



CONSTRUCTION SUMMARY

North Oakville - 167 - 1 - DOVE (38-03) Elev B

Registere Plan Number: Municipal Address: Closing: 24-Nov-20

BONUS

Inv.256	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.	
51	Line 5251	Note:
5Dec20 / 9Dec20		

CABINETRY

Inv.256	1 - ***NOTE***: PURCHASER IS MOVING FORWARD WITH A STANDARD KITCHEN THERE WILL BE NO UPGRADES. PLEASE DISREGARD ALL APPLIANCE SPECS	
47	Line 5245	Note:
5Dec20 / 9Dec20		

CEILING

Inv.256	2 - BASEMENT - 2ND FLOOR: INSTALL SMOOTH CEILINGS ON SECOND FLOOR AND BASEMENT	
46	Line 5244	Note:
5Dec20 / 9Dec20		

CERAMIC TILE

Inv.256	1 - INSTALL UPGRADE 6 TILE IN FOYER/POWDER ROOM	
29	Line 5186	Note:
5Dec20 / 9Dec20		

Inv.256	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE FLOOR	
30	Line 5187	Note:
5Dec20 / 9Dec20		

Inv.256	1 - MASTER ENSUITE: INSTALL UPGRADE 5 TILE ON MASTER ENSUITE SHOWER WALL	
31	Line 5188	Note:
5Dec20 / 9Dec20		

Inv.256	1 - LAUNDRY ROOM: INSTALL UPGRADE 5 TILE ON LAUNDRY ROOM FLOOR	
32	Line 5189	Note:
5Dec20 / 9Dec20		

Inv.256	1 - ENSUITE 4: INSTALL UPGRADE 5 TILE ON FLOOR	
33	Line 5190	Note:
5Dec20 / 9Dec20		

Inv.256	1 - ENSUITE 4: INSTALL UPGRADE 5 TILE ON SHOWER WALL	
34	Line 5191	Note:
5Dec20 / 9Dec20		

Inv.256	1 - ENSUITE 2/3: INSTALL UPGRADE 5 TILE ON FLOOR	
35	Line 5192	Note:
5Dec20 / 9Dec20		

Inv.256	1 - ENSUITE 2/3: INSTALL UPGRADE 5 TILE ON WALL	
36	Line 5193	Note:
5Dec20 / 9Dec20		

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Inv.256	1 - BASEMENT BATH: INSTALL UPGRADE 5 TILE ON FLOOR
37	
Line 5194	Note:
5Dec20 / 9Dec20	
Inv.256	1 - BASEMENT BATH: INSTALL UPGRADE 5 TILE ON WALL
38	
Line 5195	Note:
5Dec20 / 9Dec20	

CONSTRUCTION

Inv.83	1 -
2	9 FT BASEMENT CEILING
	REMOVE WALL BETWEEN DINING ROOM AND GREAT ROOM AS PER SKETCH
	NO POSTS IN DINING ROOM (BEAM TO BE ADDED AS PER SKETCH)
Line 1092	Note:
31Mar20 / 1Apr20	
Inv.101	1 - LIBRARY: CLOSE OFF EXISTING DOOR, ADD DOUBLE DOOR ENTRANCE FACING THE
6	DINING ROOM AREA, WITH THE DOORS SWINGING INTO THE MAIN HALL. SEE SKETCH
Line 1389	Note:
21May20 / 29May20	
Inv.101	1 - SIDE DOOR: INSTALL OPTIONAL SIDE DOOR, WHERE GRADE PERMITS
19	
Line 1400	Note:
21May20 / 29May20	

ELECTRICAL

Inv.101	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO
4	JOIST LOCATIONS
Line 1387	Note:
21May20 / 29May20	
Inv.101	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR
8	FUTURE BAR FRIDGE IN ISLAND. SEE SKETCH
Line 1391	Note:
21May20 / 29May20	
Inv.101	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR
9	GAS STOVE
Line 1392	Note:
21May20 / 29May20	
Inv.101	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN.
11	WALL OVEN TO GO WHERE OPTIONAL PANTRY IS INDICATED ON THE KITCHEN PLAN.
Line 1393	SEE SKETCH.
	Note:
21May20 / 29May20	
Inv.101	4 - MASTER BEDROOM: INSTALL FOUR (4) POT LIGHT - 4" LED - INSULATED CEILINGS
12	
Line 1394	Note:
21May20 / 29May20	
Inv.101	1 - MASTER ENSUITE: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT,
13	COMPLETE WITH 1 SWITCH, TO GO ABOVE THE TUB
Line 1395	Note:
21May20 / 29May20	

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Inv.101	2 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR TWO (2) CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE)
15	
Line 1396	***NOTE THE SPACING BETWEEN ALL 3 LIGHTS TO BE APPROX. 3 FEET APART
Note:	
21May20 / 29May20	
Inv.101	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE TO GO ABOVE ISLAND.
14	
Line 1403	*NOTE LOCATION DIMENTIONS IN COORDINATION WITH ROUGH-IN'S GOING ON THE SAME SWITCH
Note:	
21May20 / 29May20	
Inv.256	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN, PURCHASED AT THE STRUCTURAL APPOINTMENT.
48	
Line 5246	PURCHASER IS GOING WITH STANDARD APPLIANCES, BUT WILL STILL GET THIS UPGRADE
Note:	
5Dec20 / 9Dec20	
Inv.256	1 - KITCHEN: DELETE ITEM 8 ON PE 101
49	
Line 5247	RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR FUTURE BAR FRIDGE
Note:	
5Dec20 / 9Dec20	
Inv.256	1 - DELETE: ITEM 19 ON PE 101
50	
Line 5248	OPTIONAL SIDE DOOR. GRADE DID NOT PERMIT
Note:	
5Dec20 / 9Dec20	
HARDWOOD FLOORING	
Inv.83	1 - NATURAL OAK AOPEN STAIRCASE (FLOATING STAIRCASE)
1	NATURAL OAK HARDWOOD IN ALL BEDROOMS ON SECOND LEVEL
Line 1091	VINYL LAMINATE IN LIEU OF CARPET IN BASEMENT
Note:	
31Mar20 / 1Apr20	
Inv.256	1 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR AND UPPER HALL. GREAT ROOM, DINING ROOM, MAIN HALL, LIBRARY AND KITCHEN
39	
Line 5196	
Note:	
5Dec20 / 9Dec20	
Inv.256	850 - SECOND FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT SECOND FLOOR BEDROOMS, IN LIEU OF THE NATURAL HARDWOOD GIVEN IN APS
40	
Line 5197	
Note:	
5Dec20 / 9Dec20	
Inv.256	1 - LANDINGS: INSTALL SANDED LANDINGS
41	
Line 5198	
Note:	
5Dec20 / 9Dec20	
HVAC	



CONSTRUCTION SUMMARY

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Inv.101	1 - BASEMENT: ROUGH-IN FOR FUTURE AIR CONDITIONER. INCLUDES ELECTRICAL AND VENTING.
16	
Line 1397	Note:
21May20 / 29May20	
Inv.101	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE -
10	- UP TO 3/4 INCH LINE
Line 1402	Note:
21May20 / 29May20	

INTERIOR DOORS & TRIM

Inv.256	2 - LIBRARY: INSTALL TWO (2) 1 PANEL SHAKER FRENCH DOOR IN CLEAR GLASS- FULL
45	GLASS PANEL
Line 5243	Note:
5Dec20 / 9Dec20	
Inv.101	3 - MASTER BDRM CLOSET...BED #3 CLOSET...LAUNDRY ROOM: CHANGE DOOR SWINGS
20	FOR THESE THREE (3) ROOMS. SEE SKETCH.
Line 1401	Note:
21May20 / 29May20	
Inv.256	1 - INSTALL STEP BELEV TRIM: 1 1/8" x 3 1/4" STEP BEVEL BACKBAND CASING MDF. 7 1/4"
25	STEP BELEL BASE MDF
Line 5180	Note:
5Dec20 / 9Dec20	
Inv.256	1 - INSTALL VEGA HANDLES, IN BLACK, THROUGHOUT HOUSE. INCLUDES BLACK HINGES
26	
Line 5181	Note:
5Dec20 / 9Dec20	
Inv.256	2 - FRONT DOORS: INSTALL LONDON HARDWARE, BLACK ON FRONT DOORS
27	
Line 5184	Note:
5Dec20 / 9Dec20	
Inv.256	25 - INSTALL SKAKER MADISON DOORS THROUGHOUT THE HOUSE
28	
Line 5185	Note: (DOESN'T INCLUDE THE LIBRARY DOORS)
5Dec20 / 9Dec20	

MISCELLANEOUS

Inv.101	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
21	upgrades and accepts and acknowledges that there will be no further structural
Line 1404	changes/additions/deletions to be made upon signing
21May20 / 29May20	Note:
Inv.101	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
22	Extra Form are subject to a minimum administration fee
Line 1405	Note:
21May20 / 29May20	
Inv.256	1 - MASTER ENSUITE SHOWER: INSTALL FRAMELESS SHOWER ENCLOSURE
43	
Line 5241	Note:
5Dec20 / 9Dec20	
Inv.256	1 - ENSUITE 4 SHOWER: INSTALL FRAMELESS SHOWER ENCLOSURE
44	
Line 5242	Note:
5Dec20 / 9Dec20	

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Inv. 256	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 5249		
5Dec20 / 9Dec20		
Inv. 256	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:
Line 5250		
5Dec20 / 9Dec20		

PAINT

Inv. 256	1 - STAIRCASE: STAIN OPEN STAIRCASES	
42		
Line 5199		Note:
5Dec20 / 9Dec20		

PLUMBING

Inv. 101	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF	
7		Note:
Line 1390		
21May20 / 29May20		
Inv. 83	1 - ROUGH-IN FOR WET BAR AS PER SKETCH	
3		Note:
Line 1093		
31Mar20 / 1Apr20		

STAIRS

Inv. 198	1 - STAIRCASE: INSTALL MATCHING PROFILE TO MATCH OPEN STAIRCASE FROM MAIN	
24	TO BASEMENT- LIKE LOT 46	
Line 2534		Note:
8Oct20 / 8Oct20		

VACCUM/BELL

Inv. 101	1 - IPTV NETWORK CABLE PACKAGE - 4-CAT6 NETWORK CABLES AND TERMINATION	
5	TO GO IN GREAT ROOM, LIBRARY, BASEMENT AND LOFT. SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	
Line 1388		Note:
21May20 / 29May20		

WINDOWS

Inv. 101	1 - BASEMENT: INSTALL ONE (1) BASEMENT WINDOW - EXTRA STANDARD WINDOW - 30 X	
17	16	
Line 1398		Note:
21May20 / 29May20		
Inv. 101	4 - BASEMENT: ENLARGE FOUR (4) BASEMENT WINDOW - EXTRA STANDARD WINDOW - 36	
18	X 30	
Line 1399		Note: MAY REQUIRE WINDOW WELLS
21May20 / 29May20		

Cable — (C)
 Telephone — (T)
 Electrical — (E)

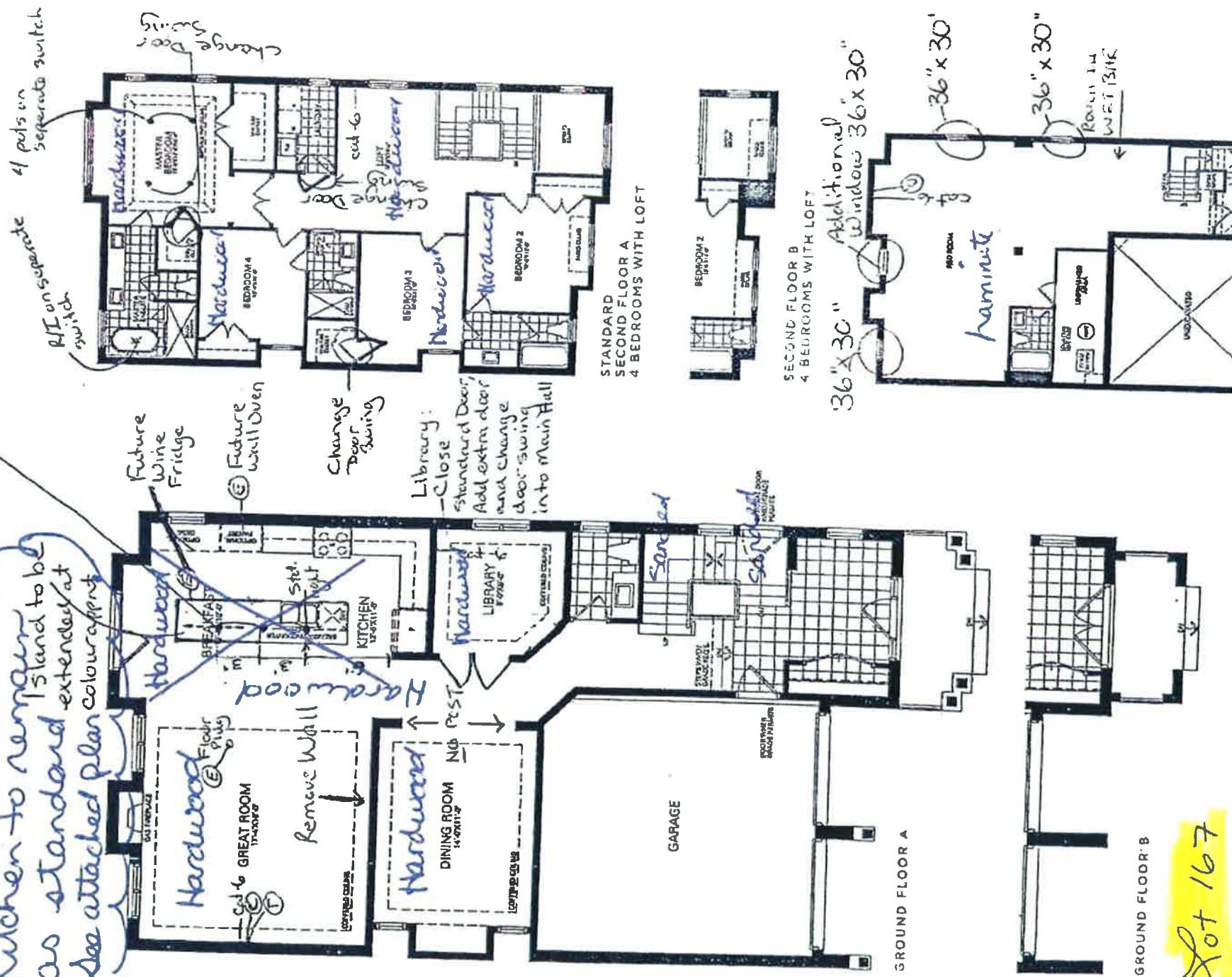
DOVE

Kitchen to remain
 as standard
 See attached plan colour app't

3,658 SQ. FT.

INCLUDES 842 SQ. FT. FINISHED BASEMENT

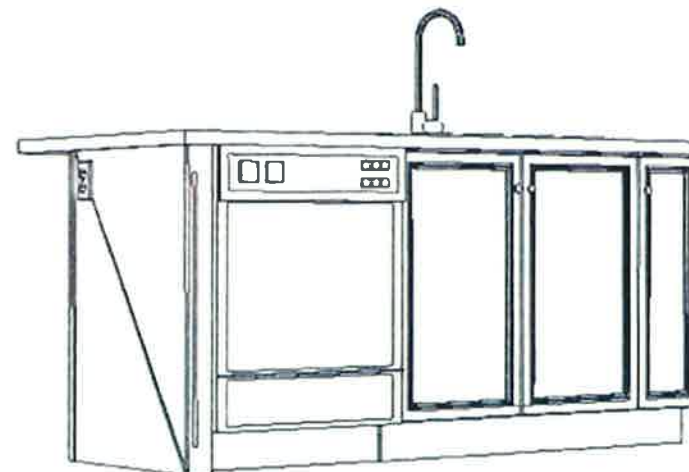
Move std. Kitchen light. Space
 2 rough-ins 3' apart to go over
 above future extended island
 Future Island to be extended
 to 12'. First light from Frig'd
 wall to be 6 feet in.



RECEIVED

DEC 09 2020

Kitchen



*Standard
Kitchen
Layout.*

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

RECEIVED
DEC 09 2020



VALERY HOMES
NORTH OAKVILLE
383 - DOVE

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

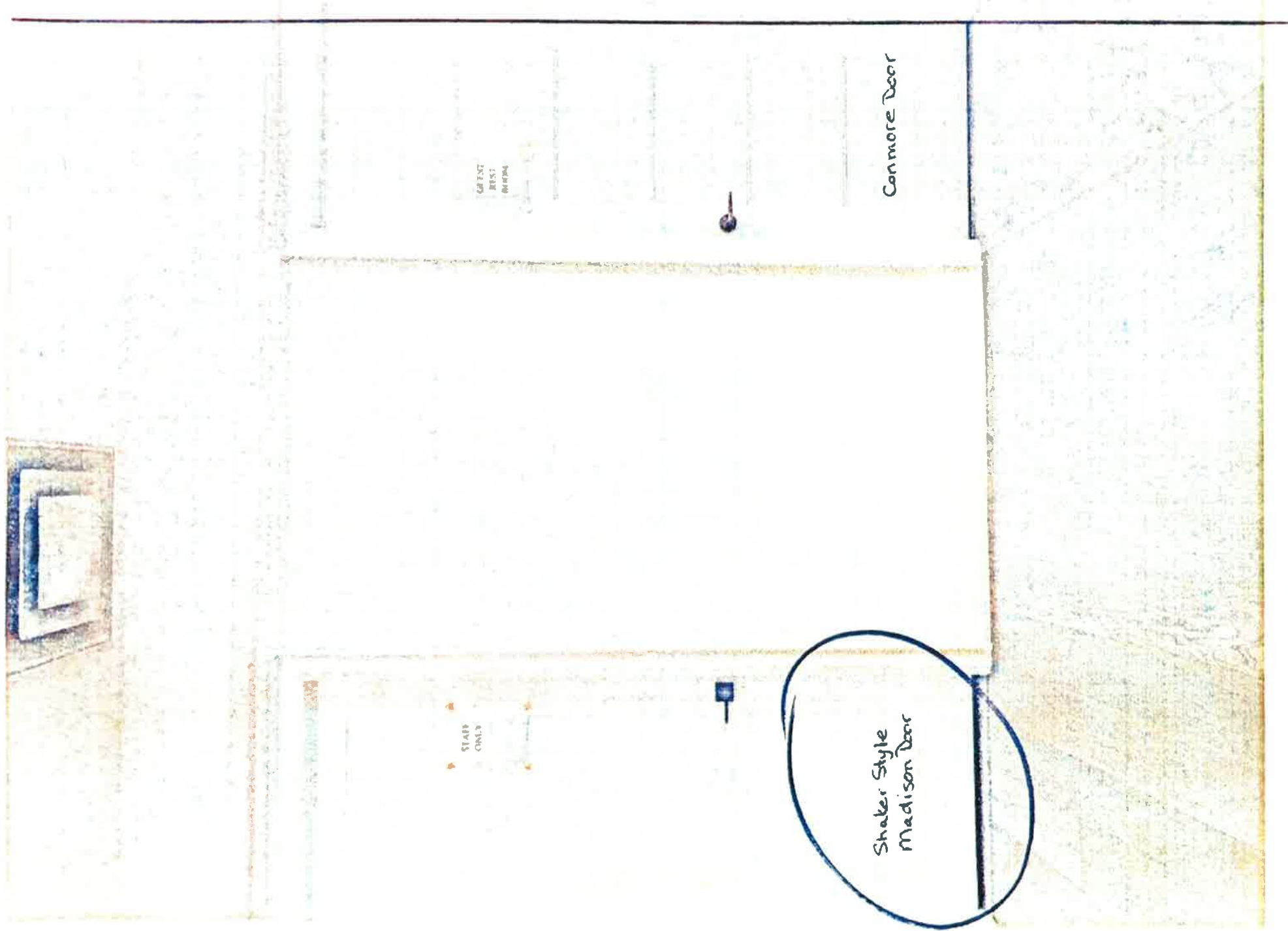
Lot 167

X *W/H* *P/H*

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

Approved By Builder:

Date:



STAFF
ONLY

CONFIDENTIAL
DO NOT
REPRODUCE

Shaker Style
Madison Door

Common Door

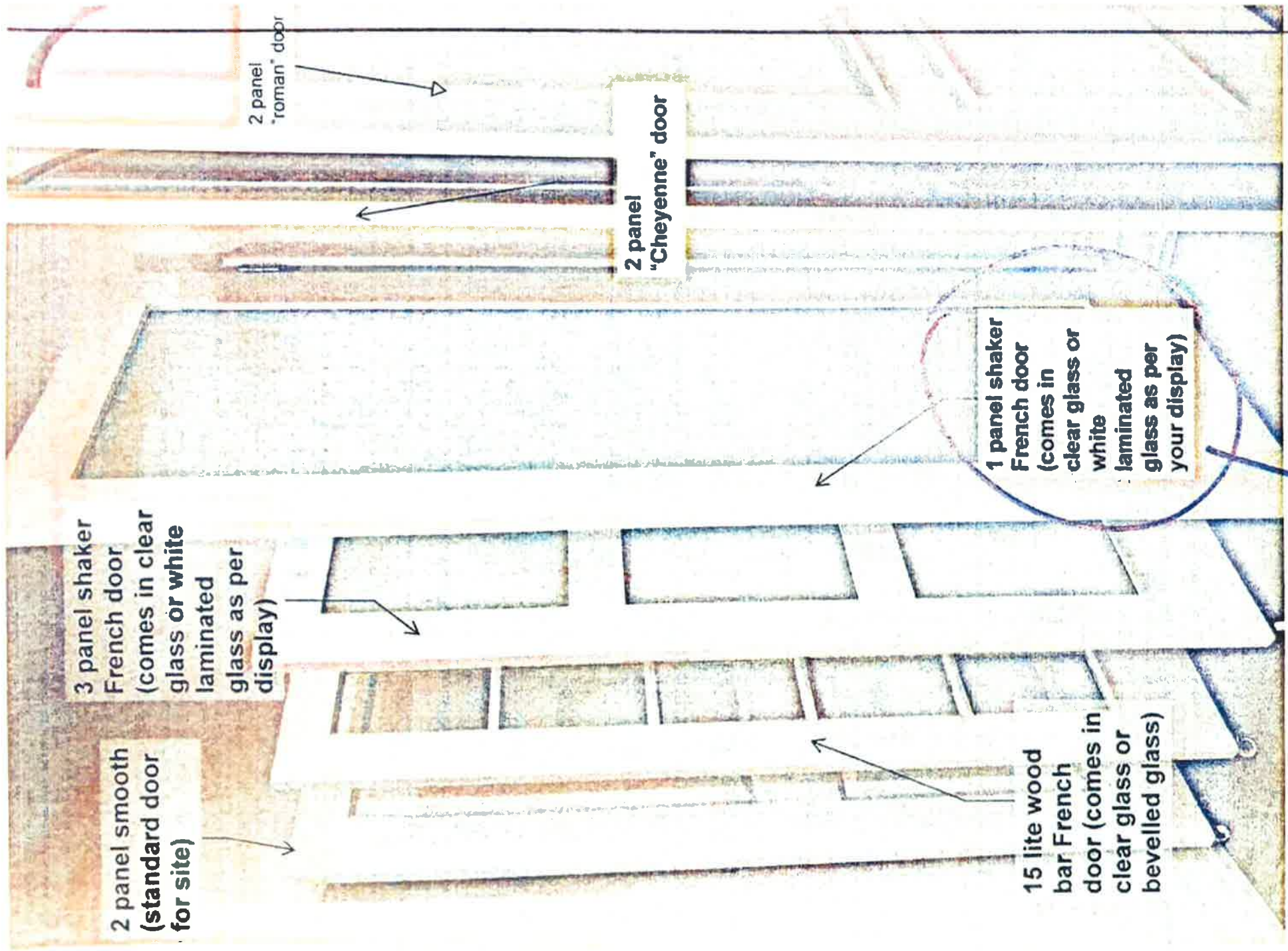
Shaker Style
Madison
x 25

Lot 167

W H

PT

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DEC 09 2020



2 panel smooth
(standard door
for site)

3 panel shaker
French door
(comes in clear
glass or white
laminated
glass as per
display)

2 panel
"roman" door

2 panel
"Cheyenne" door

1 panel shaker
French door
(comes in
clear glass or
white
laminated
glass as per
your display)

15 lite wood
bar French
door (comes in
clear glass or
bevelled glass)

Lot 167

W H P T

Library x 2

Full
glass panel.
Clear glass

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DEC 09 2020

EXISTING HARDWARE OFFERING

HARDWARE SELECTION

STANDARD

103 B 113 B 151 196 197 149 171

187 9671 12801 9072

8851 9000 9081 9677

↑
Std
9677
N.H. PT

UPGRADE 1

129 190 131 145 175

9808 9674 9074 9034

3045 8844 3050 12801

UPGRADE 2

135 133 150 177 12818 12808

12831 12801 12895 12817

12820 12890 12877 12843

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DEC 09 2020