

CONSTRUCTION SUMMARY

North Oakville - 97 - 1 - SPARROW (38-01) Elev B

Registere Plan Number: Municipal Address: Closing: 30-Oct-20

CABINETRY

Inv. 121 10 Line 1640 11Jun20 / 18Jun20	1 - KITCHEN: PREPARE SLIDE-IN STOVE FOR GRANITE (29H). SEE SPECS ATTACHED NOTE: GAS LINE WAS NOT REQUESTED Note:
Inv. 121 11 Line 1641 11Jun20 / 18Jun20	1 - KITCHEN- PANTRY: PANTRY THE WAS GIVEN IN THE APS IS TO HAVE 6 NARROW DOORS, AS PER THE ATTACHED SKETCH Note:

CARPET

Inv. 58 9 Line 848 29Jan20 / 29Jan20	1 - 40 oz broadloom in lieu of berber carpet Note:
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CERAMIC TILE

Inv. 121 12 Line 1642 11Jun20 / 18Jun20	1 - FOYER - POWDER ROOM - LAUNDRY/CLOSET: DO NOT SUPPLY OR INSTALL ANY TILES ON MAIN FLOOR. PURCHASER WILL INSTALL AT THIER OWN COST AFTER CLOSING Note: THE PURCHASER AGREES THAT THE VENDOR IS TO BE EXEMPT FROM ANY AND ALL CLAIMS BY THE PURCHASER REGARDING THIS REQUEST. ANY DAMAGE DONE TO BASEBOARDS AND CABINETRY WILL NO LONGER BE COVERED UNDER WARRANTY. ANY DAMAGE DONE TO PLUMBING WHILE REMOVING TO INSTALL TILE WILL ALSO NOT BE COVERED UNDER WARRANTY. SHOE MOULDS WILL BE LEFT ASIDE FOR PURCHASER TO PAINT AND INSTALL AFTER CLOSING.
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CONSTRUCTION

Inv. 58 8 Line 847 29Jan20 / 29Jan20	1 - Cold Cellar in basement as per plan Extended pantry in kitchen in lieu of desk Remove protruding wall off powder room on main floor (see sketch) Note:
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ELECTRICAL

Inv. 55 1 Line 825 27Jan20 / 29Jan20	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv. 55 2 Line 826 27Jan20 / 29Jan20	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE). SEE SKETCH FOR LOCATION. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:

MISCELLANEOUS

Inv. 55 5 Line 829 27Jan20 / 29Jan20	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 Note:
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North Oakville - 97 - 1 - SPARROW (38-01) Elev B

Registere Plan Number: Municipal Address: Closing: 30-Oct-20

Inv.55 6	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	Note:
Line 830		
27Jan20 / 29Jan20		
Inv.121 13	1 - 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.	Note:
Line 1643		
11Jun20 / 18Jun20		
Inv.121 14	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	Note:
Line 1644		
11Jun20 / 18Jun20		

PAINT

Inv.58 7	1 - Stain Hardwood floors and Staircase including railings	
Line 846		Note:
29Jan20 / 29Jan20		

WINDOWS

Inv.55 3	4 - BASEMENT: UPGRADE FOUR (4) BASEMENT WINDOW - EXTRA STANDARD WINDOW - 36 X 24- INCLUDES NEW WINDOW	Note:
Line 827		
27Jan20 / 29Jan20		
Inv.55 4	1 - BASEMENT: INSTALL ONE (1) NEW BASEMENT WINDOW - EXTRA STANDARD WINDOW - 30 X 16	Note:
Line 828		
27Jan20 / 29Jan20		

Revised
09.10.20

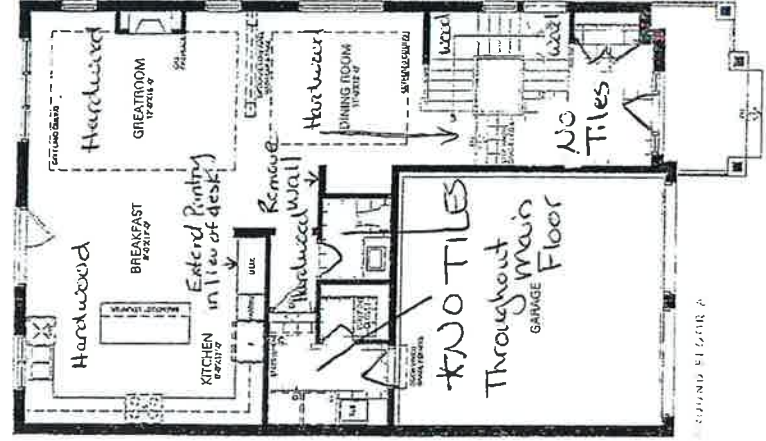
SPARROW

Lot 97



3,158 SQ. FT.

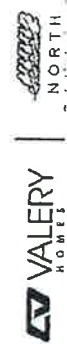
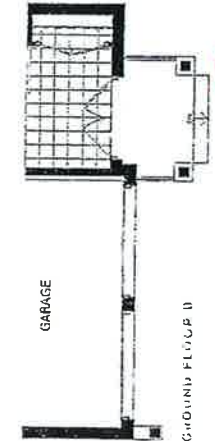
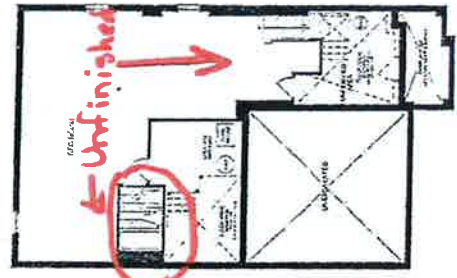
INCLUDES 671 SQ. FT. FINISHED BASEMENT



STANDARD SECOND FLOOR A
3 BEDROOMS



STANDARD SECOND FLOOR B
4 BEDROOMS



* Basement is unfinished
Washroom is roughed-in only

RECEIVED

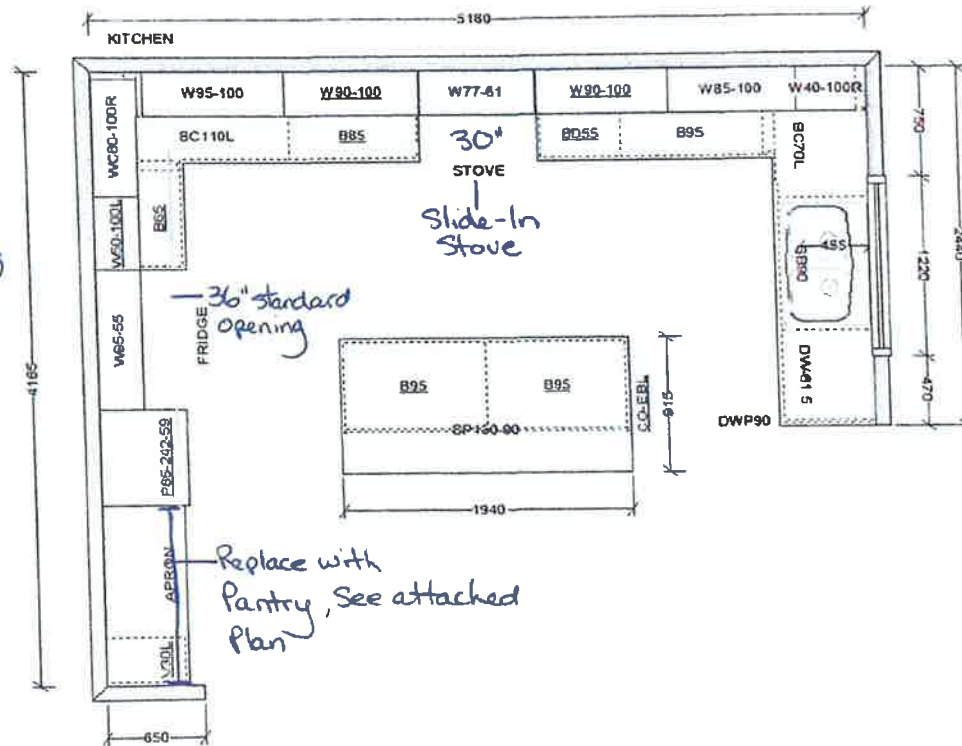
SEP 10 2020

Lot 97

LP MP

See attached drawing for pantry - as per APS

Kitchen



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

FRENDEL

VALERY HOMES
NORTH OAKVILLE
381 - SPARROW

STANDARD FEATURES:

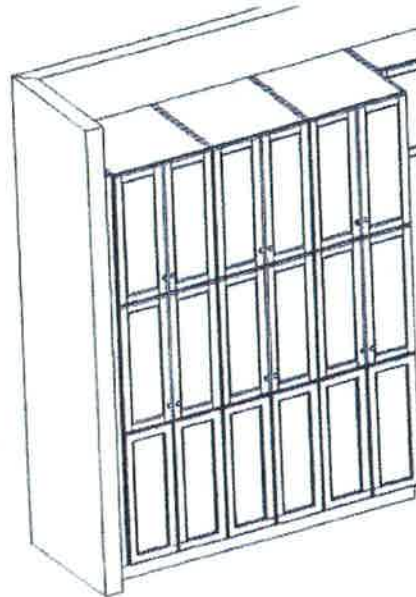
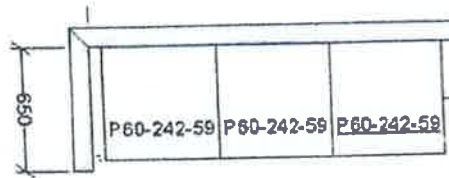
- 100cm upper cabinets
- Ceiling strip to underside of bulkhead in Kitchen
- Backing on Kitchen and Bath cabinets
- Kitchen countertops by others
- Post-Form laminate countertops in baths and Laundry

Drawn By:
Date: February 20, 2020
Scale: Not To Scale

Approved By Builder:

Date:

PANTRIES



This sketch is for DESIGN PURPOSES ONLY – it is not meant to be an exact rendition.

 TRENDEL DESIGN • BUILD • FINISH
VALERY HOMES NORTH OAKVILLE LOT 97
 
Drawn By: Date: June 9, 2020 Scale: Not To Scale
Approved By Builder: _____ Date: _____

Lot 97

13

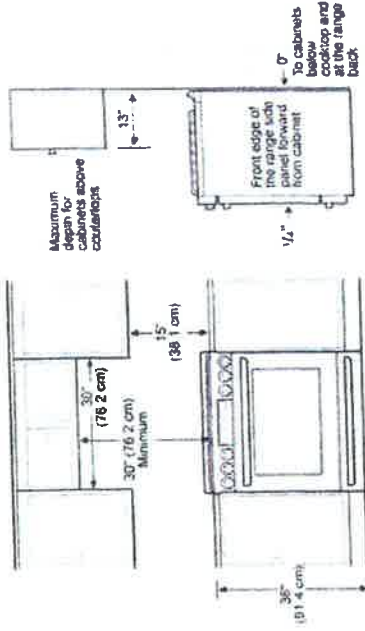
* Gas Line not provided



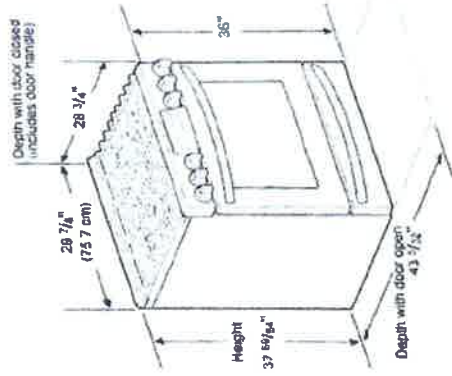
Dimensions and Clearances

Provide proper clearance between the range and adjacent combustible surfaces. These dimensions must be met for safe use of your range. The location of the electrical outlet and pipe opening (see Gas Pipe and Electrical Outlet Locations, page 14) may be adjusted to meet specific requirements. The range may be placed with 0" clearance (flush) at the back wall.

Installation Clearances



Dimensions





LOVE HOW YOU LIVE

Schedule "M"

NORTH OAKVILLE

36' 38' and 43' LOTS

Bonus Package

- Spend \$30,000 at Design Centre and receive ADDITIONAL \$7,500 Bonus Décor Dollars
- 10' High Ceilings on Main Floor
- 9' High Ceilings on Second Floor
- Smooth Ceilings on the Main Floor
- 8' Interior Doors on Main Floor and 7' interior Doors on the Second Floor
- Granite Kitchen Countertop with Stainless Steel Undermount Sink & Moen Faucet
- Kitchen Backlash (as per builder standard features).
- Elegant Extended Height Kitchen Cabinets
- Gas line for the BBQ
- 3 1/2" Natural Oak Wood Flooring Throughout Main Floor (Including Kitchen) and in Second Floor Hall
- Upgraded Natural Oak Main Staircase with Large 3 1/2" Newel Post
- Iron pickets and Upgraded Handrail (as per builder sample)
- ~~Premium 32-oz Berber Carpeting in Bedrooms and in the Basement (in non-tiled/or oakwood flooring areas)~~
- ~~Complete 3 Piece Bathroom in the Basement~~
- Upgraded 5" Baseboards with 2 3/4" Casing Throughout
- Direct Vent Gas Fireplace with Mantel & Marble Surround (as per plans)
- Raised Coffered Ceilings in the Master Bedroom (as per plan)
- Modern Free-Standing Tub in Master Ensuite (as per plans)
- Glass Shower Enclosure in Master Ensuite (as per plans)
- Alarm System Rough-In and Central Vacuum Rough-In
- 200 AMP Service
- French Patio Doors, as per plan (*no screens available*)
- Rough-In for Electric Car Charging Station in Garage

Bonus Décor Credit to be used at time of Colour Selection only; no cash value
Granite Selection from Builder's standard samples with standard edge
Vendor reserves the right to change or cancel the free bonus at anytime without notice
E. & O. E.