



CONSTRUCTION SUMMARY

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

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

BONUS

Inv.162	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR
71	CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 2326	Note:
20Aug20 / 18Sep20	

CABINETRY

Inv.162	8 - KITCHEN: INSTALL ADDITIONAL 8' OF BASE CABINETS UNDER WINDOW
38	
Line 2290	Note:
20Aug20 / 18Sep20	
Inv.162	3 - KITCHEN: INSTALL 3 FEET OF UPPER CABINETS, ON EITHER SIDE OF KITCHEN WINDOW
39	
Line 2291	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MASTER ENSUITE: INSTALL HUTCH CABINET
66	
Line 2319	Note:
20Aug20 / 18Sep20	
Inv.162	2 - MASTER ENSUITE: INSTALL TWO (2) GLASS DOORS TO HUTCH CABINET
67	
Line 2320	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL CROWN ON KITCHEN CABINETS, INCLUDING NEW CABINETS
47	
Line 2300	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL WIDE PULL OUT DOOR RECYCLE WASTE CENTRE (20B)
48	
Line 2301	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL SPICE RACK (21B)
49	
Line 2302	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL HOOD FAN CABINET (10H)
50	
Line 2303	Note:
20Aug20 / 18Sep20	
Inv.162	2 - KITCHEN: INSTALL TWO (2) FROSTED GLASS DOORS ON CABINETS ON EITHER SIDE OF WINDOW
51	
Line 2304	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL LEVEL 7 CABINETS THROUGHOUT KITCHEN
52	
Line 2305	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL DIFFERENT COLOUR CABINET ON KITCHEN ISLAND
53	
Line 2306	Note:
20Aug20 / 18Sep20	



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Inv.162 54 Line 2307 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL DIFFERENT COLOUR CABINET ON KITCHEN HODD FAN CABINET (COLOUR SAME AS ISLAND) Note:
Inv.162 56 Line 2309 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL FRIDGE PANEL Note:
Inv.162 57 Line 2310 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL DISHWASHER PANEL Note:
Inv.162 58 Line 2311 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL FRIDGE IN A FLUSH INSTALLATION Note:
Inv.56 1 Line 831 28Jan20 / 28Jan20	1 - KITCHEN - EXTEND TWO PIECE STACKED KITCHEN CABINETS Note:
Inv.162 41 Line 2293 20Aug20 / 18Sep20	3 - KITCHEN: INSTALL STACKED CABINETS OVER NEW CABINETS ON SINK WALL (03A) Note:
Inv.162 42 Line 2294 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL BUILT-IN WALL OVEN UNIT Note:
Inv.162 43 Line 2295 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (05H) Note:
Inv.162 44 Line 2296 20Aug20 / 18Sep20	7 - KITCHEN: INSTALL STACKED CABINETS OVER NEW CABINETS ON FRIDGE WALL (03A) Note:
Inv.162 45 Line 2298 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL 36" RANGE TOP CABINET (25H) Note:

CEILING

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

Inv.56 10 Line 840 28Jan20 / 28Jan20	1 - 24 X24 CERAMIC TILES IN ALL MAIN FLOOR AREAS WHERE TILES ARE SHOWN (AS PER BUILDER STANDARD SAMPLES) Note:
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Inv.162	1 - FOYER/ POWDER ROOM: INSTALL UPGRADE 6 TILE
59	
Line 2312	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MUD ROOM: INSTALL UPGRADE 6 TILE
60	
Line 2313	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MASTER ENSUITE: INSTALL UPGRADE 3 TILE ON SHOWER WALL
61	
Line 2314	Note:
20Aug20 / 18Sep20	

CONSTRUCTION

Inv.53	1 - BASEMENT: MAKE 2 ROOMS IN BASEMENT. RELOCATE BASEMENT WASHROOM. MAKE FURNACE ROOM SMALLER. SEE ATTACHED SKETCH
20	
Line 1429	Note:
20Jan20 / 11Jun20	
Inv.56	1 - KITCHEN SINK, STOVE & DISHWASHER ROUGH-INS TO BE RE-LOCATED AS PER SKETCH
5	
Line 835	Note:
28Jan20 / 28Jan20	
Inv.56	1 - BASEMENT - 9FT CEILING HEIGHT FINISHED
2	
Line 832	Note:
28Jan20 / 28Jan20	
Inv.56	1 - SIDE DOOR ENTRY (WHERE GRADING PERMITS)
3	
Line 833	Note:
28Jan20 / 28Jan20	
Inv.149	1 - MAIN HALL: REMOVE DOOR FRAME, CLOSEST TO THE FOYER, KEEPING THE COFFERED CEILING
33	
Line 1951	Note:
4Aug20 / 5Aug20	
Inv.162	1 - DELETE ITEM 20 FROM INVOICE PE 53
35	
	BASEMENT: MAKE 2 ROOMS IN BASEMENT, RELOCATE WASHROOM, MAKE FURNACE ROOM SMALLER
	PLEASE REVERT TO ORIGINAL BASEMENT PLAN. NO ROOMS, WASHROOM AND FURNACE ROOM TO BE THE SAME AS THE ORIGINAL PLAN
Line 2288	Note:
20Aug20 / 18Sep20	
Inv.162	1 - CREDIT FOR SIDE DOOR GIVEN IN THE APS. GRADING DID NOT PERMIT.
36	
Line 2289	Note:
20Aug20 / 18Sep20	
Inv.56	1 - SECOND FLOOR OPTION 2 (OPTIONAL 4TH BEDROOM PLAN WITH 4 BATHROOMS) AS PER SKETCH
8	
Line 838	Note: AS DISCUSSED WITH VIRG, 4TH BATHROOM MAY NOT BE POSSABLE. WE WILL TRY.
28Jan20 / 28Jan20	

CONSTRUCTION SUMMARY

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

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

Inv.56 9	1 - EXTEND WALL IN LIBRARY - AS PER SKETCH	Note:
Line 839		
28Jan20 / 28Jan20		
Inv.53 30	1 - KITCHEN/BREAKFAST AREA: RELOCATE KITCHEN BACK DOOR TO THE BREAKFAST AREA. INCLUDES SIDELITE. SEE SKETCH	Note:
Line 1438		
20Jan20 / 11Jun20		
Inv.53 21	1 - BASEMENT: MAKE FURNACE ROOM SMALLER. REQUIRES ADDITIONAL FLOOR COVERING.	Note:
Line 1439		
20Jan20 / 11Jun20		
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	Note:
Line 1440		
20Jan20 / 11Jun20		
CONSTRUCTION		
Inv.53 18	1 - COLD CELLAR	Note:
Line 807		
20Jan20 / 11Jun20		
COUNTERTOP		
Inv.162 46	1 - KITCHEN: CUT OUT FOR RANGE TOP CABINET	Note:
Line 2299		
20Aug20 / 18Sep20		
Inv.162 55	1 - KITCHEN: INSTALL MSI 2 COUNTER TOP THROUGHOUT STANDARD KITCHEN AREA	Note:
Line 2308		
20Aug20 / 18Sep20		
Inv.162 69	1 - MASTER ENSUITE: INSTALL STANDARD LEVEL CAESARSTONE ON VANITY	Note:
Line 2323		
20Aug20 / 18Sep20		
Inv.162 40	1 - KITCHEN: INSTALL ADDITIONAL 8' OF MSI 2 UNDER KITCHEN WINDOW	Note:
Line 2292		
20Aug20 / 18Sep20		
ELECTRICAL		
Inv.53 26	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE	Note:
Line 1568		
20Jan20 / 11Jun20		
Inv.56 7	1 - STOVE TO BE RE-LOCATED AS PER SKETCH	Note:
Line 837		
28Jan20 / 28Jan20		

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

FIREPLACE

Inv.162 64 Line 2317 20Aug20 / 18Sep20	1 - FIREPLACE: INSTALL UNFINISHED OAK MANTLE ABOVE FIREPLACE Note:
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FIREPLACE

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

Inv.162 62 Line 2315 20Aug20 / 18Sep20	970 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR (IN LIEU OF LEVEL 1 GIVEN IN APS) Note:
Inv.162 63 Line 2316 20Aug20 / 18Sep20	1,435 - 2ND FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR (IN LIEU OF LEVEL 1 GIVEN IN APS) Note:

HVAC

Inv.53 27 Line 1435 20Jan20 / 11Jun20	1 - FILTRATION - HUMIDIFICATION - CONTROL - FLO - THRU HUMIDIFIER LARGE HE205 - 18 GAL Note:
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Inv.53	1 - AIR CONDITIONER - ROUGH - IN AIR CONDITIONER - INCLUDES VENTING AND ELECTRICAL
28	Note:
Line 1436	
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	Note:
Line 1479	
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
32	Note:
Line 1480	
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
34	Note:
Line 1952	
4Aug20 / 5Aug20	
Inv.162	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
72	Note:
Line 2327	
20Aug20 / 18Sep20	
Inv.162	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
73	Note:
Line 2328	
20Aug20 / 18Sep20	

PAINT

Inv.162	1 - FIREPLACE: STAIN UNFINISHED OAK MANTLE IN THE SAME FINISH AS THE STAIRS.
65	
Line 2318	Note:
20Aug20 / 18Sep20	
Inv.56	1 - STAINED HARDWOOD FLOORS, STAIRCASE STAIRS, POSTS & HANDRAILS (UPGRADED COST)
6	Note:
Line 836	
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	



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Inv.162 70	2 - MASTER ENSUITE: INSTALL TWO (2) UNDERMOUNT SINKS IN MASTER INCLUDES COST FOR CUT AND POLISH
Line 2324	CAXTON RECTANGLE UNDER MOUNT K-20000 Note:
20Aug20 / 18Sep20	

RAILING

Inv.162 68	1 - RAILING: INSTALL DISPLAY 2B SPOON SERIES, 1/2" METAL SINGLE SPOON/DBL SPOON, TEXTURED BLACK, ELORA POST * (WITH R3C RAIL)
Line 2321	Note:
20Aug20 / 18Sep20	

VACCUM/BELL

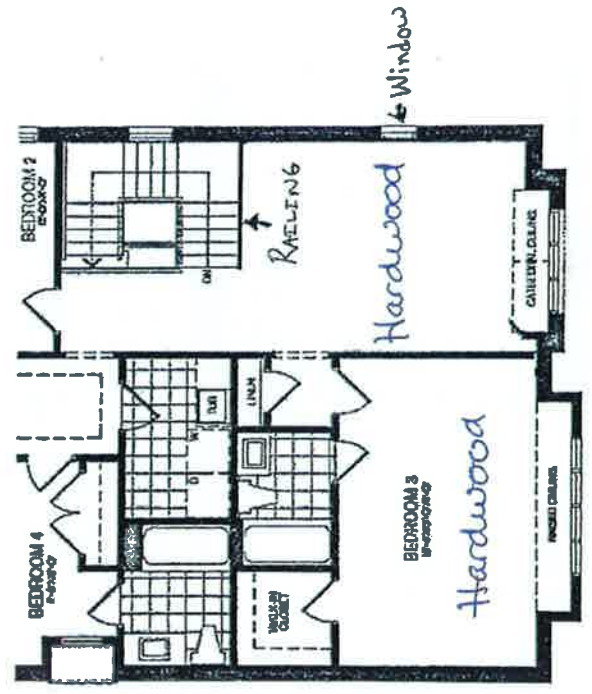
Inv.162 37	1 - GREAT ROOM: INSTALL INTERNET - CAT-6 NETWORK CABLE
Line 2325	Note:
20Aug20 / 18Sep20	
Inv.53 13	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE- FOR FUTURE TV
Line 802	Note:
20Jan20 / 11Jun20	
Inv.53 14	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
Line 803	Note:
20Jan20 / 11Jun20	

WINDOWS

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

Lot 29 Lot 29

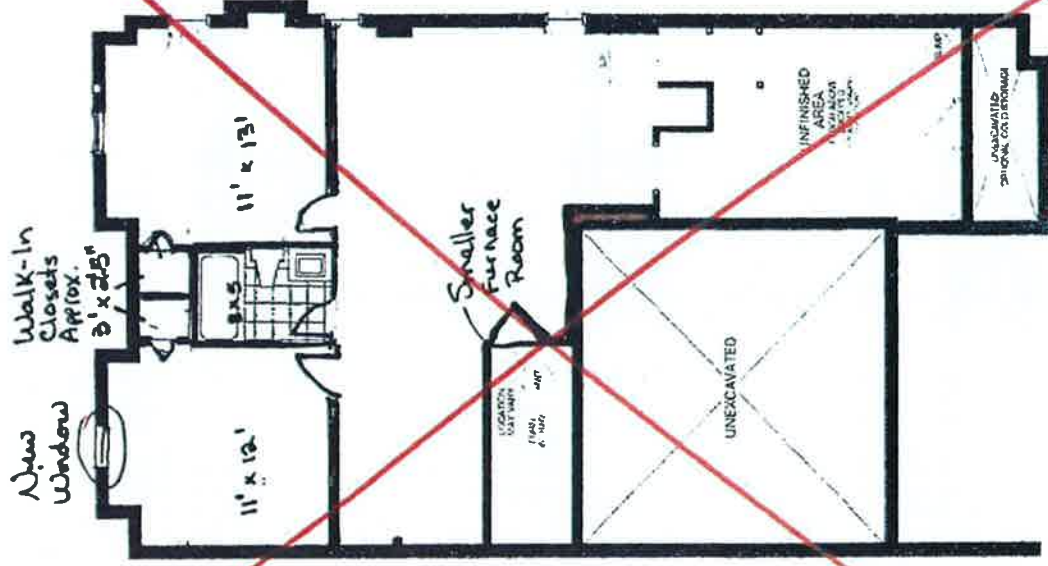
Second Floor B OPTION 2 Lot 29



SECOND FLOOR B
OPTION 2 14 BATHS 15
0 HK

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SEP 17 2020

Lot 29
Basement
Plan



Delete this
change. Standard
Plan to remain

Lot 29 ○○

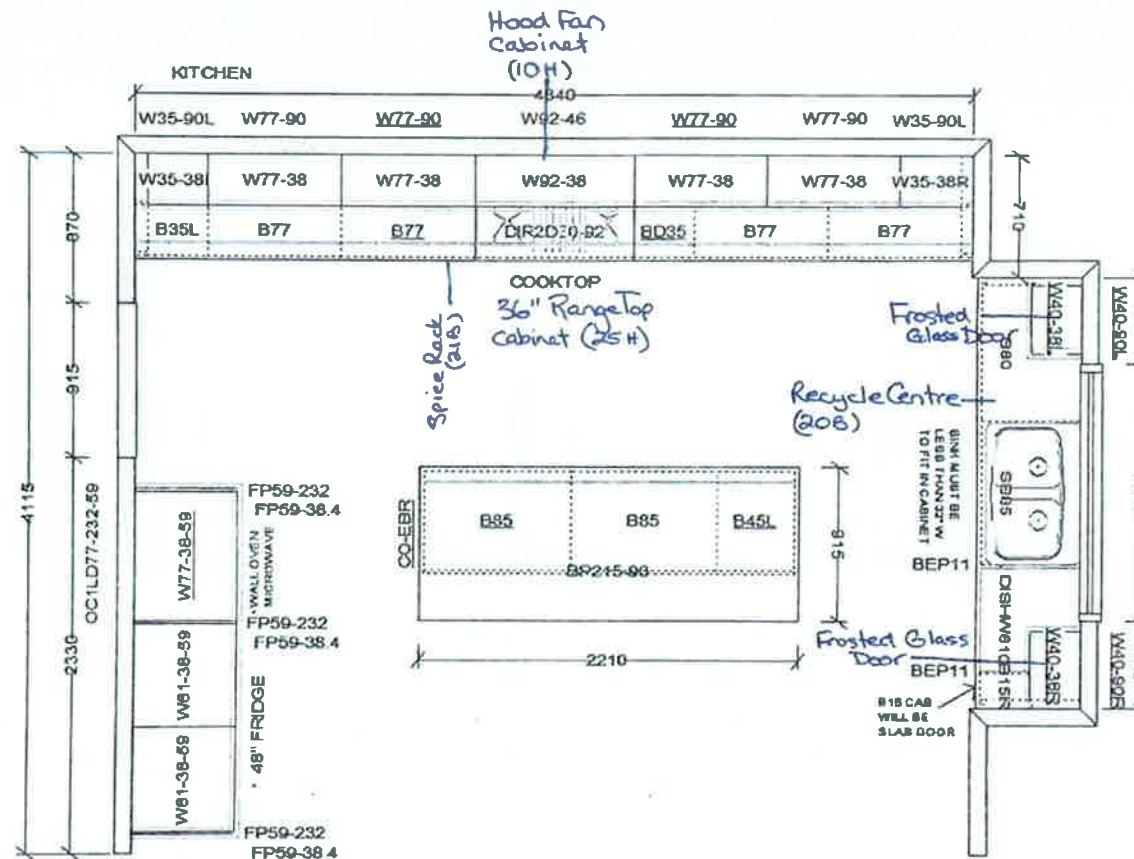
RECEIVED

SEP 17 2020

- Oct 29



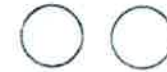
RECEIVED
SEP 17 2020



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



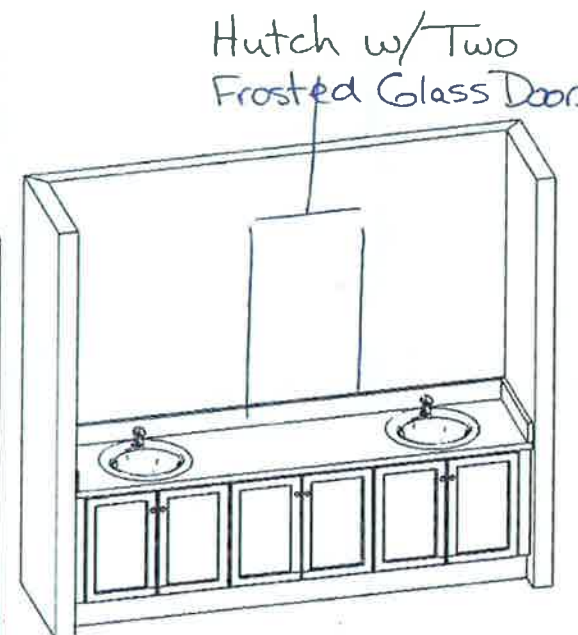
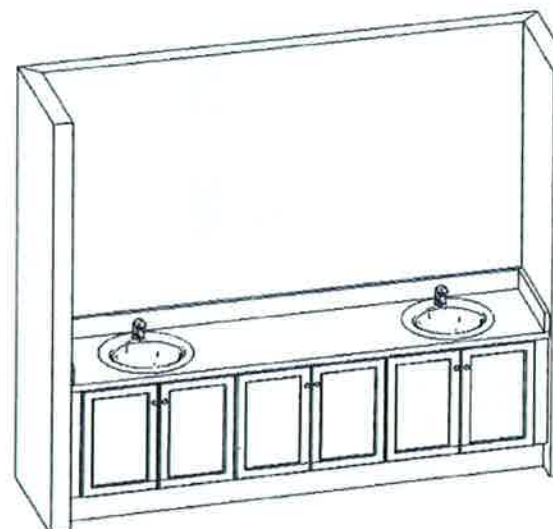
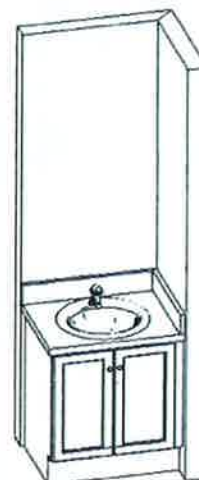
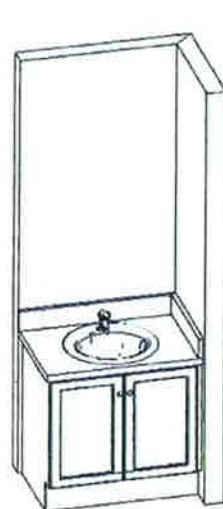
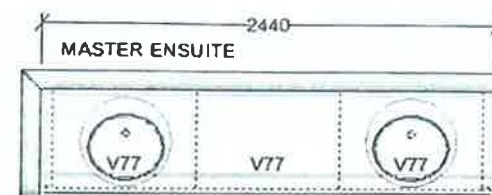
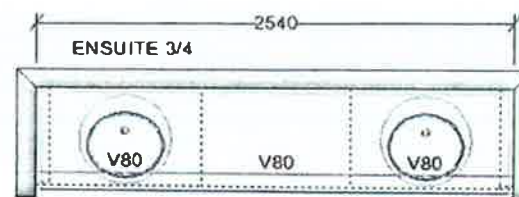
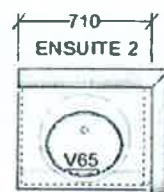
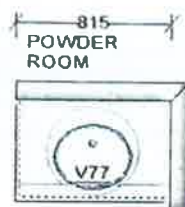
VALERY HOMES
NORTH OAKVILLE
LOT 29



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

Approved By Builder:

Date: _____



FRENDEL
KITCHENS LIMITED
180 Parkway Drive, Scarborough, Ont. M1B 4Y7

VALERY HOMES
NORTH OAKVILLE
3810 - OSPREY

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

Not 29



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

Approved By Builder:

Date:

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SEP 17 2020



Lot 29



Oak Beam
above Fireplace

- Unfinished
- 60" wide (5')
- 4" thick
- Depth approx 5"-6"

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