customer:

M70 - Portobello Partnership

Builder: VALECRAFT HOMES LTD.
Project: Deerfield Village 2 Towns
Lot: M70
Closing Date: ~~December 15, 2021~~ April 28, 2022

Salesperson: Jason Thompson
Date: 03/12/2021

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 60 inches from floor 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	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Delete standard fixture and add 6 LED Halo potlights (AFR4-0930-WH) on existing switch	G	\$1,397.00	\$1,397.00
Great Room	1.00	6 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	H	\$1,397.00	\$1,397.00
Great Room	1.00	Single Pole Switch Switch for great room potlights	H	\$105.00	\$105.00
Kitchen	1.00	20 Amp USB Charger Receptacle Upgrade to USB plug (standard)	I	\$	\$0.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	J	\$238.00	\$238.00
Ensuite Bath	1.00	Single Pole Switch Switch for shower potlight	J	\$105.00	\$105.00

Customer Subtotal:	\$3,889.00
HST:	\$505.57
Total:	\$4,394.57

*** 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."

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

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Printed By: Jason Thompson - Page: 2



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

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www.ssbolton.com


Customer Signature

November 11, 2021
Date

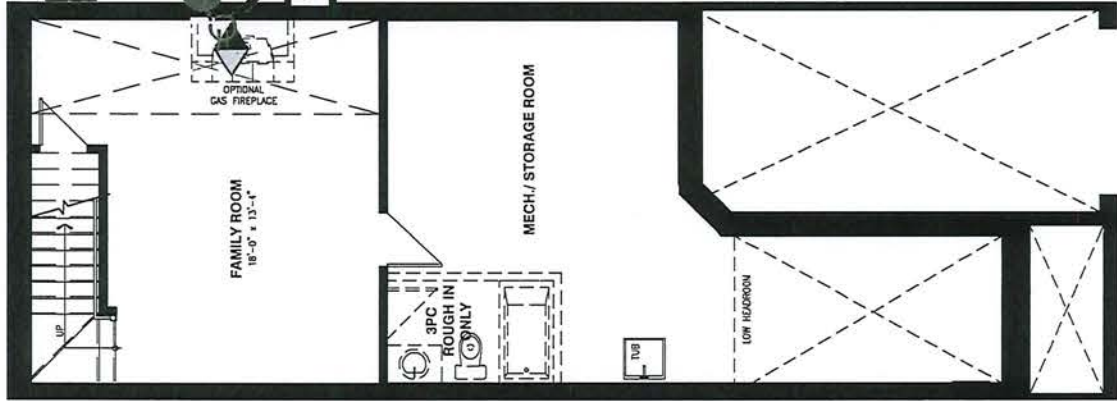


THE THOMAS

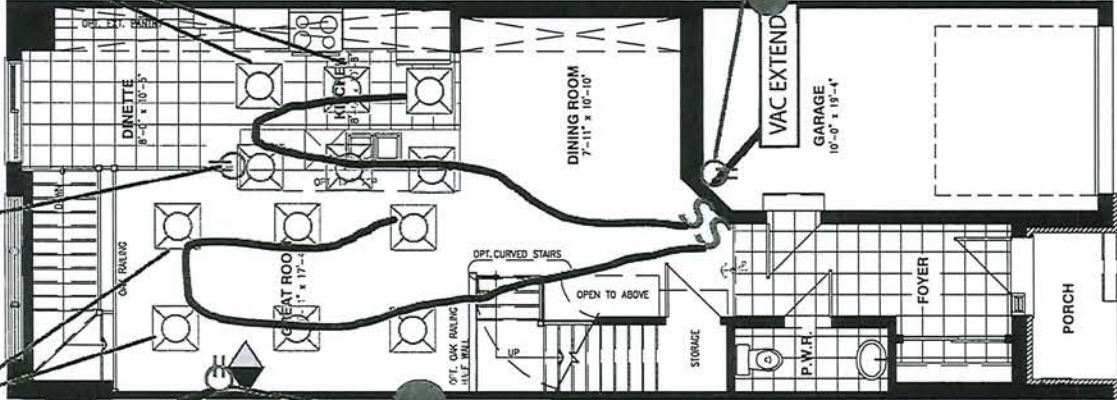
MODEL 110

2098 sq.ft.
(365 sq.ft. Basement)

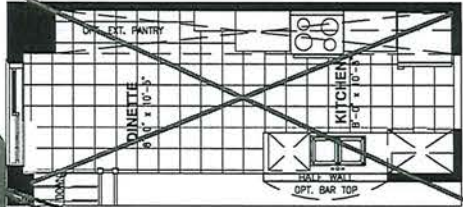
Site: Deerfield Village 2 Purchaser: Portobello Partnership
Plan No.: 4M-1290
Lot: DV2 M-70 Purchaser: _____
Date: March 12, 2021



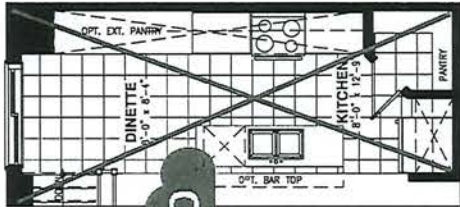
BASEMENT FLOOR



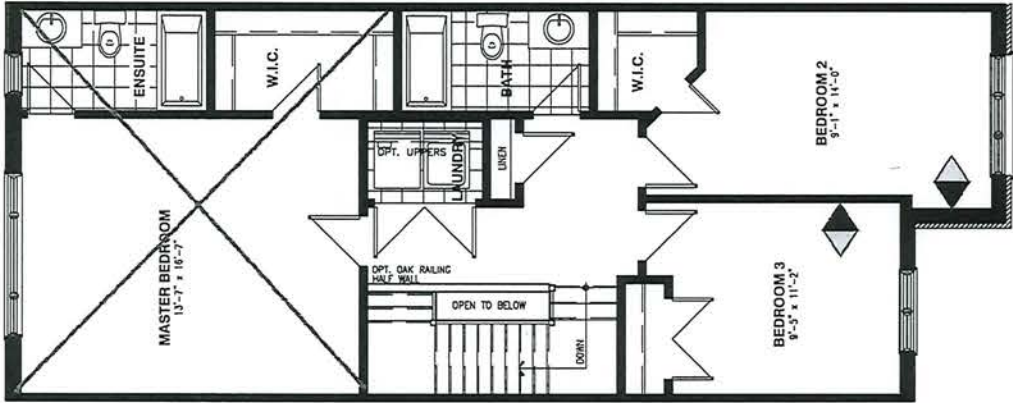
GROUND FLOOR



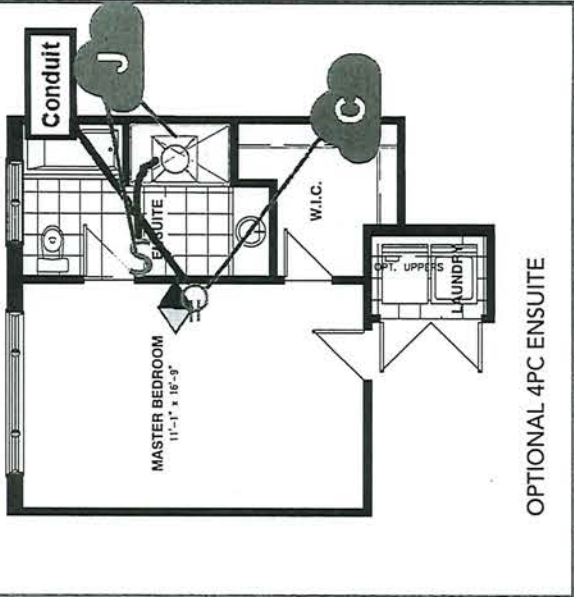
OPTIONAL KITCHEN #1



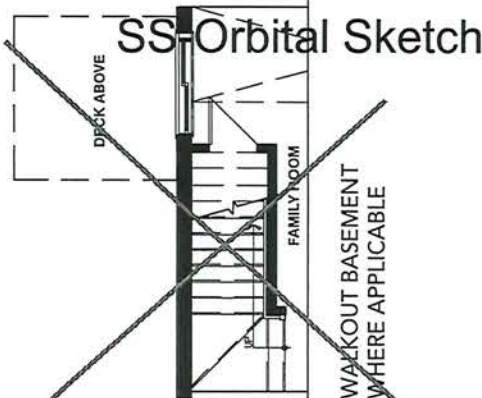
OPTIONAL KITCHEN #2



SECOND FLOOR



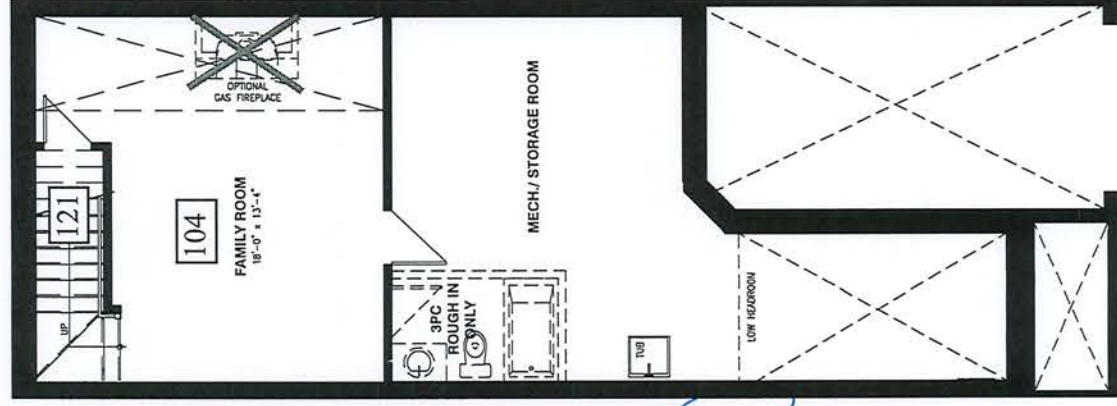
OPTIONAL 4PC ENSUITE



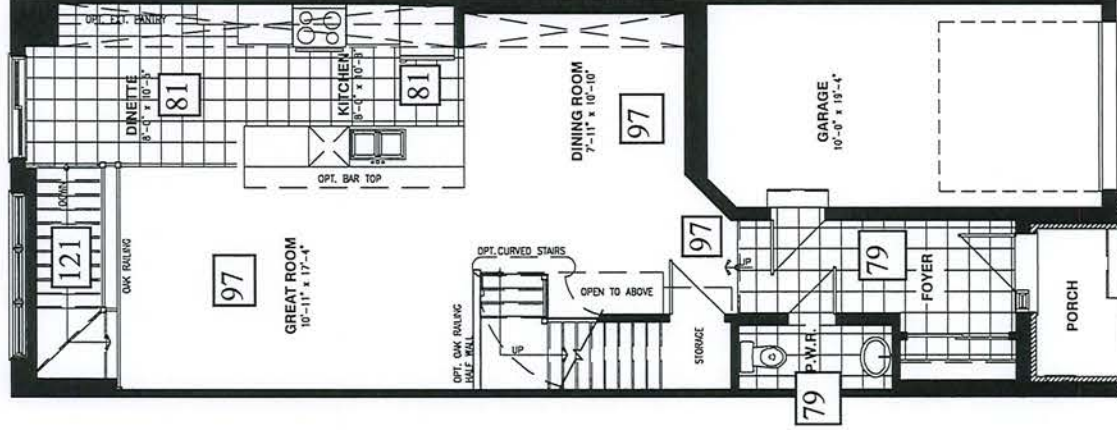
CUSTOMER ACCEPTANCE

DATE

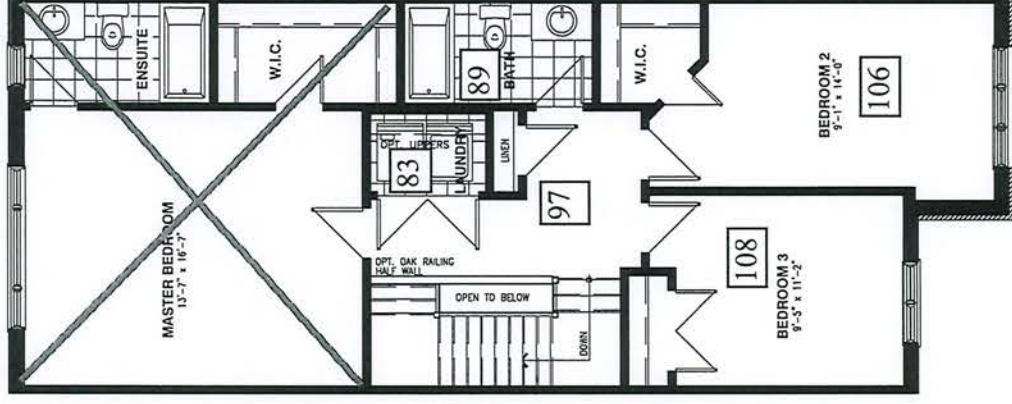
Vertical and/or horizontal bulkheads (chaseways) may be required to contain mechanical piping.
All dimensions are approximate. E. & O.E., plans, materials and specifications are subject to change without notice. Actual useable floor space may vary from the stated floor area. *Note: Number of steps varies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



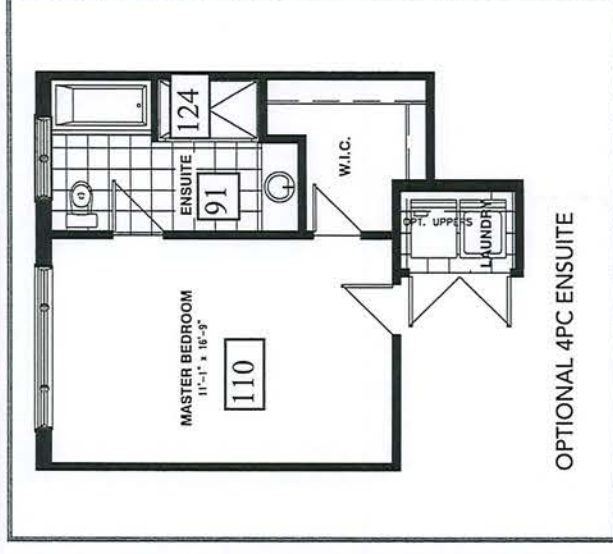
BASEMENT FLOOR



GROUND FLOOR



SECOND FLOOR



OPTIONAL 4PC ENSUITE





THE THOMAS

MODEL 110

2098 sq.ft
(365 sq.ft. Basement)

Site: DV2

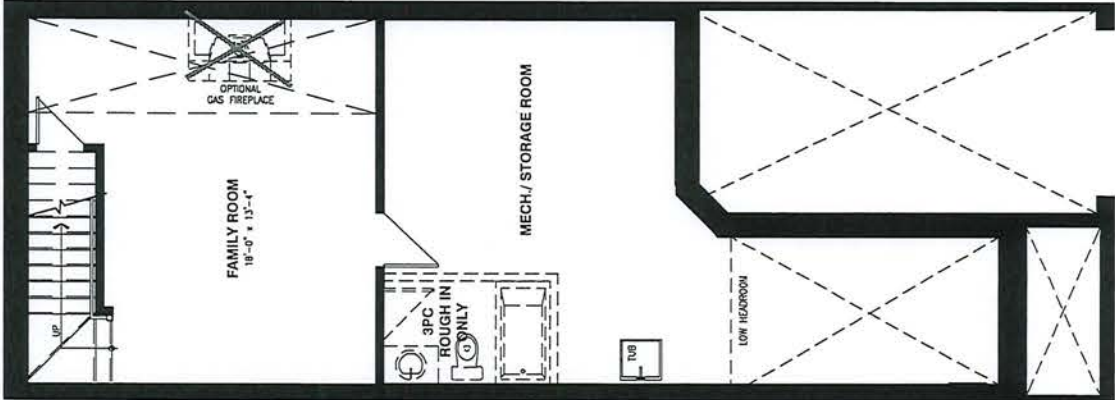
Purchaser: Portobello Partnership

Plan No.: 4M-1290

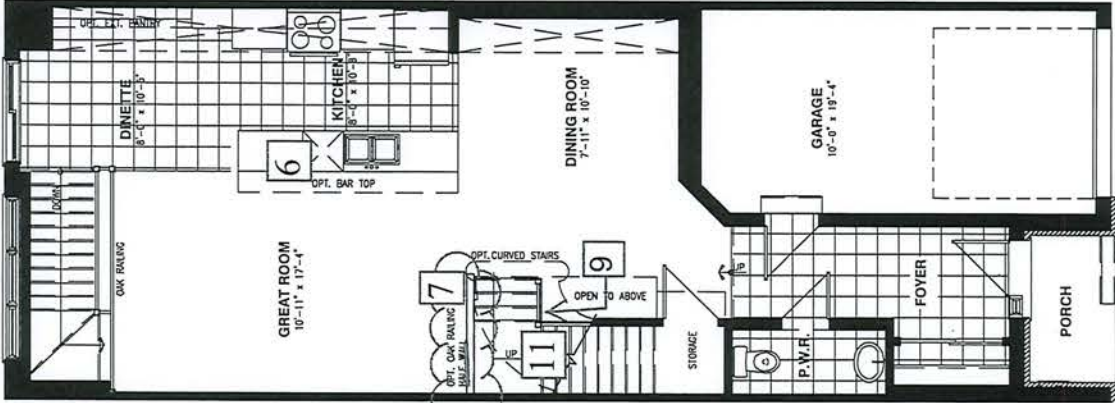
Lot: M70

Purchaser:

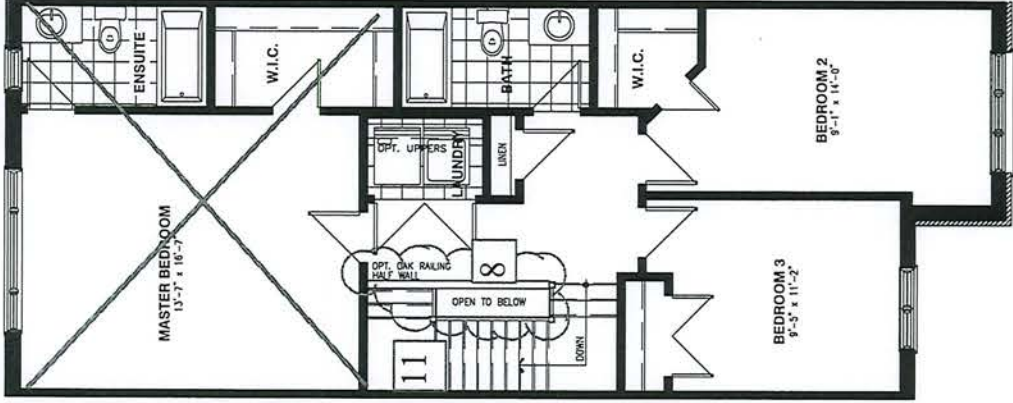
Date: March 30th, 2021



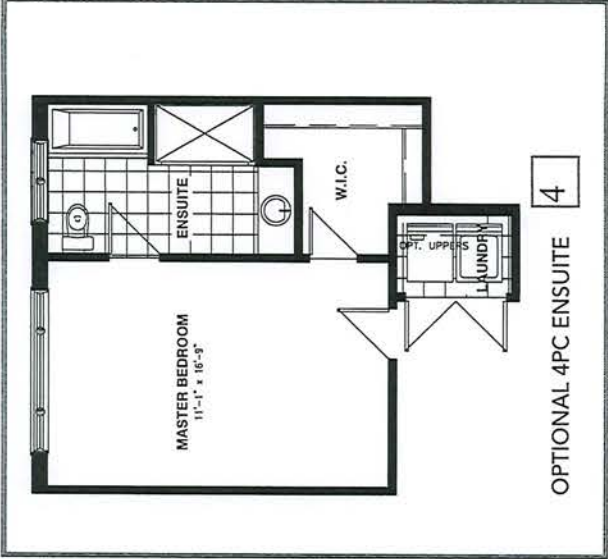
BASEMENT FLOOR



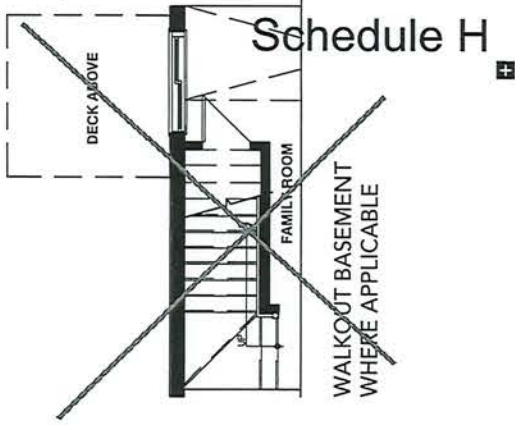
GROUND FLOOR



SECOND FLOOR



OPTIONAL 4PC ENSUITE



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.



THE THOMAS

MODEL 110

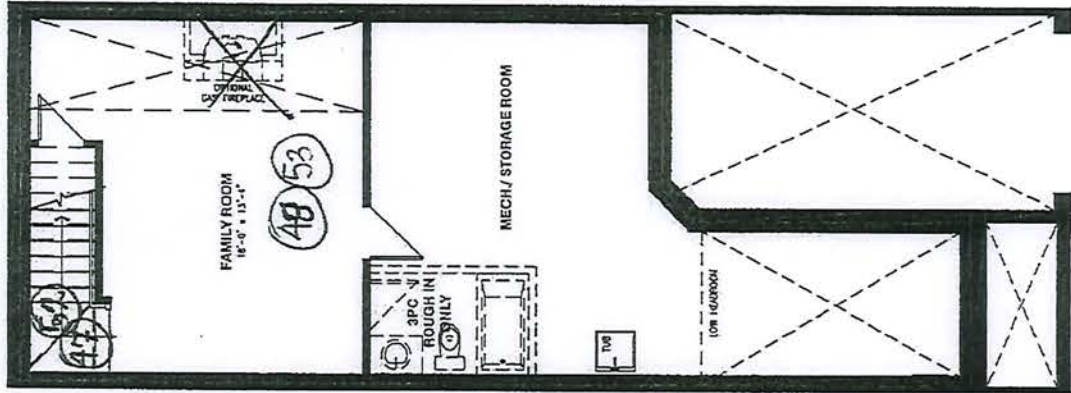
2098 sq.ft
(365 sq.ft. Basement)

Site: DV2 Purchaser: Portobello Partnership

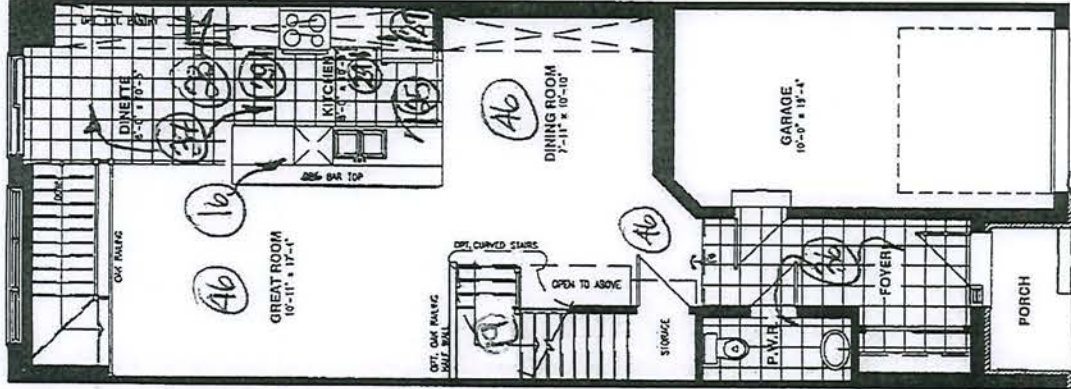
Plan No.: 4M-1290

Lot: M70 Purchaser:

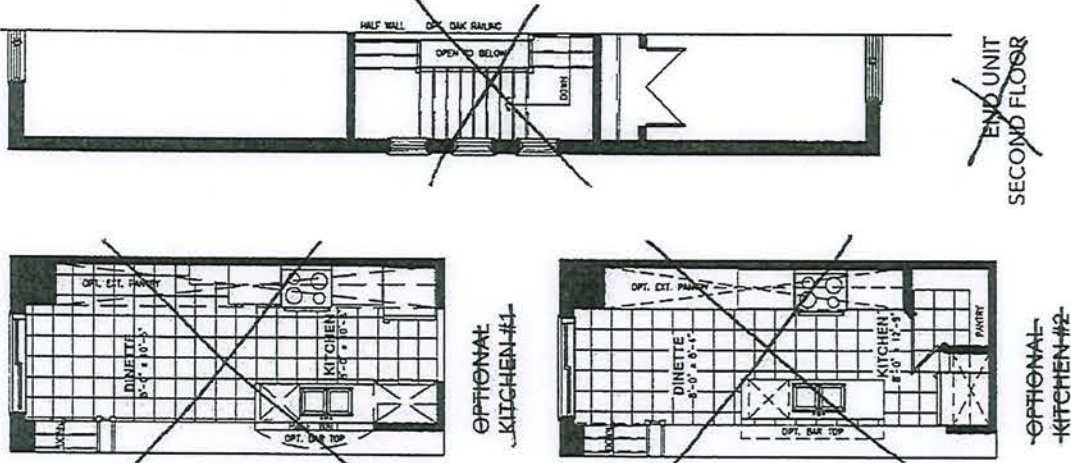
Date: May 12, 2021



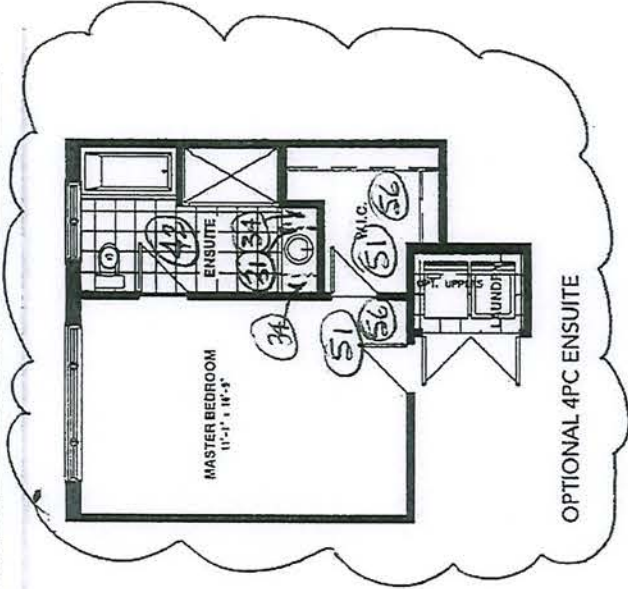
BASEMENT FLOOR



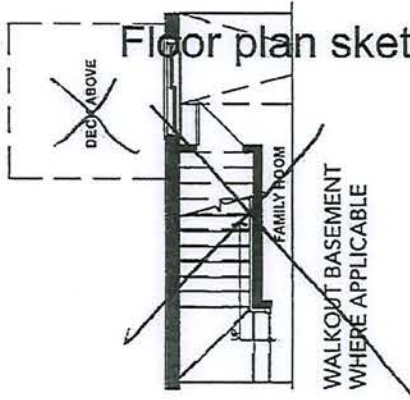
GROUND FLOOR



SECOND FLOOR



Floor plan sketch



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. *Noler: Number of steps varies due to site grading.



BUILDER: VALECRAFT

REDESIGN NUMBER:

DONE BY:

PROJECT: DV2

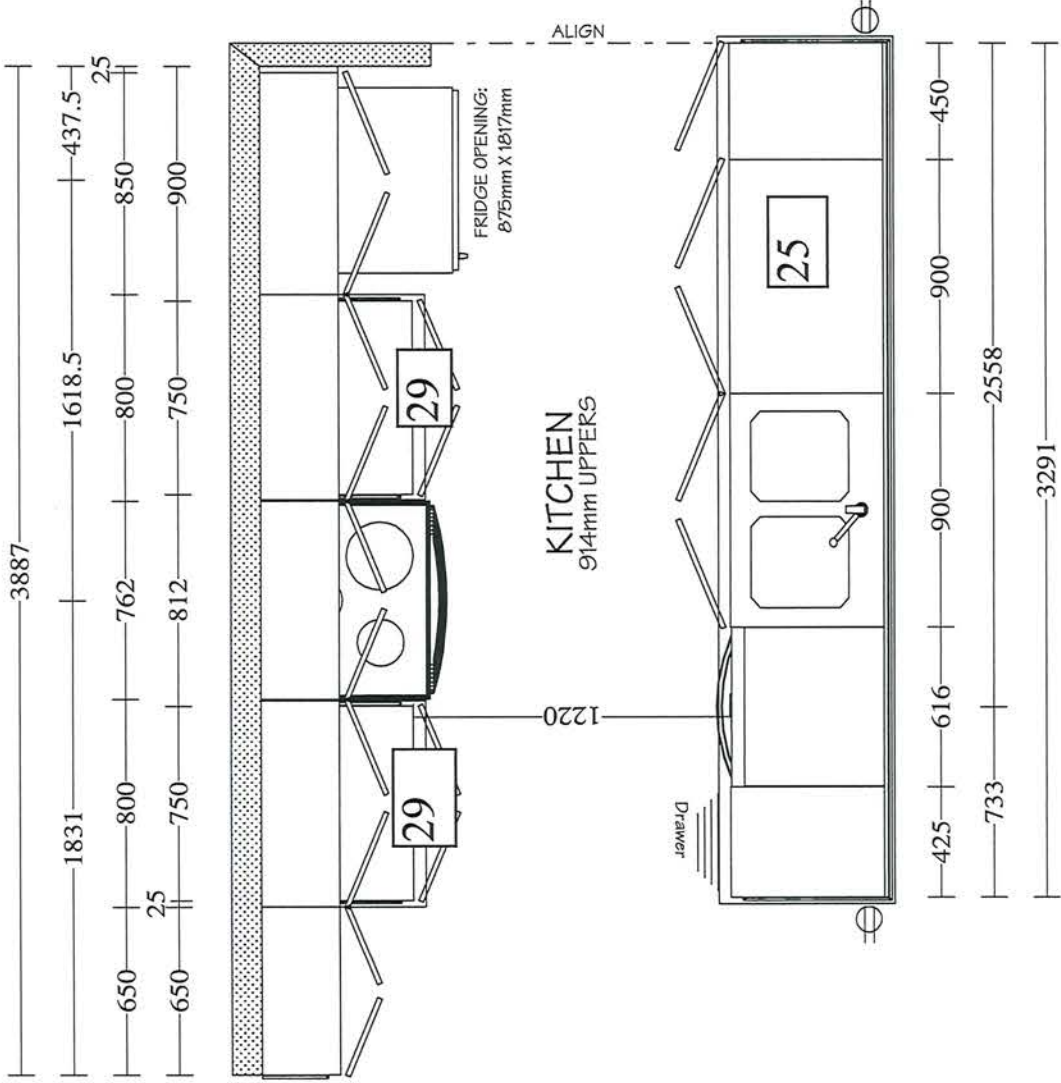
MODEL: 110 THOMAS STND

DATE: May 21, 2021

Kitchen Sketch
LOT: DV2 M70

Purchaser: Portobello Partnership

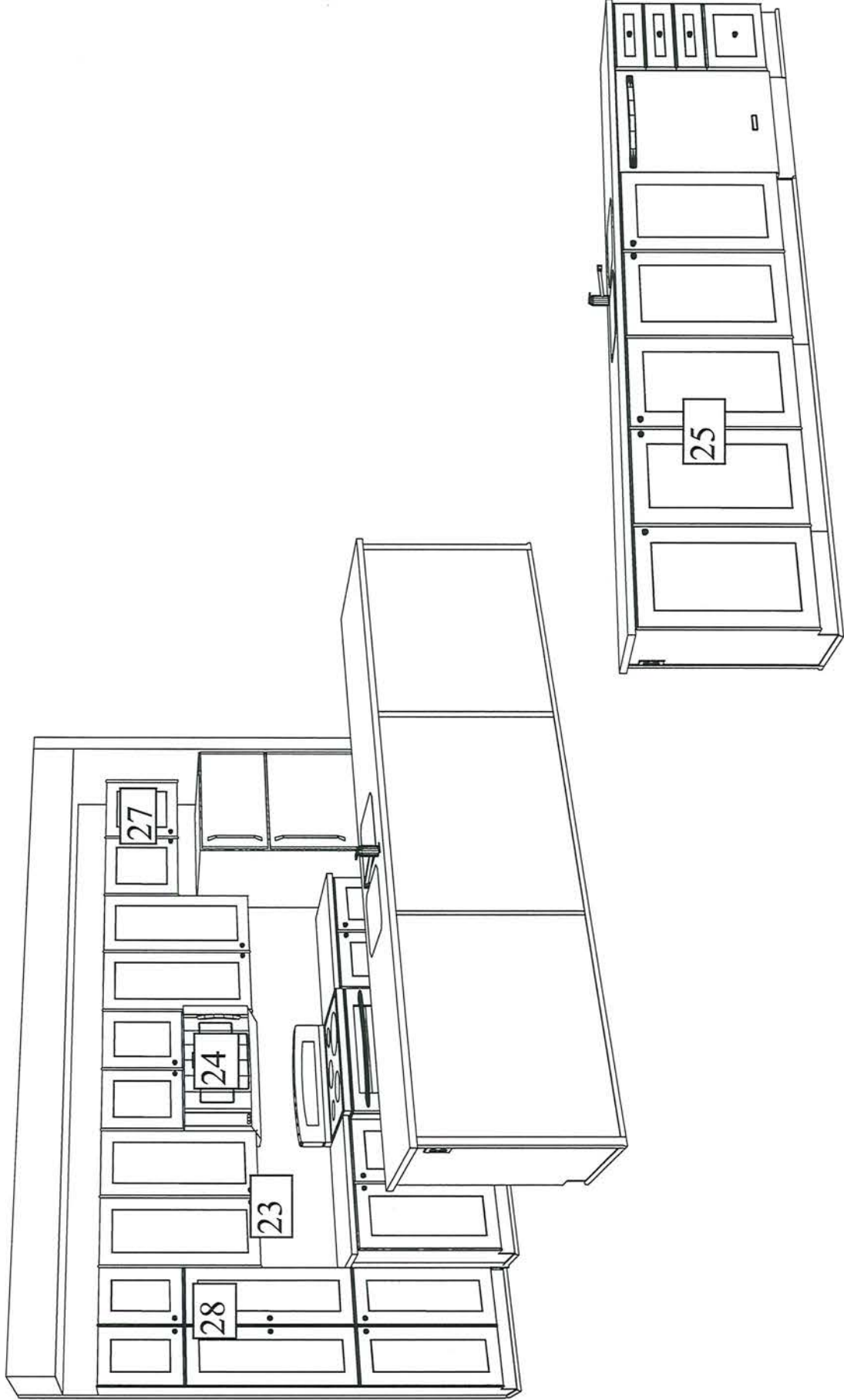
DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS



Handwritten signature in blue ink.

	BUILDER: VALECRAFT	PROJECT: DV2	KITCHEN SKETCH	
	REDESIGN NUMBER:	MODEL: 110 THOMAS STND		LOT: DV2 M70
	DONE BY:	DATE: May 21, 2021		

DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS





BUILDER: VALECRAFT

REDESIGN NUMBER:

DONE BY:

PROJECT: DV2

MODEL: 110 THOMAS STND

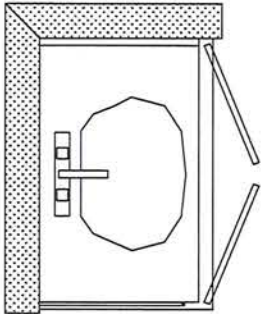
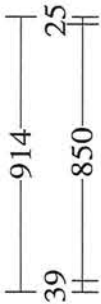
DATE: May 21, 2021

Bathroom Vanity Sketch

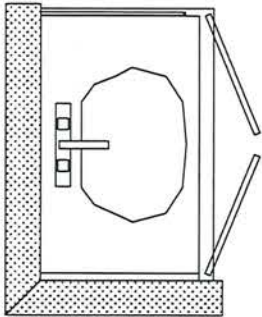
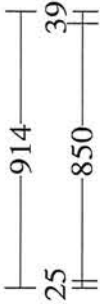
LOT: DV2 M70

Purchaser: Portobello Partnership

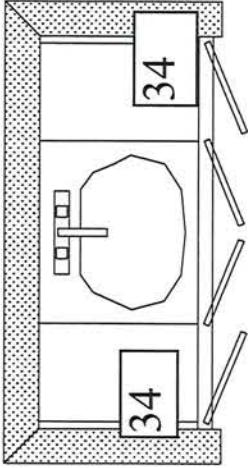
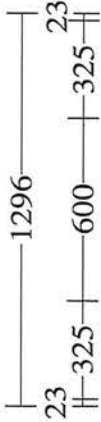
DIMENSIONS MAY VARY DEPENDING ON SITE MEASURES/CONDITIONS



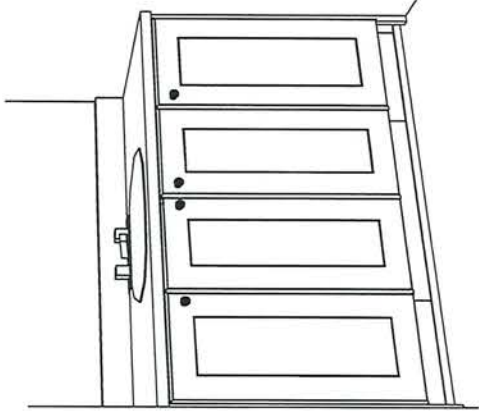
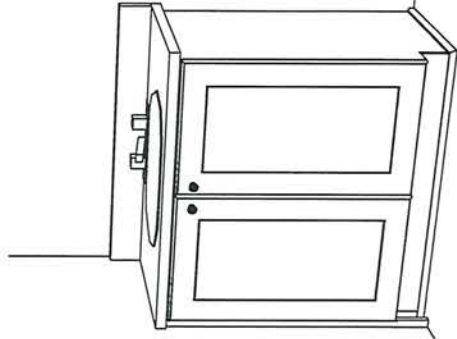
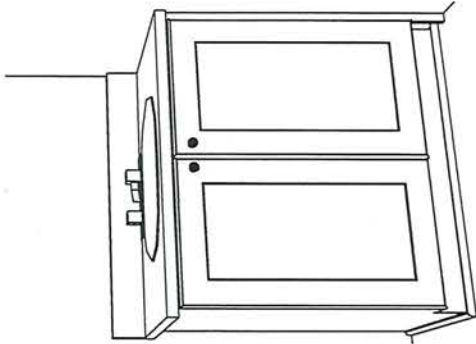
MAIN BATH



ENSUITE



OPT. ENSUITE

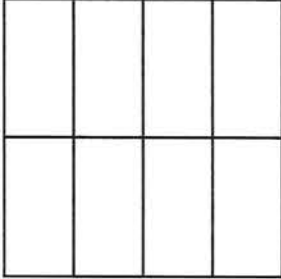




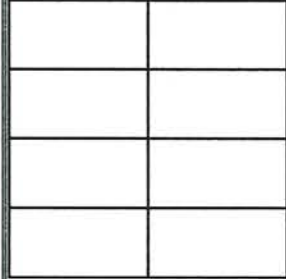
Tile Installation Options

WALL TILE

Vertical stacked

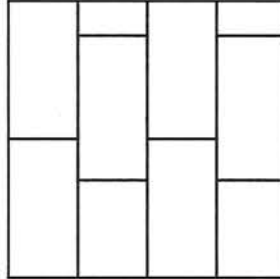


Horizontal stacked

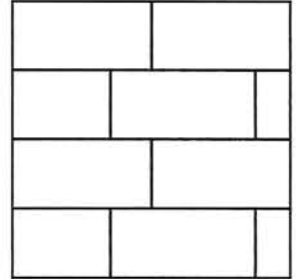


- Kitchen Backsplash,
Main bathroom Tub
surround, Ensuite
Bathroom Tub
Backsplash, Ensuite
Shower wall

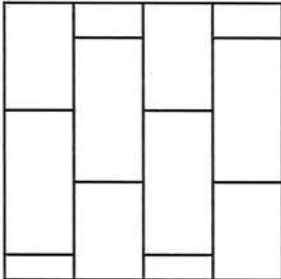
Vertical 1/3 offset brick



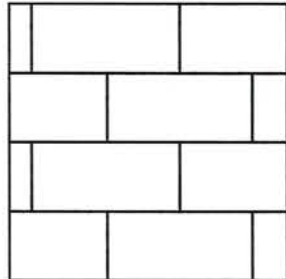
Horizontal 1/3 offset brick



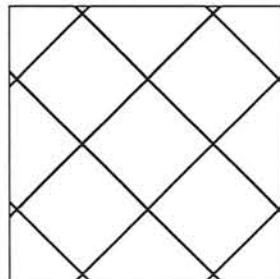
Vertical brick



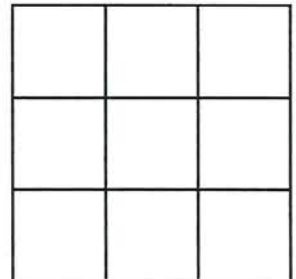
Horizontal brick



45 degree



Standard square



Project: Deerfield Village

Plan #: 4M-1290

Lot: M70

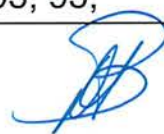
Model: 110 The Thomas

Purchaser: Portobello Partnership

Purchaser: 

Date: August 10, 2021

Upgrade #: 85, 87, 93, 95,



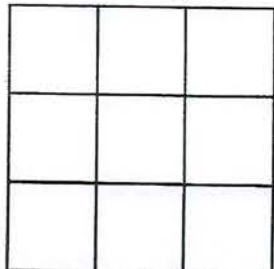


Valecraft
Homes Ltd.

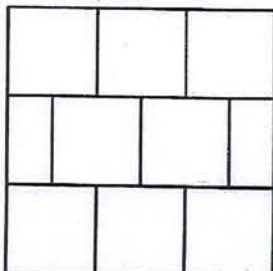
Tile Installation Options

FLOOR TILE

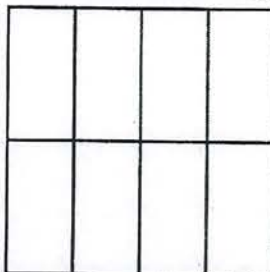
Standard square



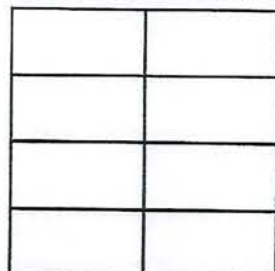
Square brick



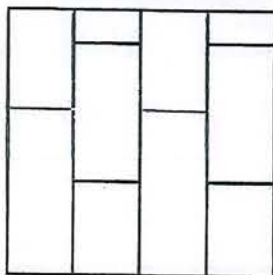
Rectangular
front to back of the house



Rectangular
side to side of the house

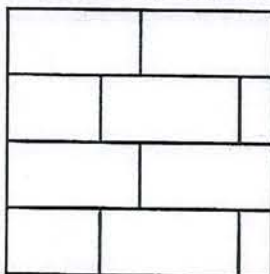


1/2 Brick
front to back of the house

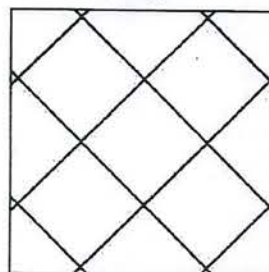


Foyer/Powder Room

Rectangular 1/3 staggered
side to side of the house



45 degree



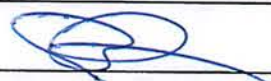
Project: DV2

Plan #: 4M-1290

Lot: M70

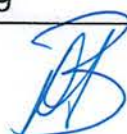
Model: 110 The Thomas Std.

Purchaser: Portobello Partnership

Purchaser: 

Date: August 10, 2021

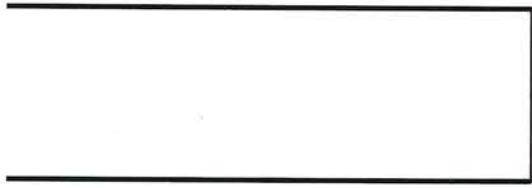
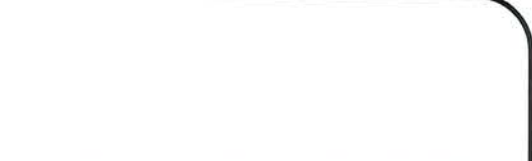
Upgrade #: 79





Valecraft
Homes Ltd.

Standard Edge Profiles for Granite & Quartz

	Eased Edge	Kitchen Granite	#6 & #73
	1/4 Bevel		
	1/2 Bevel		
	3/4 Bevel		
	Pencil Top Only with Square Bottom		
	Pencil Top and Bottom		
	1/2 Bullnose		
	Full Bullnose		

Project: DV2

Plan #: 4M-1290

Lot: M70

Model: 110 The Thomas

Purchaser: Portobello Partnership

Purchaser: 

Date: August 10, 2021

Upgrade #: 6, 73



Schedule "W4"
Granite & Variegated Quartz Colour Variation

Purchaser's name: Portobello Partnership Lot no: M70 Plan #: 4M-1290
Purchaser's name: Contact: Samar Mehri Project: DEERFIELD VILLAGE 2
Home Phone: _____ Model: 110 Thomas Std.
Work Phone: 613-837-2754 Closing Date: _____
E-Mail (1): design@valecraft.com E-Mail (2): _____

Valecraft Homes Ltd. continues to provide the best in class sales and service. We recognize the importance of your home to you, our valued customer.

Granite & Variegated Quartz countertops are an elegant addition to your home. However, there are some things of which you should be aware.

Due to the natural composition of **Granite**, inherent variations in texture, colour and consistency are to be expected and considered as normal.

During the process of manufacturing **Variegated Quartz** to achieve a more natural stone look, variations in the appearance between the sample & the slab are to be expected.

Valecraft Homes Limited strongly suggests that you attend an appointment with our granite/quartz supplier two to three months prior to closing to view the granite/variegated quartz slabs available in the colour you have already chosen. A representative from our supplier will contact you to set up a mutual date & time for the appointment.

I/we, Portobello Partnership
have read and fully understand the aforementioned recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to a variation in colour of granite/variegated quartz countertops.

☒ We accept this opportunity

☐ We decline this opportunity

Project: DEERFIELD VILLAGE 2 LOT NO: M70


Purchaser Date: _____

Purchaser Date: _____

D. Brunet 
Valecraft Homes Limited Date: November 11, 2021
August 10, 2021

Appointment date given: _____ Spoke with/left message: _____

Time scheduled: _____ Date & Time: _____