

CONSTRUCTION SUMMARY

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

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

CABINETRY

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

CARPET

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

CERAMIC TILE

Inv. 121 12	1 - FOYER - POWDER ROOM - LAUNDRY/CLOSET:
Line 1642	DO NOT SUPPLY OR INSTALL ANY TILES ON MAIN FLOOR.
11Jun20 / 18Jun20	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.

CONSTRUCTION

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

ELECTRICAL

Inv. 55 1	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 825	Note:
27Jan20 / 29Jan20	
Inv. 55 2	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
Line 826	Note:
27Jan20 / 29Jan20	

MISCELLANEOUS

Inv. 55 5	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
Line 829	Note:
27Jan20 / 29Jan20	

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	
Line 830	Note:	
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.	
Line 1643	Note:	
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	
Line 1644	Note:	
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	
Line 827	Note:	
27Jan20 / 29Jan20		
Inv.55 4	1 - BASEMENT: INSTALL ONE (1) NEW BASEMENT WINDOW - EXTRA STANDARD WINDOW - 30 X 16	
Line 828	Note:	
27Jan20 / 29Jan20		

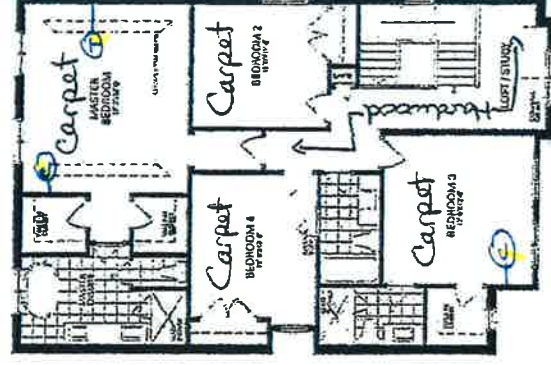
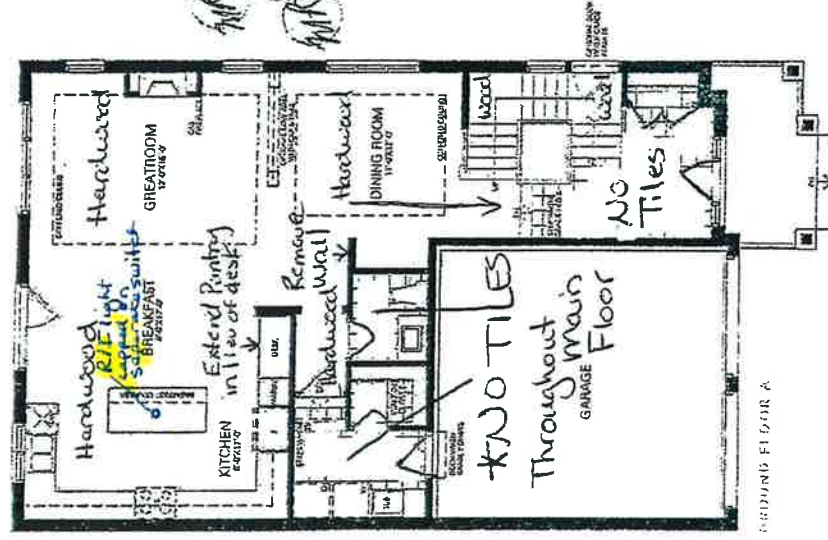
Revised 09.10.20
SPARROW

Lot 97

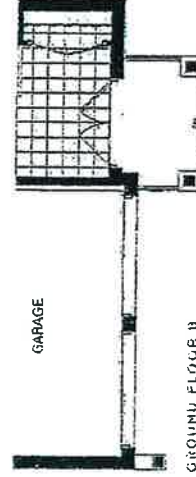
SPARROW

3,158 SQ. FT.

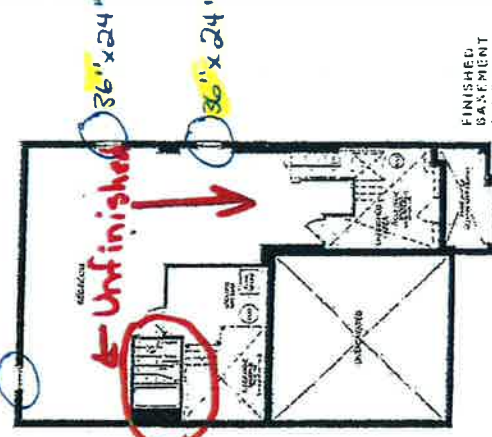
INCLUDES 671 SQ. FT. FINISHED BASEMENT



STANDARD
SECOND FLOOR A
4 BEDROOMS

STANDARD
SECOND FLOOR
4 BEDROOMS

RECEIVED



FINISHED
BASINMENT
A. B.

VALERY HOMER

NORTH
CHINA

* Basement is unfinished
Washroom is roughed-in Only

RECEIVED

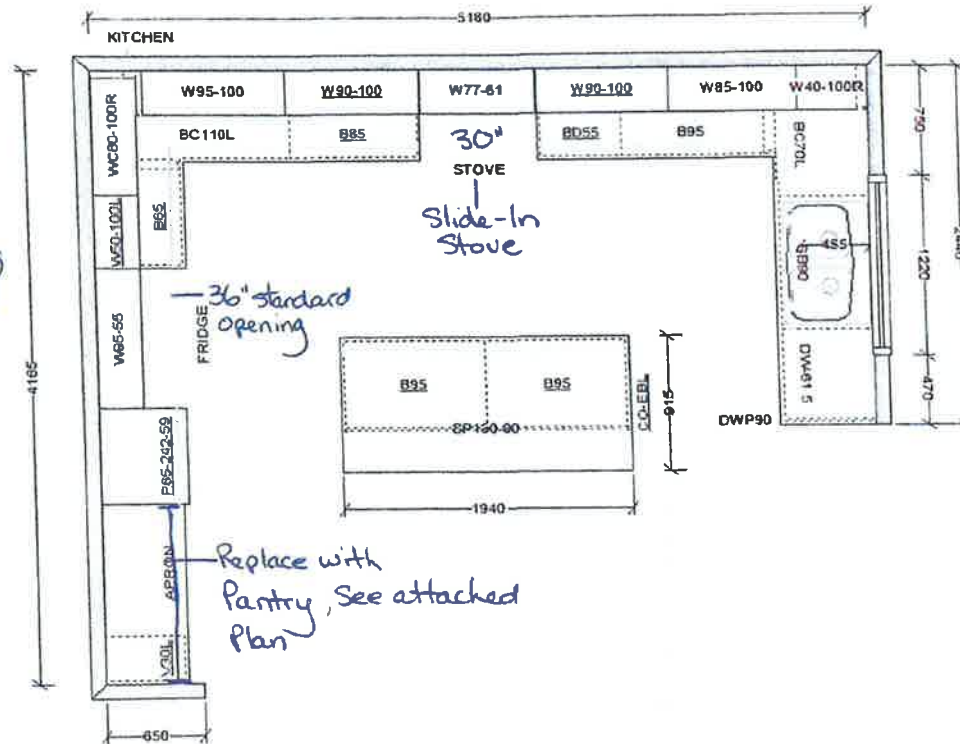
SEP 11 2020

Lot 97

SP 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:

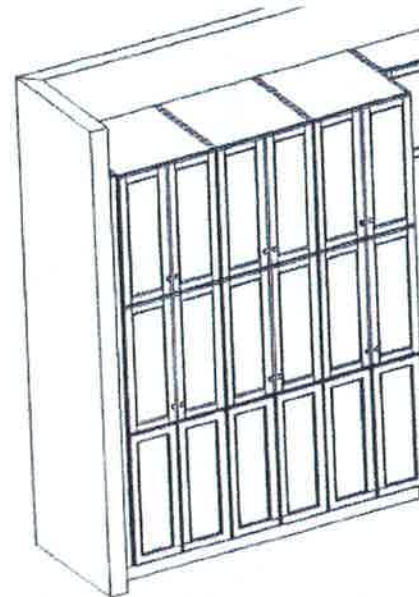
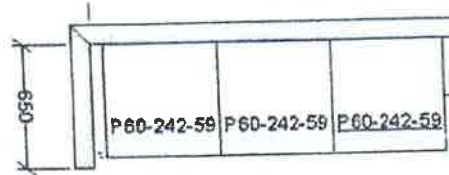
- 100cm upper cabinets
- Ceiling strip to underside of bulkhead in Kitchen
- Backing on Kitchen and Bath cabinets
- Kitchen countertops by other
- Post-form laminate countertops in baths and Laundry

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.

 KRENDI Interiors by Design
VALERY HOMES NORTH OAKVILLE LOT 97
 
Drawn By: Date: June 9, 2020 Scale: Not to Scale
Approved By Builder: _____ Date: _____

Lot 97



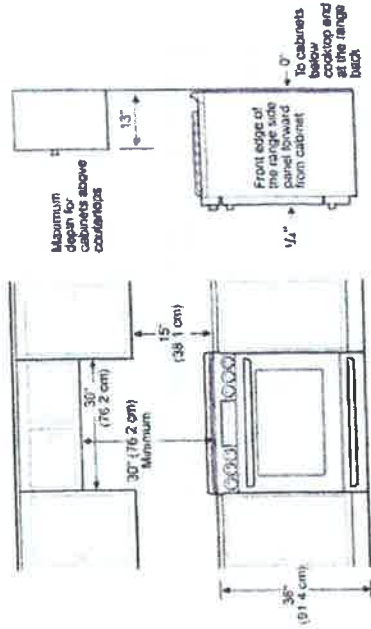
* Gas Line not provided



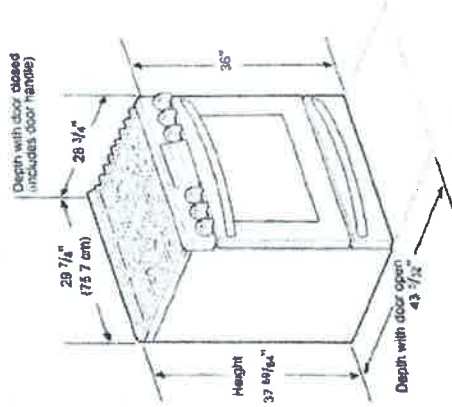
Dimensions and Clearances

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





VALERY
H O M E S

LOVE HOW YOU LIVE

Lot 97

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.