

CONSTRUCTION SUMMARY

North Oakville - 80 - 1 - SPARROW (38-01) Elev B

Register Plan Number: Municipal Address: Closing: 14-May-21

CABINETRY

Inv.214 30 Line 3669 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL LEVEL 6 CABINETS THROUGHOUT Note:
Inv.214 31 Line 3670 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL UPGRADE 2 HARDWARE THROUGHOUT KITCHEN (03G) Note:
Inv.214 32 Line 3671 30Oct20 / 13Nov20	1 - KITCHEN: CHANGE COLOUR OF ISLAND (40J) Note:
Inv.214 33 Line 3672 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 1 GABLE (04H) Note:
Inv.214 34 Line 3673 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL DECORATIVE HOOD CABINET (10H) Note:
Inv.214 35 Line 3674 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL WALL OVEN UNIT (19H) Note:
Inv.214 36 Line 3675 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS BELOW (24H) Note:
Inv.214 37 Line 3676 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL LARGE RECYCLING BIN 60 CM (20B) Note:
Inv.214 39 Line 3677 30Oct20 / 13Nov20	32 - KITCHEN: INSTALL STACKED CABINETS (03A) NO GLASS Note:
Inv.214 45 Line 3678 30Oct20 / 13Nov20	3 - KITCHEN: INSTALL ADDITIONAL 3' OF 66CM PANTRY, BESIDE WALL OVEN, WHERE DESK WAS (03C) Note:
Inv.214 48 Line 3679 30Oct20 / 13Nov20	1 - MASTER ENSUITE: INSTALL LEVEL 8 CABINETS Note:
Inv.214 40 Line 3723 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL CROWN ON KITCHEN CABINETS Note:

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Inv.214 41 Line 3724 30Oct20 / 13Nov20	4 - KITCHEN: INSTALL FOUR (4) CLEAR GLASS DOORS IN STACKED UPPERS. SEE SKETCH FOR LOCATIONS Note:
Inv.214 38 Line 3726 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL SPICE RACK (21B) Note:
Inv.214 43 Line 3727 30Oct20 / 13Nov20	4 - KITCHEN: INSTALL FOUR (4) CLEAR GLASS DOORS IN UPPER CABINETS ON EITHER SIDE OF STOVE, 2 ON EACH SIDE. SEE SKETCH FOR LOCATIONS Note:
Inv.214 44 Line 3728 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET WITH SHELF (26B) Note:
Inv.214 46 Line 4757 30Oct20 / 13Nov20	1 - KITCHEN: INSTALL LIGHT VALANCE IN KITCHEN Note:
Inv.214 59 Line 4762 30Oct20 / 13Nov20	1 - MAIN BATH: INSTALL ONE BANK OF DRAWERS (11D) Note:
Inv.214 60 Line 4763 30Oct20 / 13Nov20	1 - MASTER ENSUITE: INSTALL ONE BANK OF DRAWERS (12D) - LEVEL 8 CABINETS Note:
Inv.214 61 Line 4764 30Oct20 / 13Nov20	1 - MASTER ENSUITE: INSTALL HUTCH, NO GLASS, ON MASTER VANITY Note:

CEILING

Inv.110 3 Line 1517 4Jun20 / 4Jun20	1 - CORNICE MOULDING THROUGHOUT MAIN FLOOR AS PER BUILDER STANDARD SAMPLES WAFFLE BOX DEILING IN GREAT ROOM Note:
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CERAMIC TILE

Inv.214 62 Line 3691 30Oct20 / 13Nov20	1 - MAIN BATH: INSTALL UPGRADE 2 TILE ON MAIN BATH FLOOR Note:
Inv.214 63 Line 3692 30Oct20 / 13Nov20	1 - MAIN BATH: INSTALL UPGRADE 2 TILE ON MAIN BATH SHOWER WALL Note:
Inv.214 64 Line 3693 30Oct20 / 13Nov20	1 - BASEMENT BATH: INSTALL UPGRADE 2 TILE ON BASEMENT BATH FLOOR Note:

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Inv.214	1 - ENSUITE 3: INSTALL UPGRADE 2 TILE ON ENSUITE 3 FLOOR	
65	Note:	
Line 3694		
30Oct20 / 13Nov20		
Inv.214	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE FLOOR	
66	Note:	
Line 3695		
30Oct20 / 13Nov20		
Inv.214	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE SHOWER WALL	
67	Note:	
Line 3696		
30Oct20 / 13Nov20		
Inv.214	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE SHOWER FLOOR	
68	Note:	
Line 3697		
30Oct20 / 13Nov20		

CONSTRUCTION

Inv.181	1 - MASTER ENSUTE SHOWER: INSTALL SHOWER NICHE IN ENSUITE SHOWER	
28	Note:	
Line 2459		
28Sep20 / 6Oct20		
Inv.110	1 - RELOCATE MAIN FLOOR LAUNDRY ROOM TO 2ND FLOOR AS PER SKETCH INSTALL BENCH SEAT IN LIEU OF LAUNDRY ROOM ON MAIN FLOOR AS PER SKETCH INSTALL 2 ROOMS IN BASEMENT AS PER SKETCH	
Line 1515	Note:	
4Jun20 / 4Jun20		
Inv.166	1 - GREAT ROOM/ DINING ROOM: INSTALL A FULL WALL BETWEEN THE GREAT ROOM AND DINING ROOM. SEE FLOOR PLAN	
19	Note:	
Line 2107		
1Sep20 / 23Sep20		

COUNTERTOP

Inv.110	1 - GRANITE COUNTERTOPS IN ALL BATHROOM VANITIES EXCEPT POWDER ROOM AS PER BUILDER STANDARD SAMPLES	
4	Note:	
Line 1518		
4Jun20 / 4Jun20		
Inv.214	1 - KITCHEN: COOKTOP CUTOUT ON STONE COUNTER	
47	Note:	
Line 4759		
30Oct20 / 13Nov20		

ELECTRICAL

Inv.214	1 - KITCHEN: INSTALL ELECTRICAL FOR LIGHT VALANCE IN KITCHEN	
70	Note:	
Line 4758		
30Oct20 / 13Nov20		
Inv.214	4 - KITCHEN: INSTALL CABINET LIGHTING - PUCK LIGHT FOR CABINETS (EACH)- TO GO IN 4 CABINETS IN THE STACKED UPPERS. SEE KITCHEN SKETCH FOR LOCATIONS	
42	Note:	
Line 3725		
30Oct20 / 13Nov20		

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Inv.166 5 Line 2093 1Sep20 / 23Sep20	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.110 2 Line 1516 4Jun20 / 4Jun20	1 - 8 POT LIGHT PACKAGE LOCATION TO BE DETERMINED BY PURCHASER AT TIME OF DECOR CENTRE APPOINTMENT Note:
Inv.166 7 Line 2095 1Sep20 / 23Sep20	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE FOR FUTURE TV Note:
Inv.166 12 Line 2100 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN 30 - 40 AMP 220 VOLT FOR AC UNIT FOR FUTURE WALL OVEN. SEE FLOOR PLAN FOR LOCATION Note:
Inv.166 13 Line 2101 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE Note:
Inv.166 15 Line 2103 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE) TO GO ABOVE ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.166 16 Line 2104 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE) TO GO ABOVE ISLAND, ON SAME SWITCH AS OTHER ROUGH-IN. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.166 17 Line 2105 1Sep20 / 23Sep20	1 - GREAT ROOM: NOTE STANDARD 8 POT LIGHTS - 4" LED NON-INSULATED CEILINGS, GIVEN IN APS ARE TO GO IN EACH SQUARE WITH THE STANDARD LIGHT IN THE CENTRE SQUARE OF THE WAFFLE CEILING Note:

EXTERIOR DOORS

Inv.214 69 Line 3743 30Oct20 / 13Nov20	1 - SIDE DOOR: INSTALL DOOR FROM SIDE YARD INTO HOUSE. **WHERE GRADE PERMITS** Note:
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HARDWOOD FLOORING

Inv.214 52 Line 3685 30Oct20 / 13Nov20	1 - GREAT ROOM: INSTALL LEVEL 1 HARDWOOD Note:
Inv.214 53 Line 3686 30Oct20 / 13Nov20	1 - DINING ROOM/ MAIN HALL: INSTALL LEVEL 1 HARDWOOD Note:

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Inv.214	1 - KITCHEN/BREAKFAST AREA: INSTALL LEVEL 1 HARDWOOD	
54		
Line 3687	Note:	
30Oct20 / 13Nov20		
Inv.214	1 - UPPER HALL: INSTALL LEVEL 1 HARDWOOD	
55		
Line 3688	Note:	
30Oct20 / 13Nov20		
Inv.214	1 - ENTRY: INSTALL LEVEL 1 HARDWOOD IN LIEU OF STANDARD TILES	
56		
Line 3689	Note:	
30Oct20 / 13Nov20		
Inv.214	1 - LANDINGS: INSTALL LEVEL 1 HARDWOOD	
57		
	DO NOT INSTALL SANDED LANDINGS	
Line 3690	Note:	
30Oct20 / 13Nov20		

HVAC

Inv.166	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR AIN FLOOR - STOVE -	
14	UP TO 3/4 INCH LINE	
Line 2102	Note:	
1Sep20 / 23Sep20		
Inv.166	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 -	
24	13 SEER - R - 410A - 3.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER	
Line 2284	Note:	
1Sep20 / 23Sep20		

INTERIOR DOORS & TRIM

Inv.166	1 - BEDROOM 4: INSTALL OPTIONAL DOOR IN BED #4 TO MAKE ENSUITE	
20		
Line 2279	Note:	
1Sep20 / 23Sep20		
Inv.214	1 - MASTER ENSUITE: INSTALL FRAMELESS SHOWER ENCLOSURE	
49		
Line 3682	Note:	
30Oct20 / 13Nov20		
Inv.214	1 - ENSUITE 3: INSTALL FRAMELESS SHOWER ENCLOSURE	
50		
Line 3683	Note:	
30Oct20 / 13Nov20		
Inv.214	1 - INSTALL 7 1/4" STEP BEVEL TRIM THROUGHOUT	
51		
Line 3684	Note:	
30Oct20 / 13Nov20		
Inv.166	18 - 2ND FLOOR: UPGRADE TO EXTENDED HEIGHT DOORS ON 2ND FLOOR. EIGHTEEN (18)	
23	DOORS IN TOTAL	
Line 2282	Note:	
1Sep20 / 23Sep20		

MISCELLANEOUS

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Inv. 181	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 2460	Note:
28Sep20 / 6Oct20	
Inv. 214	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 3698	Note:
30Oct20 / 13Nov20	
Inv. 214	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 3699	Note:
30Oct20 / 13Nov20	
Inv. 214	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 3700	Note:
30Oct20 / 13Nov20	
Inv. 166	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 2286	Note:
1Sep20 / 23Sep20	
Inv. 166	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 2287	Note:
1Sep20 / 23Sep20	
Inv. 181	1 - ADMINISTRATIVE FEE FOR LATE EXTRA.
27	
Line 2458	PRICE APPROVED BY AV
28Sep20 / 6Oct20	Note:
PAINT	
Inv. 214	1 - STAIN TWO SETS OF STAIRS.
58	
Line 3701	Note:
30Oct20 / 13Nov20	
PLUMBING	
Inv. 166	1 - MASTER ENSUITE: INSTALL HANDHELD SHOWER
21	
	CHATEAU POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR W/HAND SHOWER
Line 2280	MODEL: TL182EP/ 3372/ T4171/ 62320/ 3669EP/ A725
1Sep20 / 23Sep20	Note:
Inv. 166	1 - KITCHEN: INSTALL POT FILLER
22	
	MOEN MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS
Line 2281	NOTE** PURCHASER TO CONFIRM FINISH AT THE TIME OF COLOURS AND PAY DIFFERENCE IF APPLICABLE
1Sep20 / 23Sep20	Note:

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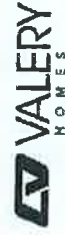
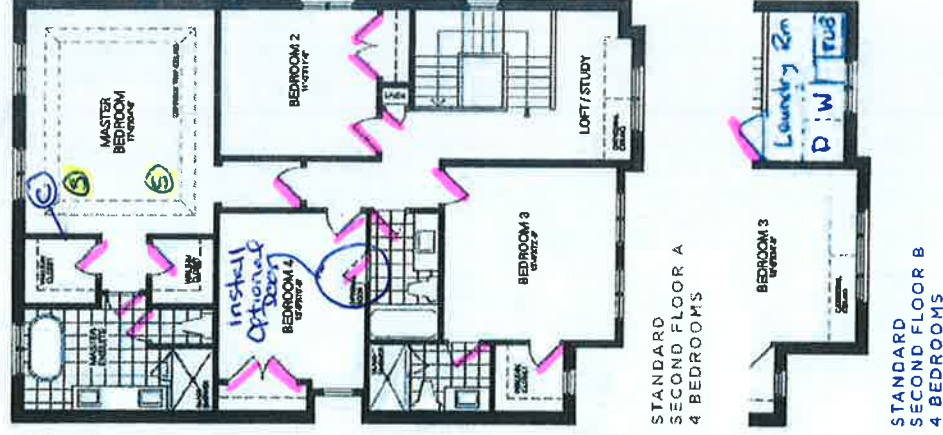
Inv.166 9	1 - MASTER ENSUITE: INSTALL PLUMPING FOR RAINSHOWER HEAD	
Line 2097	Note:	
Sep20 / 23Sep20		
Inv.166 10	1 - MASTER ENSUITE: INSTALL SHOWER HEAD - RAINSHOWER HEAD (MOEN)	
	12" SQUARE FLAT/THIN RAINSHOWER	
	MODEL# S1004	
Line 2098	Note:	
Sep20 / 23Sep20		
Inv.166 11	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF	
Line 2099	Note:	
Sep20 / 23Sep20		
Inv.166 18	1 - MASTER ENSUITE: INSTALL SHOWER SEAT	
Line 2106	Note:	
Sep20 / 23Sep20		

VACCUM/BELL

Inv.166 8	1 - KITCHEN - GREAT ROOM - DINING ROOM - MASTER BEDROOM: INSTALL FOUR (4) ZONE HOME AUDIO ROUGH-IN SPEAKER WIRES (X8), CAT-5E CABELS (X2), 6.5 INCH SPEAKER BRACKETS (X4 PAIRS)	
	SEE FLOOR PLAN FOR LOCATIONS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	
Line 2096	Note:	
Sep20 / 23Sep20		
Inv.166 6	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACEN FOR FUTURE TV	
Line 2094	Note:	
Sep20 / 23Sep20		

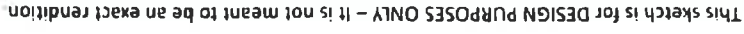
80

3,158 SQ. FT.
INCLUDES 671 SQ. FT. FINISHED BASEMENT



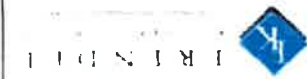
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SEP 23 2020



• Light

100% **CONFIDENTIAL**



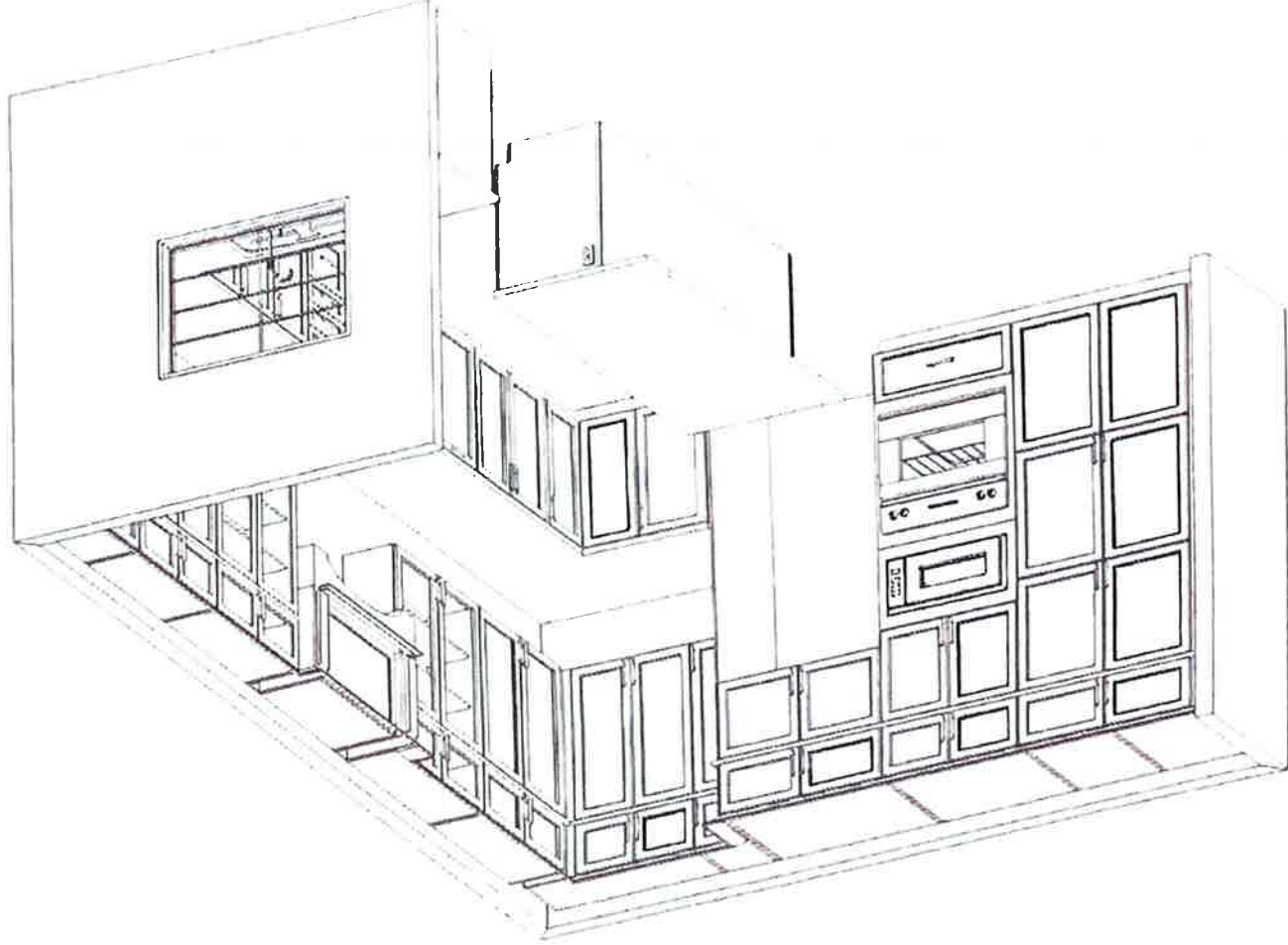
VALERY HOMES
NORTH OAKVILLE
LOT 80

30
A22

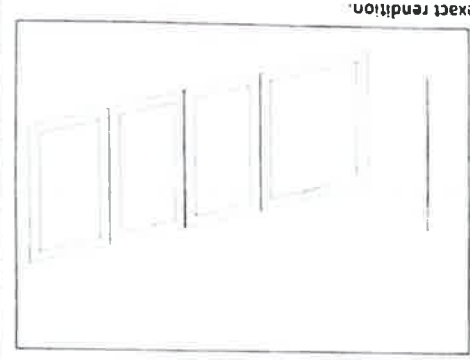
Drawn By:
Date: November 4 2020
Scale: Not To Scale

Approved By Builder:

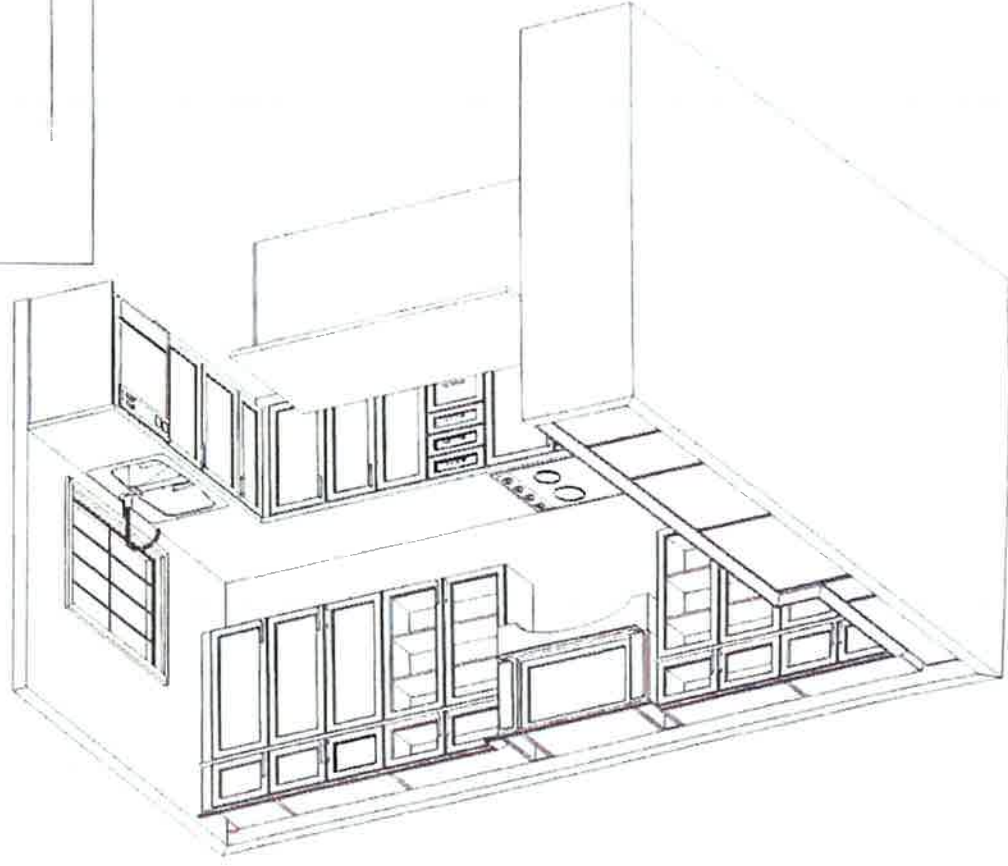
Date



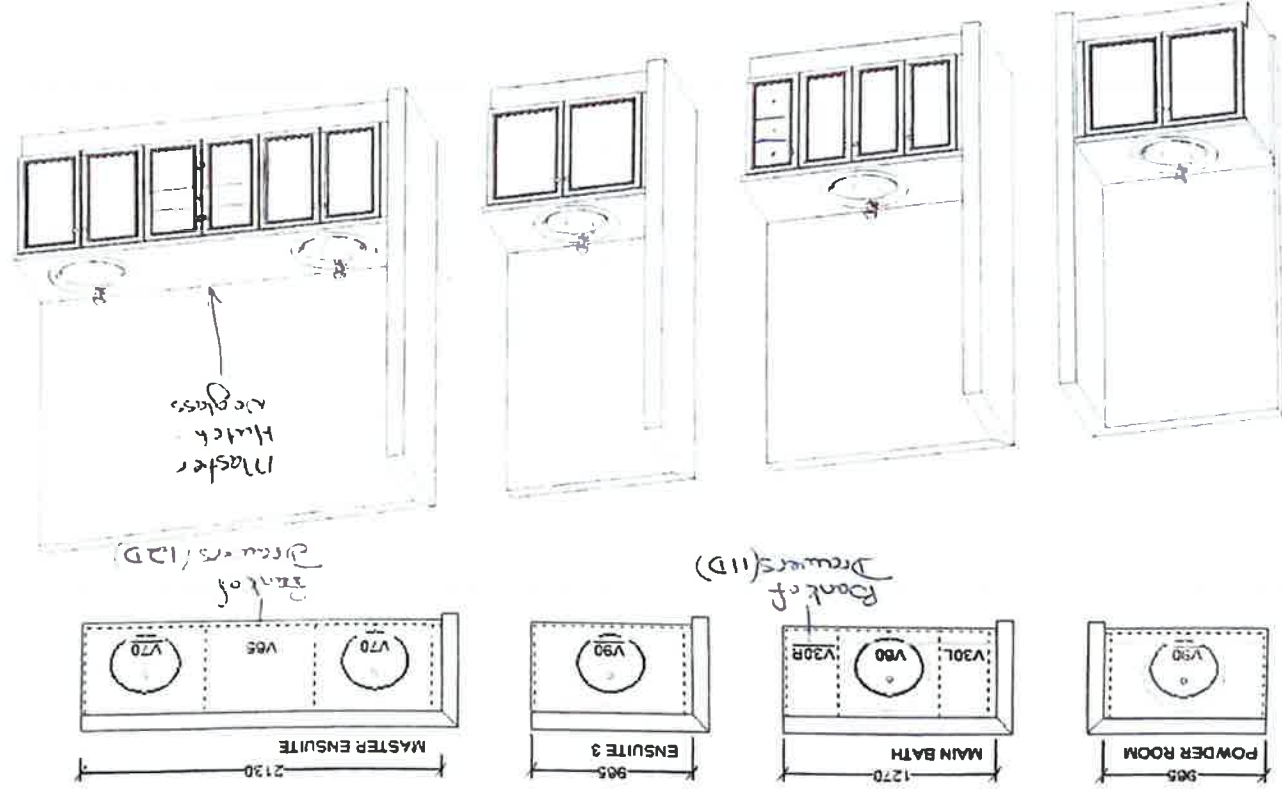
This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.



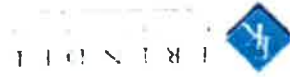
This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.



Baths



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



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 built-in and laundry

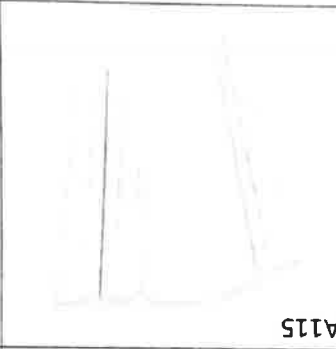
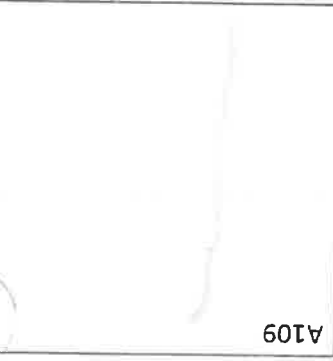
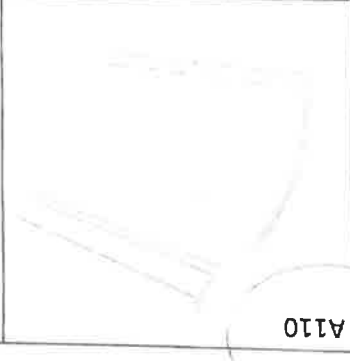
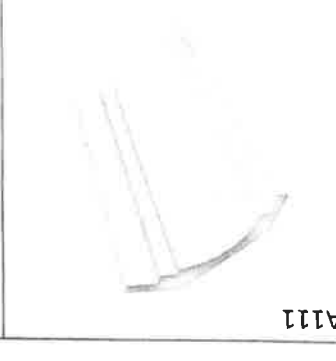
(No) (Pc)

Drawn By
Date February 20 2020
Scale Not To Scale

Approved By Builder

Date:

Ex N.5

 A113	 A114	 A115	 A116
 A109	 A110	 A111	 A112

10:21



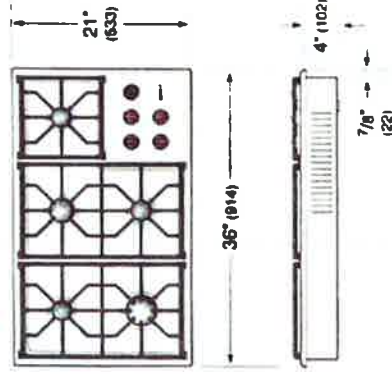
subzero-wolf.com

Lot 80

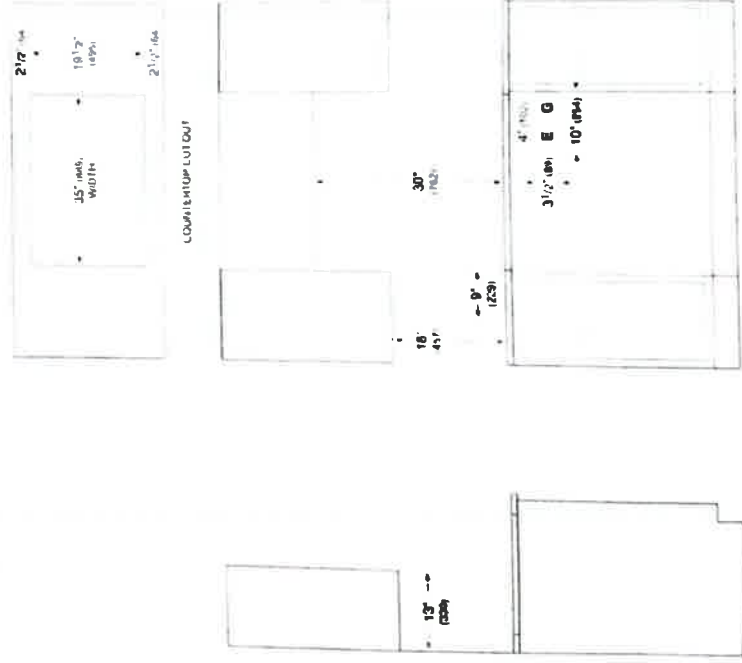
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DIMENSIONS



STANDARD INSTALLATION



FRONT VIEW

SIDE VIEW

NOTE: Shaded area shows counter top overhang. Minimum clearance to combustible surfaces. Combustible materials cannot be located within this area. Electrical and gas supply locations only. Applies to installations with Duct or Vent.



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Scheduled Closing Date: Friday, May 14, 2021

Purchasers: EHI, DESTINY OMOKHUALE & NGOZI, ANDRE Property: 80 of Plan -

Telephone Res./Bus: / (416) 706-9262

Project: North Oakville - Phase 1

Decor Advisor: Tern Pansari

Model and Elevation: SPARROW (38-01) Elev B

12. Electrical

Hood Fan ☒ White ☒ Stainless ☐ N/A

Above Kitchen Cabinet Light ☐ Yes ☒ No

Below Kitchen Cabinet Light ☐ Yes ☒ No

Standard Appliances

Over The Range Microwave ☐

Chimney Style Fan ☐

Comment
WALL OVEN

13. Heating and Air Conditioning

Air Conditioning ☐ NO

Gas Provisions Stove ☐ NO

Gas Provisions Dryer ☐ NO

Gas Provisions Barbecue ☐ STD

Comment

14. Additional Comments

15. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing
- 2) Any extras listed above are null and void unless accompanied by a separate invoice amendment. Said invoice must be paid in full
- 3) The Purchaser acknowledges that the Interior Colour Selection form is signed and dated no further changes will be permitted other than re-selection due to unavailability **EO AND** Purchaser's Initials
- 4) The Purchaser acknowledges reading and accepting the "Valery Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Signature:  Date: _____

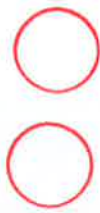
Lot 80

Pot Fillers

Traditional | Transitional | Modern

Convenient flow control over a cooktop.

Dual joints allow for maximum reach and dual shut-off valves mean never reaching over a hot surface to turn it off.

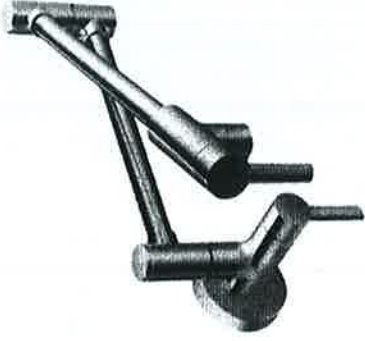


Traditional Two Handle Pot Filler
Faucet with Dual Shut-Offs ±

Model S664

Chrome - \$963.47
Other - \$1,346.94

Kitchen



Modern Two Handle Pot Filler
Faucet with Dual Shut-Offs ±

Model S665

Not available in ORB finish

Chrome - \$963.47
Other - \$1,346.94
Black Stainless \$1,099.17

FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Spot Resist™ Stainless (SRS), Polished Nickel (NL), Oil Rubbed Bronze (ORB),
Matte Black (BL) & Brushed Gold (BG)

To order Chrome (C) models, use model number only.
± Single hole installation only



C SRS NL ORB BL BG

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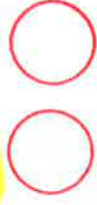
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Chateau®

Traditional | Transitional | Modern

The Chateau collection delivers Moen performance and reliability with a simple understated appeal.

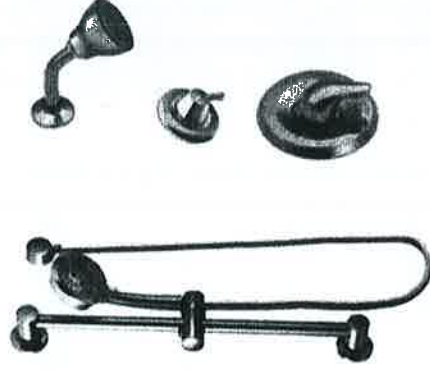
Lot 80



**Posi-Temp® Tub/Shower Faucet
with 3 Function Transfer Valve/Trim and
Slide Bar with Hand Shower ***

Model TL183EP / 3372 / 128284 / T4171 /
62320 / 3669EP / A725
Not available in BC

Chrome - \$1,096.18



**Posi-Temp® Shower only
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower ***

Model TL182EP / 3372 / T4171 / 62320 /
3669EP / A725
Not available in BC

Chrome - \$1,027.18

master Ensuite

FINISH OPTIONS:

To order, combine the model number with one of these finish letter(s):
Brushed Chrome (BC). To order Chrome (C) model, use model number only.

* Please see vertical spa guide for installation #700106



C BC

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Lot 80

Rainshowers

Master Ensuite



12" Square Flat/Thin Rainshower
Model S1004

Chrome - \$573.10



10" Square Flat/Thin Rainshower

Model S1003

Chrome - \$573.10



8" Square Flat/Thin Rainshower

Model S1006

Chrome - \$509.45



12" Round Flat/Thin Rainshower

Model S1002

Chrome - \$547.63



10" Round Flat/Thin Rainshower

Model S1001

Chrome - \$515.78



8" Round Flat/Thin Rainshower

Model S1005

Chrome - \$483.98

FINISH OPTIONS:



C

Chrome (C) finish is only available on these models.

* To order the Eco-Performance (EP) version, use EP suffix in addition to the model number

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