



VALERY
H O M E S

CONSTRUCTION SUMMARY

North Oakville - 111 - 1 - WILLOW VALLEY (43-02) ELEV A

RECEIVED
NOV 08 2019

Registere Plan Number: Municipal Address: Closing: 14-Jan-20

CABINETRY

Inv.27 35	1 - KITCHEN CABINETS: INSTALL LEVEL 9 CABINETS THROUGHOUT KITCHEN AND PANTRY
Line 376	**NOTE** KITCHEN UPPERS TO BE 90cm HIGH TO MAKE ROOM FOR THE STACKED UPPERS Note:
2Oct19 / 11Oct19	
Inv.27 39	1 - KITCHEN: DELETE UPPER CABINETS ABOVE STOVE. PURCHASER WILL INSTALL CHIMNEY FAN AFTER CLOSING (36" WIDE)
Line 378	Note:
2Oct19 / 11Oct19	
Inv.27 41	1 - KITCHEN: INSTALL 36" COOKTOP CABINET WITH POT AND PAN DRAWERS BELOW
Line 380	Note:
2Oct19 / 11Oct19	
Inv.27 37	1 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN AND SERVERY.
Line 382	*NOTE: NOT TO GO ABOVE STOVE Note:
2Oct19 / 11Oct19	
Inv.27 43	1 - KITCHEN: INSTALL DEEP FRIDGE UPPERS
Line 383	Note:
2Oct19 / 11Oct19	
Inv.27 44	4 - KITCHEN: INSTALL FOUR (4) GLASS CABINETS IN KITCHEN. NOTE DOORS ARE WHITE AND MATCHING INTERIORS ARE NOT NEEDED. SEE SKETCH FOR LOCATIONS
Line 384	Note:
2Oct19 / 11Oct19	
Inv.27 45	1 - MASTER ENSUITE: INSTALL MAKE-UP COUNTER WITH TWO (2) DRAWERS IN LIEU OF STANDARD DOORS
Line 385	Note:
2Oct19 / 11Oct19	

CABINETRY ACCESSORIES

Inv.27 36	1 - KITCHEN: INTSALL 1ST UPGRADE HANDLES IN KITCHEN AND SERVERY
Line 400	Note:
2Oct19 / 11Oct19	
Inv.27 42	1 - KITCHEN: INSTALL 45CM 2-BIN RECYCLING IN KITCHEN ISLAND
Line 381	Note:
2Oct19 / 11Oct19	

CEILING

Inv.6 13	1 - MASTER BEDROOM: EXTEND COFFERED CEILING TO THE NEW DIMENTIONS OF ROOM.
Line 165	Note:
24Jun19 / 26Aug19	

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CEILING

Inv.6 17	1 - KITCHEN/ BREAKFAST AREA: INSTALL COFFERED -KITCHEN AND BREAKFAST AREA
Line 164	Note:
24Jun19 / 26Aug19	

CERAMIC TILE

Inv.27 47	1 - FOYER: INSTALL 6TH UPGRADE TILE IN FOYER
Line 387	Note: PRICE APPROVED BY HEAD OFFICE
20Oct19 / 11Oct19	*TRY TO INSTALL TILES SO THAT IF A CUT NEEDS TO BE MADE, IT WILL BE ON BOTH EDGES.
Inv.27 48	1 - MASTER ENSUITE FLOOR: INSTALL 5TH UPGRADE FLOOR TILE ON MASTER ENSUITE FLOOR
Line 388	Note: PRICE APPROVED BY HEAD OFFICE
20Oct19 / 11Oct19	
Inv.27 49	1 - MASTER ENSUITE SHOWER: INSTALL 5TH UPGRADE FLOOR TILE IN MASTER ENSUITE SHOWER
Line 389	Note: PRICE APPROVED BY HEAD OFFICE
20Oct19 / 11Oct19	
Inv.27 50	1 - MASTER ENSUITE SHOWER FLOOR: INSTALL 5TH UPGRADE MOSAIC FLOOR TILE IN MASTER ENSUITE SHOWER FLOOR
Line 390	Note: PRICE APPROVED BY HEAD OFFICE
20Oct19 / 11Oct19	

CONSTRUCTION

Inv.6 32	1 - MASTER ENSUITE: PREPARE ONE (1) ROUGH OPENING FOR SHOWER NICHE : 14 1/4"W x 16"H x 3 5/8"D
Line 270	**NOTE: PURCHASER IS AWARE THAT COST TO FINISH NICHE CAN RANGE BETWEEN \$1200.00-\$1400.00**
24Jun19 / 26Aug19	Note:
Inv.6 11	1 - MASTER BEDROOM: INSTALL ADDITIONAL SOUNDPROOF INSULATION ON WALL THAT IS BESIDE LOFT AREA, ABOVE THE GREAT ROOM. SEE SKETCH. **ONE WALL ONLY**
Line 161	Note:
24Jun19 / 26Aug19	
Inv.6 12	1 - 2ND FLOOR: REDESIGN THE 2ND FLOOR TO SWITCH BED #2 WITH THE MASTER ENSUITE IN ORDER TO ENLARGE THE MASTER CLOSETS, THEREFORE ELIMINATING BED #2 ENTIRELY.
Line 162	COST INCLUDES REDESIGN AND NEW HEAT CALCULATIONS
24Jun19 / 26Aug19	Note:
Inv.6 14	1 - MASTER BEDROOM CLOSETS: EXTEND THE STANDARD SHELIVING TO THE NEW DIMENTIONS
Line 166	Note:
24Jun19 / 26Aug19	

COUNTERTOP

Inv.27 40	1 - KITCHEN: CUTOUT IN COUNTER FOR 36" COOKTOP
Line 379	Note:
20Oct19 / 11Oct19	

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Inv. 27	38	1 - KITCHEN: INSTALL MSI STONE 3 KITCHEN COUNTERTOP, INCLUDING SERVERY
Line 377		Note:
20Oct19 / 11Oct19		

ELECTRICAL

Inv. 6	4	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE- ABOVE FIREPLACE FOR FUTURE TV
Line 220		Note:
24Jun19 / 26Aug19		
Inv. 6	6	1 - MUD ROOM: INSTALL DEDICATED 15 AMP 120 VOLT RECEPTABLE- TO BE INSTALLED 4' FROM FINISHED CEILING. SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONSRECEPTACLES -
Line 222		Note:
24Jun19 / 26Aug19		
Inv. 6	24	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. TO GO ABOVE KITCHEN ISLAND. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 223		Note:
24Jun19 / 26Aug19		
Inv. 6	25	1 - LIVING ROOM: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE), LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 224		Note:
24Jun19 / 26Aug19		
Inv. 6	26	4 - GREAT ROOM: INSTALL FOUR (4) POT LIGHTS, ON SEPERATE SWITCH - 4" LED NON-INSULATED CEILINGS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 225		Note:
24Jun19 / 26Aug19		
Inv. 6	27	5 - KITCHEN: INSTALL FIVE (5) POT LIGHTS, ON SEPERATE SWITCH - 4" LED NON-INSULATED CEILINGS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 226		Note:
24Jun19 / 26Aug19		
Inv. 6	31	1 - ENSUITE 4: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTABLE (INTERIOR). TO GO BESIDE TOILET, 8" OFF FINISHED FLOOR
Line 230		Note:
24Jun19 / 26Aug19		
Inv. 6	30	1 - ENSUITE 3: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTABLE (INTERIOR). TO GO BESIDE TOILET, 8" OFF FINISHED FLOOR
Line 231		Note:
24Jun19 / 26Aug19		
Inv. 6	29	1 - ENSUITE 2: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTABLE (INTERIOR) TO GO BESIDE TOILET, 8" OFF FINISHED FLOOR
Line 232		Note:
24Jun19 / 26Aug19		
Inv. 6	28	1 - MASTER ENSUITE: RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTABLE (INTERIOR)- TO GO BESIDE TOILET, 8" OFF FINISHED FLOOR
Line 233		Note:
24Jun19 / 26Aug19		
Inv. 6	22	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE- FOR GAS STOVE
Line 172		Note:
24Jun19 / 26Aug19		

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Inv.6	1 - KITCHEN: INSTALL OUTLETS - DEDICATED 40 AMP 220 VOLT RANGE OUTLET- FOR
23	WALL OVEN UNIT. SEE SKETCH FOR LOCATION
Line 173	Note:
24Jun19 / 26Aug19	
Inv.6	1 - TELEPHONE AND CABLE ROUGH-IN LOCATION SKETCH. LOCATIONS MAY VARY
1	SLIGHTLY DUE TO JOIST LOCATIONS
Line 55	Note:
24Jun19 / 26Aug19	

HARDWOOD FLOORING

Inv.27	1 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD ON MAIN FLOOR: MAIN HALL, LIVING,
51	DINING, GREAT ROOM AND KITCHEN
Line 391	Note:
2Oct19 / 11Oct19	
Inv.27	1 - UPPER HALL: INSTALL LEVEL 3 HARDWOOD ON UPPER HALL
52	
Line 392	Note:
2Oct19 / 11Oct19	
Inv.27	1 - STAIRCASE: INSTALL SANDED OAK LANDINGS ON STAIRS
53	
Line 393	Note:
2Oct19 / 11Oct19	

HVAC

Inv.6	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR STOVE - UP TO 3/4 INCH
19	LINE
Line 169	Note:
24Jun19 / 26Aug19	
Inv.6	1 - EXTERIOR: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR BBQ - UP TO 3/4 INCH
20	LINE
Line 170	Note:
24Jun19 / 26Aug19	

INTERIOR DOORS & TRIM

Inv.6	1 - MASTER BEDROOM: INSTALL DOUBLE DOOR ENTRY INTO MASTER BEDROOM
15	
Line 167	Note:
24Jun19 / 26Aug19	
Inv.32	1 - STAIRCASE: INSTALL SECOND POST AT THE MAIN STAIRS. WIDTH BETWEEN THE TWO
61	POSTS WILL BE APPROX. 35" WIDE.
	POST TO LOOK LIKE THE POSTS IN MODEL 313
Line 450	Note:
27Oct19 / 8Nov19	
Inv.27	1 - MASTER ENSUITE: INSTALL A FRAMELESS GLASS SHOWER ENCLOSURE
55	
Line 395	Note:
2Oct19 / 11Oct19	
Inv.27	19 - UPGRADE NINETEEN (19) INTERIOR DOORS TO "CONNMORE"
58	
Line 398	Note:
2Oct19 / 11Oct19	

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VALERY
HOMES

CONSTRUCTION SUMMARY

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MISCELLANEOUS

Inv.27 60	1 - BONUS AS PER SALES PROMOTION
Line 403	Note:
20Oct19 / 11Oct19	
Inv.6 33	1 - Purchaser has attended a Structural 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 on July 30, 2019.
Line 227	Note:
24Jun19 / 26Aug19	
Inv.6 34	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee of \$500. PLUS a 10% holdback fee
Line 228	Note:
24Jun19 / 26Aug19	

PAINT

Inv.27 54	1 - STAIRCASE: STAIN STAIRS AND LANDINGS AS CLOSE TO HARDWOOD AS POSSIBLE. INCLUDES MAIN TO SECOND AND MAIN TO BASEMENT
Line 394	Note: NOTE: HARDWOOD IS A DIFFERENT SPECIES THAT THE OAK STAIRS. EVERY ATTEMPT WILL BE MADE TO GET AS CLOSE OF A MATCH AS POSSIBLE
20Oct19 / 11Oct19	

PLUMBING

Inv.27 56	1 - MASTER ENSUITE SHOWER: INSTALL RAINSHOWER HEAD MOEN SINGLE FUNCTION 8" RAINSHOWER WITH IMMERSION MODEL #6345 CHROME
Line 396	Note:
20Oct19 / 11Oct19	
Inv.27 57	1 - MASTER ENSUITE SHOWER: INSTALL 6" STRAIGHT SHOWER ARM
Line 397	Note:
20Oct19 / 11Oct19	
Inv.6 18	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 168	Note:
24Jun19 / 26Aug19	
Inv.6 21	1 - MASTER ENSUITE: INSTALL SHOWER HEAD - RAINSHOWER HEAD- PLUMBING ONLY. SHOWERHEAD MUST BE SECTED AT THE TIME OF COLOUR APPOINTMENT.
Line 171	Note:
24Jun19 / 26Aug19	
Inv.6 16	1 - MASTER ENSUITE: INSTALL SHOWER SEAT IN MASTER ENSUITE SHOWER STALL
Line 163	Note:
24Jun19 / 26Aug19	

RAILING

Inv.27 59	1 - STAIRCASE: INSTALL DISPLAY 2-A SPOON SERIES 1/2" METAL- SINGLE SPOON/DOUBLE TEXTURED BLACK WITH ELORA POST. ON MAIN TO SECOND FLOOR AND MAIN TO BASEMENT
Line 399	Note:
20Oct19 / 11Oct19	

STAIRS

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Inv. 6 10	1 - STAIRCASE: ELIMINATE THE 42" KNEE WALL, BUILD WALL UNDER STAIRS. LANDING AREA TO BE CLOSED IN. SEE PICTURE PROVIDED.
Line 160	**NOTE: STAIRS AND RAILINGS ARE STANDARD AND IN A NATURAL FINISH.**
24Jun19 / 26Aug19	Note:

VACCUM/BELL

Inv. 6 7	1 - Conduit - 1 1/4" Orange Flex Conduit Approx. 15ft for attic
Line 57	Note:
24Jun19 / 26Aug19	
Inv. 6 3	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE
Line 219	Note:
24Jun19 / 26Aug19	
Inv. 6 5	1 - MUD ROOM: INSTALL TELEVISION - RG6U CABLE TV - TO BE INSTALLED 4' FROM FINISHED CEILING. SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 221	Note:
24Jun19 / 26Aug19	

WINDOWS

Inv. 6 8	1 - GREAT ROOM/ LOFT: ENLARGE THE WINDOWS IN THE LOFT AREA TO MATCH THE HEIGHT OF THE GREAT ROOM.
Line 158	Note:
24Jun19 / 26Aug19	
Inv. 6 9	1 - GREAT ROOM/ LOFT: WIDEN THE WINDOWS IN THE GREAT ROOM AND LOFT AREA BY 1 FOOT (NEW WIDTH TO BE 8')
Line 159	Note:
24Jun19 / 26Aug19	

WINDOWS & DOORS

Inv. 6 2	4 - BASEMENT: ENLARGE ALL FOUR (4) BASEMENT WINDOWS TO 36" X 30"
Line 56	Note:
24Jun19 / 26Aug19	

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