



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.239	1 - DELETE:
74	ITEM 56 ON PE 162. KITCHEN: INSTALL FRIDGE PANEL
Line 4930	KITCHEN COMPANY CANNOT PUT SAME DOOR STYLE ON PANELS
25Nov20 / 26Nov20	Note:
Inv.239	1 - DELETE:
75	ITEM 57 ON PE 162. KITCHEN: INSTALL DISHWASHER PANEL
Line 4931	Note:
25Nov20 / 26Nov20	
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	

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Inv.162 51 Line 2304 20Aug20 / 18Sep20	2 - KITCHEN: INSTALL TWO (2) FROSTED GLASS DOORS ON CABINETS ON EITHER SIDE OF WINDOW Note:
Inv.162 52 Line 2305 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL LEVEL 7 CABINETS THROUGHOUT KITCHEN Note:
Inv.162 53 Line 2306 20Aug20 / 18Sep20	1 - KITCHEN: INSTALL DIFFERENT COLOUR CABINET ON KITCHEN ISLAND Note:
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:



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CEILING

Inv. 56	1 - REMOVE COFFERED CEILING IN LIBRARY
4	
Line 834	Note:
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	
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
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	
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
33	COFFERED CEILING
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	

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Inv.162 36 Line 2289 20Aug20 / 18Sep20	1 - CREDIT FOR SIDE DOOR GIVEN IN THE APS. GRADING DID NOT PERMIT. Note: 1 - SECOND FLOOR OPTION 2 (OPTIONAL 4TH BEDROOM PLAN WITH 4 BATHROOMS) AS PER SKETCH Note: AS DISCUSSED WITH VIRG, 4TH BATHROOM MAY NOT BE POSSABLE. WE WILL TRY.
Inv.56 9 Line 839 28Jan20 / 28Jan20	1 - EXTEND WALL IN LIBRARY - AS PER SKETCH Note: 1 - KITCHEN/BREAKFAST AREA: RELOCATE KITCHEN BACK DOOR TO THE BREAKFAST AREA. INCLUDES SIDELITE. SEE SKETCH Note:
Inv.53 21 Line 1439 20Jan20 / 11Jun20	1 - BASEMENT: MAKE FURNACE ROOM SMALLER. REQUIRES ADDITIONAL FLOOR COVERING. Note: 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:
Inv.53 18 Line 807 20Jan20 / 11Jun20	1 - COLD CELLAR Note:
Inv.162 46 Line 2299 20Aug20 / 18Sep20	1 - KITCHEN: CUT OUT FOR RANGE TOP CABINET Note: 1 - KITCHEN: INSTALL MSI 2 COUNTER TOP THROUGHOUT STANDARD KITCHEN AREA Note:
Inv.162 69 Line 2323 20Aug20 / 18Sep20	1 - MASTER ENSUITE: INSTALL STANDARD LEVEL CAESARSTONE ON VANITY Note: 1 - KITCHEN: INSTALL ADDITIONAL 8' OF MSI 2 UNDER KITCHEN WINDOW Note:

ELECTRICAL

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Inv.53 26 Line 1568 20Jan20 / 11Jun20	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE Note:
Inv.56 7 Line 837 28Jan20 / 28Jan20	1 - STOVE TO BE RE-LOCATED AS PER SKETCH Note:
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 - ALLURA VISION 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:

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HVAC

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

MISCELLANEOUS

Inv.53 31 Line 1479 20Jan20 / 11Jun20	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:
Inv.53 32 Line 1480 20Jan20 / 11Jun20	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:
Inv.149 34 Line 1952 4Aug20 / 5Aug20	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:
Inv.239 76 Line 4932 25Nov20 / 26Nov20	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:
Inv.162 72 Line 2327 20Aug20 / 18Sep20	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:
Inv.162 73 Line 2328 20Aug20 / 18Sep20	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:

PAINT

Inv.162 65 Line 2318 20Aug20 / 18Sep20	1 - FIREPLACE: STAIN UNFINISHED OAK MANTLE IN THE SAME FINISH AS THE STAIRS. Note:
Inv.56 6 Line 836 28Jan20 / 28Jan20	1 - STAINED HARDWOOD FLOORS, STAIRCASE STAIRS, POSTS & HANDRAILS (UPGRADED COST) Note:

PLUMBING



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Inv. 53 15 Line 804 20Jan20 / 11Jun20	1 - ENSUITE 2: CONVERT TUB TO SHOWER. INCLUDES FRAMED GLASS SHOWER Note:
Inv. 53 16 Line 805 20Jan20 / 11Jun20	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF Note:
Inv. 162 70 Line 2324 20Aug20 / 18Sep20	2 - MASTER ENSUITE: INSTALL TWO (2) UNDERMOUNT SINKS IN MASTER INCLUDES COST FOR CUT AND POLISH CAXTON RECTANGLE UNDER MOUNT K-20000 Note:

RAILING

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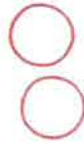
VACCUM/BELL

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

WINDOWS

Inv. 53 17 Line 806 20Jan20 / 11Jun20	4 - BASEMENT: UPGRADE FOUR (4)BASEMENT WINDOWS - EXTRA STANDARD WINDOW - 36 X 24 Note:
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Lot 29

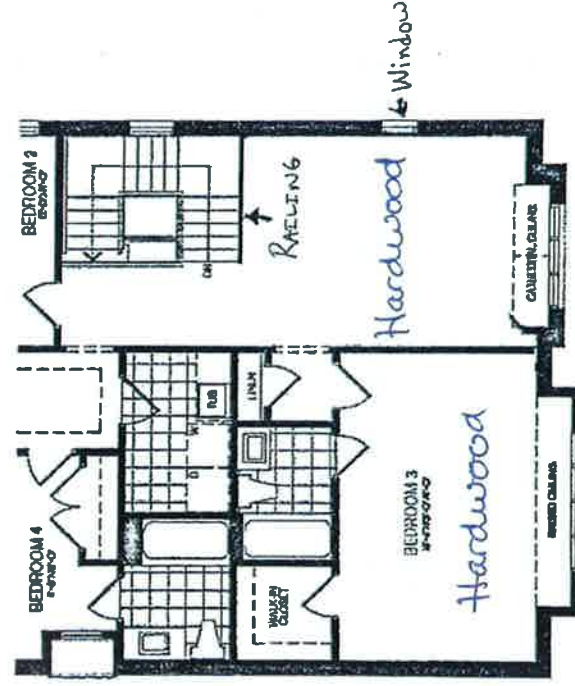


Lot 29



Second Floor **B** Option 2

Lot 29



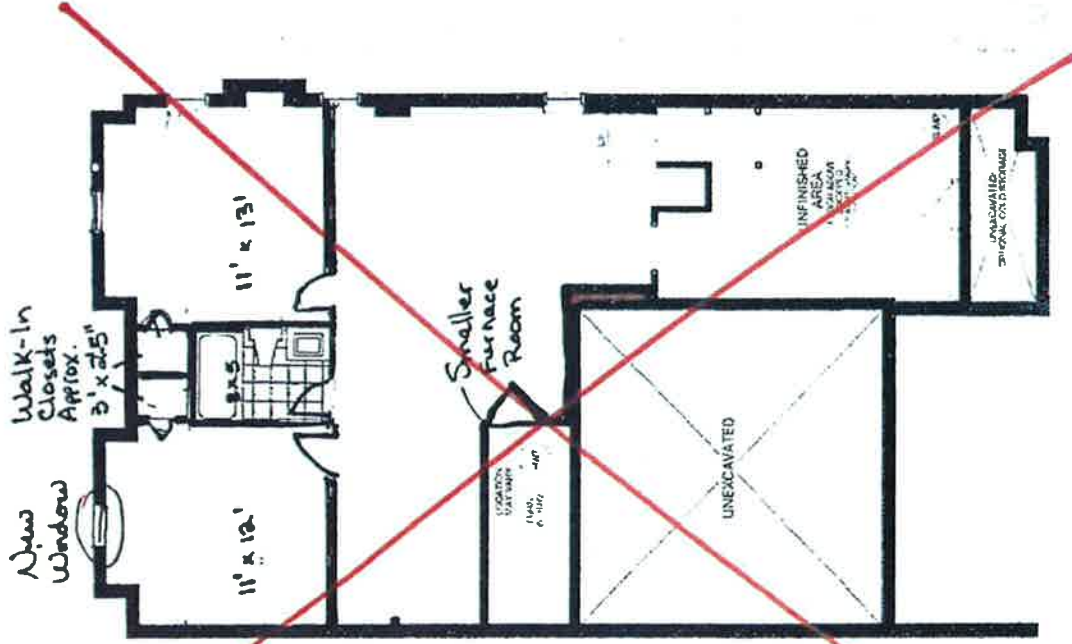
SECOND FLOOR **B**
OPTION 2

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

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SEP 17 2020

Lot 29
Basement
Plan



Delete this
change. Standard
Plan to remain

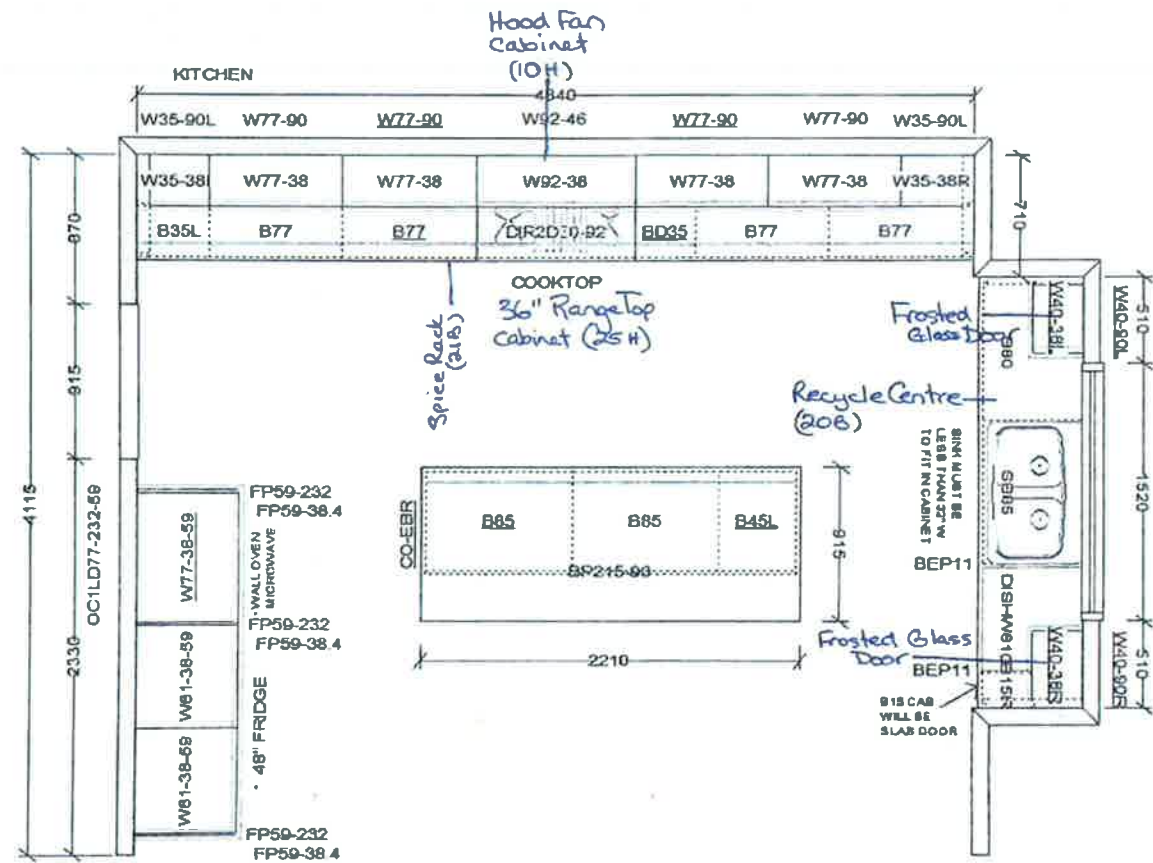
Lot 29 ○○

RECEIVED

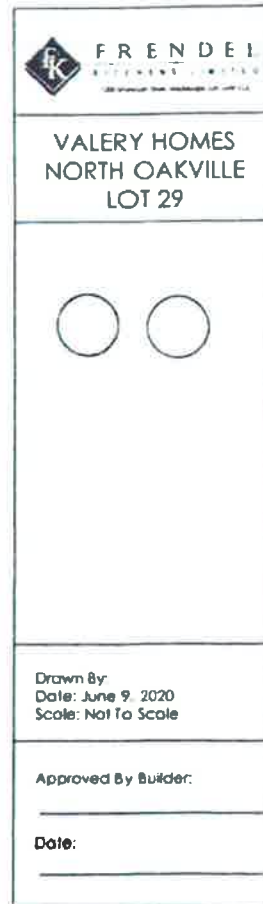
SEP 17 2020

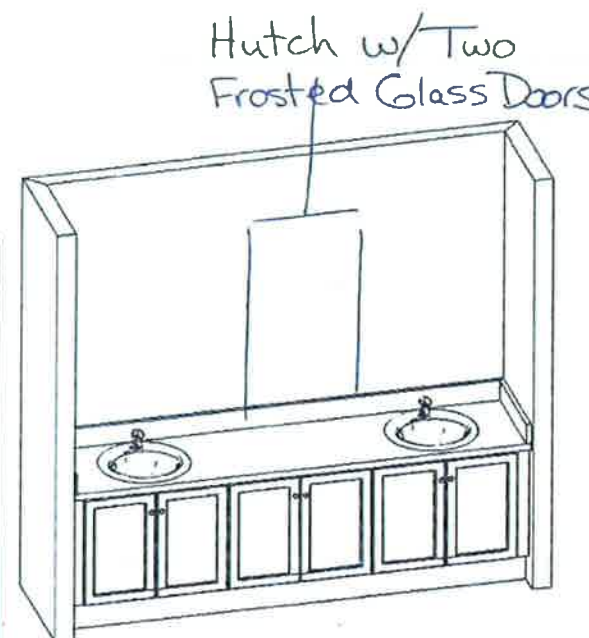
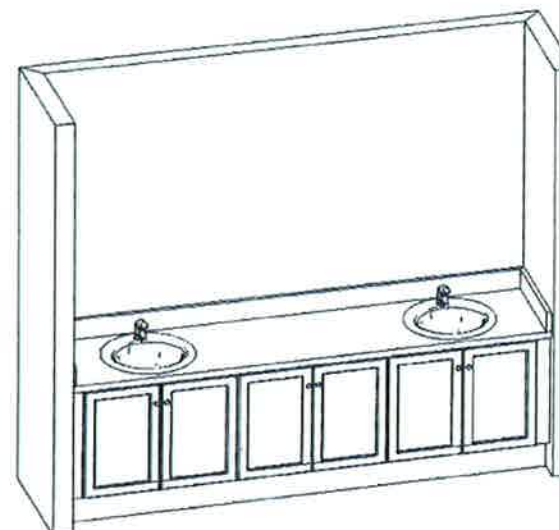
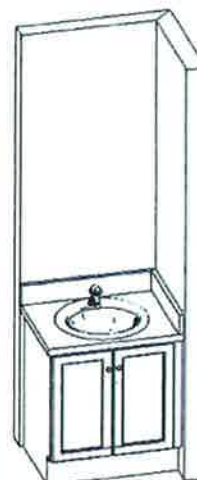
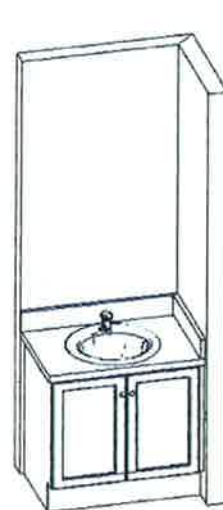
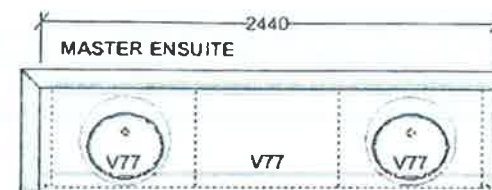
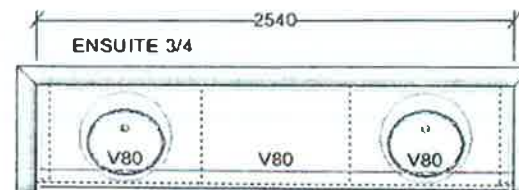
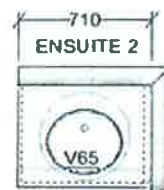
- Lot 29

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





FRENDEL

KITCHENS LIMITED
180 Inverness Drive, Inverness City, ON M7A 1C1

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

Lot 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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