



CONSTRUCTION SUMMARY

North Oakville - 78 - 1 - OSPREY (38-10) Elev B
Registere Plan Number: Municipal Address: Closing: 7-May-21
CEILING

Inv.135	1 - COFFERED CEILING IN KITCHEN/BREAKFAST AREA AS PER SKETCH
7	WAFFLE BOX CEILING IN DINING ROOM AS PER SKETCH
Line 1805	Note:
14Jul20 / 14Jul20	

CONSTRUCTION

Inv.135	1 - SIDE DOOR (WHEN GRADE PERMITS)
1	GLASS SHOWER IN LIEU OF tUB/SHOWER IN BASEMENT AS PER SKETCH
	FRENCH DOORS IN LIBRARY AS PER SKETCH
	GLASS SHOWER IN LIEU OF TUB/SHOWER IN BEDROOM 3 & 4 AS PER SKETCH
	COFFERED CEILING IN KITCHEN/BREAKFAST AREA AS PER SKET
Line 1799	Note:
14Jul20 / 14Jul20	
Inv.135	1 - WAFFLE BOX CEILING IN DINING ROOM AS PER SKETCH
2	
Line 1800	Note:
14Jul20 / 14Jul20	

ELECTRICAL

Inv.265	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO
9	JOIST LOCATIONS
Line 5341	Note:
14Dec20 / 22Dec20	
Inv.265	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR
20	GAS STOVE
Line 5360	Note:
14Dec20 / 22Dec20	
Inv.265	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
25	
Line 5366	Note:
14Dec20 / 22Dec20	
Inv.265	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR
26	MICROWAVE IN WALL OVEN
Line 5367	Note:
14Dec20 / 22Dec20	

EXTERIOR DOORS

Inv.265	1 - KITCHEN: RELOCATE KITCHEN BACK DOOR TO THE BREAKFAST AREA AND REPLACE
29	WITH THE WINDOW ABOVE THE NEW SINK LOCATION
Line 5370	Note:
14Dec20 / 22Dec20	
Inv.135	1 - SIDE DOOR WHEN GRADE PERMITS
4	
Line 1802	Note:
14Jul20 / 14Jul20	

HARDWOOD FLOORING

Inv.135	1 - VINYL FLOORING IN LIEU OF CARPET IN BASEMENT
8	
Line 1806	Note:
14Jul20 / 14Jul20	

HVAC

CONSTRUCTION SUMMARY

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Inv. 265	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE -
19	
Line 5359	Note:
14Dec20 / 22Dec20	
Inv. 265	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 5364	Note:
14Dec20 / 22Dec20	
Inv. 265	1 - KITCHEN: ENLARGE GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO
27	8 INCH
Line 5368	Note:
14Dec20 / 22Dec20	

INTERIOR DOORS & TRIM

Inv. 135	1 - FRENCH DOORS IN LIBRARY AS PER SKETCH
5	
Line 1803	Note:
14Jul20 / 14Jul20	

MISCELLANEOUS

Inv. 265	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
30	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing
Line 5371	Note:
14Dec20 / 22Dec20	
Inv. 265	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
31	Extra Form are subject to a minimum administration fee
Line 5372	Note:
14Dec20 / 22Dec20	

PAINT

Inv. 135	1 - STAIN ALL HARDWOOD FLOORS TO MATCH MODEL HOME LOT 313
6	OPEN RISER STAIRCASE STAINED TO MATCH MODE HOME LOT 313
Line 1804	Note:
14Jul20 / 14Jul20	

PLUMBING

Inv. 135	1 - GLASS SHOWER IN LIEU OF TUB/SHOWER IN BASEMENT AS PER SKETCH
3	GLASS SHOWER IN LIEU OF TUB/SHOWER IN BEDROOM 3 & 4 AS PER SKETCH
Line 1801	Note:
14Jul20 / 14Jul20	
Inv. 265	1 - MASTER ENSUTIE: INSTALL SHOWER HEAD - RAINSHOWER HEAD
15	
Line 5354	Note:
14Dec20 / 22Dec20	
Inv. 265	1 - MASTER ENSUITE: INSTALL RAINSHOWER HEAD
16	MOEN S1004
	12" SQUARE FLAT/ THIN RAINSHOWER
Line 5355	Note:
14Dec20 / 22Dec20	

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Inv.265	1 - BASEMENT: INSTALL LAUNDRY ROUGH-IN IN UNFINISHED AREA OF BASEMENT, SEE SKETCH. INCLUDES ELECTRICAL, VENTING AND PLUMBING	Note:
Line 5357		
I4Dec20 / 22Dec20		
Inv.265	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF	
Line 5358		Note:
I4Dec20 / 22Dec20		
Inv.265	1 - KITCHEN: RELOCATE SINK AND DISHWASHER UNDER THE KITCHEN WINDOW. SEE SKETCH.	
Line 5369		Note:
I4Dec20 / 22Dec20		

VACCUM/BELL

Inv.265	1 - BASEMENT: INSTALL ADDITIONAL RG-6 CABLE IN BASEMENT. SEE SKETCH	
Line 5342		Note:
I4Dec20 / 22Dec20		
Inv.265	2 - GREAT ROOM & LOFT: INSTALL TWO (2) INTERNET - CAT-6 NETWORK CABLE. IN GREAT ROOM AND LOFT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 5344		
I4Dec20 / 22Dec20		
Inv.265	1 - KITCHEN: INSTALL CENTRAL VACUUM - CENTRAL VAC KICKPLATE ROUGH-IN ONLY	Note:
Line 5345		
I4Dec20 / 22Dec20		
Inv.265	1 - GARAGE: INSTALL CENTRAL VACUUM - CENTRAL VAC PIPING ROUGH-IN TO GARAGE - ONE OUTLET IN BASEMENT	Note:
Line 5346		
I4Dec20 / 22Dec20		
Inv.265	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC	Note:
Line 5348		
I4Dec20 / 22Dec20		

WINDOWS

Inv.265	1 - BASEMENT: ENLARGE ONE (1) BASEMENT WINDOW - EXTRA STANDARD WINDOW - 51 X 24	Note:
Line 5361		
I4Dec20 / 22Dec20		
Inv.265	1 - BASEMENT: INSTALL ONE STANDARD WINDOW AND UPGRADE THE SIZE TO - 51 X 24	
Line 5362		Note:
I4Dec20 / 22Dec20		
Inv.265	3 - BASEMENT: ENLARGE THREE (3) BASEMENT WINDOW - ENLARGE STANDARD WINDOW - 36 X 30	Note:
Line 5363		
I4Dec20 / 22Dec20		

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

Lot 78

Switch door
 & windows

Relocate
 Sink & D/W,

OSPREY

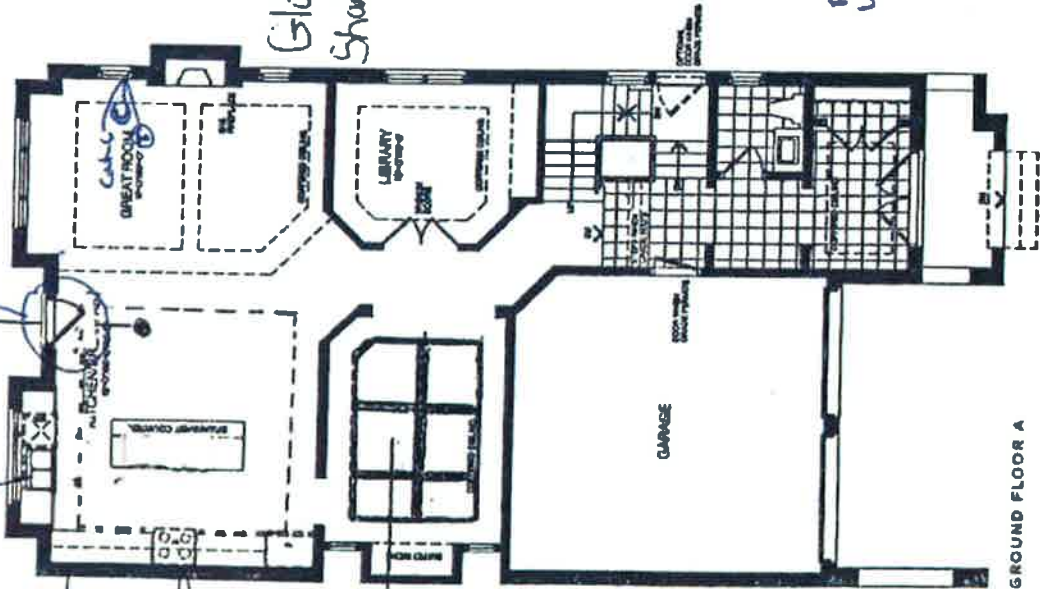
Coffered Ceiling

(E) Wall
 Oven

(E) Gasline

Laitle
 15x

Glass
 Shower

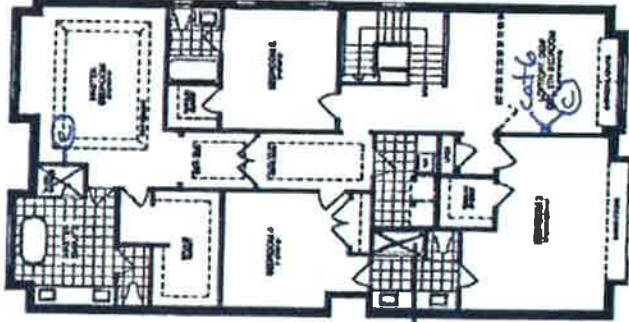


GROUND FLOOR A

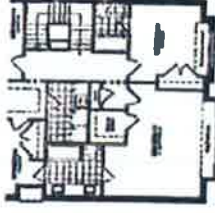
GROUND FLOOR B

3,900 SQ. FT.

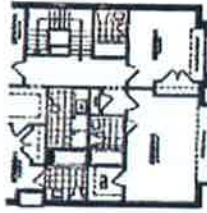
INCLUDES 748 SQ. FT. FINISHED BASEMENT



STANDARD
 SECOND FLOOR A
 4 BEDROOMS WITH LOFT / 4 BATHS



SECOND FLOOR A
 OPTION 1
 5 BEDROOMS / 5 BATHS

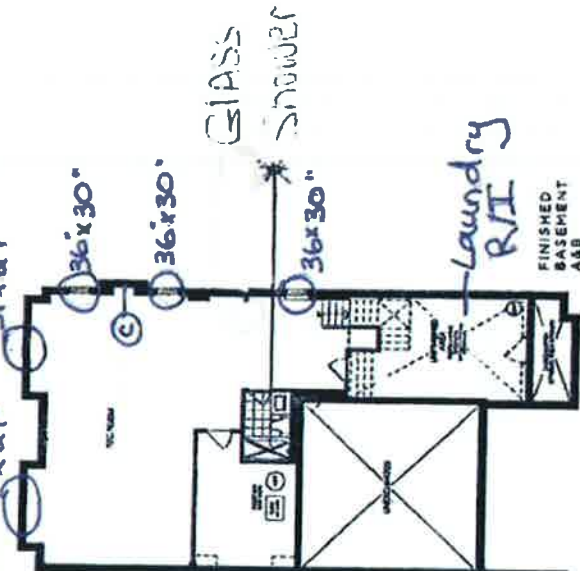


SECOND FLOOR A
 OPTION 2
 5 BEDROOMS / 5 BATHS



STANDARD
 SECOND FLOOR B
 4 BEDROOMS WITH LOFT / 4 BATHS

Add new & enlarge
 Window to 51" x 24"



FINISHED
 BASEMENT
 A & B



All drawings are approximate and subject to normal construction variations. Dimensions may exceed the actual floor area. Size and specifications subject to change without notice. Furniture is included for illustration purposes only and does not necessarily reflect the intended plan for the sale. Units are sold unimproved. Delivery and layout within the site. ©2020 Valery Homes. All rights reserved.

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DEC 18 2020

20778

Relocate.
Sink & D/W, OS PREY

3,900 SQ. FT.
INCLUDES 740 SF FINISHED BASEMENT.

Hand-drawn floor plan of a two-story building. The plan includes several rooms and areas, with handwritten labels in blue ink:

- Top Left:** A large room labeled "Cafeteria" with a circular table and chairs.
- Top Right:** A room labeled "Kitchen" with a stove and sink.
- Middle Left:** A room labeled "Bathroom" with a toilet and sink.
- Middle Right:** A room labeled "Living Room" with a sofa and coffee table.
- Bottom Left:** A room labeled "Bedroom" with a bed and dresser.
- Bottom Right:** A room labeled "Bedroom" with a bed and dresser.
- Central Hallway:** A hallway labeled "Hallway" with a door leading to a "Closet".
- Staircase:** A staircase labeled "Stairs" located between the two bedrooms.
- Other Labels:** "Coffered Ceiling" (pointing to the top left area), "Wall Outlet" (pointing to a circle on the left wall), "Double Sink" (pointing to a sink in the bottom left room), and "Lattice Work" (pointing to a decorative element in the bottom right room).

STANDARD
SECOND FLOOR
4 BEDROOMS W/ 10th / 6 BATHS

A hand-drawn floor plan of a room. The room is rectangular with a door on the left wall. The top wall has three circular windows, each labeled "36 x 30". The right wall has a window labeled "36 x 30". The bottom wall has a large rectangular area labeled "X-175" and a smaller rectangular area labeled "X-175". The room is divided into two sections by a vertical line. The right section is labeled "Laud R/I" and contains a drawing of a building. The left section contains a drawing of a person sitting at a desk. The text "STANDARD DASHING" is written vertically on the right side of the plan.

Showing Place

Laundry
R/I

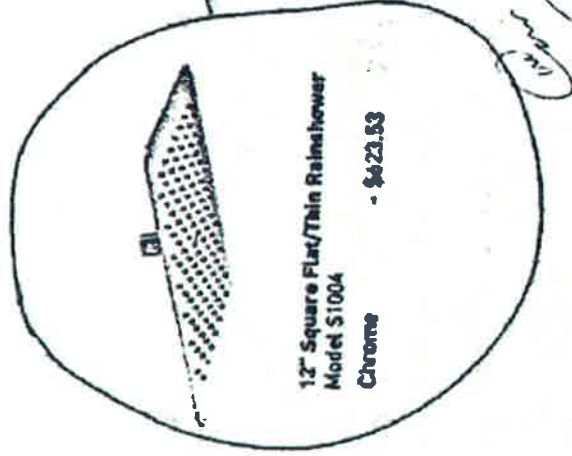
VALERY

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Lot 78

Rainshowers



12" Square Flat/Thin Rainshower
Model S1004
Chrome

- \$623.53



10" Square Flat/Thin Rainshower
Model S1003
Chrome

- \$421.53



8" Square Flat/Thin Rainshower
Model S1006
Chrome

- \$554.30



12" Round Flat/Thin Rainshower
Model S1002
Chrome

- \$596.82



10" Round Flat/Thin Rainshower
Model S1001
Chrome

- \$551.14



8" Round Flat/Thin Rainshower
Model S1005
Chrome

- \$526.99



C

FINISH OPTIONS:

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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