

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

ON THE 27 DAY OF June , 2023 .

REGARDING PROPERTY KNOWN AS: BUILDER'S LOT : 7
LOT: 7 BLOCK :
50M-361
CIVIC ADDRESS: 902 Cologne Street

PURCHASERS: Federika Alejandra Maingot & Marc-Antoine Castonguay

VENDORS: VALECRAFT HOMES LIMITED

DATE OF ACCEPTANCE: June 27, 2023

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: \$855,000.00
BALANCE AT CLOSING: \$805,000.00
LESS H.S.T. AMOUNT: \$777,876.11
SCHEDULE "G" DATED: June 27, 2023
TARION SCHEDULE "B" DATED: June 27, 2023

INSERT: 680 dated: September 27, 2023 in the amount of: \$29,972.98
NEW PURCHASE PRICE: \$884,972.98
NEW BALANCE AT CLOSING: \$834,972.98
NEW LESS H.S.T. AMOUNT: \$804,400.87
SCHEDULE "G" DATED: September 27, 2023
TARION SCHEDULE "B" DATED: September 27, 2023

Dated at Embrun, ON this 27 day of September , 2023

In the presence of:

WITNESS

DocuSigned by:
PURCHASER

WITNESS

DocuSigned by:
PURCHASER

Dated at Ottawa, ON this 27 day of September , 2023

VALECRAFT HOMES LIMITED (VENDOR)

PER: Frank Nieuwkoop
REV: September 3, 2020



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

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Sep-23 2:59 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
7		7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
34	1	- KITCHEN - DELETE ITEM #1 - (RE: UPGRADE KITCHEN CABINETRY TO LEVEL 1 - STANDARD KITCHEN LAYOUT)		-\$2,482.00	Each
42256	Note:				
35	1	- KITCHEN - CUSTOM OPTIONAL KITCHEN LAYOUT 1 - LEVEL 1 CABINETRY - AS PER SKETCH		\$ 5,312.00	Each
42257	Note:	- As per Kitchen Sketch dated September 27, 2023 - Custom opening as per Fridge specifications (approx. 75" high by 66.25" wide) - Stove & Chimney Hoodfan opening 36" wide - See item #7 (2x pots & pans drawers) - See item #36 (recessed water valve) - See item #38 (custom optional extended pantry) & Item #9 (UPC) - See item #43 (custom island) & Item #44 (microwave opening) & Item #45 (recycle bin) & Item #10 (island relocation) - See item #47 (UPC) & Item #48 (2 x cabinet colours)			
36	1	- KITCHEN - SUPPLY & INSTALL RECESSED WATER SHUTOFF VALVE FOR OVERSIZED FRIDGE - AS PER SPECIFICATIONS		\$ 533.00	Each
42279	Note:	- As per Fridge Specifications sketch dated September 27, 2023 - See item #35 (custom optional kitchen layout 1)			
37	1	- KITCHEN/DINETTE - DELETE ITEM #2 - (RE: OPTIONAL EXTENDED PANTRY 1 - LEVEL 1 CABINETRY)		-\$10,789.00	Each
42351	Note:				
38	1	- KITCHEN/DINETTE - DINETTE - CUSTOM OPTIONAL EXTENDED PANTRY - LEVEL 1 CABINETRY - AS PER SKETCH		\$ 11,840.00	Each
42352	Note:	- As per Kitchen Sketch dated September 27, 2023 - Upper & lower cabinetry extended through Dinette to pantry - Pantry approx 24" deep - Lower cabinetry approx 24" deep - Level 1 cabinetry - Standard quartz countertop - Standard ceramic backsplash - See item #9 (UPC9-2A in extended pantry) - See item #35 (custom optional kitchen layout 1)			
39	1	- KITCHEN - DELETE ITEM #3 - (RE: EXTEND FRIDGE UPPER TO APPROX. 2FT DEEP - LEVEL 1)		-\$211.00	Each
42258	Note:				
40	1	- KITCHEN - DELETE ITEM #4 - (RE: ADJUST KITCHEN CABINETRY TO ACCOMODATE NON-STANDARD REFRIGERATOR SIZE)		-\$125.00	Each
42259	Note:				
41	1	- KITCHEN - DELETE ITEM #5 - (RE: OPTIONAL FLUSH BREAKFAST BAR - BUILDERS STANDARD QUARTZ COUNTERTOP - STANDARD KITCHE LAYOUT)		-\$1,381.00	Each
42263	Note:				
42	3	- KITCHEN/DINETTE - DELETE ITEM #6 - (RE: EXTEND ISLAND CABINET (LEVEL 1 SERIES) C/W STD SERIES COUNTERTOP WITH FLUSH BREAKFAST BAR - PER LINEAR FOOT)		-\$2,313.00	
42262	Note:				

Vendor Initials:  Purchaser Initials:  

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,023-1

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Sep-23 2:59 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE
7		7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24
ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
43		1 - <i>KITCHEN/DINETTE</i> - EXTEND ISLAND CABINETRY (LEVEL 1 SERIES) APPROXIMATELY 3 LINEAR FEET + 1 FOOT OF CABINETRY DEPTH - INCLUDES STANDARD QUARTZ COUNTEROP INCLUDING BREAKFAST BAR	\$ 9,187.00	Each
42264		Note: - As per Kitchen sketch dated September 27, 2023 - Custom island cabinetry increased to approx. 3ft deep by 10 ft long - Custom island countertop increased to approx. 4ft deep including breakfast bar by 10 feet long - Island installed approximately 65" from stove wall & approximately 104" from fridge wall - See item #10 (island relocated closer to patio door) - See item #35 (custom optional kitchen layout 1) - See item #44 (microwave opening) - See item #45 (recycle bin)		
*44		1 - <i>KITCHEN/DINETTE</i> - LOWER MICROWAVE CABINET APPROX 26" WIDE INCLUDING DRAWER BELOW AND DEDICATED OUTLET (LEVEL 1 SERIES CABINETRY)	*\$ 869.00	Each
104296		Note: - As per Kitchen Sketch dated September 27, 2023 - Located in island extension (far end closest to patio door) - Minimum microwave opening approximately 23W X 14H X 22D - See item #35 (custom optional kitchen layout 1) - See item #43 (extended island) - See item #45 (recycle bin)		
42266				
*45		1 - <i>KITCHEN/DINETTE</i> - LOWER CABINETS - RECYCLE BIN (300MM - 600MM)	*\$ 1,031.00	Each
83		Note: - As per Kitchen Sketch dated Spetmeber 27, 2023 - Located in island extension between sink & microwave opening (in lieu of utensil bank of drawers) - 500MM unit (2 bins) - See item #35 (custom optional kitchen layout 1) - See item #43 (extended island) - See item #44 (microwave opening)		
42265				
46		1 - <i>KITCHEN</i> - DELETE ITEM #8 - (RE: UPC9-2A - LEVEL 1 CABINETRY - STANDARD LAYOUT)	-\$1,381.00	Each
42260		Note:		
47		1 - <i>KITCHEN</i> - UPC9-2A - LEVEL 1 CABINETRY - CUSTOM OPTIONAL KITCHEN LAYOUT 1. INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINTRY TO STANDARD BULKHEAD	\$ 1,487.00	Each
42261		Note: - As per UPC Sketch dated September 27, 2023 - As per Kitchen Sketch dated September 27, 2023 - See item #35 (custom optional kitchen layout 1) - See item #38 (custom optional extended pantry) - See item #9 (UPC9-2A in extended pantry)		
*48		1 - <i>KITCHEN/DINETTE</i> - CABINETRY - UPGRADE TO 2 KITCHEN CABINETRY DOOR COLOURS	*\$ 550.00	Each
90924		Note: If two colours are in different levels of cabinetry, highest level of cabinetry is to be applied first.		
42282				
49		1 - <i>KITCHEN</i> - KITCHEN SINK - BLANCO SILGRANITE PRECIS U SUPER SINGLE UNDERMOUNT SINK - ANTHRACITE - MIN 36" WIDE CABINET REQUIRED C/W MATCHING DRAIN	\$ 810.00	Each
42283		Note:		
*50		1 - <i>KITCHEN/DINETTE</i> - HARDWOOD - LAUZON ENGINEERED HARDWOOD - 6-1/4" ESTATE STAINED - KITCHEN (4)	*\$ 2,893.00	Each
77546		Note: - As per Floorplan Sketch dated September 27, 2023 - Includes Kitchen & Dinette		
42287				
51		9 - <i>KITCHEN/DINETTE</i> - CABINETRY HARDWARE - LEVEL 2 - - EXTRA HANDLE - LEVEL 2	\$ 225.00	
255		Note: - POI-R7040-192-BSAE (pots & pans drawers x6) - POI-R7040-160-BSAE (recycle & microwave drawers x3)		
42288				

Vendor Initials:

DS
FN

 Purchaser Initials:

DS
FAM

DS
MAC

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,023-2

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CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Sep-23 2:59 pm

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
7	7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24

ITEM	QTY	EXTRA / CHANGE	PRICE	INTERNAL USE
52 225	25	- INTERIOR DOOR - HARDWARE - MODERN HALIFAX LEVER - - ALL AREAS - .	\$ 2,675.00	
42289	Note:	- Finish - Iron Black (514) - Includes all areas including finished basement & 5pc ensuite (basement (x3), main floor (x7), upper floor (x15) - Includes interior foyer garage door & interior front door - Includes all matching brackets & hardware		
*53 624	1	- KITCHEN - KITCHEN FAUCET - DELTA ESSA 9113-BL-DST MATTE BLACK SINGLE HANDLE PULL-DOWN	*\$ 595.00	Each
42292	Note:			
54	1	- POWDER ROOM - VANITY FAUCET - DELTA LAHARA 538-CZMPU-DST - CHAMPAGNE BRONZE	\$ 767.00	Each
42293	Note:			
55	1	- BASEMENT - SUPPLY & INSTALL PLUMBING ROUGH-IN INCLUDING HOT & COLD WATER & DRAIN - AS PER SKETCH	\$ 1,172.00	Each
42295	Note:	- As per Floorplan Sketch dated September 27, 2023		
*56 90157	1	- DELETE ALL TOWEL BARS, TISSUE HOLDERS AND SOAP DISHES.	\$ 0.00	Each
42346	Note:			
57	1	- DELETE MIRRORS IN POWDER ROOM & ENSUITE BATHROOM	\$ 0.00	Each
42348	Note:			
58	1	- KITCHEN - DELETE ITEM #30 - (RE: CHIMNEY - WHIRLPOOL 400 CFM - 30IN FLAT DESIGN STAINLESS)	-\$639.00	Each
42358	Note:			
59	1	- KITCHEN - FRIGIDAIRE RANGE HOOD - STAINLESS STEEL - MODEL #FHCW3655LS	\$ 696.00	Each
42353	Note:			
60 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)	\$ 1,065.00	Each
42354	Note:			
*61 120180	1	- PAINT ADDITIONAL COLOUR (NON DEEP BASE) BUILDERS STANDARD PAINT. PER COLOUR FOR ALL DOORS & TRIM	*\$ 1,485.00	Each
42355	Note:			
62	13	- DELETE ITEM # 32 - (RE: POT LIGHT - QTY 1 X 4IN LED WHITE SLIM LINE POT LIGHT	-\$4,069.00	
42342	Note:			

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,023-3

InvoiceSQL.rpt 01sept21

Vendor Initials:

DS

FN

 Purchaser Initials:

DS

FAM

DS

MAC

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

DATE: _____



NON STANDARD EXTRAS (680)

Place St. Thomas - Phase 7

PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

Printed: 27-Sep-23 2:59 pm

LOT NUMBER		PHASE	HOUSE TYPE	CLOSING DATE	
7		7	826 THE BRADLEY 3 BED ELEV B	18-Jun-24	
ITEM	QTY	EXTRA / CHANGE		PRICE	INTERNAL USE
63	4	- DELETE ITEM # 33 - (RE: DECORA SINGLE POLE SWITCH OUTLET)		-\$616.00	
42343	Note:				
*64	1	- ORBITAL UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 0.00	Each
999					
42344	Note:	- Orbital Estimate No#: OR8087 Rev.07 dated 08/30/2023			
*65	1	- S&S ELECTRIC UPGRADES AS PER ATTACHED QUOTE & SKETCH.		*\$ 10,786.98	Each
998					
42345	Note:	- S&S Electric Estimate No#: SS6504 Rev.08 dated 09/19/2023			
66	1	- GREAT ROOM - DELETE FIREPLACE MANTLE		\$ 0.00	Each
42359	Note:				

Sub Total	\$29,972.98
HST	\$0.00
Total	\$29,972.98

Payment Summary

Paid By Amount

Total Payment:

PURCHASER:

DocuSigned by:
Federika Alejandra Maingot

27-Sep-23
DATE

VENDOR:

DocuSigned by:
Frank Nieuwkoop
PER: Valecraft Homes (2019) Limited

PURCHASER:

DocuSigned by:
Marc-Antoine Castonguay

27-Sep-23
DATE

DATE: September 27, 2023

PREPARED BY: Adam Bowman

LOCKED BY:

PE 2,023-4

InvoiceSQL.rpt 01sept21

CONSTRUCTION SCHEDULING APPROVAL

PER:

DATE:

SCHEDULE "G"

HARMONIZED SALES TAX AND NEW HOUSING REBATE

1. The parties acknowledge that as at the date of this Agreement, Harmonized Sales Tax ("HST") is applicable to this transaction pursuant to the Excise Tax Act (Canada) (the "**Legislation**") and that, the Purchaser may qualify for the GST/HST new housing rebate (as is authorized by the Legislation from time to time) (**the "New Housing Rebate"**) in respect of this transaction.
2. The Purchaser is hereby advised that the Purchase Price listed in "Purchase Price" Section of this Agreement includes all HST and the New Housing Rebate applicable to this transaction (refer to maximum rebate allowance in Clause 8) as at the date this Agreement is signed by the parties. All sales taxes applicable to the transaction (including any applicable New Housing Rebate) will be calculated as of the closing of the subject transaction and will be applied in accordance with the Legislation. In the event that there is a change to the Legislation after the execution of this Agreement but prior to the closing of this transaction, the Vendor shall make all applicable adjustments to the sales taxes payable in this transaction in accordance with all applicable Legislation.
3. The Purchaser hereby irrevocably assigns to the Vendor the benefit of the New Housing Rebate, if applicable to this transaction.
4. The Purchaser hereby warrants and agrees that:
 - (a) The Real Property is being purchased as the Purchaser's primary place of residence and that the Purchaser will take possession and occupy the Dwelling forthwith upon closing and will not allow occupancy of the Dwelling by any other individual (other than the Purchaser's immediate family) as a place of residence prior to occupancy by the Purchaser;
 - (b) Purchaser will execute and deliver on closing such documents as the Vendor may require to confirm the warranties and agreements contained in this Schedule; and
 - (c) Purchaser will submit to the Vendor on closing, prior to or after closing at the Vendor's request, an application or applications in the manner and in the form prescribed containing prescribed information required by the Legislation for the New Housing Rebate
5. The Purchaser acknowledges that the Vendor has calculated the Purchase Price on the assumption that the New Housing Rebate will be applicable to this transaction. If for any reason the Purchaser does not qualify for the New Housing Rebate, then the Purchaser shall be fully responsible for paying to the Vendor the amount of such New Housing Rebate plus interest at the Bank of Montreal prime rate from the date the statement of adjustments is calculated plus any fees, penalties or damages imposed on the Vendor under the Legislation. For greater certainty, the Purchaser acknowledges that the New Housing Rebate described above is for individuals buying a new house or residential condominium as a primary place of residence for themselves or a relation. It does not include the rebate for HST which may be available to investors buying a new house or residential condominium as a rental property (the **GST/HST "New Residential Rental Property Rebate"**). If the Property is being purchased for investment purposes, the Purchaser will not qualify for the New Housing Rebate and the Purchaser shall be responsible for paying to the Vendor an amount equal to the New Housing Rebate which has been included in the Purchase Price hereunder. All Purchasers buying a new house or residential condominium as a rental property are responsible for applying for the New Residential Rental Property Rebate after the closing of the subject transaction.


Purchaser

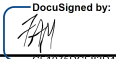

Purchaser


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 \$804,400.87 . The Purchaser is responsible for payment in full of the Land Transfer Tax and the cost of registration of the transfer. The consideration value is subject to change, pursuant to any and all extras that are ordered pursuant to a Change Order following the date of the execution of this Agreement.
8. The Purchaser agrees to execute all further documents required by the Vendor after closing to give effect to this Schedule.

Signed at Embrun, ON this 27 day of September , 2023

DocuSigned by:

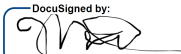


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PURCHASER

VALECRAFT HOMES LIMITED

DocuSigned by:



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PURCHASER

DocuSigned by:

Frank Nieuwkoop

A04F827301214EE...

PER:

September 27, 2023

DATE:

PROJECT: Place St. Thomas 7 **LOT:** 7

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 Limited recommends strongly against the use of hardwood flooring in 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 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, Federika Alejandra Maingot & Marc-Antoine Castonguay have read and fully understand the aforementioned caution and recommendation set forth by the builder and as such hereby release VALECRAFT HOMES LIMITED from future responsibility with respect to flooring damage caused as a result of water and/or excessive moisture.

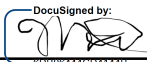
Project: Place St. Thomas 7

LOT NO: 7


DocuSigned by:
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(Signature)

September 27, 2023
(Date)


DocuSigned by:
0D808444CD3144B...

(Signature)

September 27, 2023
(Date)



**Freehold Form
(Tentative Closing Date)**

**SCHEDULE B
Adjustments to Purchase Price or Balance Due on Closing**

PART I Stipulated Amounts/Adjustments

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing, the dollar value of which is stipulated in the Purchase Agreement and set out below.

- 1. Preparation of transfer fee by Builder’s solicitor as stated in Clause #26 of the Agreement of Purchase & Sale. \$275.00 + HST= \$310.75

PART II All Other Adjustments – to be determined in accordance with the terms of the Purchase Agreement

These are additional charges, fees or other anticipated adjustments to the final purchase price or balance due on Closing which will be determined after signing the Purchase Agreement, all in accordance with the terms of the Purchase Agreement.

- 1. Land Transfer Tax based on final purchase price less HST as stated in Clause #26 of the Agreement of Purchase & Sale.
- 2. Property Taxes as per final statement of adjustments as stated in Clause #11 of the Agreement of Purchase & Sale.
- 3. Real Estate Transaction Levy Surcharge as per final statement of adjustments as stated in Clause #13 of the Agreement of Purchase & Sale.
- 4. Administrative charges to set up assessment roll number and change of records as per final statement of adjustments as stated in Clause #14 of the Agreement of Purchase & Sale.
- 10. Delay in Closing by Purchaser of \$250.00 +HST per day as per final statement of adjustments as stated in Clause #20 of the Agreement of Purchase & Sale.
- 11. Maximum GST/HST rebate based on final purchase price less HST as stated in Schedule “G” Clause # 8 of the Agreement of Purchase & Sale.
- 12. Tarion Enrolment Fee based on final purchase price less HST as stated in Clause #12 of the Agreement of Purchase & Sale. Tarion Enrolment Calculation Table can be viewed on-line at tarion.com. See chart on page 11 as a guide.
- 13. Additional upgrades/deletions contained in the attached Amendment to the Agreement of Purchase and Sale dated September 27, 2023.

Signed at Embrun, ON, this 27 day of September, 2023.

DocuSigned by:

CF1075DCFB83D451...
Purchaser

Valecraft Homes (2019) Limited

DocuSigned by:

8DB06444CD4144B...
Purchaser

DocuSigned by:
Frank Nieuwkoop
A04F827301214EE...
Per:

September 27, 2023
Date:

Lot #: 7

Project: Place St. Thomas 7



Valecraft
Homes (2019) Limited

Property – Lot #: 7

5160 Yonge Street, 7th Floor
Toronto, ON M2N 6L9
877.982.7466 | tarion.com



Warranty Information for New Freehold Homes

This information sheet provides a basic overview of the warranties and protections that come with your new home. This warranty is provided to you **by your builder** and backed by Tarion. For more detailed information, visit **tarion.com** and log into our online learning hub at **<https://www.tarion.com/homeowners/homeowner-resources-hub>**

The Pre-Delivery Inspection (PDI)

Before you take possession of your new home, your builder is required to conduct a pre-delivery inspection (PDI) with you or someone you designate to act on your behalf. If you wish, you may be accompanied by someone who can provide expert assistance. The PDI is important because it is an opportunity to learn about how to operate and maintain parts of your home, such as the ventilation, plumbing, and heating systems. It is also important because it gives you an opportunity to note items in your home that are damaged, missing, incomplete, or not working properly before you take possession of your home. This record is also significant as it may help show what items may have been damaged before you moved in and helps resolve any disputes relating to whether or not an item of damage was caused by the use of the home.

The PDI is only one piece of evidence relating to damaged or incomplete items, and you should note and document (e.g. via photos or video) any concerns or damaged items as soon as you notice them after taking possession if they were missed on your PDI. If the damaged items are not addressed by your builder, you can include them in your 30-Day Form to Tarion. Damaged items are covered under the warranty if the damage was caused by the builder or their trades. There is more information about the PDI here:

<https://www.tarion.com/homeowners/homeowner-resources-hub>

Deposit Protection

The deposit you provide to your builder is protected up to certain limits if your builder goes bankrupt, fundamentally breaches your Agreement of Purchase and Sale or you exercise your legal right to terminate it. Deposit coverage limits are \$60,000 if the purchase price is \$600,000 or less and 10% of purchase price to a maximum of \$100,000 if the purchase price is over \$600,000. This protection includes the money you put down towards upgrades and other extras.





5160 Yonge Street, 7th Floor
Toronto, ON M2N 6L9
877.982.7466 | tarion.com

Delayed Closing Coverage

Your builder guarantees that your home will be ready for you to move in by a date specified in the Agreement of Purchase and Sale or a date that has been properly extended (if for certain reasons the original closing date cannot be met). You may be able to claim up to \$7,500 from your builder in compensation if they do not meet the conditions for an allowable extension that are outlined in the Addendum to your Agreement of Purchase and Sale.

Warranty Coverage

The warranty on work and materials commences on your occupancy date and provides up to a maximum of \$300,000 in coverage. There are limitations on scope and duration as follows. Your builder warrants that your home will, on delivery, have these warranties:

One-Year Warranty

- Your home is constructed in a workmanlike manner, free from defects in material, is fit for habitation and complies with Ontario's Building Code
- Protects against unauthorized substitution of items specified in the Agreement of Purchase and Sale or selected by you

Two-Year Warranty

- Protects against water penetration through the basement or foundation walls, windows, and the building envelope
- Covers defects in work and materials in the electrical, plumbing, and heating delivery and distribution systems
- Covers defects in work and materials that result in the detachment, displacement, or deterioration of exterior cladding (such as brick work, aluminum, or vinyl siding)
- Protects against violations of Ontario's Building Code that affect health and safety

Seven-Year Warranty

- Protects against defects in work or materials that affect a structural load-bearing element of the home resulting in structural failure or that materially and adversely compromise the structural integrity; and/or that materially and adversely affect the use of a significant portion of the home.

DS
FAM

DS
MAC

DS
FN



5160 Yonge Street, 7th Floor
Toronto, ON M2N 6L9
877.982.7466 | tarion.com

Warranty Exclusions

Your warranty, provided to you by your builder and backed by Tarion, is a limited warranty – not all deficiencies are covered. And the protection provided by Tarion is also limited. Exclusions to coverage include: normal wear and tear, damage caused by improper maintenance, damage caused by a third party, secondary damage caused by defects that are under warranty, supplementary warranties, deficiencies caused by homeowner actions, elevators, HVAC appliances, specific defects accepted in writing and damage resulting from an Act of God.

Construction Performance Guidelines

The Construction Performance Guidelines are a resource to provide advance guidance as to how Tarion may decide disputes between homeowners and builders regarding defects in work or materials. The Construction Performance Guidelines are intended to complement Ontario's Building Code. They are supplemented by any applicable guidelines or standards produced by industry associations. They do not replace manufacturer warranties. The Construction Performance Guidelines are available in several different formats accessible via <https://tarion.com/builders/construction-performance-guidelines>

Important Next Steps

1. Visit Tarion's website to learn more about your warranty coverage and the process for getting warranty assistance, as well as your rights, responsibilities, and obligations as a new homeowner.
2. Prepare for your pre-delivery inspection (PDI). Visit Tarion's website for helpful resources, including a PDI Checklist and educational videos.
3. Register for Tarion's **MyHome** right after you take possession. MyHome is an online tool you can use from your computer or mobile device that allows you to submit warranty claims and upload supporting documents directly to your builder and Tarion. It also alerts you to important dates and warranty timelines, allows you to receive official correspondence from Tarion electronically, and schedule an inspection with Tarion when you need assistance.

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5160 Yonge Street, 7th Floor
Toronto, ON M2N 6L9
877.982.7466 | tarion.com

About Tarion

Tarion is a not-for-profit organization that administers Ontario's new home warranty and protection program. Our role is to ensure that purchasers of new homes receive the warranties and protections, provided by their builder and backstopped by Tarion, that they are entitled to by law.

Contact us at **1-877-982-7466** or customerservice@tarion.com



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 7

Purchaser: Federika Alejandra Maingot

Purchaser: Marc-Antoine Castonguay

Date: 9/27/23

^{DS}
FAM

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MAC

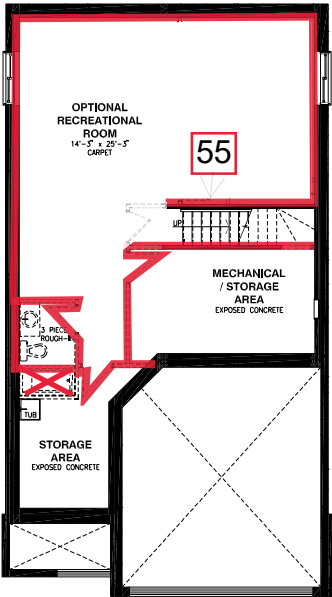
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THE BRADLEY

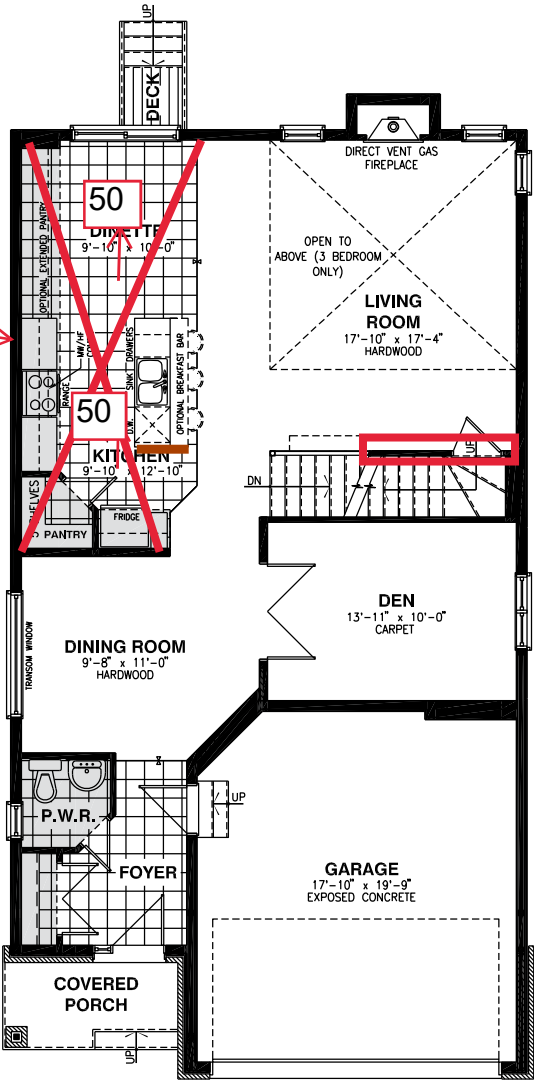
MODEL 826
2183 sq.ft. or 2376 sq.ft.

Site: Place St-Thomas 7 Purchaser: Federika Alejandra Maingot
Plan No.: 50M-361
Lot: 7 - Phase 7 Purchaser: Marc-Antoine Castonguay
Date: September 27, 2023



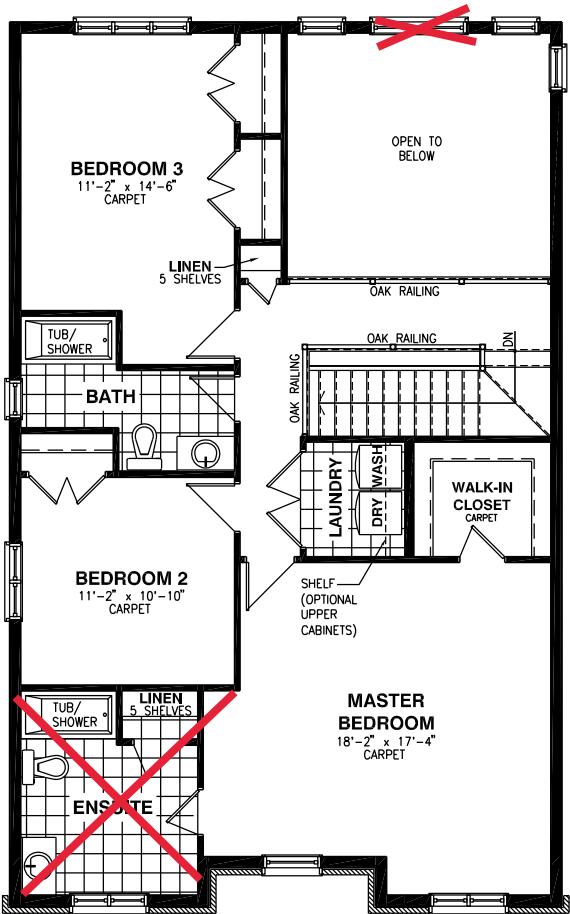
BASEMENT FLOOR

See Kitchen Sketch dated September 27, 2023

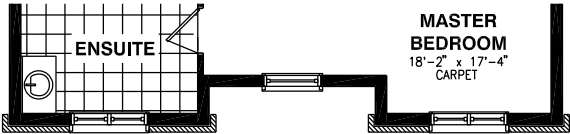


GROUND FLOOR

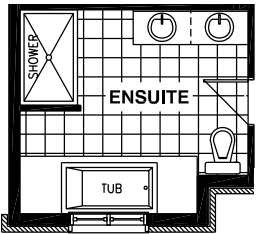
Floorplan Sketch -
September 27, 2023



SECOND FLOOR - 3 BEDROOMS - ELEVATION A



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



OPTIONAL 5PC ENSUITE

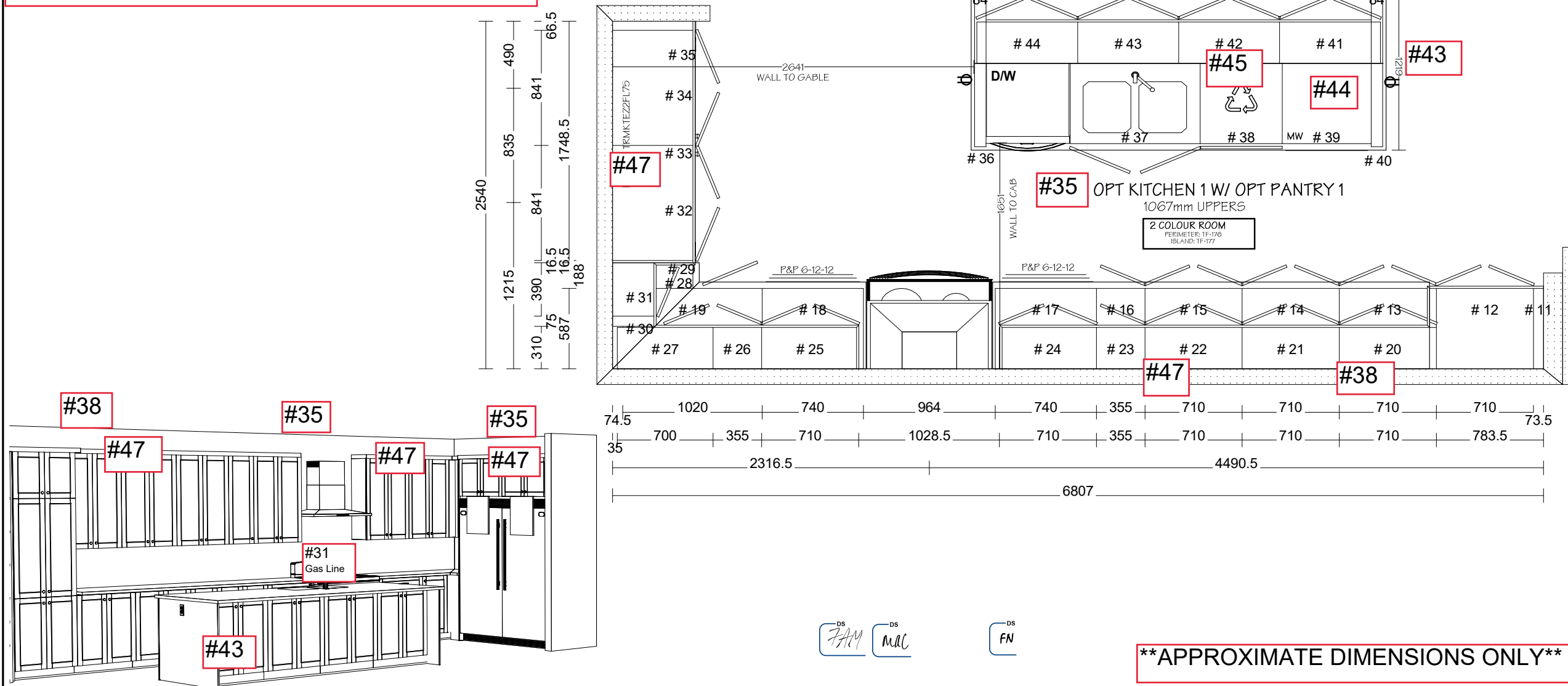
Plan: 50M-361

Date: September 27, 2023

Purchaser: Marc-Antoine Castonguay

LOT: PST7-7

Item #48 - 2 colours kitchen cabinet doors



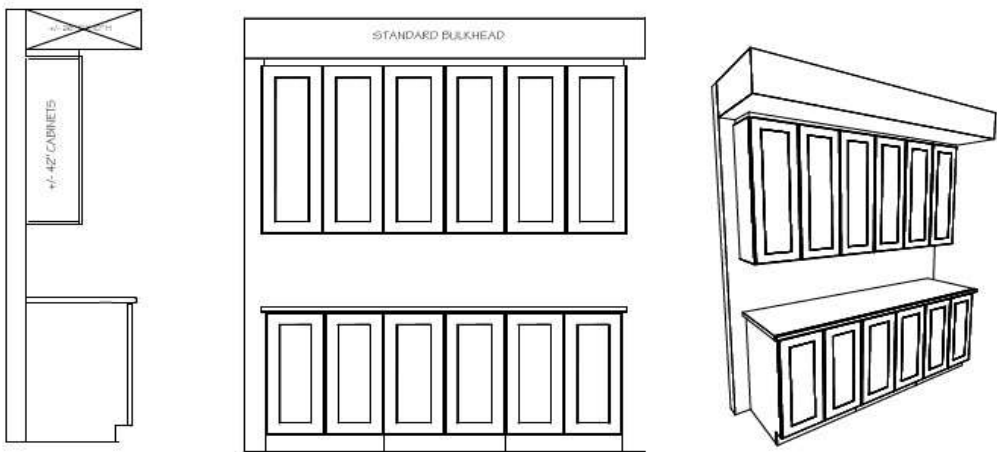
*Rendering is an artist concept only. Not to scale. Dimensions are approximate and are subject to change without notice. E & O.E 09/13/2023



OPTIONAL KITCHEN CABINET CROWN MOULDING, FILLER &
STANDARD BULKHEAD DETAILS

UPC9-2A Upgrade #: 9, 47

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



Site: Place St. Thomas 7

Purchaser: Federika Alejandra Maingot

Plan No: 50M-361

Lot: 7 - Phase 7

Date: September 27, 2023

Purchaser: Marc-Antoine Castonguay

DS
The signature of Federika Maingot, enclosed in a blue box with "DS" in the top left corner.

DS
The signature of Marc-Antoine Castonguay, enclosed in a blue box with "DS" in the top left corner.

DS
The signature of FN, enclosed in a blue box with "DS" in the top left corner.



Valecraft
Homes (2019) Limited

Standard Edge Profiles for Granite & Quartz



Eased Edge

Kitchen, Main Bathroom,
Ensuite Bathroom,
Basement Bathroom

Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 7 - Phase 7

Model: #826 Bradely 3Bed, "B", Rev

Purchaser: Federika Alejandra Maingot

Purchaser: Marc-Antoine Castonguay

Date: September 27, 2023

Upgrade #: 17, 26, 35, 38, 43

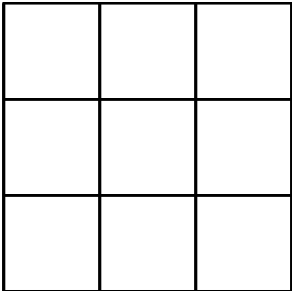


Valecraft
Homes (2019) Limited

Tile Installation Options

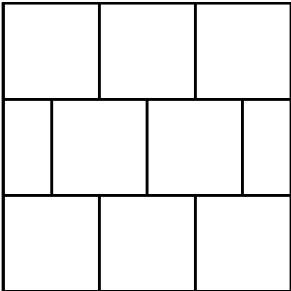
FLOOR TILE

Standard square

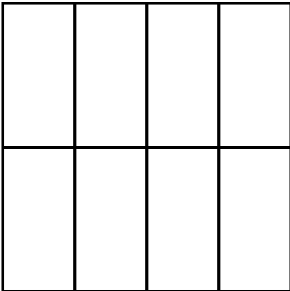


Foyer, Powder Room,
Main Bathroom,
Ensuite, Laundry Room,
Basement Bathroom

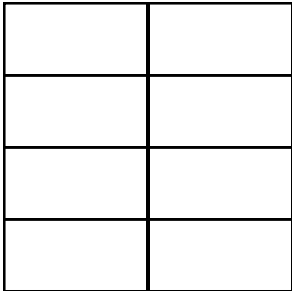
Square brick



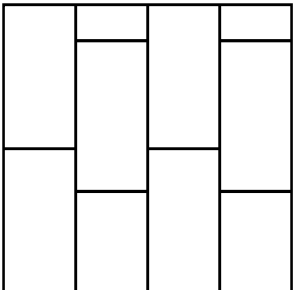
Rectangular
front to back of the house



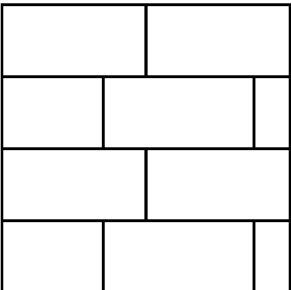
Rectangular
side to side of the house



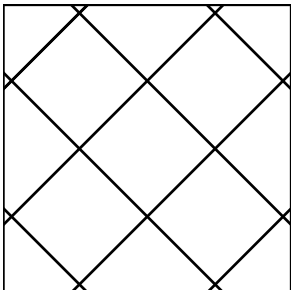
Rectangular 1/3 staggered
front to back of the house



Rectangular 1/3 staggered
side to side of the house



45 degree



Project: Place St. Thomas 7

Plan #: 50M-361

Lot: 7 - Phase 7

Model: #826 Bradely 3Bed, "B", Rev

Purchaser: Federika Alejandra Maingot

Purchaser: Marc-Antoine Castonguay

Date: September 27, 2023

Upgrade #: 17, 26,

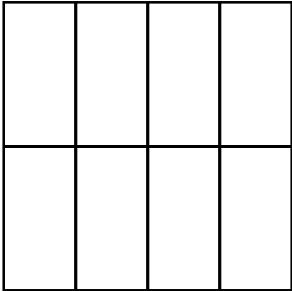


Valecraft
Homes (2019) Limited

Tile Installation Options

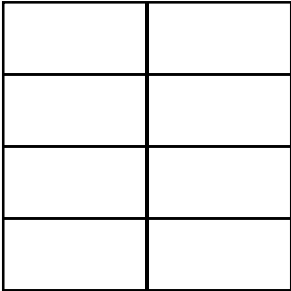
WALL TILE

Vertical stacked

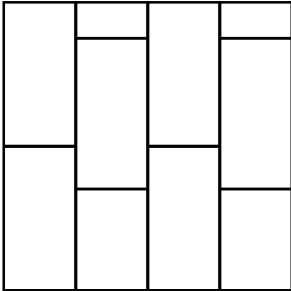


Main Bathroom,
Ensuite Bathroom
Walk-In Shower,

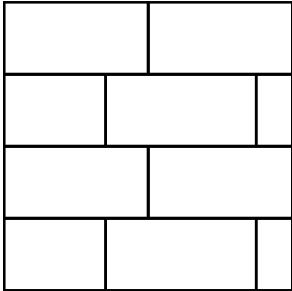
Horizontal stacked



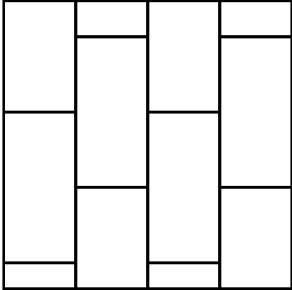
Vertical 1/3 offset staggered



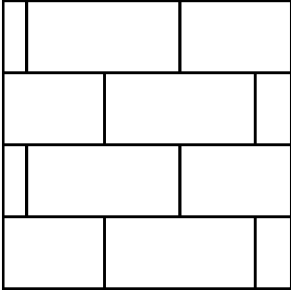
Horizontal 1/3 offset staggered



Vertical brick

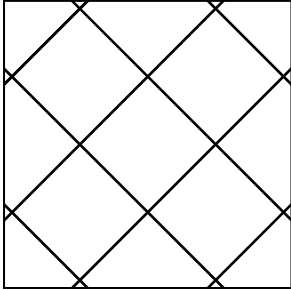


Horizontal brick

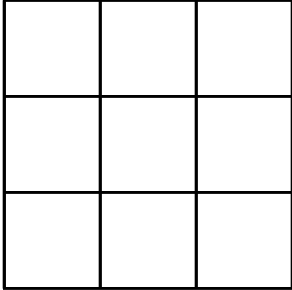


Fireplace,

45 degree



Standard square



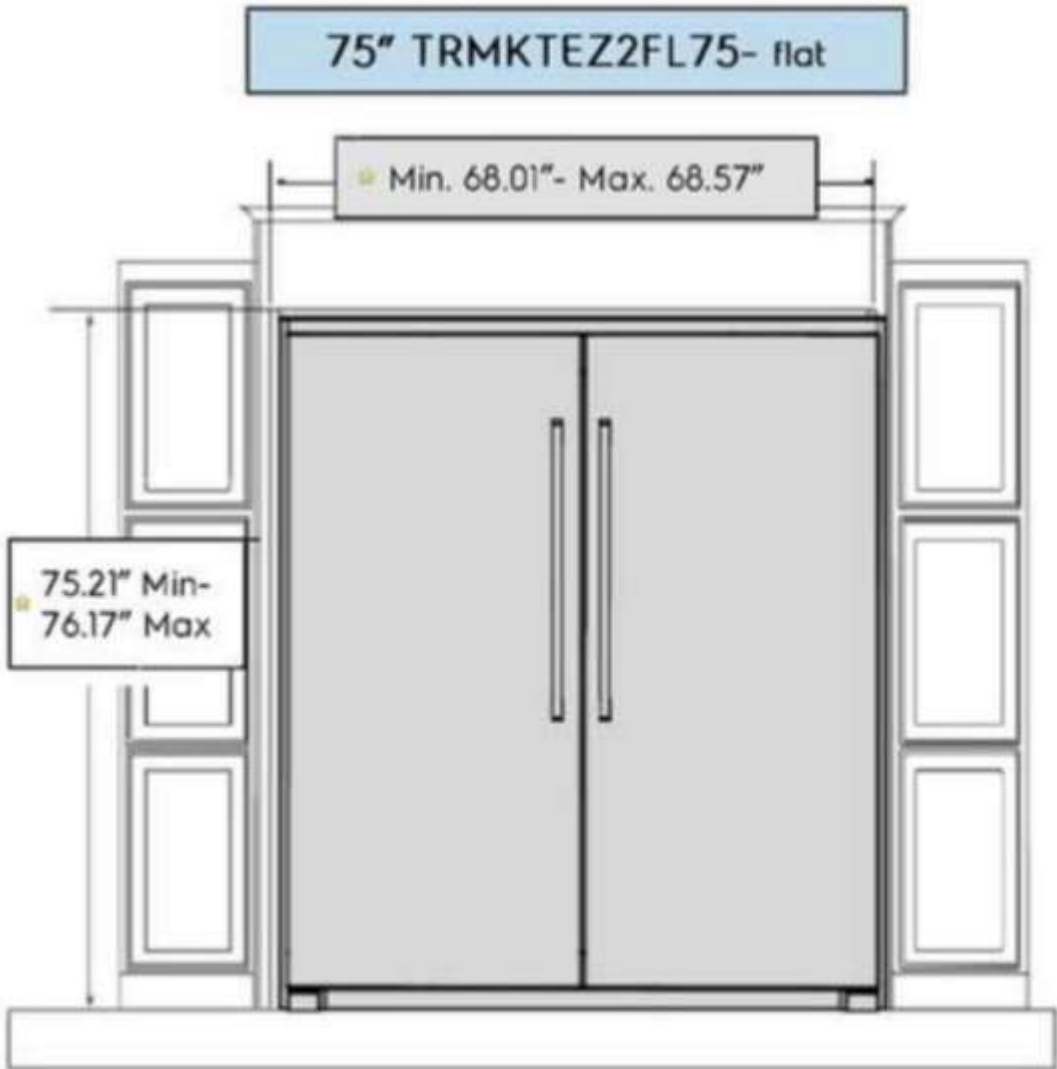
Kitchen Backsplash,

Project: Place St. Thomas 7
Plan #: 50M-361
Lot: 7 - Phase 7
Model: #826 Bradely 3Bed, "B", Rev

Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay
Date: September 27, 2023
Upgrade #: 20, 21, 22, 24, 26, 27, 35, 38

Fridge Specifications - September 27, 2023

Place St Thomas



Recommended cutout size for kitchen cabinets:
Height: 75" +/- 0.06"
Width: 66.25" +/- 0.032"
Depth: 25.25" minimum

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 7 - Phase 7
Model: #826 "B" Rev Bradley 3Bed
Date: September 27, 2023

Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay

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Dual Trim Kits (75" & 79" Tall



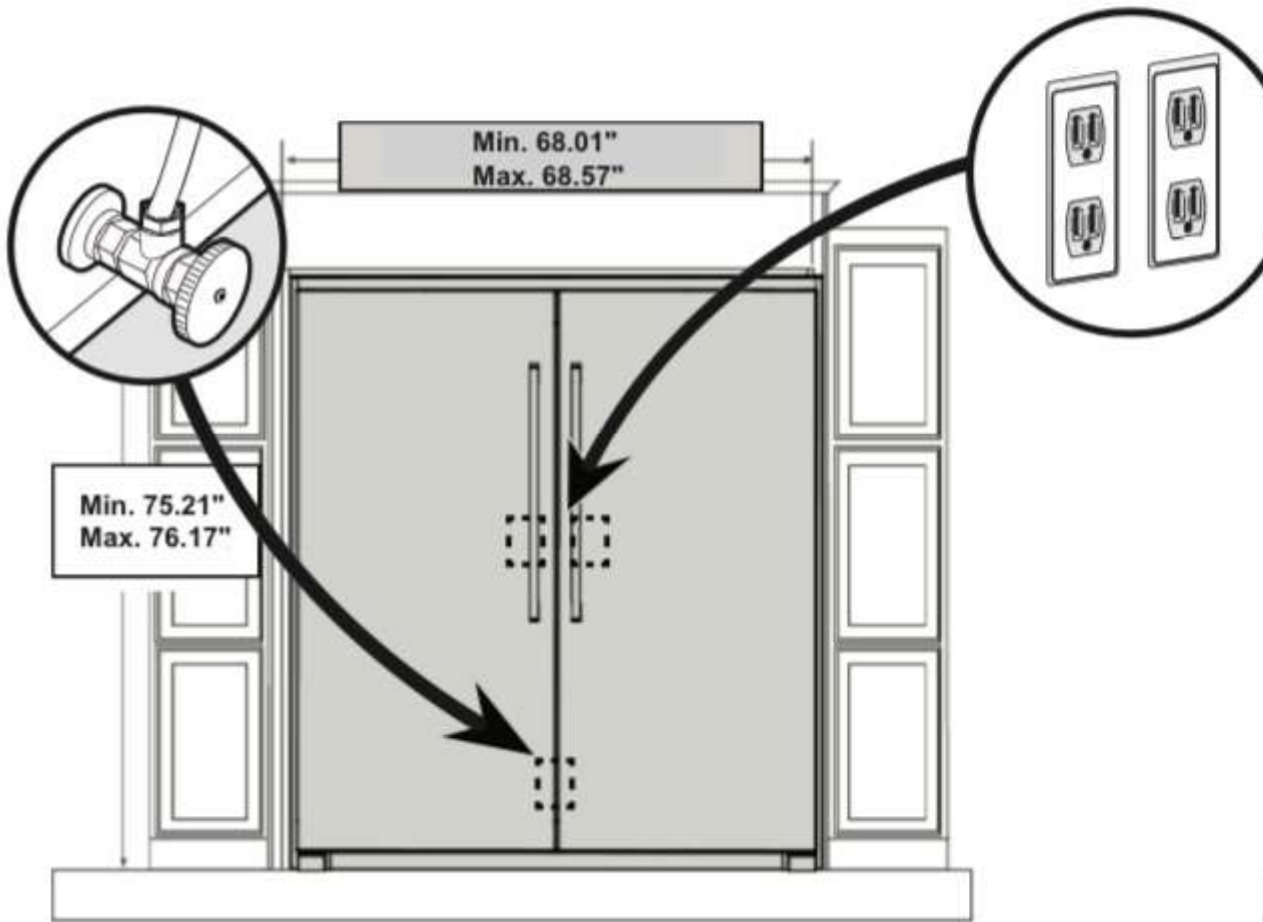
IMPORTANT

Use two recessed duplex electrical outlets and a recessed water shutoff valve for a 24" minimum opening. For new construction, use a 25.25" cabinet depth dimension.



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TRMKTEZ2FL75 (Frigidaire)



Trim Kit Finished Dim

Use these dimensions to layout adjoining cabin

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 7 - Phase 7
Model: #826 "B" Rev Bradley 3Bed
Date: September 27, 2023

Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay

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Dual Trim Kits (75" & 79" 1



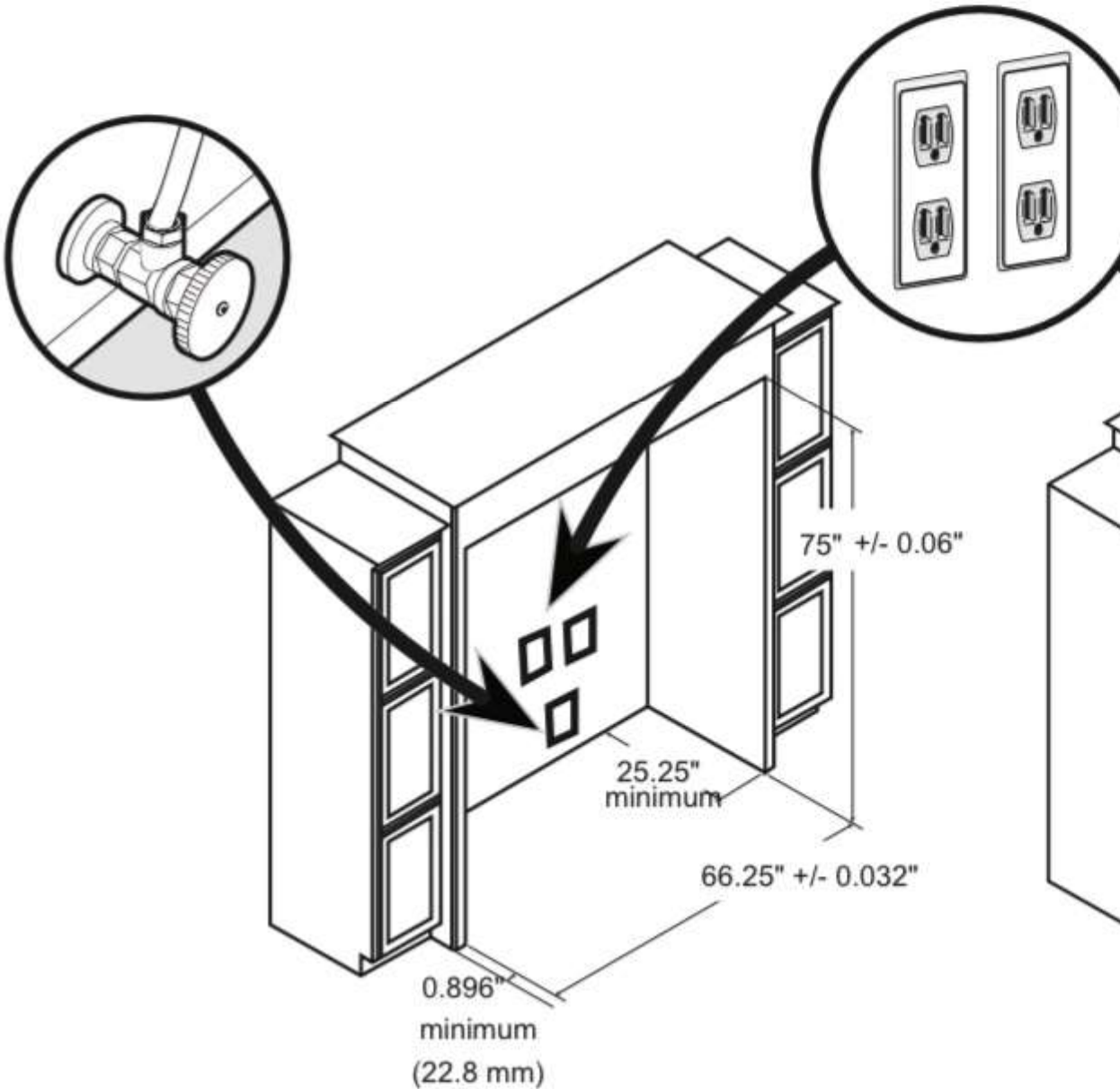
IMPORTANT

Use two recessed duplex electrical outlets and a recessed water shutoff valve for a 24" minimum opening. For new construction, use a 25.25" cabinet depth dimension.



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TRMKTEZ2FL75 (Frigidaire)



Cabinet Cutout Dime

Use these dimensions to build kitchen cabinet openin

Project: Place St. Thomas 7
Plan No: 50M-361
Lot No: 7 - Phase 7
Model: #826 "B" Rev Bradley 3Bed
Date: September 27, 2023

Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay

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FN



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

Estimate No#: OR8087 Rev.07

Customer Copy

Customer:

Federika Alejandra Maingot & Marc-Antoine
Castonguay

Home: 514-799-6489
Email: alejandra8487@gmail.com;
marc@bobcatov.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Singles Ph7
Lot: PST PH7 Lot 7
Closing Date: June 18, 2024

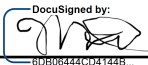
Salesperson: Kyle Takman (OR)
Date: 08/30/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Living Room	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Master Bedroom	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
Den	1.00	(1) Port Plate - (1) Data CAT6 Outlet (1) Port Plate - (1) Data CAT6 Outlet - Location as shown on floor plan		\$	\$0.00
N/A	2.00	Vacuum Rough-In Outlet Vacuum Rough-In Outlets		\$	\$0.00

*** Total price includes all applicable taxes

Customer Subtotal:	\$0.00
HST:	\$0.00
Total:	\$0.00

DocuSigned by:

CF1078DCFB83D451...
DocuSigned by:

8DB06444CD4144B...
Customer Signature

September 27, 2023

Date

DS
FN



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

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www.ssbolton.com

Estimate No#: SS6504 Rev.08

Customer Copy

Customer:

Federika Alejandra Maingot & Marc-Antoine
Castonguay

Home: 514-799-6489
Email: alejandra8487@gmail.com;
marc@bobcatov.com

Builder: VALECRAFT HOMES (2019) LTD.
Project: PST Towns Ph7
Lot: PST PH7 Lot 7
Closing Date: June 18, 2024

Salesperson: Kyle Takman
Date: 09/19/2023

Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Great Room	1.00	15 Amp Standard Plug Relocate existing 15 AMP plug approx 60 inches from floor	A	\$	\$0.00
Kitchen	7.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 7 LED Halo potlights (AFR4-0930-WH) - on existing switch	D	\$277.00	\$1,939.00
Various Locations	2.00	15 Amp USB Charger Receptacle USB Charger Receptacle in kitchen and master bedroom (standard items)	E	\$	\$0.00
Great Room	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 LED Halo potlights (AFR4-0930-WH) on added switch	F	\$277.00	\$1,662.00
Ensuite Bath	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlight (AFR4-0930-WH) on added switch	G	\$277.00	\$277.00
Ensuite Bath	1.00	Single Pole Switch Switch for added potlight	G	\$134.00	\$134.00
Kitchen Island	1.00	Standard Light Outlet (Keyless) Add 1 keyless outlets above kitchen island (3 total with relocated standard fixture from dinette/ kitchen)	I	\$160.00	\$160.00
Great Room	1.00	Single Pole Switch Single Pole Switch for added pot lights	F	\$134.00	\$134.00
Kitchen Island	1.00	Single Pole Switch Additional Single Pole Switch for kitchen island pendants.	I	\$134.00	\$134.00
Rec Room	6.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 6 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	J	\$277.00	\$1,662.00
Dining	1.00	Misc. Product Fixture in Dining room to be keyless	L	\$	\$0.00
Foyer	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 pot light connected to existing switch	N	\$277.00	\$277.00

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

5411 Canotek Road, Ottawa, Ontario K1J 9M3

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Upper Hall	2.00	Misc. Product Delete 2 standard fixtures in upper hall	P	\$-128.00	\$-256.00
Great Room	1.00	Misc. Product Fixture in Great room to be keyless	Q	\$	\$0.00
Upper Hall	2.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 2 4" pot lights on 4-way switch (In lieu of 2 sets of 3-way switches.	P	\$277.00	\$554.00
Kitchen Island	1.00	Misc. Product Relocate standard kitchen light outlet above island, delete fixture.	I	\$-47.00	\$-47.00
Rec Room	1.00	Misc. Product Delete 1 standard fixtures in basement rec room	J	\$-128.00	\$-128.00
Foyer	1.00	Misc. Product Delete standard fixture, switch to be connected to added pot lights.	N	\$-128.00	\$-128.00
Kitchen Island	1.00	Misc. Product Relocate standard dinette light outlet above island, delete fixture.	I	\$-98.00	\$-98.00
Hall	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) add 3 4" pot lights in first floor hallway	R	\$277.00	\$831.00
Hall	1.00	Misc. Product credit for standard hall fixture	R	\$-128.00	\$-128.00
Den	1.00	Misc. Product Fixture in Den to be keyless	M	\$	\$0.00
Kitchen	1.00	15 Amp Separate Circuit Plug 15 Amp Recessed Separate Circuit Plug for fridge (fridge requires two plugs)	T	\$349.00	\$349.00
Den	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug	V	\$175.00	\$175.00
Rec Room	1.00	Standard Light Outlet (Keyless) Relocate standard fixture and leave as keyless	C	\$	\$0.00
Rec Room	1.00	Single Pole Switch Single Pole Switch for keyless	C	\$134.00	\$134.00

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

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

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Location	Qty	Product / Installation Details	Plan Code	Unit Price	Customer Total
Rec Room	1.00	Single Pole Switch added switch for potlights	K	\$134.00	\$134.00
Rec Room	4.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 4 pot lights in basement rec room (4000K color for basement pots) connected to existing switch.	K	\$277.00	\$1,108.00
Storage	1.00	15 Amp Standard Plug Add 15 Amp Standard Plug	W	\$175.00	\$175.00
Rec Room	1.00	Misc. Product relocate existing plugs to these locations	X	\$	\$0.00
Rec Room	1.00	Misc. Product Relocate existing 15 AMP plug approx 60 inches from floor	Y	\$	\$0.00
Powder Room	1.00	Misc. Product Delete standard vanity fixture	H	\$-130.00	\$-130.00
Powder Room	1.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 1 LED Halo potlights (AFR4-0930-WH) on existing switch	H	\$277.00	\$277.00
Ensuite Bath	2.00	Misc. Product Delete 2 standard vanity fixtures	Z	\$-169.00	\$-338.00
Ensuite Bath	3.00	4" LED slim Pot Light White (AFR4C-0930-WH) Add 3 LED Halo potlights (AFR4-0930-WH) on existing switch	Z	\$183.00	\$549.00
Rec Room	1.00	Misc. Product Relocate Standard fixture and leave as keyless	ZZ	\$	\$0.00
Rec Room	1.00	Single Pole Switch Added switch for keyless fixture	ZZ	\$134.00	\$134.00
*** Total price includes all applicable taxes				Customer Subtotal:	\$9,546.00
				HST:	\$1,240.98
				Total:	\$10,786.98

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."

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MAC

DS
FN

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

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www.ssbolton.com

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

DocuSigned by:

CF10750CF830451...

Customer Signature

DocuSigned by:

60B06344C0A144B...

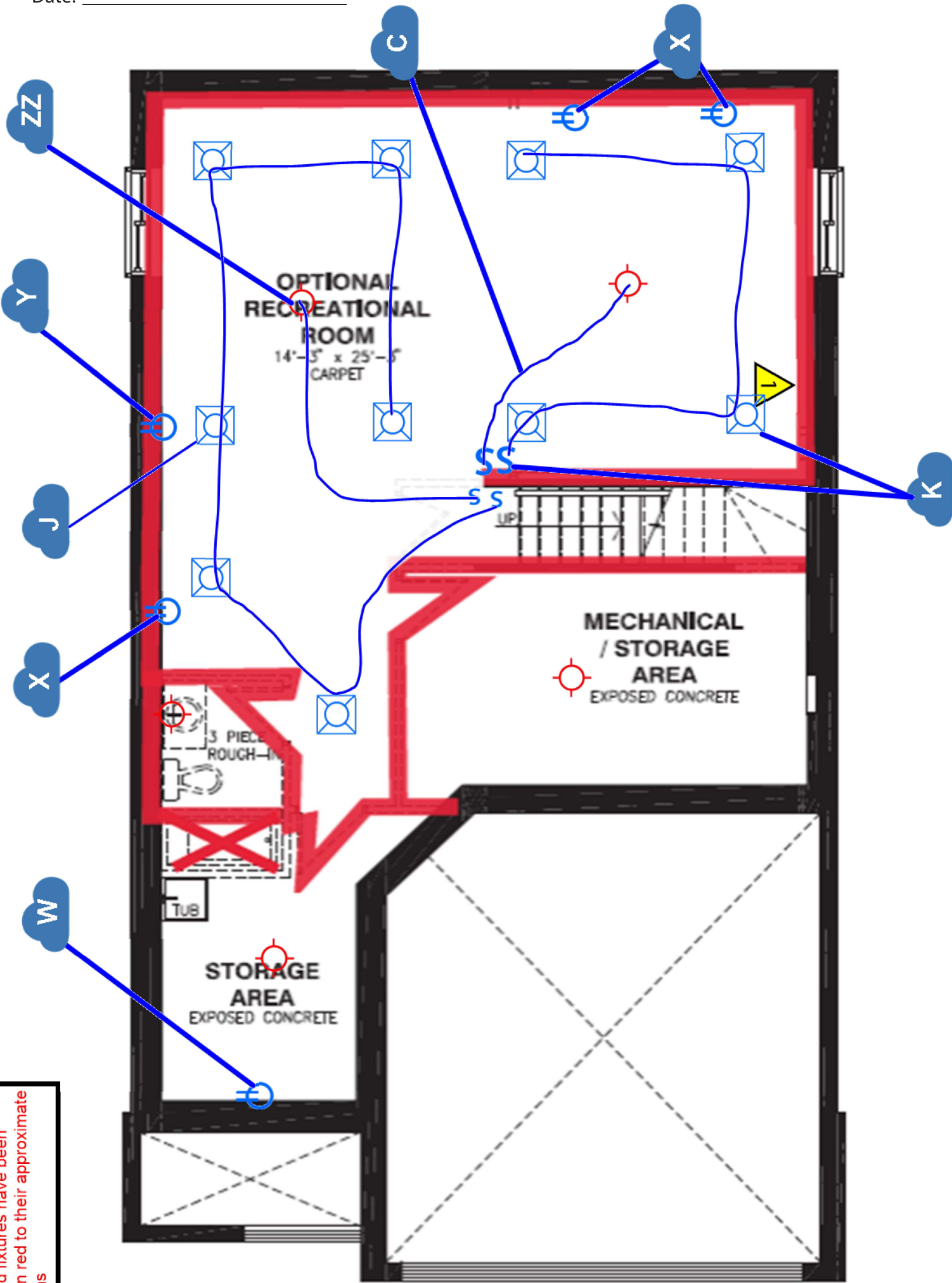
September 27, 2023

Date



Model Name: Bradley 3Bed
Site: Place St. Thomas 7
Lot: 7 - Phase 7
Date: August 29, 2023

Model #: #826 Plan #: 50M-361
Purchaser: Federika Alejandra Maingot
Purchaser: Marc-Antoine Castonguay



Notice to purchaser: Many standard fixtures have been added in red to their approximate locations

BASEMENT FLOOR

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MAC

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Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

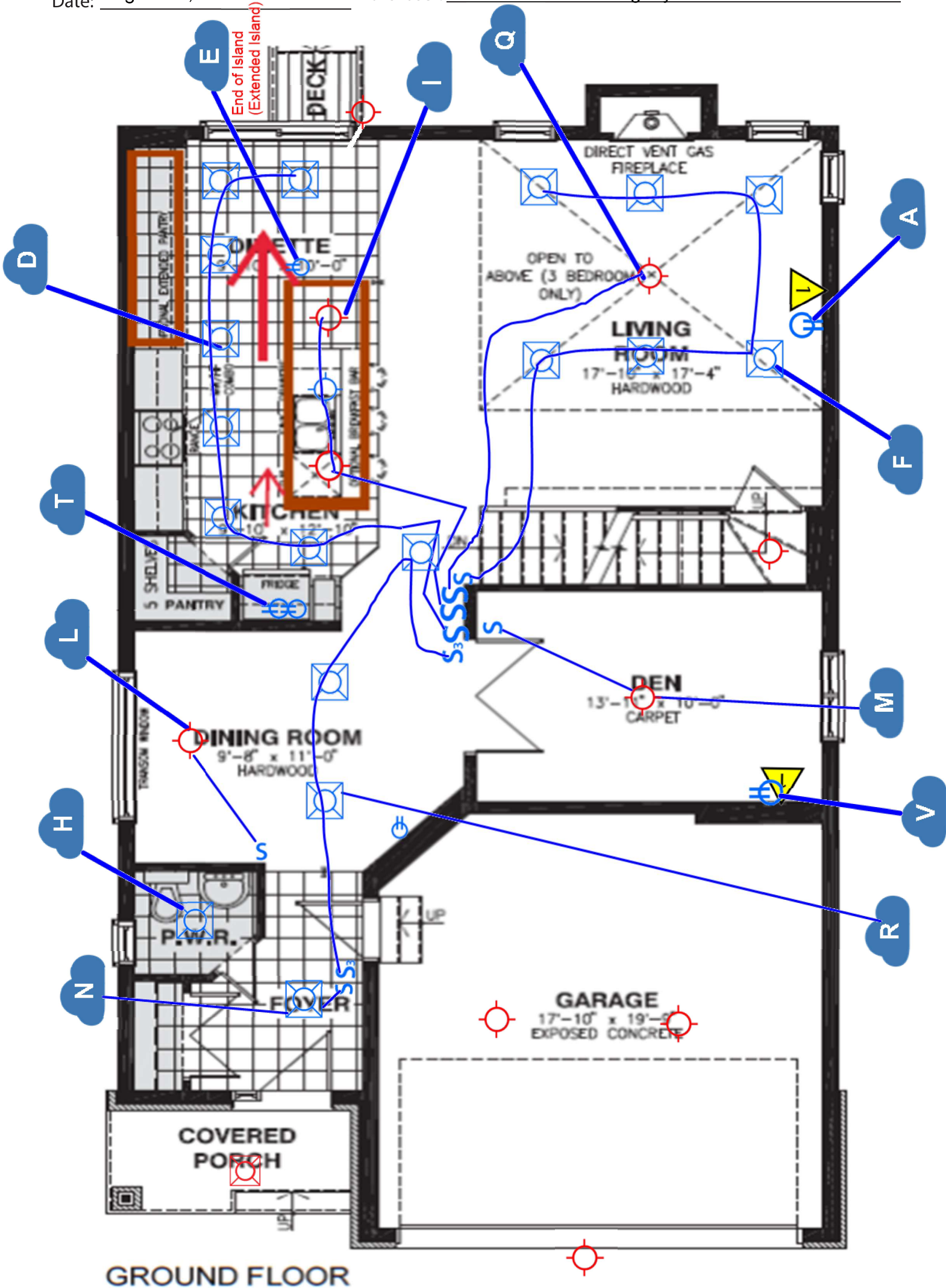
Site: Place St. Thomas 7

Purchaser: Federika Alejandra Maingot

Lot: 7 - Phase 7

Date: August 29, 2023

Purchaser: Marc-Antoine Castonguay



GROUND FLOOR

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Valecraft
Homes (2019) Limited

S&S / Orbital Sketch

Model Name: Bradley 3Bed

Model #: #826

Plan #: 50M-361

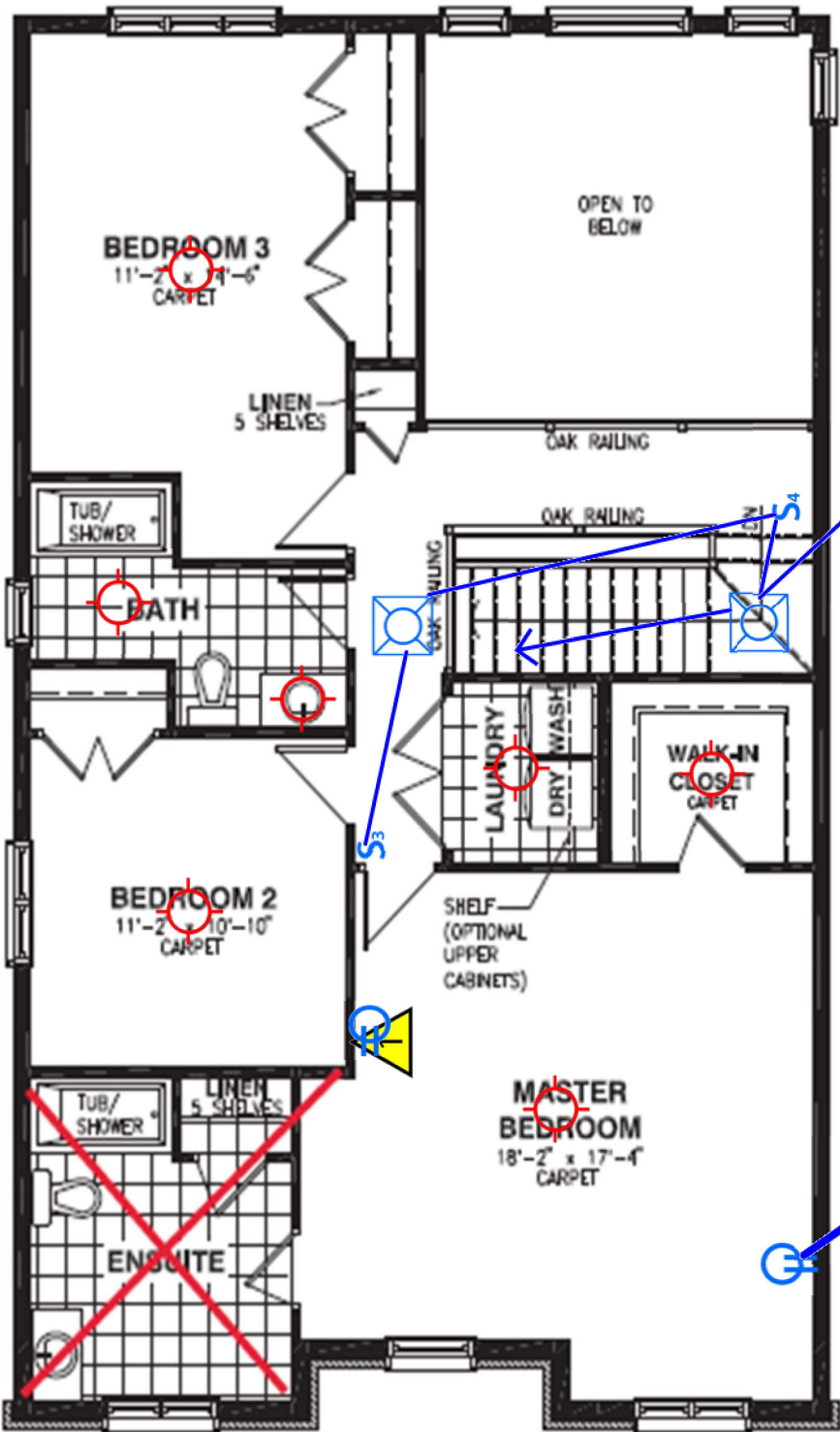
Site: Place St. Thomas 7

Purchaser: Federika Alejandra Maingot

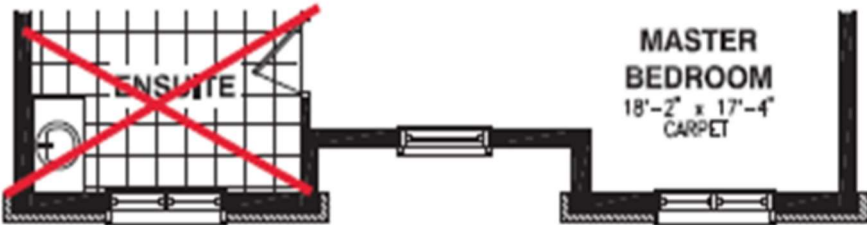
Lot: 7 - Phase 7

Date: August 29, 2023

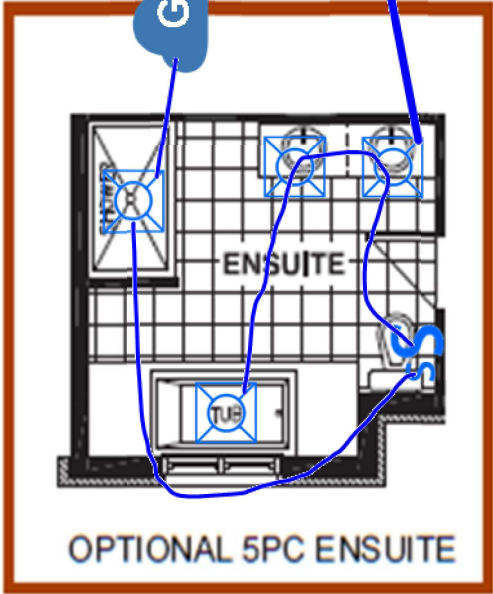
Purchaser: Marc-Antoine Castonguay



~~SECOND FLOOR - 3 BEDROOMS - ELEVATION A~~



SECOND FLOOR - 3 & 4 BEDROOMS - ELEVATION B



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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
INTERIOR FINISHES						
DESCRIPTION						STD/UPG #
TRIM STYLE	Standard					STD
DOOR STYLE	Standard + Clear Glass (1 Lite) Double Swing Doors in Den (office)					STD, 25
INTERIOR HARDWARE	Modern Halifax Door Handle - Finish Iron Black (514)					52
INTERIOR LIGHTING PACKAGE	Soho light package + S&S Electric upgrades					STD, 65
BATHROOM ACCESSORIES	Delete bathroom accessories in all bathrooms, Delete mirrors in powder room & ensuite bathroom					56, 57
FIREPLACE MANTLE	Delete fireplace mantle					68

INTERIOR HANDRAILS AND SPINDLES				
	WOOD	STYLE	STAIN/COLOUR	STD/UPG #
HANDRAIL	Oak	Red Oak Stained Colonial	Stain - #503	29, 13
BRACKET	Metal	Metal	Wrinkled Black	29, 13
SPINDLES	Metal	Square Wrinkled Black	Wrinkled Black	29, 13
POSTS	Oak	Red Oak Stained 3" modern post with routed top	Stain - #503	29, 13
NOSINGS	Oak	N/A	Stain - #503	11, 13, 14, 15, 29
HARDWOOD STAIRCASE <i>(WHERE APPLICABLE)</i>	Oak	N/A	Stain - #503	13, 14, 15, 29

APPLIANCES				
TYPE	SIZE	STD/UPG #	APPLIANCE UPG LEVEL	STD/UPG #
FRIDGE <i>(Standard Minimum Opening is 33" x 70.75")</i>	Custom Opening (approx. 75" high x 66.25" wide) as per fridge specifications	35, 36	Upgrade - Recessed water valvue for oversized fridge	36
RANGE	Custom opening to accommodate 36" range	31, 35	\	\
DISHWASHER	Standard Opening	35	\	\
MICROWAVE/ HOODFAN <i>(Specify if convection)</i>	Custom opening to accommodate approx. 36" chimney hoodfan	35	Frigidaire Range Hood - Stainless Steel - Model #FHW3655LS	35, 59
WASHING MACHINE/DRYER	Standard Opening	N/A	\	\

Purchaser's Signature(s) :

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Purchaser's Signature(s) :

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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
CABINETRY						
ROOM	SELECTION				LEVEL	STD/UPG #
KITCHEN	STYLE AND COLOUR	Perimeter and Extended Pantry in Dinette: Potvin Shaker 5PCS TF-176 Island: Potvin Shaker 5PCS TF-177			Level 1	7, 9, 10, 35, 38, 43, 44, 45, 47, 48
	HARDWARE CODE	POI-R7040-192-BSAE for pots & pans drawers, POI-R7040-160-BSAE for recycle and microwave drawers, 81091-AE for all cabinet doors (do not install / drill holes only)	TYPE	Handle & Knob	Level 2, and STD	51, STD
	COUNTERTOP	Standard Quartz Quorastone Cotton Knit #QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD, 35, 38, 43
MAIN BATHROOM	STYLE AND COLOUR	Potvin Lastra - Casting First Light # TA-M2007			STD	STD
	HARDWARE CODE	81092-142	TYPE	Handle	STD	STD
	COUNTERTOP	Standard Quartz Quorastone Cotton Knit #QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD
5PC ENSUITE BATHROOM	STYLE AND COLOUR	Potvin 100i PM-V392WT			STD	STD, 26
	HARDWARE CODE	81092-195	TYPE	Handle	STD	STD, 26
	COUNTERTOP	Standard Quartz Quorastone Cotton Knit #QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD, 26
POWDER ROOM	STYLE AND COLOUR	PEDESTAL			\	STD
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\
BASEMENT/OTHER BATHROOM	STYLE AND COLOUR	Potvin 100i PM-V392WT			STD	STD, 17
	HARDWARE CODE	81092-195	TYPE	Handle	STD	STD, 17
	COUNTERTOP	Standard Quartz Quorastone Cotton Knit #QS 7944	COUNTERTOP EDGE PROFILE	Eased Edge	STD	STD, 17
LAUNDRY ROOM	STYLE AND COLOUR	\			\	\
	HARDWARE CODE	\	TYPE	\	\	\
	COUNTERTOP	\	COUNTERTOP EDGE PROFILE	\	\	\

Purchaser's Signature(s) :

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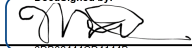


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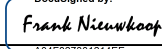


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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
PAINT COLOUR(S)						
ROOM	MAIN COLOUR		STD/UPG #	ACCENT WALL		STD/UPG #
TRIM & DOORS	Semi Gloss OC-149 decorator's white (Benjamin Moore Colour Match)		61	\		\
FOYER	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
POWDER ROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
MAIN FLOOR HALLWAY	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
DINING ROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
FLEX ROOM	\		\	\		\
LIVING ROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
FAMILY ROOM	\		\	\		\
DEN (OFFICE)	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
KITCHEN/DINETTE/ BREAKFAST	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
LAUNDRY/MUDROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
2nd FLOOR HALLWAY	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
MAIN BATH	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
BEDROOM #2	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
BEDROOM #3	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
BEDROOM #4	\		\	\		\
MASTER BEDROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
MASTER BEDROOM WALK-IN CLOSET	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
MASTER BEDROOM ENSUITE	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60	\		\
FINISHED BASEMENT RECREATION ROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60, 16	\		\
BASEMENT BATHROOM	Eggshell OC-149 decorator's white (Benjamin Moore Colour Match)		60, 17	\		\

Purchaser's Signature(s) :

DocuSigned by:



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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
CERAMIC & GROUT SELECTIONS (1)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
FOYER	FLOOR	Euro Pasha Bellina - GREY 13" x 13" #pas bel gre (Standard Square Intallation)		25 Polar Grey	STD Tile, STD grout	STD, STD
POWDER ROOM	FLOOR	Euro Pasha Bellina - GREY 13" x 13" #pas bel gre (Standard Square Intallation)		25 Polar Grey	STD Tile, STD grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
MUDROOM	FLOOR	\		\	\	\
	WALL	\				
	INSERT OR BORDER	\				
LAUNDRY ROOM	FLOOR	Euro Pasha Keaton - ICE #pas kea ice 13" x 13" (Standard Square Intallation)		25 Polar Grey	STD Tile, STD grout	STD, STD
	WALL	\		\	\	\
	INSERT OR BORDER	\				
KITCHEN	FLOOR	See Hardwood Selection		\	\	50
	BACKSPLASH	Olympia Tile + Stone Colour & Dimension Collection Bright Arctic White QT.CD.ARW.0606.BR 6" x 6" (Standard Square Installation)		25 Polar Grey	STD Tile, STD grout	STD, STD, 35, 38
	INSERT OR BORDER	\				
BREAKFAST AREA/DINETTE	FLOOR	Olympia Tile + Stone Colour & Dimension Collection Bright Arctic White QT.CD.ARW.0606.BR 6" x 6" (Standard Square Installation)		25 Polar Grey	STD Tile, STD grout	STD, STD, 35, 38
FIREPLACE	HEARTH	\		\	\	\
	SURROUND	Ceratec Pave Wall Dolmen 1124 Bianco Matt 4.3" x 17.7 " (1/2 Brick Pattern Installation)		25 Polar Grey	Quote level Tile, STD grout	20, 21, 22, 24
ADDITIONAL FIREPLACE	HEARTH	\		\	\	\
	SURROUND	\		\	\	\

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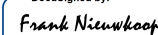
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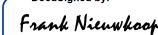
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
CERAMIC & GROUT SELECTIONS (2)						
ROOM	AREA	MANUFACTURER/SERIES/SIZE/ COLOUR/CODE		GROUT SELECTION	LEVEL	STD/UPG #
MAIN BATHROOM	FLOOR	Euro Pasha Keaton - ICE #pas kea ice 13" x 13" (Standard Square Intallation)		25 Polar Grey	STD Tile, STD grout	STD, STD
	WALL	Euro Pasha Keaton - ICE #pas kea ice 810 8" x 10" (Vertical Stacked intallation)		25 Polar Grey	STD Tile, STD grout	STD, STD
	INSERT OR BORDER	\				
3PC ENSUITE BATHROOM	FLOOR	\		\	\	\
	WALL	\		\	\	\
	INSERT OR BORDER	\				
5PC ENSUITE BATHROOM	FLOOR	Euro Pasha Malena - ICE #pas mal ice 13" x 13" (Standard Square Installation)		25 Polar Grey	STD Tile, STD grout	STD, STD, 26
	TUB DECK	N/A (freestanding tub)		N/A	N/A	28, 26
	TUB BACKSPLASH	N/A (freestanding tub)		N/A	N/A	28, 26
	INSERT OR BORDER	N/A				
	WALK-IN SHOWER	Euro Pasha Malena - ICE #pas mal ice 810 8" x 10" (Vertical Stacked Installation)		25 Polar Grey	STD Tile, STD grout	STD, STD, 26, 27
2PC BASEMENT BATHROOM	FLOOR	Centura Linen Series Matte White #K939574 13" x 13" (Standard Square Installation)		25 Polar Grey	STD Tile, STD grout	STD, STD, 17
	WALL	N/A		N/A	N/A	N/A, 17
	INSERT OR BORDER	N/A				

Purchaser's Signature(s) :

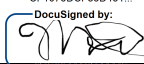
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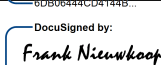
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	SINGLES AND TOWNS COLOUR CHART					
	Community:	Place St. Thomas 7	Reg'd Plan #:	50M-361	Sales Rep:	A. Bowman
	Lot No:	7 - Phase 7	Civic Address:	902 Cologne Street, Embrun ON K0A 1W0		
	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
FLOORING SELECTIONS						
ROOM	CARPET/UNDERPAD OR HARDWOOD				LEVEL	STD/UPG #
MAIN FLOOR HALLWAY	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	11
DINING ROOM	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	11
FLEX ROOM	\				\	\
FAMILY ROOM	\				\	\
LIVING ROOM	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	11
DEN (OFFICE)	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	12
REAR HALLWAY	\				\	\
KITCHEN	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	35, 50
BREAKFAST AREA/DINETTE	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	50
MAIN STAIRS TO BEDROOMS	#503 (similar to Lauzon Yorkshire) on red oak				Quote	14
UPPER HALLWAY	Lauzon Designer Collection Estate series Character Grade Ultra-Matte finish Pure Genius Engineered Hardwood - White Oak – YORKSHIRE 6 1/4"				Quote	11
BEDROOM # 2	Beaulieu Spartacus A4531 Beach Shell 84558 + standard underpad				STD carpet, STD underpad	STD, STD
BEDROOM # 3	Beaulieu Spartacus A4531 Beach Shell 84558 + standard underpad				STD carpet, STD underpad	STD, STD
BEDROOM # 4	N/A				N/A	N/A
MASTER BEDROOM	Beaulieu Spartacus A4531 Beach Shell 84558 + standard underpad				STD carpet, STD underpad	STD, STD
MASTER BEDROOM WALK-IN CLOSET	Beaulieu Spartacus A4531 Beach Shell 84558 + standard underpad				STD carpet, STD underpad	STD, STD
STAIRS TO BASEMENT	#503 (similar to Lauzon Yorkshire) on red oak				Quote	13, 15
FINISHED BASEMENT RECREATION ROOM	Torlys Everwood Designer Brighton Hill EW27002 7"				Quote	18, 16

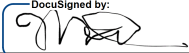
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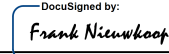


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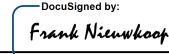


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	Purchaser(s):	Federika Alejandra Maingot			Model Name/#:	Bradley 3Bed "B"
	Purchaser(s):	Marc-Antoine Castonguay			Closing Date:	June 18th, 2024
PLUMBING FIXTURES						
ROOM	FIXTURE	STYLE		FINISH	STD/UPG#	
KITCHEN	SINK	Blanco Super Single Precis U 400890		Anthracite	35, 49	
	FAUCET	Delta Kitchen Faucet ESSA Single Handle Pull-Down 9113-BL-DST		Matte Black	35, 53	
MAIN BATHROOM	SINK	Standard		White	STD	
	VANITY FAUCET	Standard		Chrome	STD	
	WATER CLOSET	Standard		White	STD	
	TUB/SHOWER	Standard		White	STD	
	TUB/SHOWER FAUCET	Standard		Chrome	STD	
5PC ENSUITE BATHROOM	SINK(S)	Standard		White	STD, 26	
	VANITY FAUCET(S)	Standard		Chrome	STD, 26	
	WATER CLOSET	Standard		White	STD, 26	
	SHOWER	Upgrade Shower with Pivot Door & Glass Side Panel		Glass, Chrome Trim & Acrylic Base	26, 27	
	SHOWER FAUCET	Standard		Chrome	STD, 26	
	BATHTUB	MAAX Freestanding Bath Jazz 6636 Acrylic Center Drain White 105359W		White	28, 26	
	BATHTUB FAUCET	Standard		Chrome	STD, 26	
POWDER ROOM	PEDESTAL	Standard		White	STD	
	SINK FAUCET	Delta Lahara 538-CZMPU-DST		Champagne Bronze	54	
	WATER CLOSET	Standard		White	STD	
2PC BASEMENT BATHROOM	SINK	Standard		White	STD, 17	
	VANITY FAUCET	Standard		Chrome	STD, 17	
	WATER CLOSET	Standard		White	STD, 17	
	TUB/SHOWER	N/A		N/A	N/A	
	TUB/SHOWER FAUCET	N/A		N/A	N/A	
NOTE: All fixtures are white as standard						

Purchaser's Signature(s) :

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Purchaser's Signature(s) :

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Valecraft Homes Décor Disclaimers

Lot#: 7 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

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.

A blue ink signature of Federika Maingot, with the initials "FAM" clearly visible.

A blue ink signature of Marc-Antoine Castonguay, with the initials "MAC" clearly visible.

A blue ink signature of FN, with the initials "FN" clearly visible.



Valecraft Homes Décor Disclaimers

Lot#: 7 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

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.





Valecraft Homes Décor Disclaimers

Lot#: 7 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

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.

DS
FAM

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Valecraft Homes Décor Disclaimers

Lot#: 7 Model:826 THE BRADLEY 3 BED ELEV B in Place St. Thomas - Valecraft Homes (2019) Limited
PURCHASERS: Federika Alejandra Maingot and Marc-Antoine Castonguay

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:

CF1075DCF83D451...
DocuSigned by:

6DB06444CD4144B...

Date September 27, 2023

Date September 27, 2023





CONFIRMATION OF FILE COMPLETION

PROJECT: Place St. Thomas 7 PURCHASER #1: Federika Alejandra Maingot
LOT: 7 - Phase 7 PURCHASER #2: Marc-Antoine Castonguay
MODEL: #826 Bradley 3Bed, "B" Rev FIRM UP DATE: July 22, 2023

CLOSING DATE: June 18, 2024

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

September 27, 2023
DATE

DocuSigned by:
PURCHASER'S SIGNATURE

September 27, 2023
DATE

ITEMS THAT MUST BE COMPLETED AND SENT TO HEAD OFFICE:

APS: June 27, 2023 INTERIOR COLOURS: September 27, 2023
FIRM UP: July 22, 2023 EXTERIOR COLOURS (if applicable): July 22, 2023
BANK LETTER: July 22, 2023 ORBITAL/S&S/KITCHENCRAFT (if applicable): Sep 27, 2023
SOLICITOR INFO: July 22, 2023 680 & AMENDMENT: September 27, 2023
ALL PAGES SENT FOR INITIALS RETURNED TO HEAD OFFICE: Complete

Sales Consultant's Signature

September 27, 2023
Date

Sales Assistant's Signature

Date

Approved by:
Frank Nieuwkoop

September 27, 2023
Date