

CONSTRUCTION SUMMARY

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

CABINETRY

Inv. 56	1 - KITCHEN - EXTEND TWO PIECE STACKED KITCHEN CABINETS
1	Note:
Line 831	
28Jan20 / 28Jan20	

CEILING

Inv. 56	1 - REMOVE COFFERED CEILING IN LIBRARY
4	Note:
Line 834	
28Jan20 / 28Jan20	

CERAMIC TILE

Inv. 56	1 - 24 X24 CERAMIC TILES IN ALL MAIN FLOOR AREAS WHERE TILES ARE SHOWN (AS PER
10	BUILDER STANDARD SAMPLES)
Line 840	Note:
28Jan20 / 28Jan20	

CONSTRUCTION

Inv. 53	1 - BASEMENT: MAKE 2 ROOMS IN BASEMENT. RELOCATE BASEMENT WASHROOM. MAKE
20	FURNACE ROOM SMALLER. SEE ATTACHED SKETCH
Line 1429	Note:
20Jan20 / 11Jun20	

Inv. 56	1 - KITCHEN SINK, STOVE & DISHWASHER ROUGH-INS TO BE RE-LOCATED AS PER
5	SKETCH
Line 835	Note:
28Jan20 / 28Jan20	

Inv. 56	1 - BASEMENT - 9FT CEILING HEIGHT FINISHED
2	Note:
Line 832	
28Jan20 / 28Jan20	

Inv. 56	1 - SIDE DOOR ENTRY (WHERE GRADING PERMITS)
3	Note:
Line 833	
28Jan20 / 28Jan20	

Inv. 56	1 - SECOND FLOOR OPTION 2 (OPTIONAL 4TH BEDROOM PLAN WITH 4 BATHROOMS) AS
8	PER SKETCH
Line 838	Note: AS DISCUSSED WITH VIRG, 4TH BATHROOM MAY NOT BE POSSABLE. WE WILL TRY.
28Jan20 / 28Jan20	

Inv. 56	1 - EXTEND WALL IN LIBRARY - AS PER SKETCH
9	Note:
Line 839	
28Jan20 / 28Jan20	

Inv. 53	1 - KITCHEN/BREAKFAST AREA: RELOCATE KITCHEN BACK DOOR TO THE BREAKFAST
30	AREA. INCLUDES SIDELITE. SEE SKETCH
Line 1438	Note:
20Jan20 / 11Jun20	

Inv. 53	1 - BASEMENT: MAKE FURNACE ROOM SMALLER. REQUIRES ADDITIONAL FLOOR
21	COVERING.
Line 1439	Note:
20Jan20 / 11Jun20	

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Inv.53 22	1 - REVISED KITCHEN: PLEASE SEE REVISED KITCHEN DRAWING FROM FRENDEL. PURCHASER WILL BUY THE APPROPRIATE CABINETRY AT THE TIME OF COLOURS. PLEASE USE FOR PLUMBING, ELECTRICAL AND WINDOW REFERENCES
Line 1440	Note:
20Jan20 / 11Jun20	
Inv.149 33	1 - MAIN HALL: REMOVE DOOR FRAME, CLOSEST TO THE FOYER, KEEPING THE COFFERED CEILING
Line 1951	Note:
4Aug20 / 5Aug20	

CONSTRUCTION

Inv.53 18	1 - COLD CELLAR
Line 807	Note:
20Jan20 / 11Jun20	

ELECTRICAL

Inv.53 11	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 800	Note:
20Jan20 / 11Jun20	
Inv.53 12	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE- ABOVE FIREPLACE FOR FUTURE TV
Line 801	Note:
20Jan20 / 11Jun20	
Inv.53 23	1 - KITCHEN: MOVE FRIDGE LOCATION TO BACK ONTO DINING ROOM WALL. CABINETRY WILL BE PURCHASED TO ACCOMODATE AT COLOUR APPOINTMENT
Line 1430	Note:
20Jan20 / 11Jun20	
Inv.53 24	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN MICROWAVE IN WALL OVEN
Line 1431	Note:
20Jan20 / 11Jun20	
Inv.53 25	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
Line 1432	Note:
20Jan20 / 11Jun20	
Inv.53 26	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE
Line 1568	Note:
20Jan20 / 11Jun20	
Inv.56 7	1 - STOVE TO BE RE-LOCATED AS PER SKETCH
Line 837	Note:
28Jan20 / 28Jan20	

FIREPLACE

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Inv.53	1 - GREAT ROOM: REPLACE STANDARD FIREPLACE WITH
29	- ALLURA VISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD.
Line 1437	Note:
20Jan20 / 11Jun20	

HVAC

Inv.53	1 - FILTRATION - HUMIDIFICATION - CONTROL - FLO - THRU HUMIDIFIER LARGE HE205 - 18 GAL
27	
Line 1435	Note:
20Jan20 / 11Jun20	
Inv.53	1 - AIR CONDITIONER - ROUGH - IN AIR CONDITIONER - INCLUDES VENTING AND ELECTRICAL
28	
Line 1436	Note:
20Jan20 / 11Jun20	
Inv.53	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR -STOVE -
19	
Line 808	Note:
20Jan20 / 11Jun20	

MISCELLANEOUS

Inv.53	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
31	
Line 1479	Note:
20Jan20 / 11Jun20	
Inv.53	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.
32	
Line 1480	Note:
20Jan20 / 11Jun20	
Inv.149	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.
34	
Line 1952	Note:
4Aug20 / 5Aug20	

PAINT

Inv.56	1 - STAINED HARDWOOD FLOORS, STAIRCASE STAIRS, POSTS & HANDRAILS (UPGRADED COST)
6	
Line 836	Note:
28Jan20 / 28Jan20	

PLUMBING

Inv.53	1 - ENSUITE 2: CONVERT TUB TO SHOWER. INCLUDES FRAMED GLASS SHOWER
15	
Line 804	Note:
20Jan20 / 11Jun20	
Inv.53	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
16	
Line 805	Note:
20Jan20 / 11Jun20	

VACCUM/BELL



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Inv.53	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE- FOR FUTURE TV
13	
Line 802	Note:
20Jan20 / 11Jun20	

Inv.53	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
14	
Line 803	Note:
20Jan20 / 11Jun20	

WINDOWS

Inv.53	4 - BASEMENT: UPGRADE FOUR (4)BASEMENT WINDOWS - EXTRA STANDARD WINDOW -
17	36 X 24
Line 806	Note:
20Jan20 / 11Jun20	

See Revised
Kitchen Drawing

Lot 29

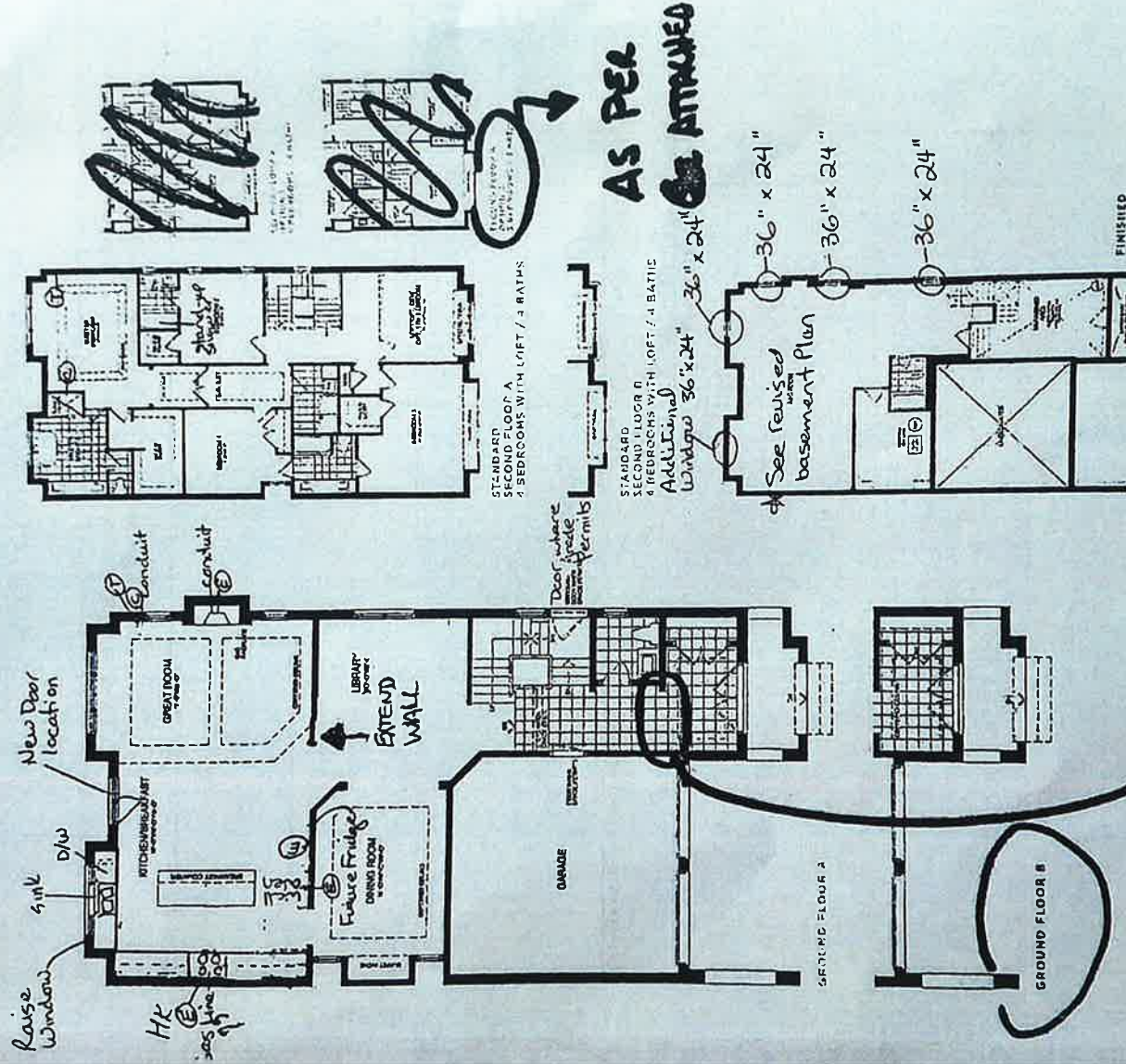
lot 29

(RS) (HK)

OSPREY

3,900 SQ. FT.

INCLUDES 749 SQ. FT. FINISHED BASEMENT



Remove door frame.
Keep coffered ceiling.

RECEIVED

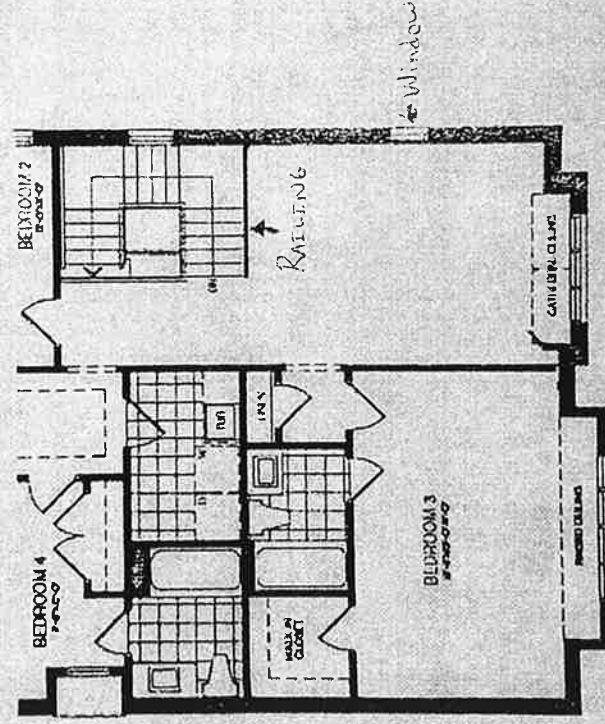
AUG 05 2020

Lot 29



lot 29

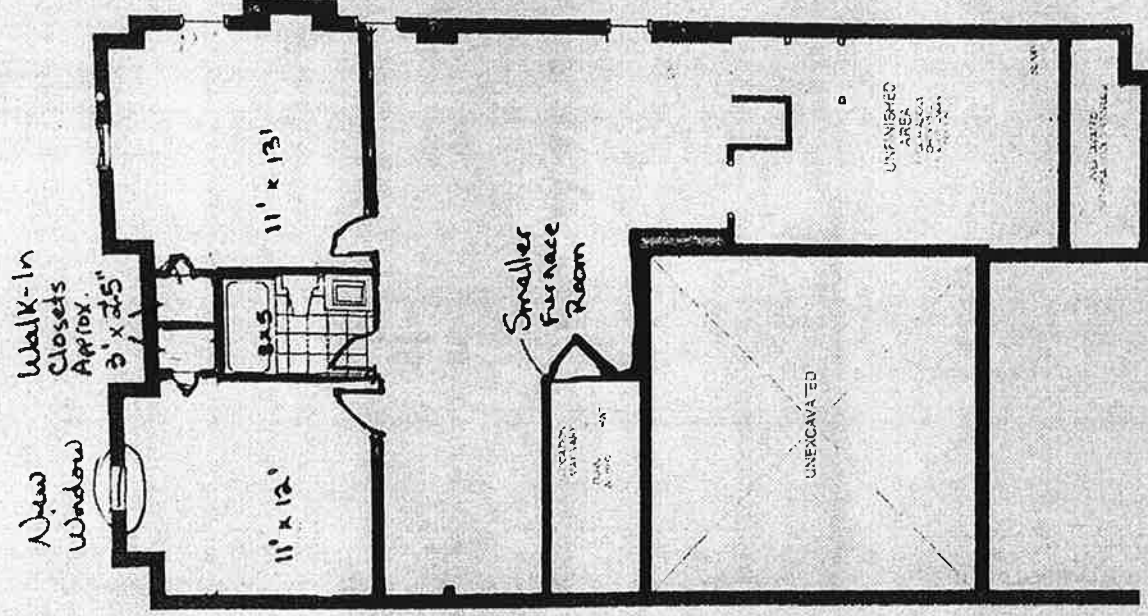
Second Floor **B** Option 2

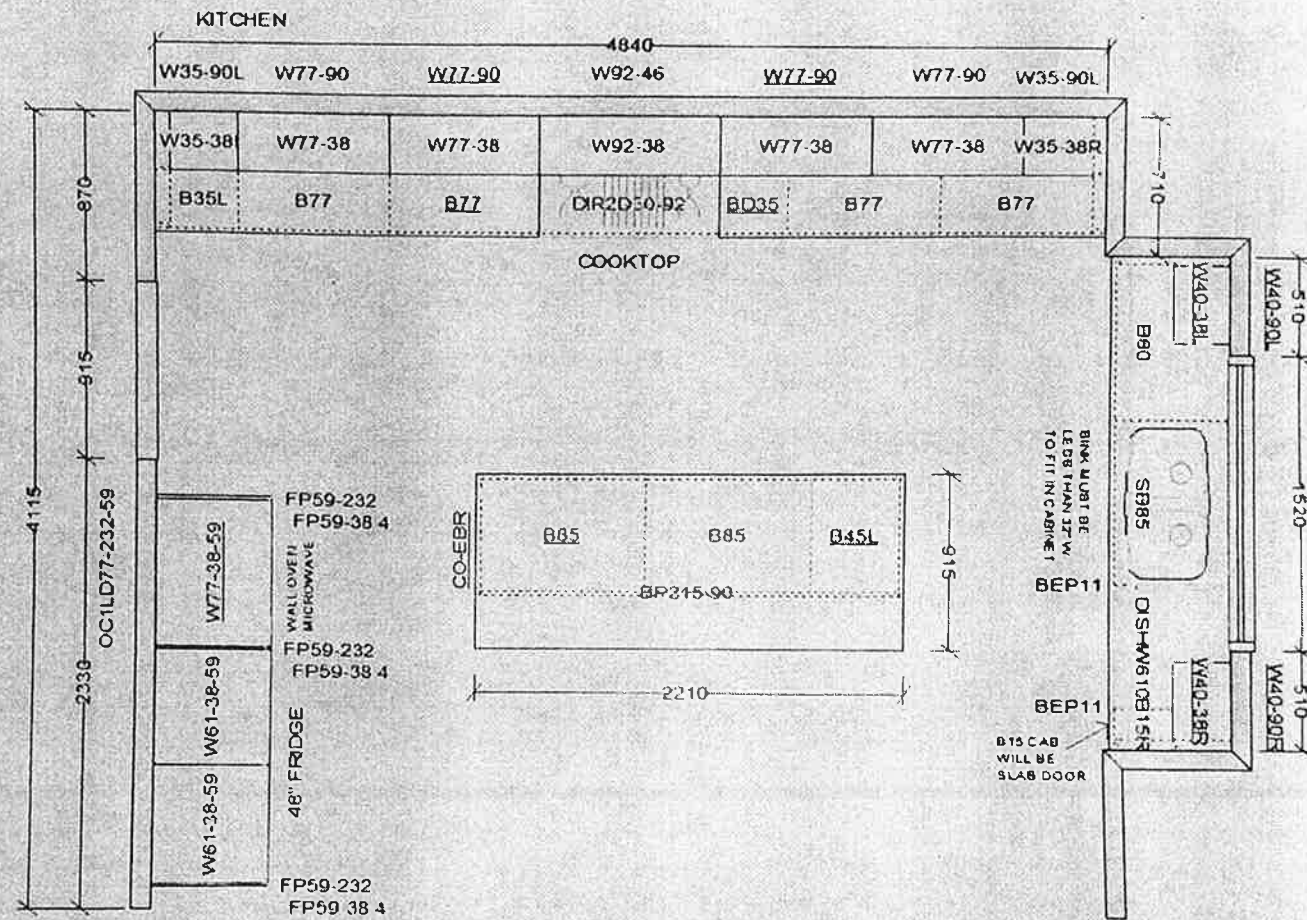


SECOND FLOOR **B**
OPTION 2

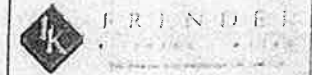
14 BATHS $\frac{15}{0}$ HK

Lot 29
Basement
Plan





This sketch is for DESIGN PURPOSES ONLY - It is not meant to be an exact rendition.



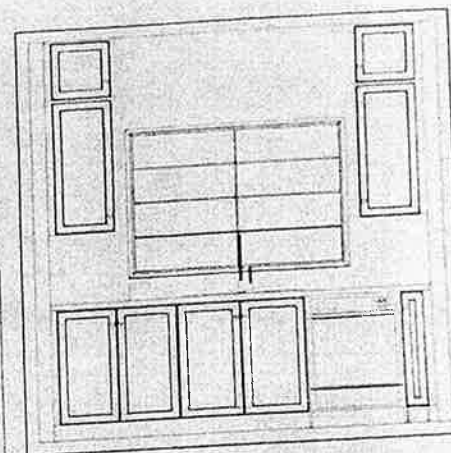
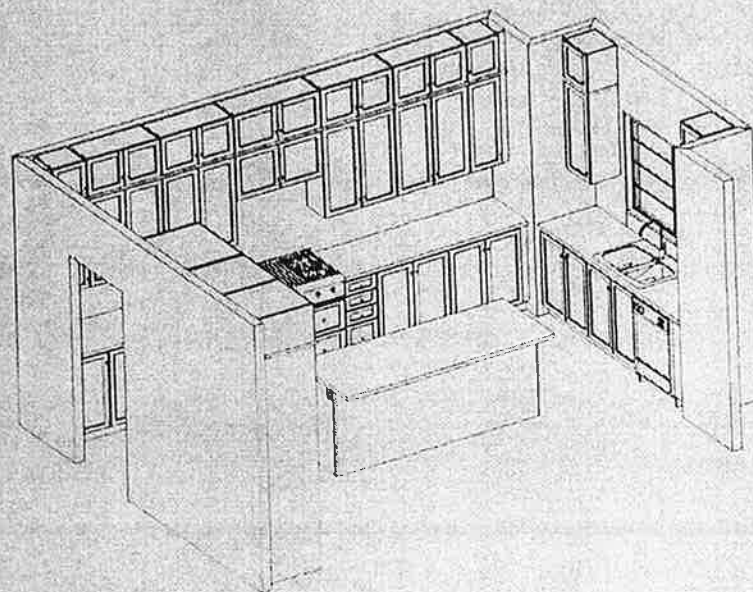
VALERY HOMES
NORTH OAKVILLE
LOT 29

RS HK

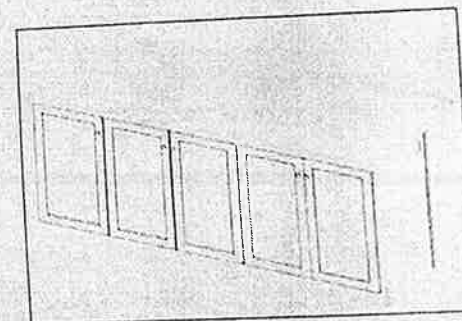
Drawn By:
Date: June 9, 2020
Scale: Not To Scale

Approved By Builder:

Date:



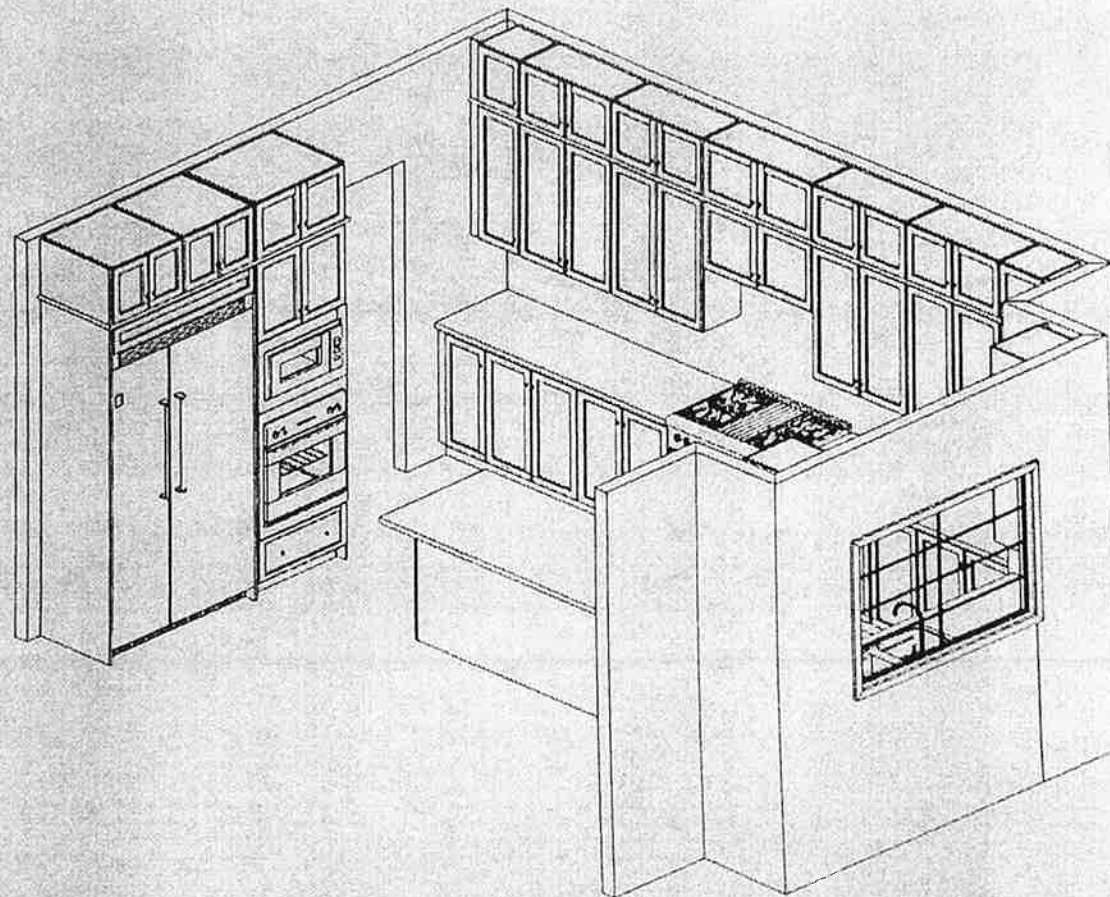
WINDOW WALL



ISLAND

This sketch is for DESIGN PURPOSES ONLY - It is not meant to be an exact rendition.

 TRENDI VALERY HOMES NORTH OAKVILLE LOT 29	
RS	HK.
Drawn By: Date: June 9, 2020 Scale: Not To Scale	
Approved By: Builder _____ Date: _____	



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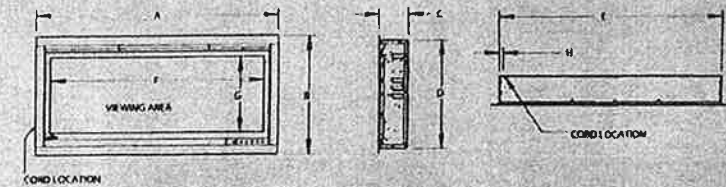
 PRENELL KITCHEN & BATH
VALERY HOMES NORTH OAKVILLE LOT 29
RS HW
Drawn by: Date: June 9, 2023 Scale: 1/4" = 1'-0"
Approved By Builder: _____ Date: _____

Lot 29

RS H.K.

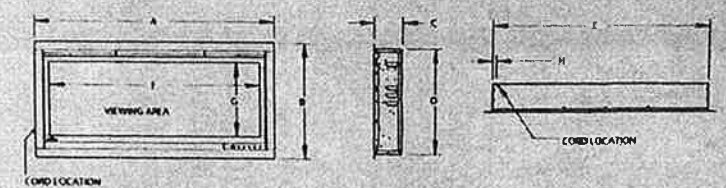
Alluravision® 50 Deep Depth
NEFL50CHD
 Shown on pages 6-9

18" off finished floor



Model	BTU's	Watts	Height		Front Width		Depth		Viewing Area		Installation	Mobile Home Certified	Blower	Remote Control	Ember Bed	
			Actual	Framing	Actual	Framing	Actual	Framing	Height	Width					Logs	Crystals
NEFL50CHD	9,000	2,600	17 5/16"	16 1/8"	52 11/16"	50 13/16"	5 13/16"	6 1/16"	11 1/16"	48 1/2"	Wall Mount/ Fully Recessed	Yes	Included	Included	Included	Included

Alluravision® 60 Deep Depth
NEFL60CHD
 Shown on pages 6-9



Model	BTU's	Watts	Height		Front Width		Depth		Viewing Area		Installation	Mobile Home Certified	Blower	Remote Control	Ember Bed	
			Actual	Framing	Actual	Framing	Actual	Framing	Height	Width					Logs	Crystals
NEFL60CHD	9,000	2,600	17 5/16"	16 1/8"	62 9/16"	60 11/16"	5 13/16"	6 1/16"	11 1/16"	58 5/16"	Wall Mount/ Fully Recessed	Yes	Included	Included	Included	Included

Certified under Canadian and American National Standards.
 Figures may vary with individual conditions such as floor plan layout, insulation, wall/ceiling/roof layout, etc.
 Measurements to be used as a guide only. Consult your owner's manual for complete and up to date installation instructions and proper clearances to combustible materials.