

AMENDMENT TO AGREEMENT OF PURCHASE AND SALE
BETWEEN THE UNDERSIGNED PARTIES HERETO SIGNED
ON THE 11 DAY OF April, 20 22.

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 5
LOT: 5 BLOCK :
50M-352 PLACE ST THOMAS 6
CIVIC ADDRESS: 716 Namur Street
PURCHASERS: Philip Dapaah & Esther Dapaah

VENDORS: VALECRAFT HOMES (2019) LIMITED

DATE OF ACCEPTANCE: April 12, 2022

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: \$826,541.00
BALANCE AT CLOSING: \$776,541.00
LESS H.S.T. AMOUNT: \$752,691.15
SCHEDULE "G" DATED: April 11, 2022
TARION SCHEDULE "B" DATED: April 11, 2022

INSERT: 680 dated: May 31, 2022 in the amount of: \$14,181.57
NEW PURCHASE PRICE: \$840,722.57
ADDITIONAL DEPOSIT OF: \$26,373.78
NEW BALANCE AT CLOSING: \$764,348.79
NEW LESS H.S.T. AMOUNT: \$765,241.21
SCHEDULE "G" DATED: May 31, 2022
TARION SCHEDULE "B" DATED: May 31, 2022
SCHEDULE "W2" DATED: May 31, 2022

Dated at Ottawa, ON this 31 day of May, 2022

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa, ON this 31 day of May, 2022

VALECRAFT HOMES (2019) LIMITED

Per: Frank Nieuwkoop

Name: F. Nieuwkoop

Title: Vice President
I HAVE THE AUTHORITY TO BIND THE CORPORATION



NON STANDARD EXTRAS (680)
Place St. Thomas - Phase 6

PURCHASERS: Philip Dapaah and Esther Dapaah

Printed: 31-May-22 12:56 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
5		6	815 THE HARTIN ELEV B	11-Apr-23
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
22		1 - BASEMENT BATHROOM - DELETE ITEM # 7 (RE: FINISHED 3-PC BASEMENT BATHROOM WITH TUB AND SHOWER COMBO)	-\$13,459.00	Each
39519		Note:		
*23		1 - KITCHEN - CABINETRY - UPGRADE KITCHEN CABINETRY TO LEVEL 1	*\$ 2,367.00	Each
12386				
39387		Note: - Standard Layout as per Kitchen Sketch dated May 31, 2022		
24		1 - KITCHEN/DINETTE - DELETE ITEM # 10 (RE: OPTIONAL EXTENDED PANTRY 3 - BUILDERS STANDARD SELECTIONS)	-\$8,331.00	Each
39388		Note:		
*25		1 - KITCHEN/DINETTE - CABINETRY - OPTIONAL EXTENDED PANTRY 3 - LEVEL 1 CABINETRY	*\$ 9,750.00	Each
120449				
39386		Note: -See Item #25 (Extended Pantry) -See Item #29 (Upgraded extended pantry countertop - Installed full length of pantry) - As per Floorplan & Pantry Sketch dated May 31, 2022 -Does Not Include Backsplash, Bulkhead Extension or Potlights.		
26		1 - KITCHEN - DELETE ITEM # 12 (RE: QUARTZ - LEVEL 1 - KITCHEN C/W FLUSH BREAKFAST BAR)	-\$5,495.00	Each
39379		Note:		
*27		1 - KITCHEN - COUNTERTOP - QUARTZ - LEVEL 3 - KITCHEN C/W FLUSH BREAKFAST BAR	*\$ 7,016.00	Each
12415				
39383		Note: - As per Floorplan & Kitchen Sketch dated May 31, 2022 - 1/4 Bevel Edge as per Counter Edge profile sketch dated May 31, 2022 - See item #39 (undermount sink) - See item #45 (upgraded faucet)		
28		1 - KITCHEN/DINETTE - DELETE ITEM # 13 (RE: QUARTZ - LEVEL 1 - DESK AREA IN OPTIONAL EXTENDED PANTRY 3)	-\$727.00	Each
39380		Note:		
29		1 - KITCHEN/DINETTE - DINETTE- QUARTZ- LEVEL 3- DESK AREA IN OPTIONAL EXTENDED PANTRY 3	\$ 2,692.00	Each
39384		Note: - As per Pantry & Counter Edge profile sketch dated May 31, 2022 - See item #25 (optional extended pantry 3) - Countertop installed on full width of extended pantry		
30		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - UPGRADE - BRONZE - - KITCHEN - BRONZE	\$ 120.00	Each
165				
39376		Note: - As per Wall Tile installation sketch dated May 31, 2022 - Includes optional pantry 3 (item #25)		
31		1 - KITCHEN/DINETTE - TILE - WALL - BACKSPLASH - INSTALLATION - STAGGERED - - KITCHEN - .	\$ 90.00	Each
164				
39377		Note: - As per Wall Tile installation sketch dated May 31, 2022 - Includes optional pantry 3 (item #25)		

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
P P

DS
[Signature]

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,870-1

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Philip Dapaah and Esther Dapaah

Printed: 31-May-22 12:56 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
5		6	815 THE HARTIN ELEV B	11-Apr-23	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
*32 90924	1	KITCHEN/DINETTE - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS		*\$ 500.00	Each
39385	Note:	-See Item 23 (Level 1 Cabinetry) -See Item 25 (Extended Pantry) If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.			
*33 77517	1	KITCHEN/DINETTE - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)		*\$ 2,663.00	Each
39378	Note:	- Kitchen & Dinette as per Floorplan Sketch dated May 31, 2022			
34	1	POWDER ROOM - DELETE ITEM # 19 (RE: CABINETRY - POWDER ROOM VANITY)		-\$748.00	Each
39381	Note:				
35	1	POWDER ROOM - DELETE ITEM # 20 (COUNTERTOP - GRANITE LEVEL 1 - POWDER ROOM)		-\$691.00	Each
39382	Note:				
36	1	GREAT ROOM - UPGRADE FIREPLACE TILE TO QUOTE LEVEL TILE (Ceratec sichenia pave wall house 1658 grafite 6.5"x16.1") INSTALLATION AS PER FIREPLACE TILE SKETCH .		\$ 3,089.00	Each
39390	Note:	- As per Fireplace Tile and Floorplan Sketch dated May 31, 2022			
37 666	1	MAIN BATHROOM - BATHROOM - AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495 - 221		\$ 203.00	Each
39391	Note:	- See item #21 (granite countertop)			
38 666	2	ENSUITE BATH - BATHROOM - AMERICAN STANDARD OVALYN UNDERMOUNT SINK 0495 - 221		\$ 406.00	
39392	Note:	- See item #4 (5pc ensuite) - See item #14 (quartz countertop)			
39 28041	1	KITCHEN - KITCHEN SINK - REGINOX ND1831UA/9 DOUBLE BOWL UNDERMOUNT SINK		\$ 160.00	Each
39394	Note:	- See item #27 (quartz countertop) - See item #45 (upgraded faucet)			
40	1	ENSUITE BATH - VANITY BANK OF DRAWERS - 3 DRAWERS (6-10-10)		\$ 791.00	Each
39497	Note:	- As per Floorplan Sketch dated May 31, 2022 - Approximately centered between 2 sinks - See item #4 (5pc ensuite)			
*41 117134	1	MAIN BATHROOM - VANITY SPECIAL CONFIGURATION W/TOP DUMMY FAÇADE & 2 DRAWERS STD SERIES CABINETRY		*\$ 1,119.00	Each
39399	Note:	- As per Floorplan & Vanity Sketch dated May 31, 2022 - No extension to standard vanity required. - Drawers located between toilet and cabinetry door			
42	1	KITCHEN - PANTRY DOOOR TO BE SHAKER STYLE WITH FROSTED GLASS INSERT, 1 LITE - FRAME PAINTED WHITE		\$ 1,114.00	Each
39400	Note:	- As per Floorplan Sketch dated May 31, 2022			

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
PP

DS
AHH

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,870-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 6

PURCHASERS: Philip Dapaah and Esther Dapaah

Printed: 31-May-22 12:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	6	815 THE HARTIN ELEV B	11-Apr-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
*43 111276		1 - KITCHEN - REFRIDGERATOR - LEVEL 5 - 36" FRENCH DOOR 20 CU.FT. EXTERNAL WATER DISPENSER FRIDGE DRAWER COUNTER DEPTH - STAINLESS STEEL	*\$ 1,590.00	Each
39499		Note: - Appliances are delivered after closing. Purchaser responsible to contact Supplier to arrange delivery - Does not include connection of water line (item #18) - See item #3 (upgrade from basic stainless steel fridge) - See Interior Colour Sheets for approx. dimensions for fridge opening		
44 704		2 - - CERAMIC TILE - GROUT COLOR PER COLOUR	\$ 150.00	
39501		Note:		
*45 625		1 - KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113-DST CHROME SINGLE HANDLE PULL-DOWN	*\$ 456.00	Each
39509		Note: - See item #27 (quartz countertop) - See item #39 (undermount sink)		
*46 1000		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR COMPLETE HOUSE (WALLS ONLY, DOES NOT INCLUDE DOORS AND OR TRIM)	*\$ 1,050.00	Each
39515		Note: - Includes finished basement recroom & den (item #5 & #8) -See Interior Colour Sheets for colour selection		
*47 120180		1 - - PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR ALL DOORS & TRIM	*\$ 2,556.00	Each
39375		Note: - Includes finished basement recroom & den (item #5 & #8) -See Interior Colour Sheets for colour selection		
*48 999		1 - - ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 536.75	Each
39592		Note: - Orbital Estimate No#: OR7551 Rev.04 dated 05/20/2022		
*49 998		1 - - S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.	*\$ 5,213.82	Each
39593		Note: - S&S Electric Estimate No#: SS5998 Rev.03 dated 05/13/2022		

Sub Total	\$14,181.57
HST	\$0.00
Total	\$14,181.57

Payment Summary




<u>Paid By</u>	<u>Amount</u>
Amendment	\$14,181.57
Total Payment:	\$14,181.57

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,870-3

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Vendor Initials:  Purchaser Initials:  

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)
Place St. Thomas - Phase 6

PURCHASERS: Philip Dapaah and Esther Dapaah

Printed: 31-May-22 12:56 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
5	6	815 THE HARTIN ELEV B	11-Apr-23

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
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DocuSigned by:

31-May-22

DATE

DocuSigned by:

31-May-22

DATE

PURCHASER:

Philip Dapaah

VENDOR:

Frank Nieuwkoop

DocuSigned by:

31-May-22

DATE

DocuSigned by:

31-May-22

DATE

PURCHASER:

Esther Dapaah

DATE:

May 31, 2022

PREPARED BY: Valerie Gendron

LOCKED BY:

PE 1,870-4

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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.


Purchaser

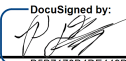

Purchaser


Vendor

6. The Purchaser acknowledges and agrees that the Purchase Price set forth in this Agreement has been arrived at on the basis that the Purchase Price includes all Extras, premiums and bonuses and excludes any Extras ordered pursuant to a Change Order following the date of execution of this Agreement. The Purchaser acknowledges that the purchase of additional Extras following the date of execution of this Agreement may push the Purchase Price of the Real Property into a different sales tax category for the purposes of determining the amount of the New Housing Rebate, and that this may lower the amount of said New Housing Rebate applicable to the transaction. If a reduced New Housing Rebate is applicable under the Legislation due to the purchase of Extras following the date of execution of this Agreement, the Purchaser agrees to compensate the Vendor for the, amount by which the New Housing Rebate used to calculate the Purchase Price listed in the "Purchase Price" section herein exceeds the actual applicable New Housing Rebate, such amount to be credited to the Vendor as an adjustment on closing.
7. The Parties acknowledge that for purposes of Land Transfer Tax, the total consideration to be inserted in the Transfer/Deed of Land for this transaction shall be the total Purchase Price including Extras excluding HST and the New Housing Rebate, namely the amount of \$765,241.21 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Dated at Ottawa, ON this 31 day of May , 2022

DocuSigned by:

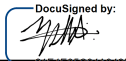


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PURCHASER

VALECRAFT HOMES (2019) LIMITED

DocuSigned by:



21E4263C930C423

PURCHASER

DocuSigned by:

Frank Nieuwkoop

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PER:

May 31, 2022

DATE:

PROJECT: PLACE ST THOMAS 6 **LOT:** 5



**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 #22 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.

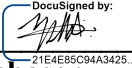
- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #22 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement 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.
- 5. Delay in Closing by Purchaser of \$150.00 +HST per day as per final statement of adjustments as stated in Clause #15 of the Agreement of Purchase & Sale.
- 6. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 7. 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.
- 8. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated May 31, 2022.

Signed at Ottawa, ON, this 31 day of May, 2022.

DocuSigned by:

BSB7170B4DE449B...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:

21E4E95C94A3425...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
Per:

May 31, 2022
Date:

Lot #: 5

Project: **Place St. Thomas 6**

Schedule "W2"

NON RESILIENT FLOORING WAIVER
for

HARDWOOD FLOORING

Hardwood flooring is both a practical and elegant flooring option suitable for use in many areas of the home.

Increasingly however inquiries into the use of hardwood flooring in non-conventional areas of the home such as kitchens have prompted a need to forewarn and to heed caution to this optional upgrade.

Valecraft Homes (2019) Limited recommends strongly against the use of hardwood flooring in unconventional areas of the home such as the kitchen areas due to the natural absorption properties of hardwood when in contact with water or high-humidity areas. Hardwood flooring which has taken on water or excessive moisture will cup and/or buckle and ultimately prove to be costly to repair.

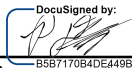
It is for this reason that VALECRAFT HOMES (2019) LIMITED will not guarantee nor provide warranty beyond manufacturing defect for installation of hardwood flooring in any of the aforementioned areas.

Should you decide to proceed against the Builder’s recommendations, extreme caution and care must be taken not to leave any standing water on these floors for any length of time. All other care and maintenance instructions with respect to hardwood flooring must further be followed.

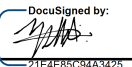
I/We, Philip Dapaah & Esther Dapaah have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES (2019) LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

Project: PLACE ST THOMAS 6

LOT NO: 5

DocuSigned by: 
(Signature)

May 31, 2022
(Date)

DocuSigned by: 
(Signature)

May 31, 2022
(Date)

DS
FN



THE HARTIN

MODEL 815
2130 sq.ft

Site: Place St. Thomas 6

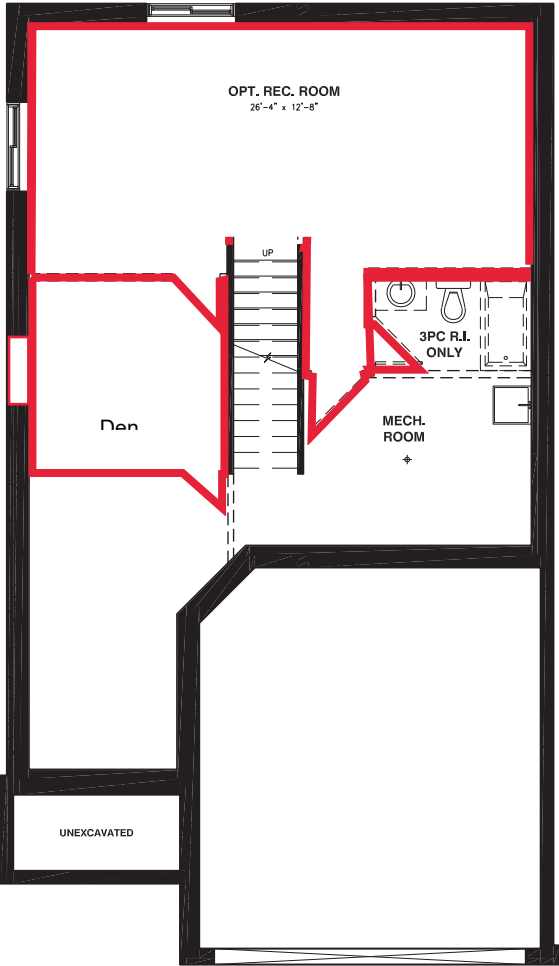
Plan No.: 50M-352

Lot: 5 - Phase 6

Date: May 31, 2022

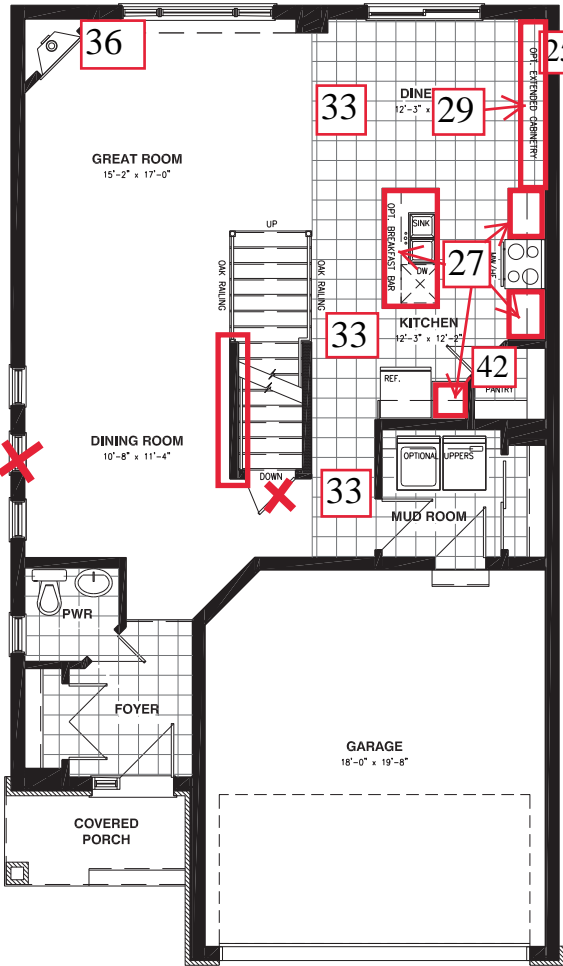
Purchaser: Philip Dapaah

Purchaser: Esther Dapaah



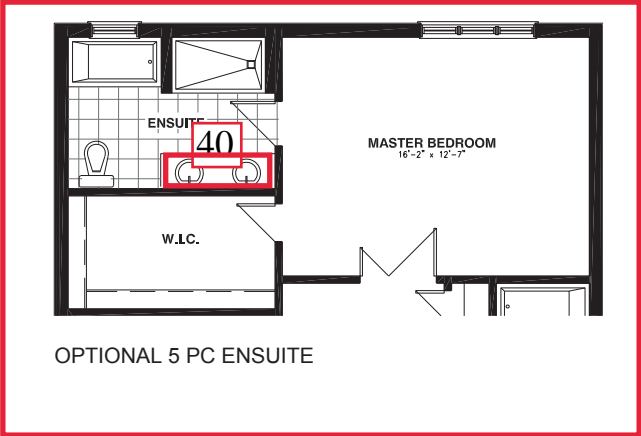
BASEMENT FLOOR

DS
PP

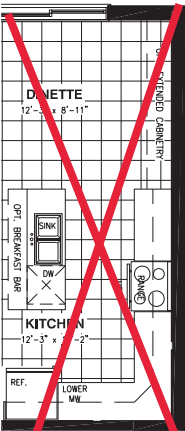


GROUND FLOOR

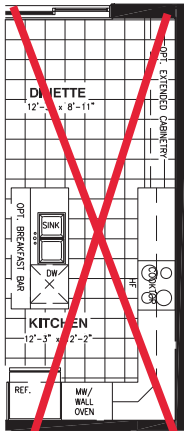
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OPTIONAL 5 PC ENSUITE

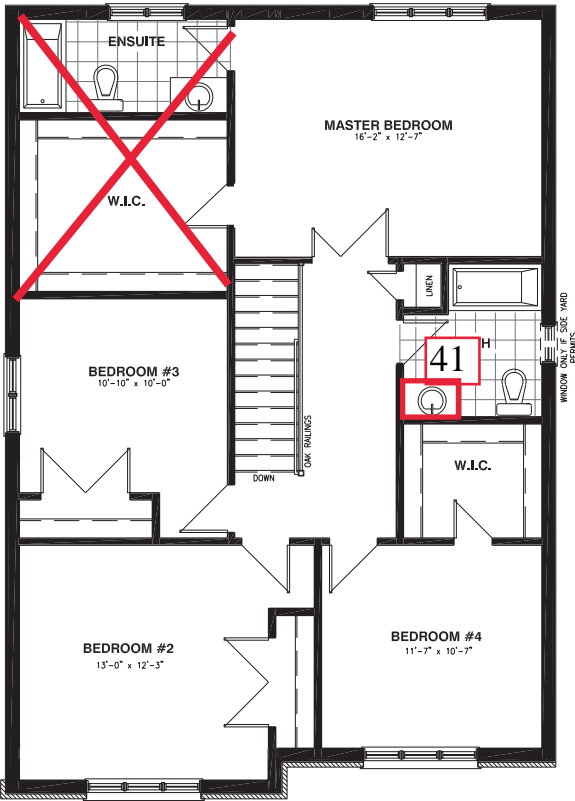


OPTIONAL KITCHEN #1

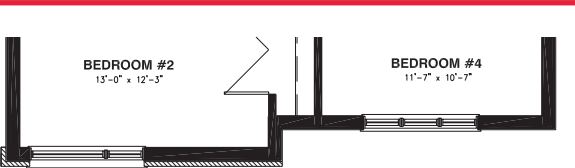


OPTIONAL KITCHEN #2

Floorplan Sketch



SECOND FLOOR ELEVATION A



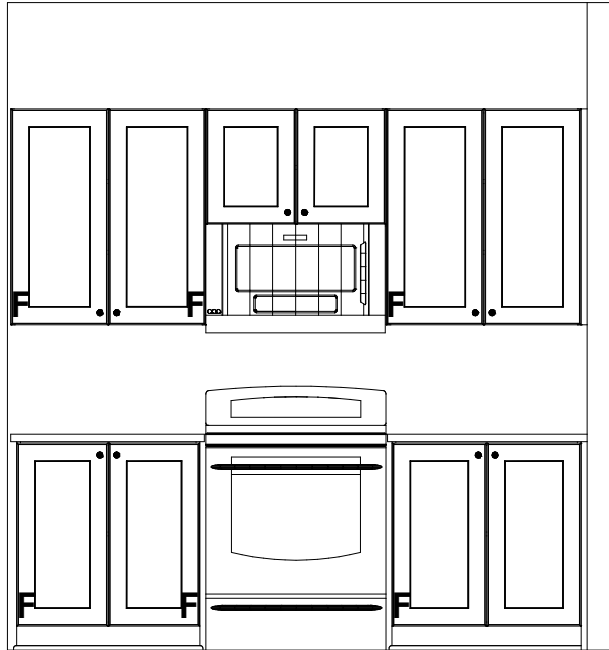
SECOND FLOOR ELEVATION B



Project: Place St. Thomas 6
Model: #815 "B" Std Hartin
Plan No: 50M-352
Lot No: 5 - Phase 6
Date: May 31, 2022

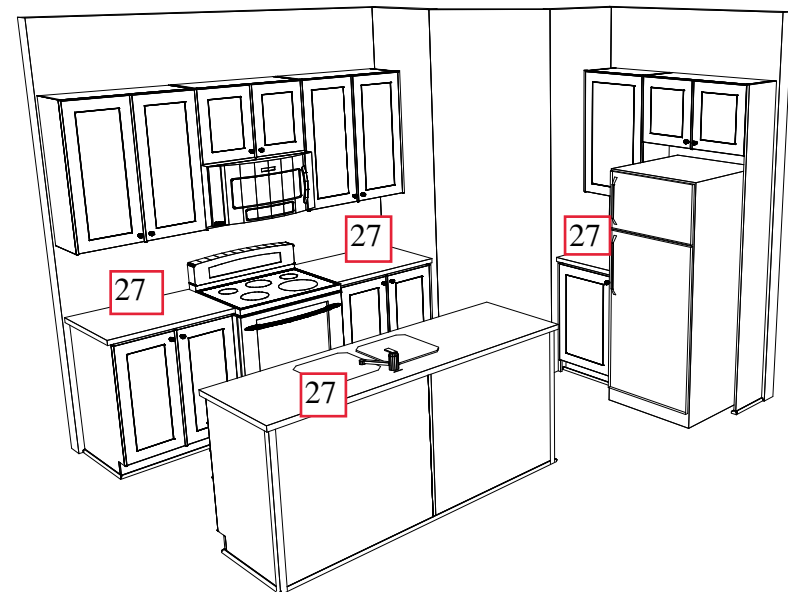
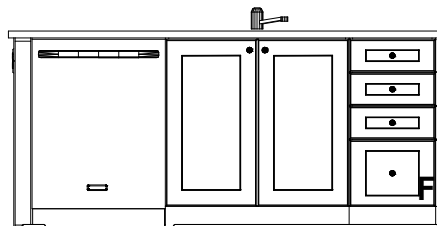
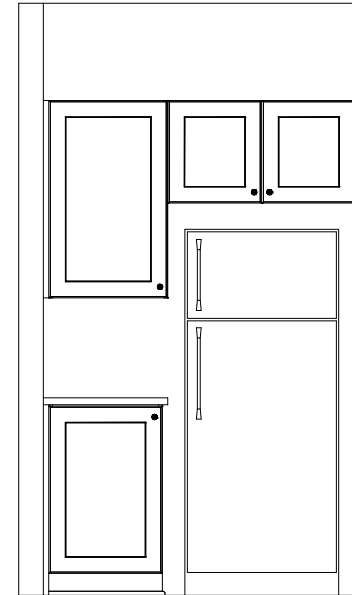
Purchaser: Philip Dapaah

Purchaser: Esther Dapaah



Item # 23 - Level 1 Cabinetry

Item #30 - 2 Kitchen Cabinet
Door Colours



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STANDARD KITCHEN LAYOUT - MODEL #815 (Hartin)



Valecraft Homes (2019) Ltd.

Lot: 5 - Phase 6

Place St. Thomas 6

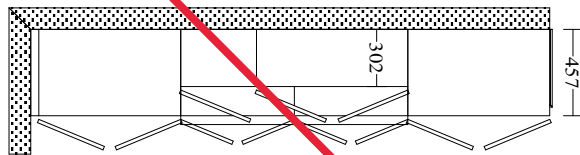
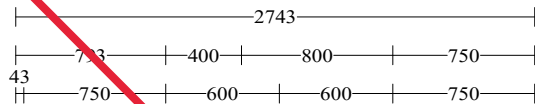
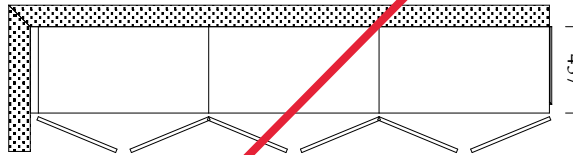
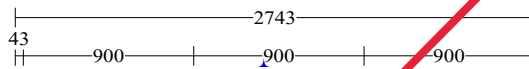
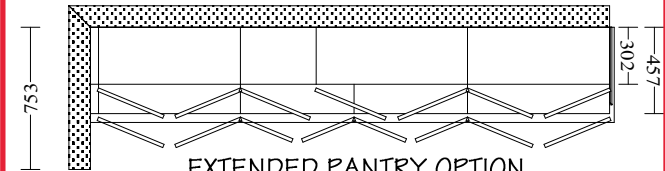
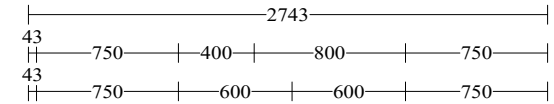
Model: #815 "B" Std Hartin

Plan: 50M-352

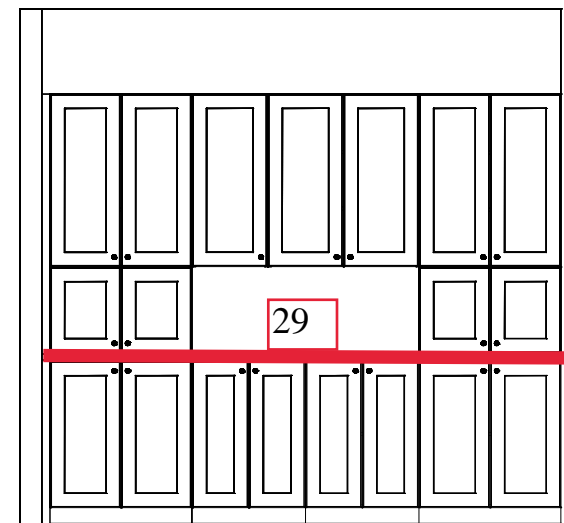
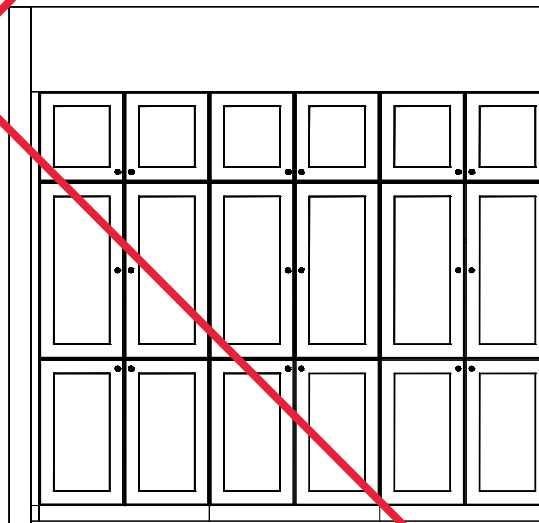
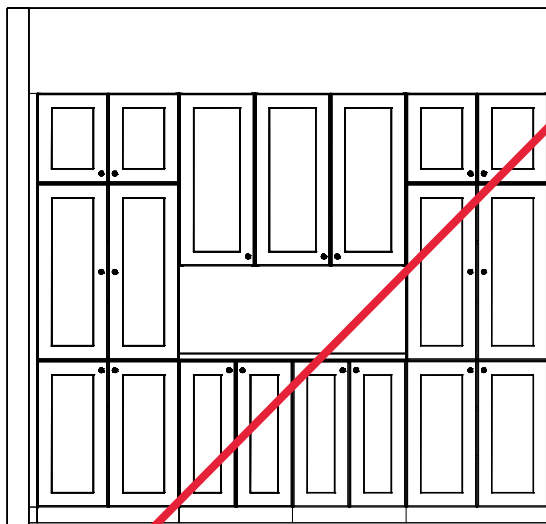
Date: May 31, 2022

Purchaser: Philip Dapaah

Purchaser: Esther Dapaah

EXTENDED PANTRY OPTION
OPTION #1EXTENDED PANTRY OPTION
OPTION #2EXTENDED PANTRY OPTION
OPTION #3

25



29

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PP

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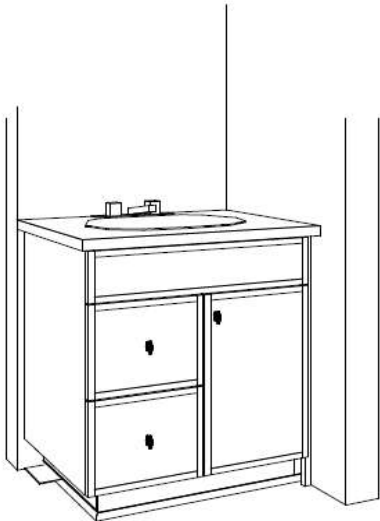
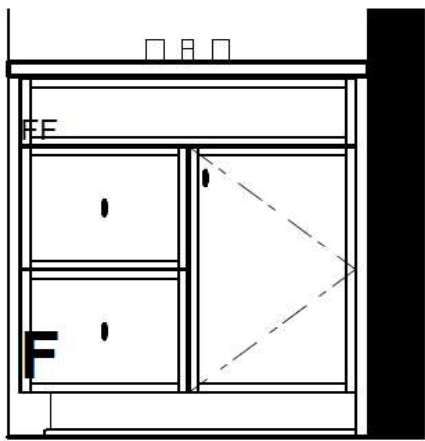
Valecraft
Homes (2019) Limited

Vanity Special
Drawer Configurations

OPTION 1

#41

Top dummy facade, back of drawers and single door.



ELEVATION 3D

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 5 - Phase 6

Model: #815 "B" Std, Hartin

Purchaser: Philip Dapaah

Purchaser: Esther Dapaah

Date: May 31, 2022

Upgrade #: 4



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



1/4 Bevel

Kitchen (item #27 & #29)
Main Bathroom (item #21)
Ensuite Bathroom (item #14)

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 5 - Phase 6

Model: #815 "B" Std, Hartin

Purchaser: Philip Dapaah

Purchaser: Esther Dapaah

Date: May 31, 2022

Upgrade #: 4, 14, 21, 27, 29, 41

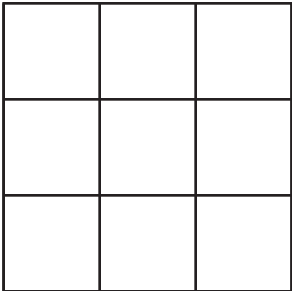


Valecraft
Homes (2019) Limited

Tile Installation Options

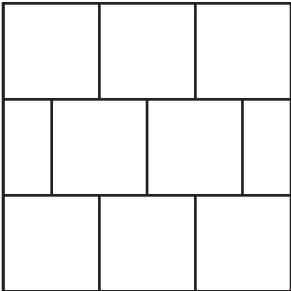
FLOOR TILE

Standard square

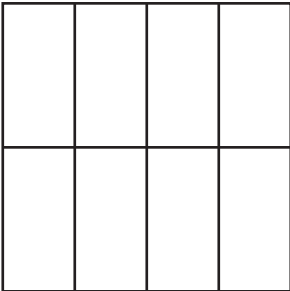


Foyer, Powder Room,
Mudroom,
Main Bathroom,
Ensuite Bathroom

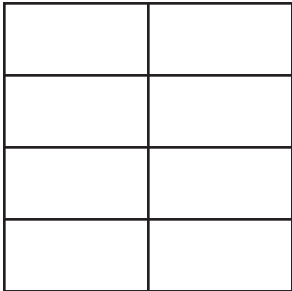
Square brick



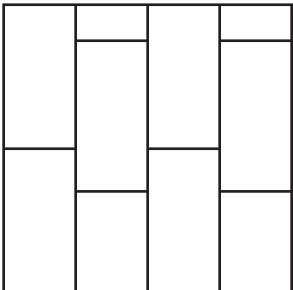
Rectangular
front to back of the house



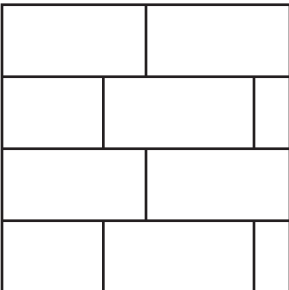
Rectangular
side to side of the house



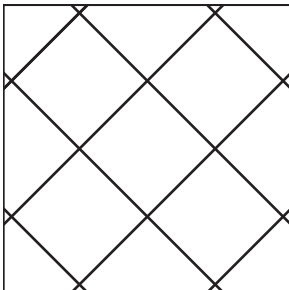
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 5 - Phase 6

Model: #815 "B" Std, Hartin

Purchaser: Philip Dapaah

Purchaser: Esther Dapaah

Date: May 31, 2022

Upgrade #: 4

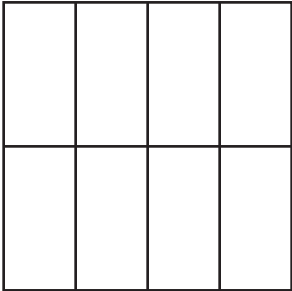


Valecraft
Homes (2019) Limited

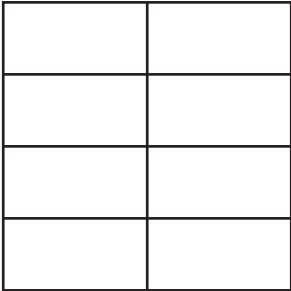
Tile Installation Options

WALL TILE

Vertical stacked

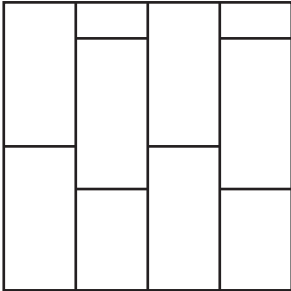


Horizontal stacked

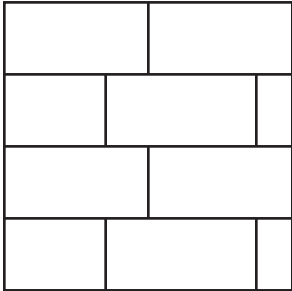


Main Bathroom,
Ensuite Bathroom
Walk-In Shower

Vertical 1/3 offset staggered

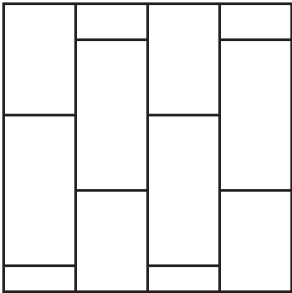


Horizontal 1/3 offset staggered

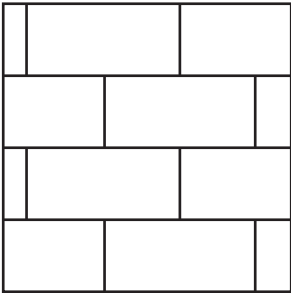


Kitchen Backsplash &
Extended Pantry Area

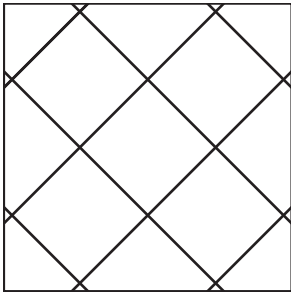
Vertical brick



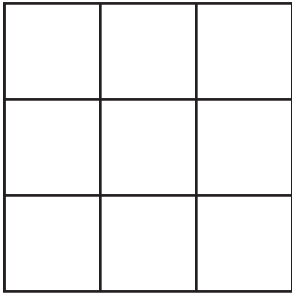
Horizontal brick



45 degree



Standard square



Ensuite Bathroom Tub
Deck & Tub Backsplash

Project: Place St. Thomas 6

Plan #: 50M-352

Lot: 5 - Phase 6

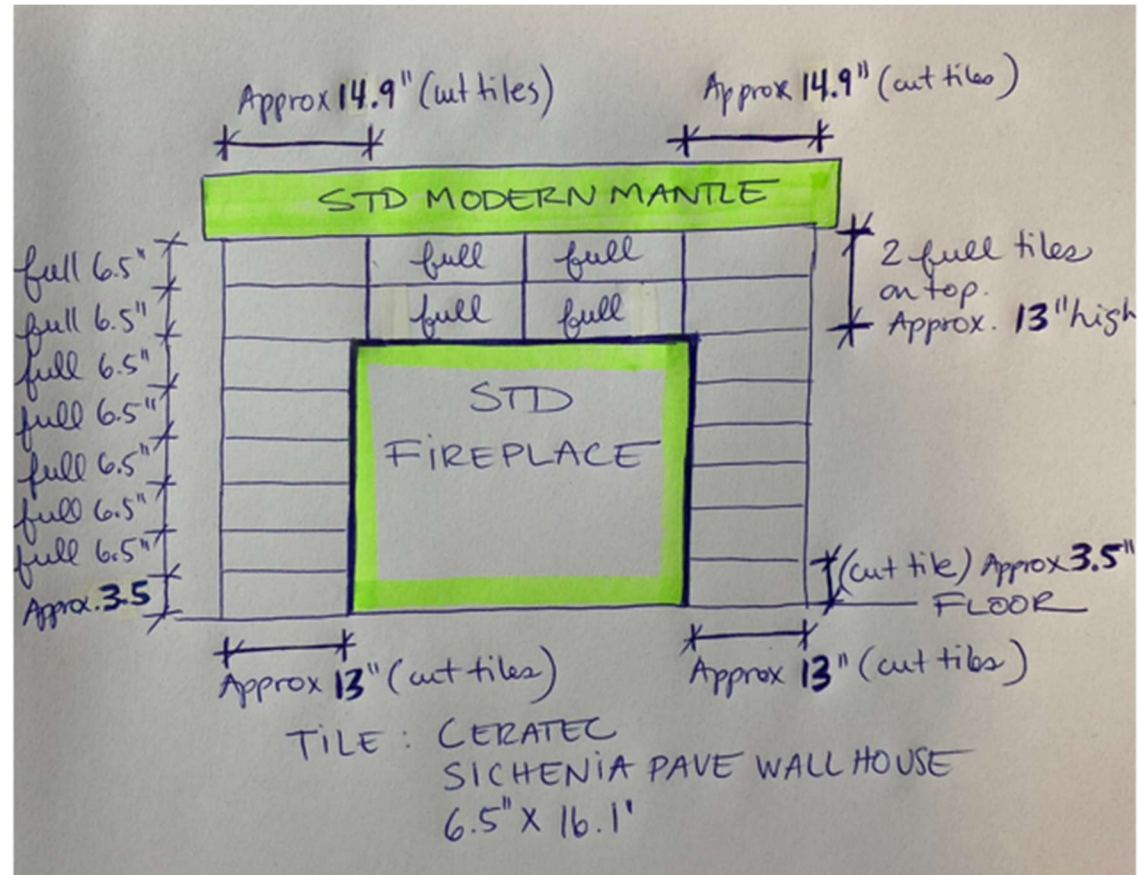
Model: #815 "B" Std, Hartin

Purchaser: Philip Dapaah

Purchaser: Esther Dapaah

Date: May 31, 2022

Upgrade #: 4

FIREPLACE TILE SKETCH – MAY 31, 2022

Item #36

Project: Place St. Thomas 6
 Plan No: 50M-352
 Lot No: 5 - Phase 6
 Model: #815 "B" Std Hartin
 Date: May 31, 2022

Purchaser: Philip Dapaah
 Purchaser: Esther Dapaah

DS
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DS
 FN



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

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www.ssbolton.com

Estimate No#: OR7551 Rev.04

Customer Copy

Customer:

Philip Dapaah & Esther Dapaah

Home: 613-402-0885
Cell: 289-987-4013
Email: phil.dapaah@gmail.com;
esthera504@gmail.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: [VALECRAFT HOMES (2019) LTD.]
Lot: Embrun-Place St Thomas Singles
Closing Date: Ph 6
04/11/2023

Salesperson: Kyle Takman (OR)
Date: 05/20/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
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
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
Rec 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
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00
Great 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
Great Room	1.00	32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) 32"-70" Low Profile Tilting TV Wall Mount (PRO-SM-3270T) - Location as shown on floor plan - Includes installation after closing		\$190.00	\$190.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$475.00
HST:	\$61.75
Total:	\$536.75

DocuSigned by:

Customer Signature

DocuSigned by:

May 31, 2022

Date

DS
FN

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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



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

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www.ssbolton.com

Estimate No#: SS5998 Rev.03

Customer Copy

Customer:

Philip Dapaah & Esther Dapaah

Home: 613-402-0885
Cell: 289-987-4013
Email: phil.dapaah@gmail.com;
esthera504@gmail.com

Builder:

Project:

Lot:

Closing Date:

VALECRAFT HOMES (2019) LTD.
[VALECRAFT HOMES (2019) LTD.]
Embrun-Place St Thomas Singles
Ph 6
PST Phase 6 Lot 5
04/11/2023

Salesperson:

Date:

Kyle Takman
05/13/2022

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Add 15 AMP plug approx 72 inches from floor above fireplace beside conduit	A	\$141.00	\$141.00
Kitchen	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless fixture and add 2nd keyless fixture for future pendant lighting	E	\$135.00	\$135.00
Kitchen	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$942.00	\$942.00
Kitchen	1.00	Single Pole Switch Added Switch for potlights	F	\$105.00	\$105.00
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	G	\$1,414.00	\$1,414.00
Great Room	1.00	Single Pole Switch Added Switch for potlights	G	\$105.00	\$105.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	H	\$	\$0.00
Rec Room	1.00	4 * 4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 LED Halo potlights (AFR4-0930-WH) on included switch	I	\$942.00	\$942.00
Mechanical Room	1.00	Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker Supply and Install Whole House Surgebreaker Plus Protection (SDSB80111C) Complete with 2 Pole 20 amp breaker	J	\$551.00	\$551.00
Basement Storage Rooms	1.00	15 Amp Separate Circuit Plug 15 Amp Separate Circuit Plug for future freezer	K	\$279.00	\$279.00

www.sandselectric.ca

DS
[Signature]

DS
FN

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3



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

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www.ssbolton.com

*** Total price includes all applicable taxes


Customer Subtotal:	\$4,614.00
HST:	\$599.82
Total:	\$5,213.82

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."

DocuSigned by:

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Customer Signature

DocuSigned by:

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May 31, 2022

Date



THE HARTIN

MODEL 815

0 sq.ft

Site: Place St. Thomas 6

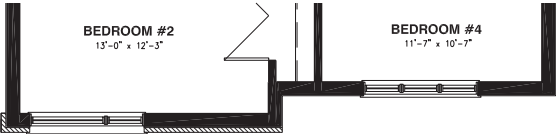
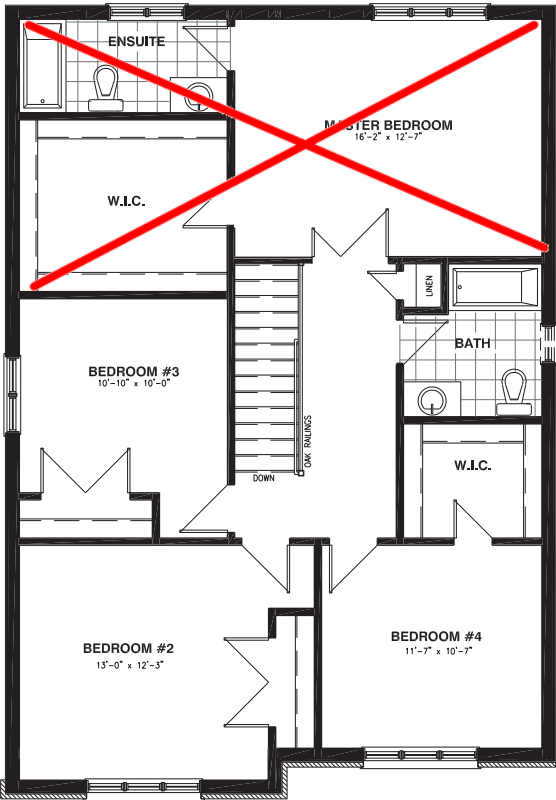
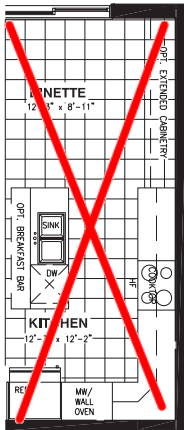
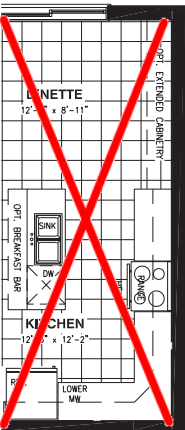
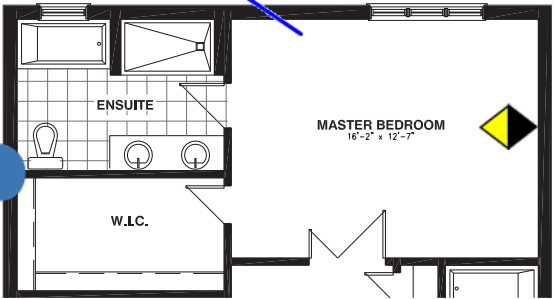
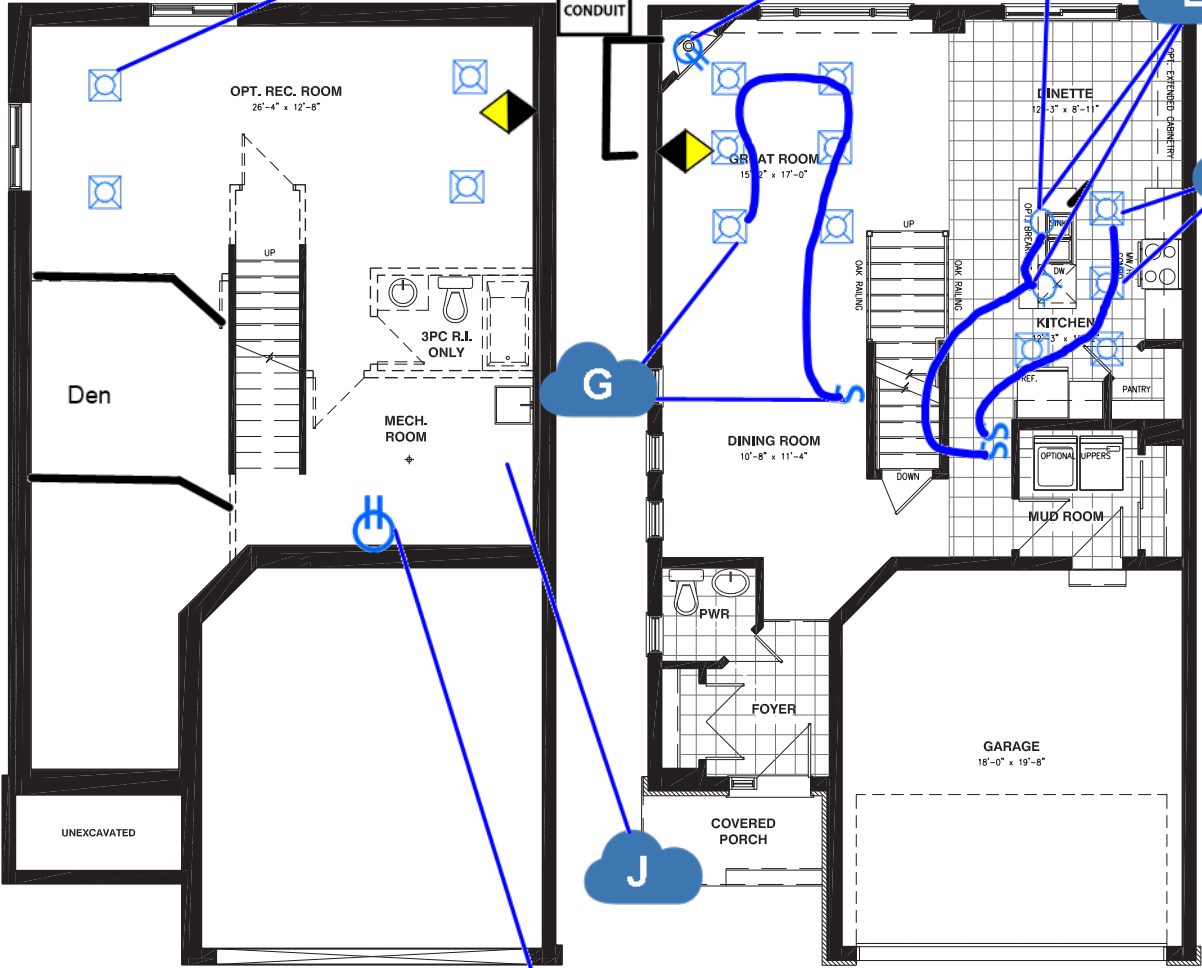
Plan No.: 50M-352

Lot: 5 - Phase 6

Date: 05/20/2022

Purchaser: Philip Dapaah


Purchaser: Esther Dapaah



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SS-Orbital Sketch


 Valecraft Homes (2019) Limited	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard + Upgraded Paint					STD , 4, 5, 47
DOOR STYLE	Standard + Kitchen pantry door upgraded to shaker style with frosted insert (1 lite) + Upgraded Paint					4, 5, 42, 47
INTERIOR HARDWARE	Standard					4, 5, STD
INTERIOR LIGHTING PACKAGE	Standard + S&S Electric Quote					STD, 4, 5, 49
BATHROOM ACCESSORIES	Standard					4, STD
FIREPLACE MANTLE	Standard					STD

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Red Oak	Colonial	SB 200	STD, 6, 15
BRACKET	Red Oak	Colonial	SB 200	STD, 6, 15
SPINDLES	Red Oak	Colonial	SB 200	STD, 6, 15
POSTS	Red Oak	Colonial	SB 200	STD, 6, 15
NOSINGS	Red Oak	N/A	SB 200	15, 16
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Red Oak	N/A	SB 200	15, 16

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Fridge Opening approximately 37" wide by 72" high	11	36" french door 20 cu.ft. with external water dispenser - counter depth - stainless steel - level 5	3, 18, 43
RANGE	Standard Opening	STD	Basic Stainless Steel	3
DISHWASHER	Standard Opening	STD	Basic Stainless Steel	3
HOODFAN	Standard Opening	STD	Basic Stainless Steel	3
WASHING MACHINE/DRYER	Standard Opening	STD	Basic top load white washer + white dryer	3

Purchaser's Signature(s) :

DocuSigned by:

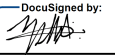


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Date: May 31, 2022

Purchaser's Signature(s) :

DocuSigned by:

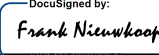


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Date: May 31, 2022


Approved By :

DocuSigned by:




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Date: May 31, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Perimeter and pantry section: Shaker 5PCS TF177 Island: Shaker 5PCS TF179			Level 1 cabinet + 2 Tone Kitchen	11, 23, 25, 32,
	HARDWARE CODE	81091-180	TYPE	Knobs	STD	STD, 25
	COUNTERTOP	Silestone White Zeus Extreme	COUNTERTOP EDGE PROFILE	1/4 Bevel edge	Level 3 Quartz + Flush Breakfast bar	27, 29
MAIN BATHROOM	STYLE AND COLOUR	Shaker 90 AV-K63			STD	STD, 41
	HARDWARE CODE	5923-900	TYPE	Knobs	STD	STD
	COUNTERTOP	Steel Grey	COUNTERTOP EDGE PROFILE	1/4 Bevel edge	Level 1 Granite	21
ENSUITE BATHROOM	STYLE AND COLOUR	Lastra - Weekend Getaway TA-M2003			STD	STD, 4, 40
	HARDWARE CODE	7814-AE	TYPE	Pulls (Handle)	STD	STD, 4
	COUNTERTOP	Silestone Blanco Maple	COUNTERTOP EDGE PROFILE	1/4 Bevel edge	Level 1 quartz	14, 4
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			STD	STD
	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) :

DocuSigned by:




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Date:

May 31, 2022

Purchaser's Signature(s) :

DocuSigned by:



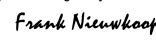
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Date:

May 31, 2022

Approved By :

DocuSigned by:



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Date:

May 31, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM	Semi Gloss OC-20 Decorator's white		47	\		\
FOYER	Low Luster OC-23 Classic Gray		46	\		\
POWDER ROOM	Semi Gloss OC-23 Classic Gray		46	\		\
MAIN FLOOR HALLWAY	Low Luster OC-23 Classic Gray		46	\		\
DINING ROOM	Low Luster OC-23 Classic Gray		46	\		\
GREAT ROOM	Low Luster OC-23 Classic Gray		46	\		\
BASEMENT DEN	Low Luster OC-23 Classic Gray		46, 8	\		\
DINETTE	Low Luster OC-23 Classic Gray		46	\		\
KITCHEN	Semi Gloss OC-23 Classic Gray		46	\		\
MUDROOM	Low Luster OC-23 Classic Gray		46	\		\
2nd FLOOR HALLWAY	Low Luster OC-23 Classic Gray		46	\		\
MAIN BATH	Semi Gloss OC-23 Classic Gray		46	\		\
BEDROOM #2	Low Luster OC-23 Classic Gray		46	\		\
BEDROOM #3	Low Luster OC-23 Classic Gray		46	\		\
BEDROOM #4	Low Luster OC-23 Classic Gray		46	\		\
BASEMENT BEDROOM	\		\	\		\
MASTER BEDROOM	Low Luster OC-23 Classic Gray		46	\		\
MASTER BEDROOM WALK-IN CLOSET	Low Luster OC-23 Classic Gray		46	\		\
MASTER BEDROOM ENSUITE	Semi Gloss OC-23 Classic Gray		46, 4	\		\
FINISHED BASEMENT FAMILY ROOM	Low Luster OC-23 Classic Gray		46, 5	\		\
BASEMENT BATHROOM	\		\	\		\

Purchaser's Signature(s) :

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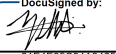


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Date: May 31, 2022

Purchaser's Signature(s) :

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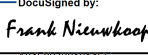


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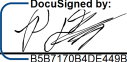
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Date: May 31, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro pasha Regency Ivory #63-506 13"x13" (standard square installation)		909 Sterling	STD floor tile + UPG grout	STD, 44
POWDER ROOM	FLOOR	Euro pasha Regency Ivory #63-506 13"x13" (standard square installation)		909 Sterling	STD floor tile + UPG grout	STD, 44
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	Euro pasha Regency Ivory #63-506 13"x13" (standard square installation)		909 Sterling	STD floor tile + UPG grout	STD, 44
	WALL	\		\	\	\
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See hardwood selection		\	UPG	33
	BACKSPLASH	Olympia tile colour & dimension collection series 2"x16" bright arctic white QT.CD.ARW.0216.BR (Horizontal 1/3 offset staggered installation)		909 Sterling	BRONZE tile + UPG install + UPG grout	30, 31, 44
	INSERT OR BORDER	\				
DINETTE	FLOOR	See hardwood selection		\	UPG	33
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Ceratec sichenia pave wall house 1658 graphite 6.5"x16.1" (Installation as per fireplace tile sketch)		929 charcoal grey	Quote level tile + UPG grout	36, 44
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

Purchaser's Signature(s) :

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


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Date: May 31, 2022

Purchaser's Signature(s) :

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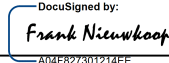


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Date: May 31, 2022


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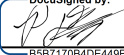
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Date: May 31, 2022

	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Centura vitra linen series cream K939574 13"x13" (standard square installation)		909 sterling	STD floor tile + UPG grout	STD, 44
	WALL	Centura vitra linen series cream K933344 8"x10" (horizontal stacked installation)		909 sterling	STD wall tile + UPG grout	STD, 44
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Euro pasha keaton ice #46-173- 13"x13" (standard stacked installation)		909 sterling	STD floor tile + UPG grout	STD, 44, 4
	TUB DECK	Euro pasha keaton ice #46-173- 13"x13" (standard stacked installation)		909 sterling	STD floor tile + UPG grout	STD, 44, 4
	TUB BACKSPLASH	Euro pasha keaton ice #46-173 - 13"x13" (standard stacked installation)		909 sterling	STD floor tile + UPG grout	STD, 44, 4
	INSERT OR BORDER	\		\	\	
	WALK-IN SHOWER	Olympia Venus series glazed wall tile 10"x16" ivory GE.VN.IVO.1016 (horizontal stacked installation)		909 sterling	STD wall tile + UPG grout	STD, 44, 4
BASEMENT/OTHER BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				

Purchaser's Signature(s) :


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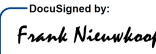
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Date: May 31, 2022

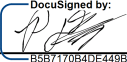
Date: May 31, 2022

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Prices, terms and specifications are subject to change without notice E/O.E
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	15
DINING ROOM	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	15
FLEX ROOM	N/A				N/A	N/A
RECREATION ROOM	N/A				N/A	N/A
GREAT ROOM	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	15
OFFICE/DEN	N/A				N/A	N/A
REAR HALLWAY	N/A				N/A	N/A
KITCHEN/PANTRY	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	33
BREAKFAST AREA/DINETTE	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	33
MAIN STAIRS TO BEDROOMS	SB 200				UPG	16
UPPER HALLWAY	Lauzon Designer collection estate series engineered white oak character grade ultra-matte pure genius Celtik 6 1/4"				UPG	15
BEDROOM # 2	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 3	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD
BEDROOM # 4	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD
MASTER BEDROOM	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD
STAIRS TO BASEMENT	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD, 5, 6
FINISHED BASEMENT DEN	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD, 8
FINISHED BASEMENT FAMILY ROOM	Beaulieu Spartacus A4531 Mystic Beige #16787 + STD underpad				STD carpet + STD underpad	STD, STD, 5


Purchaser's Signature(s) :

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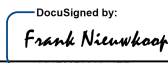
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Purchaser's Signature(s) :

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 6	Reg'd Plan #:	50M-352	Sales Rep:	A. Bowman
	Lot No:	5 - Phase 6	Civic Address:	716 Namur Street, Embrun ON K0A 1W0		
	Purchaser(s):	Philip Dapaah			Model Name/#:	Hartin #815
	Purchaser(s):	Esther Dapaah			Closing Date:	4/11/2023
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Reginox ND1831UA/9 undermount double sink		Stainless Steel	39	
	FAUCET	Delta Essa 9113-DST single handle pull-down		Chrome	45	
MAIN BATHROOM	SINK	American standard ovalyn undermount sink 0495-221		White	37	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
5PC ENSUITE BATHROOM	SINK x 2	American standard ovalyn undermount sink 0495-221		White	38, 4	
	VANITY FAUCETS x 2	Standard		Chrome	STD, 4	
	WATER CLOSET	Standard		White	STD, 4	
	SHOWER FAUCET	Standard		White	STD, 4	
	SHOWER FAUCET	Standard		Chrome	STD, 4	
	BATHTUB	Standard		White	STD, 4	
	BATHTUB FAUCET	Standard		Chrome	STD, 4	
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) :


DocuSigned by:



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Purchaser's Signature(s) :


DocuSigned by:



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Approved By :

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Date:

May 31, 2022

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May 31, 2022



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:815 THE HARTIN ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Philip Dapaah and Esther Dapaah

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.

DS
A blue ink signature of Philip Dapaah, consisting of a stylized 'P' followed by 'Dapaah'.

DS
FN



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:815 THE HARTIN ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Philip Dapaah and Esther Dapaah

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 \$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.

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.

DS
[Signature]

DS
FN



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:815 THE HARTIN ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Philip Dapaah and Esther Dapaah

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 - 33"W x 70.75" High 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.



Valecraft Homes Décor Disclaimers

Lot#: 5 Model:815 THE HARTIN ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited

PURCHASERS: Philip Dapaah and Esther Dapaah

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

DocuSigned by:
[Signature]
BSB7170B4DE449B...
DocuSigned by:
[Signature]
Z1E4E85C94A3425...

Date May 31, 2022

Date May 31, 2022

DS
FN


PHILIP DAPAAH
2066 BERGAMOT CIRCLE
ORLÉANS ON K4A 4R3
(613) 402-0885

001

DATE 2022-05-26
Y Y Y Y M M D D

PAY TO THE ORDER OF Valecraft Homes (2019) Limited \$26 373.78

TWENTY SIX THOUSAND THREE HUNDRED & SEVENTY THREE ^{THREE}/100 DOLLARS & SEVENTY EIGHT CENTS

 **Equitable Bank**
30 ST. CLAIR AVENUE WEST, SUITE 700
TORONTO, ON M4V 3A1

MEMO Lot X5-716 Namur Philip MP

⑈001⑈ ⑆70002⑈623⑆ 7000⑈0012923⑈

Project: Place St. Thomas 6
Plan No: 50M-352
Lot No: 5 - Phase 6
Model: #815 "B" Std Hartin
Date: May 31, 2022

Purchaser: Philip Dapaah
Purchaser: Esther Dapaah

DS
FN



CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 6 PURCHASER #1: Philip Dapaah
LOT: 5 - Phase 6 PURCHASER #2: Esther Dapaah
MODEL: #815 "B" Std Hartin FIRM UP DATE: April 21, 2022

CLOSING DATE: April 11, 2023

I/WE HEREBY CONFIRM THAT ALL OF OUR COLOUR SELECTIONS, MULTI MEDIA & ELECTRICAL SELECTIONS AND ALL UPGRADES (680'S) ARE NOW FULLY COMPLETED:

DocuSigned by:
PURCHASER'S SIGNATURE

May 31, 2022
DATE

DocuSigned by:
PURCHASER'S SIGNATURE

May 31, 2022
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: April 11, 2022 INTERIOR COLOURS: May 31, 2022
FIRM UP: April 21, 2022 EXTERIOR COLOURS (if applicable): April 21, 2022
BANK LETTER: April 21, 2022 ORBITAL/S&S/KITCHENCRAFT (if applicable): May 31, 2022
SOLICITOR INFO: April 21, 2022 680 & AMENDMENT: May 31, 2022

ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE:

Sales Consultant's Signature

May 31, 2022
Date

Sales Assistant's Signature

Date

Approved by:

DocuSigned by:
Frank Nieuwkoop

May 31, 2022
Date

Certificate Of Completion

Envelope Id: E8DAAFEFF46C4868A482FD1632F756C3

Status: Sent

Subject: Please DocuSign: PST PH6 5 Amendment May 31-22 (DocuSign).pdf

Source Envelope:

Document Pages: 34

Signatures: 44

Certificate Pages: 5

Initials: 59

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Envelope Stamping: Enabled

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Envelope Originator:

Place St.Thomas Sales

210-1455 Youville Drive

Orleans, ON K1C6Z7

place-st-thomas@valecraft.com

IP Address: 174.114.74.170

Record Tracking

Status: Original

5/31/2022 1:30:30 PM

Holder: Place St.Thomas Sales

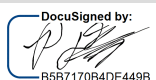
place-st-thomas@valecraft.com

Location: DocuSign

Signer Events

Philip Dapaah

phil.dapaah@gmail.com

Security Level: Email, Account Authentication
(None)**Signature**DocuSigned by:

B5B7170B4DE449B...

Signature Adoption: Drawn on Device

Signed by link sent to phil.dapaah@gmail.com

Using IP Address: 64.229.208.93

Signed using mobile

Timestamp

Sent: 5/31/2022 2:02:00 PM

Viewed: 5/31/2022 2:09:48 PM

Signed: 5/31/2022 2:14:12 PM

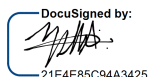
Electronic Record and Signature Disclosure:

Accepted: 5/31/2022 2:09:48 PM

ID: 7f1c0408-7cfb-4936-8390-1cee085805cb

Esther Dapaah

esthera504@gmail.com

Security Level: Email, Account Authentication
(None)DocuSigned by:

21E4E85C94A3425...

Signature Adoption: Drawn on Device

Signed by link sent to esthera504@gmail.com

Using IP Address: 64.229.208.93

Signed using mobile

Sent: 5/31/2022 2:14:18 PM

Viewed: 5/31/2022 2:45:42 PM

Signed: 5/31/2022 2:47:01 PM

Electronic Record and Signature Disclosure:

Accepted: 5/31/2022 2:45:42 PM

ID: 82adfa12-af67-43c6-b549-f5a9e18907c9

Frank Nieuwkoop

frank@valecraft.com

Valecraft Homes

Security Level: Email, Account Authentication
(None)DocuSigned by:

A04F827301214EE...

Signature Adoption: Pre-selected Style

Signed by link sent to frank@valecraft.com

Using IP Address: 142.183.237.241

Signed using mobile

Sent: 5/31/2022 2:47:08 PM

Viewed: 6/2/2022 6:34:28 AM

Signed: 6/2/2022 6:35:58 AM

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Philip Dapaah

phil.dapaah@gmail.com

Security Level: Email, Account Authentication
(None)

Sent: 6/2/2022 6:36:11 AM

Electronic Record and Signature Disclosure:

Accepted: 5/31/2022 2:09:48 PM

ID: 7f1c0408-7cfb-4936-8390-1cee085805cb

Signer Events	Signature	Timestamp
Esther Dapaah esthera504@gmail.com Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Accepted: 5/31/2022 2:45:42 PM ID: 82adfa12-af67-43c6-b549-f5a9e18907c9		
In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Place St.Thomas Sales place-st-thomas@valecraft.com Sales Team Valecraft Home 2019 Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/2/2022 6:36:06 AM Viewed: 6/2/2022 8:03:13 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: 6/2/2022 6:36:08 AM Viewed: 6/2/2022 8:33:13 AM
Tricia Oliver tolover@valecraft.com Project Officer Valecraft Homes Ltd Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	COPIED	Sent: 6/2/2022 6:36:09 AM Viewed: 6/2/2022 8:10:33 AM
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/31/2022 2:02:00 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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