

CONSTRUCTION SUMMARY

North Oakville - 2 - 1 - STARLING (43-01) Elev B

Register Plan Number: Municipal Address: Closing: 8-Jun-21

CABINETRY

Inv.289	1 - KITCHEN: INSTALL PREMIUM HOOD FAN CABINET (10H)
19	
Line 5949	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL KITCHEN VALANCE
20	
Line 5950	Note:
29Jan21 / 12Mar21	
Inv.289	2 - KITCHEN: INSTALL TWO (2) GLASS DOORS FROSTED GLASS
21	
Line 5951	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH ONE GABLE (04H)
22	
Line 5952	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL BASE CORNER CABINET WITH SHELF (26B)
23	
Line 5953	Note:
29Jan21 / 12Mar21	
Inv.289	26 - KITCHEN: INSTALL STACKED CABINETS IN KITCHEN
24	
Line 5956	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL WALL OVEN CABINET (18H)
16	
Line 6034	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL COOKTOP CABINET (24H)
17	
Line 6035	Note:
29Jan21 / 12Mar21	

CERAMIC TILE

Inv.289	1 - FOYER: INSTALL UPGRADE 6 FLOOR TILE THROUGHOUT
25	
Line 5958	Note:
29Jan21 / 12Mar21	
Inv.289	1 - POWDER ROOM: INSTALL UPGRADE 5 FLOOR TILE THROUGHOUT
26	
Line 5959	Note: (PRICE INCLUDED WITH FOYER)
29Jan21 / 12Mar21	
Inv.289	1 - MUDROOM/GARAGE ENTRY: : INSTALL UPGRADE 5 FLOOR TILE THROUGHOUT
27	
Line 5960	Note:
29Jan21 / 12Mar21	
Inv.289	1 - KITCHEN: INSTALL UPGRADE 6 FLOOR TILE IN LIEU OF HARDWOOD
28	
Line 5963	Note:
29Jan21 / 12Mar21	

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Inv.289	1 - ENSUITE 2: INSTALL UPGRADE 2 TILE ON FLOOR
29	
Line 5964	Note:
29Jan21 / 12Mar21	
Inv.289	1 - ENSUITE 3: INSTALL UPGRADE 2 TILE ON FLOOR
30	
Line 5965	Note:
29Jan21 / 12Mar21	
Inv.289	1 - ENSUITE 4: INSTALL UPGRADE 2 TILE ON FLOOR
31	
Line 5966	Note:
29Jan21 / 12Mar21	
Inv.289	1 - BASEMENT: INSTALL UPGRADE 2 TILE ON FLOOR
32	
Line 5967	Note:
29Jan21 / 12Mar21	

CONSTRUCTION

Inv.223	1 - WALK-UP BASEMENT
1	RELOCATE LAUNDRY ROOM TO THE BASEMENT AS PER SKETCH THREE PIECE BATHROOM ON SECOND FLOOR AS PER BUILDER STANDARD MATERIALS, LOCATION AS PER SKETCH BASMENT WALL & DOOR AS PER SKETCH Note:
9Nov20 / 9Nov20	
Inv.223	1 - BASEMENT WINDOW AS PER STANDARD WINDOW MEASUREMENT AND BULDER SELECTION LOCATION AS PER SKETCH
2	ROUGH-IN CENTRAL AIR. LOCATION TO BE DETERMINED AT THE STRUCTURAL APPOINTMENT CLOSE OFF DOOR OPENING TO BEDROOM 4 BATHROOM AND LAUNDRY/BATHROOM AS PER SKETC Note:
Line 4753	
9Nov20 / 9Nov20	

CONSTRUCTION

Inv.274	1 - BASEMENT: INSTALL COLD CELLAR
12	
Line 5552	Note:
27Dec20 / 5Jan21	

COUNTERTOP

Inv.289	1 - KITCHEN: COOKTOP CUT OUT
18	
Line 6036	Note:
29Jan21 / 12Mar21	

ELECTRICAL

Inv.274	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
13	
Line 5579	Note:
27Dec20 / 5Jan21	
Inv.274	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
3	
Line 5537	Note:
27Dec20 / 5Jan21	

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Inv. 274	1 - KITCHEN: RELOCATE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE TO GO ABOVE ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 5548	Note:
27Dec20 / 5Jan21	
Inv. 274	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE). ON SAME SWITCH AS STANDARD LIGHT ABOVE KITCHEN ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATION
Line 5549	Note:
27Dec20 / 5Jan21	
Inv. 274	1 - KITCHEN: INSTALL VALANCE LIGHTING - UNDER CABINET - PURCHASER MUST PURCHASE CABINETRY TO HIDE LIGHTING AT THE COLOUR APPOINTMENT
Line 5550	Note:
27Dec20 / 5Jan21	

HARDWOOD FLOORING

Inv. 289	1 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD ON MAIN FLOOR AND UPPER HALL.
33	GREAT ROOM, DINING ROOM, MAIN HALL, LIBRARY AND UPPER HALL
Line 5969	*DO NOT INSTALL IN KITCHEN
Line 5969	Note:
29Jan21 / 12Mar21	
Inv. 289	1 - STAIRCASE: INSTALL SANDED LANDINGS
34	
Line 5970	Note:
29Jan21 / 12Mar21	

INTERIOR DOORS & TRIM

Inv. 289	25 - UPGRADE TWENTY-FIVE (25) INTERIOR DOORS TO CONMORE
36	
Line 5972	Note:
29Jan21 / 12Mar21	
Inv. 289	2 - LIBRARY: UPGRADE TWO (2) LIBRARY DOORS TO 3 PANEL SHAKER FRENCH WITH FROSTED GLASS
37	
Line 5973	Note:
29Jan21 / 12Mar21	
Inv. 289	1 - INTERIOR DOOR HARDWARE: UPGRADE TO BERGEN IN SATIN NICKEL
38	
Line 5974	Note:
29Jan21 / 12Mar21	
Inv. 289	1 - FRONT DOOR: UPGRADE TO TAYMORE CONCIERGE 400 KEYLESS DEADBOLT IN SATIN NICKEL
39	
Line 5975	Note:
29Jan21 / 12Mar21	
Inv. 289	1 - UPGRADE TO TUDOR TRIM THROUGHOUT: 1 1/8" X 3 1/2" TUDOR BACKBAND WITH 7 1/4" TUDOR BASEBOARD
41	
Line 5977	Note:
29Jan21 / 12Mar21	

MISCELLANEOUS

Inv. 289	1 - MASTER ENSUITE: INSTALL FRAMELESS GLASS SHOWER ENCLOSURE
42	
Line 5978	Note:
29Jan21 / 12Mar21	

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Registere Plan Number: Municipal Address: Closing: **8-Jun-21**

Inv.289	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT	Note:
Line 6030		
29Jan21 / 12Mar21		
Inv.289	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 6031		
29Jan21 / 12Mar21		
Inv.289	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:
Line 6032		
29Jan21 / 12Mar21		
Inv.274	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 5553		
27Dec20 / 5Jan21		
Inv.274	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:
Line 5554		
27Dec20 / 5Jan21		

PAINT

Inv.289	1 - STAIRCASE: STAIN 2 SETS OF STAIRS	
Line 5971		Note:
29Jan21 / 12Mar21		

PLUMBING

Inv.274	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF	
Line 5543		Note:
27Dec20 / 5Jan21		

RAILING

Inv.289	1 - STAIRCASE: UPGRADE TO *DISPLAY 2A- RAIL R2M SPOON SERIES, 1/2" METAL SINGLE SPOON/DBL SPOON, TEXTURED BLACK, ELORA POST	Note:
Line 5976		
29Jan21 / 12Mar21		

VACCUM/BELL

Inv.274	1 - GREAT ROOM: INSTALL ONE (1) INTERNET - CAT-6 NETWORK CABLE	
Line 5540		Note:
27Dec20 / 5Jan21		
Inv.274	1 - GARAGE: RELOCATE CENTRAL VACUUM - CENTRAL VAC PIPING ROUGH-IN TO GARAGE - ONE OUTLET IN BASEMENT	Note:
Line 5541		
27Dec20 / 5Jan21		



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Inv.274	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
6	
Line 5542	Note:
27Dec20 / 5Jan21	

WINDOWS

Inv.274	3 - BASEMENT: ENLARGE THREE (3) BASEMENT WINDOW - ENLARGE STANDARD
11	WINDOW - 36 X 30
Line 5551	Note:
27Dec20 / 5Jan21	

Lot 2

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

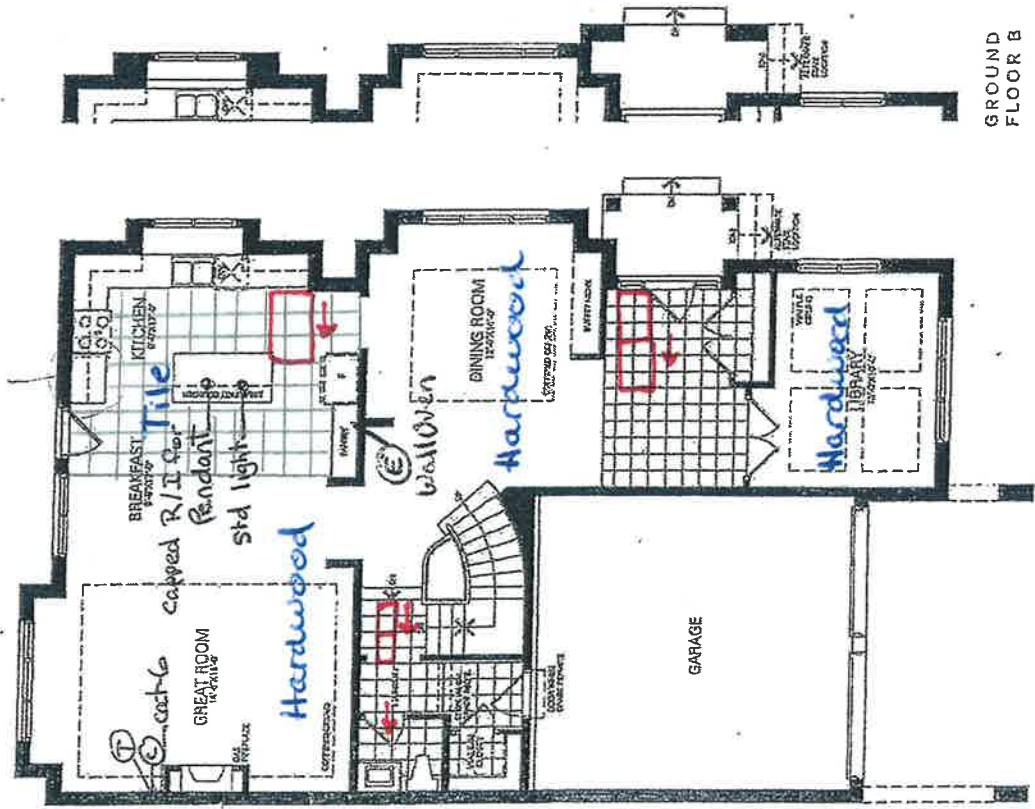
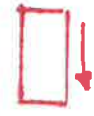
Lot 2.

STARLING

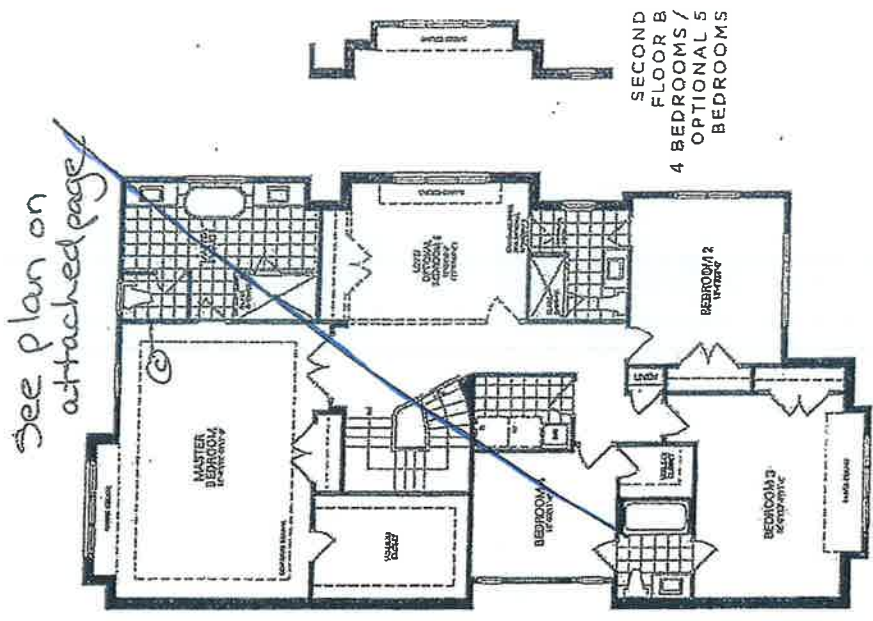
4,181 SQ. FT.

INCLUDES 832 SQ. FT. FINISHED BASEMENT

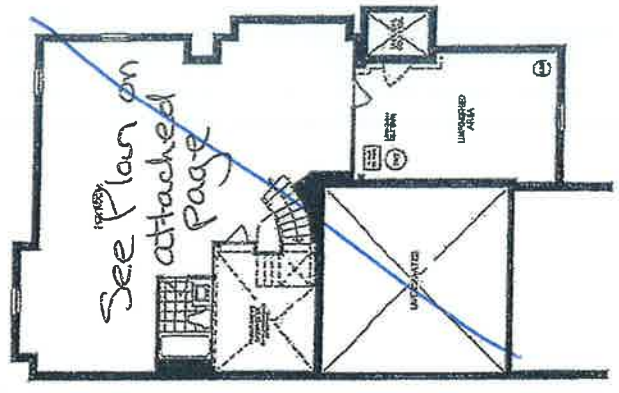
Tile Direction



GROUND FLOOR A



STANDARD SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS



FINISHED BASEMENT A & B

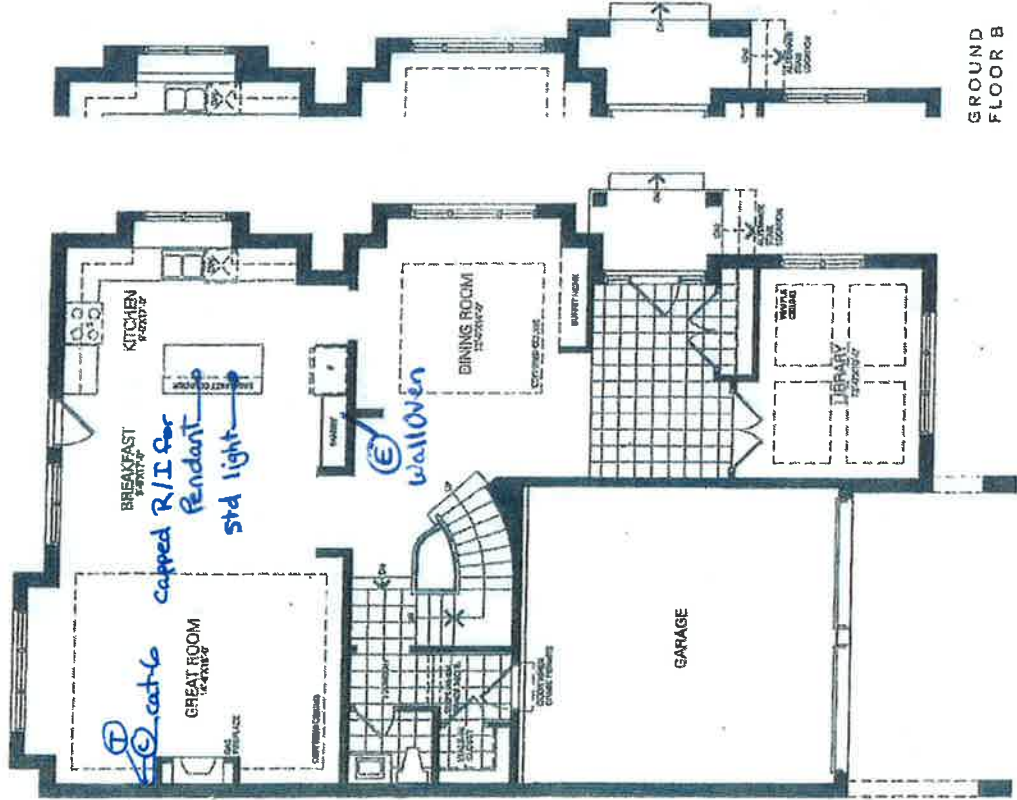
Lot 2

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

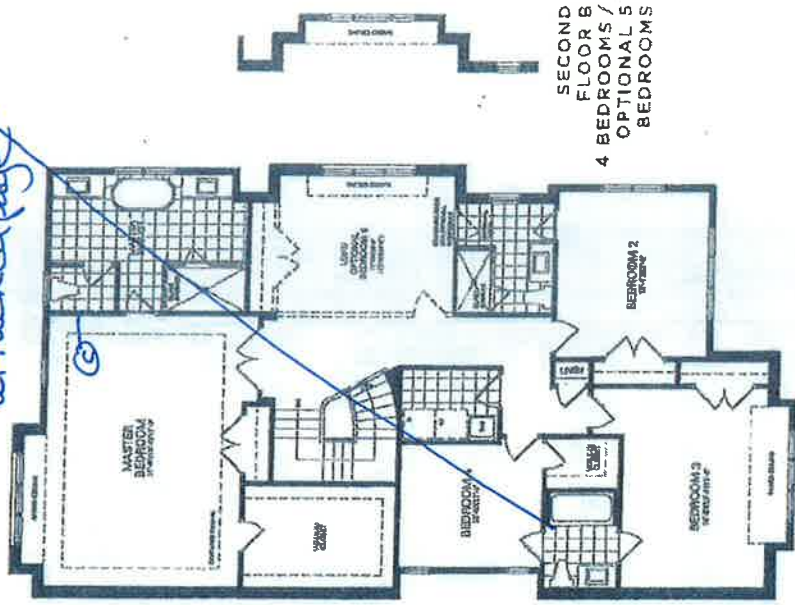
STARLING

4,181 SQ. FT.
INCLUDES 832 SQ. FT. FINISHED BASEMENT

See plan on
attached page

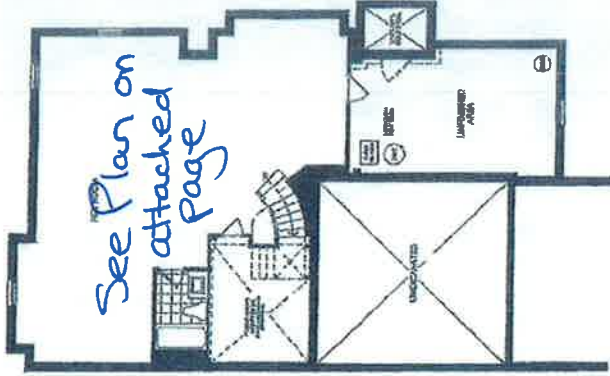


GROUND FLOOR B



SECOND FLOOR B
4 BEDROOMS /
OPTIONAL 5
BEDROOMS

STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS



See Plan on
attached
Page

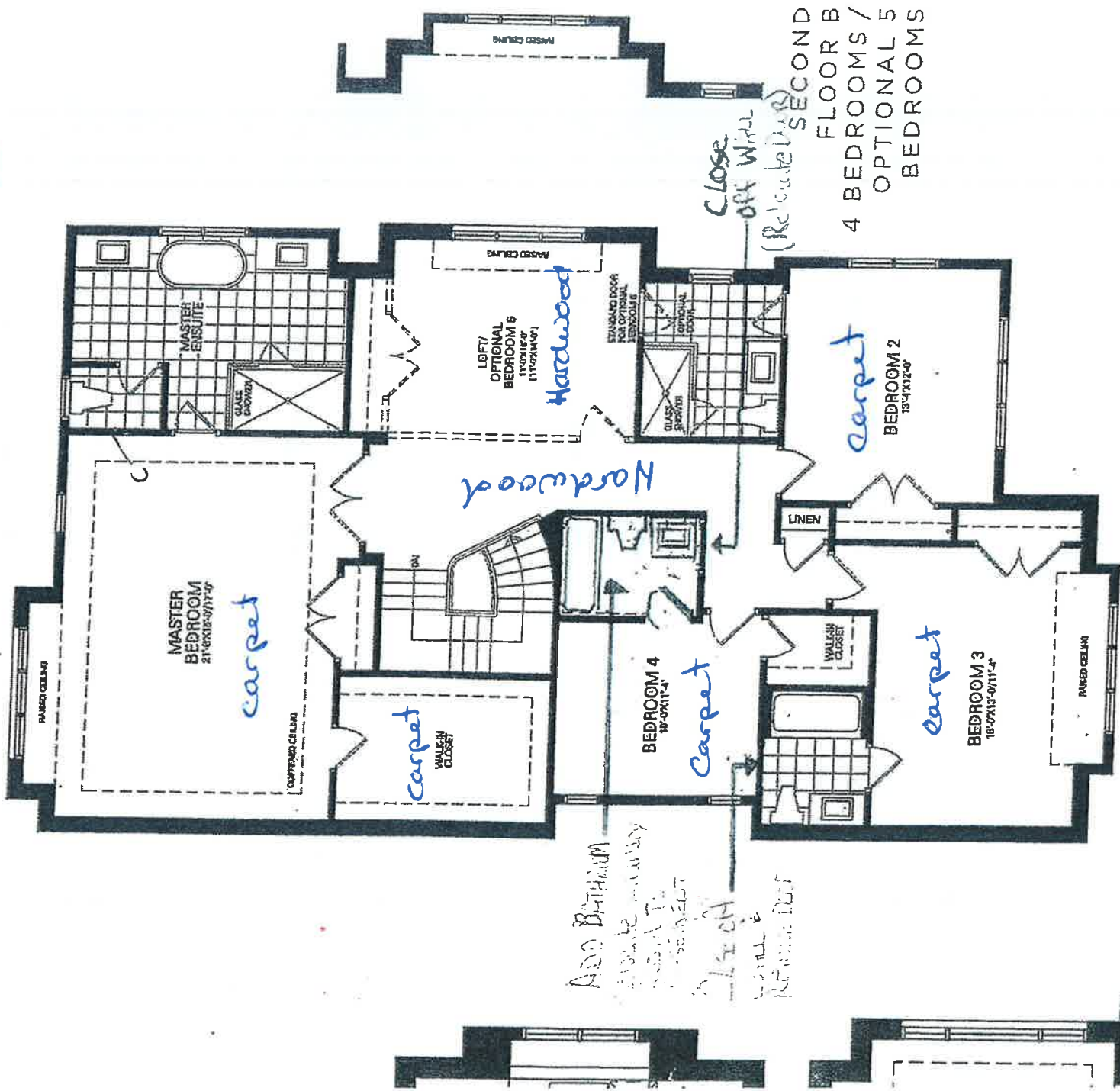


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MAR 12 2021

Lot 2

Lot 2



SECOND FLOOR B
4 BEDROOMS /
OPTIONAL 5
BEDROOMS

STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS

DOWN
ALTERNATE
STAIR
LOCATION

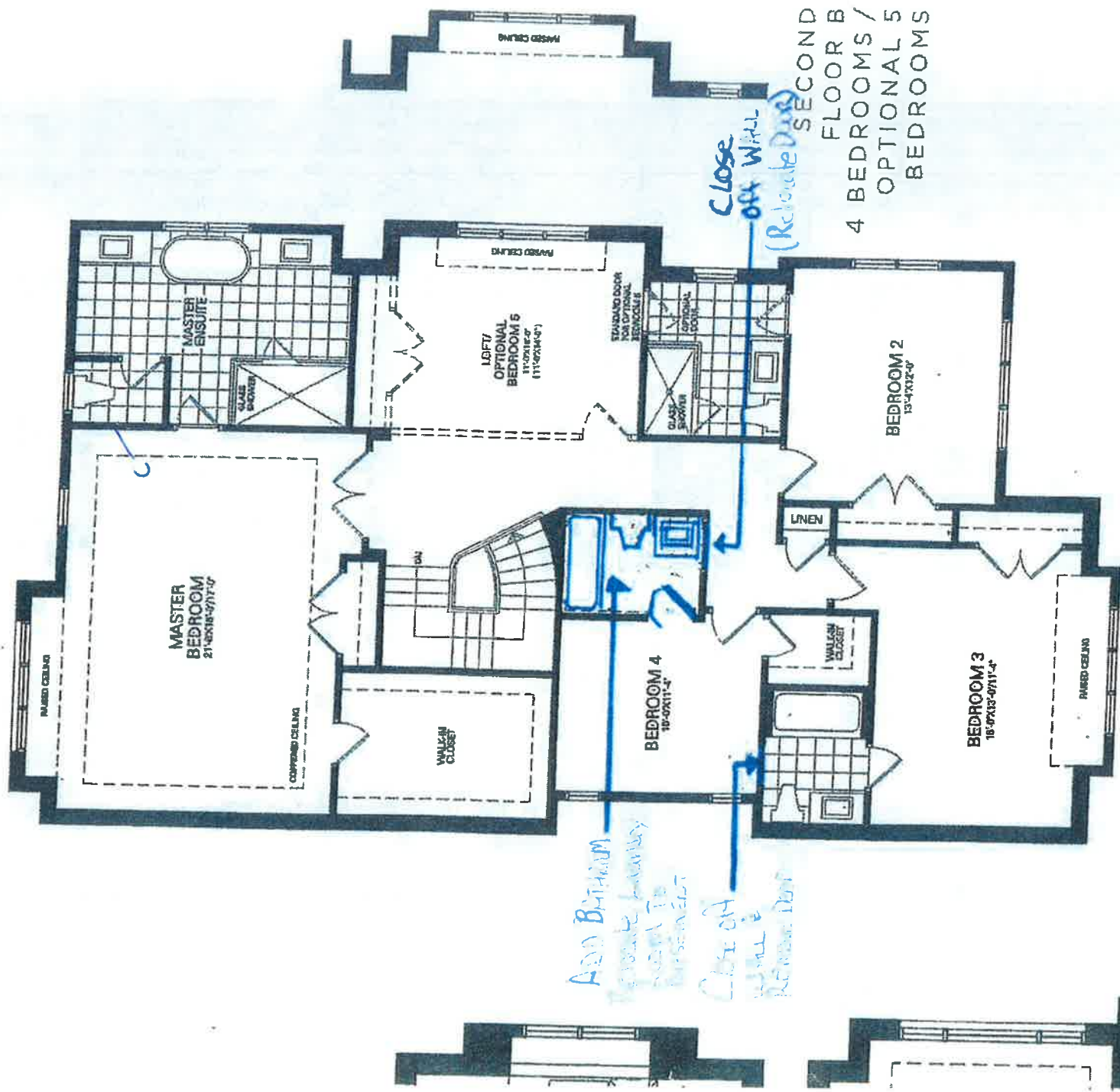
RECEIVED
MAR 12 2021

REC ROOM



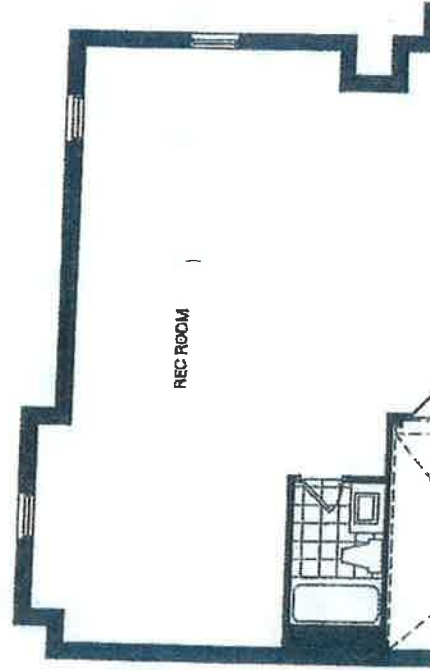
UND

Lot 2



SECOND FLOOR B
4 BEDROOMS /
OPTIONAL 5
BEDROOMS

STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS



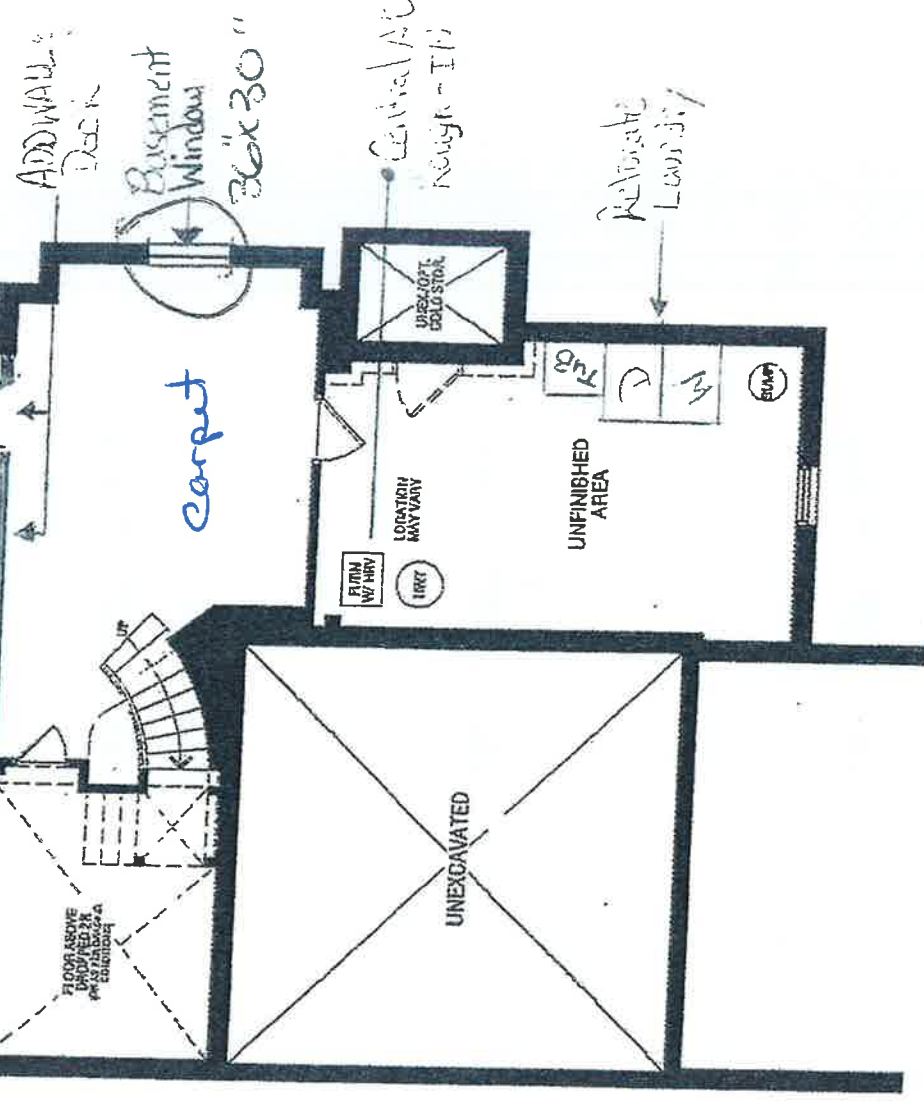
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MAR 12 2021



UND



Carpet



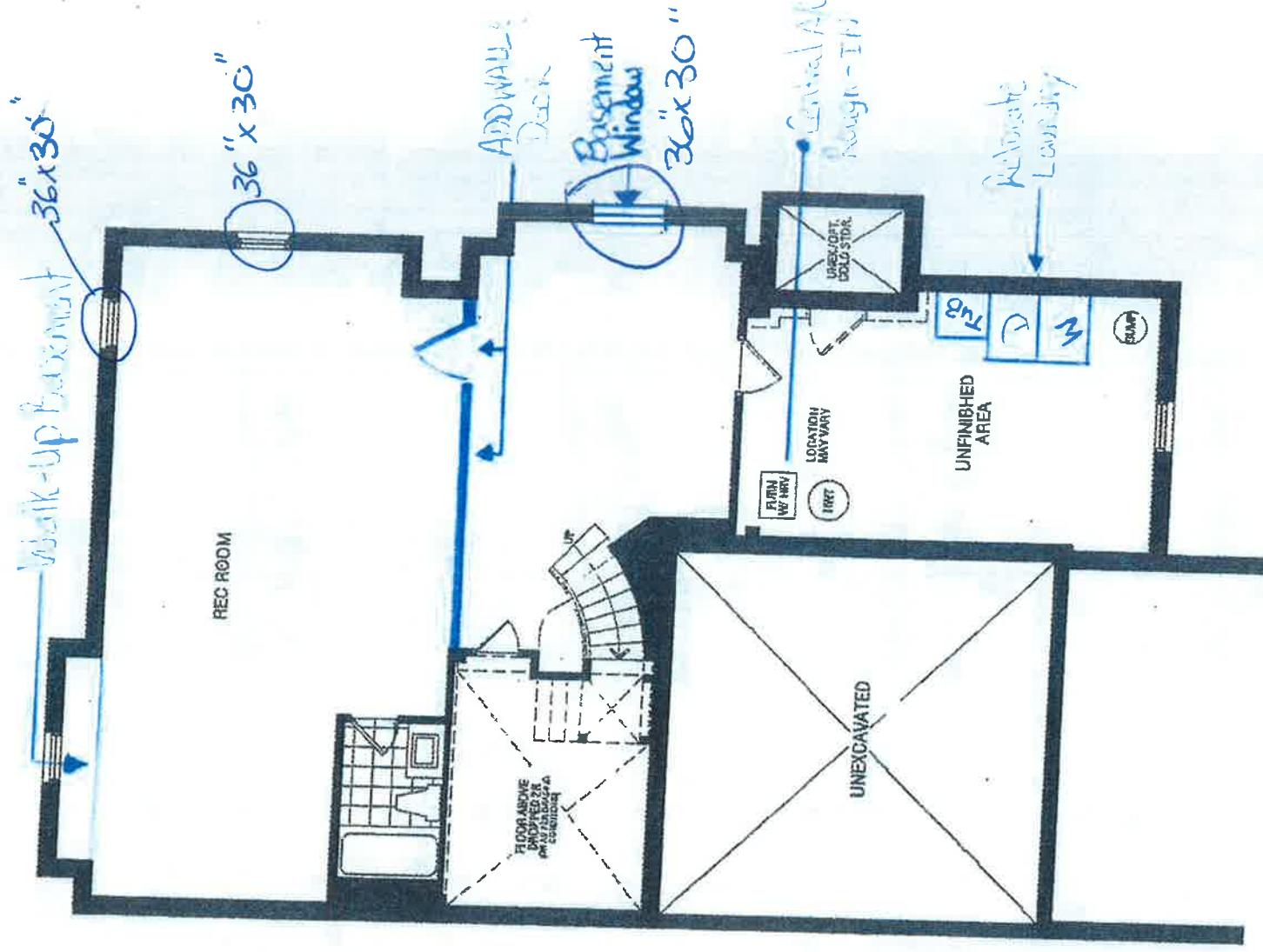
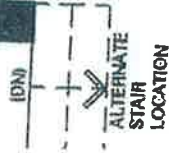
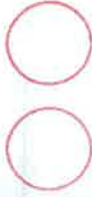
2012

The Purchaser(s) acknowledges that the Vendor may be required to modify the floor plan to accommodate the requested walk-in basement in accordance with the permitted City By-Law.



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MAR 12 2021

Lot 2



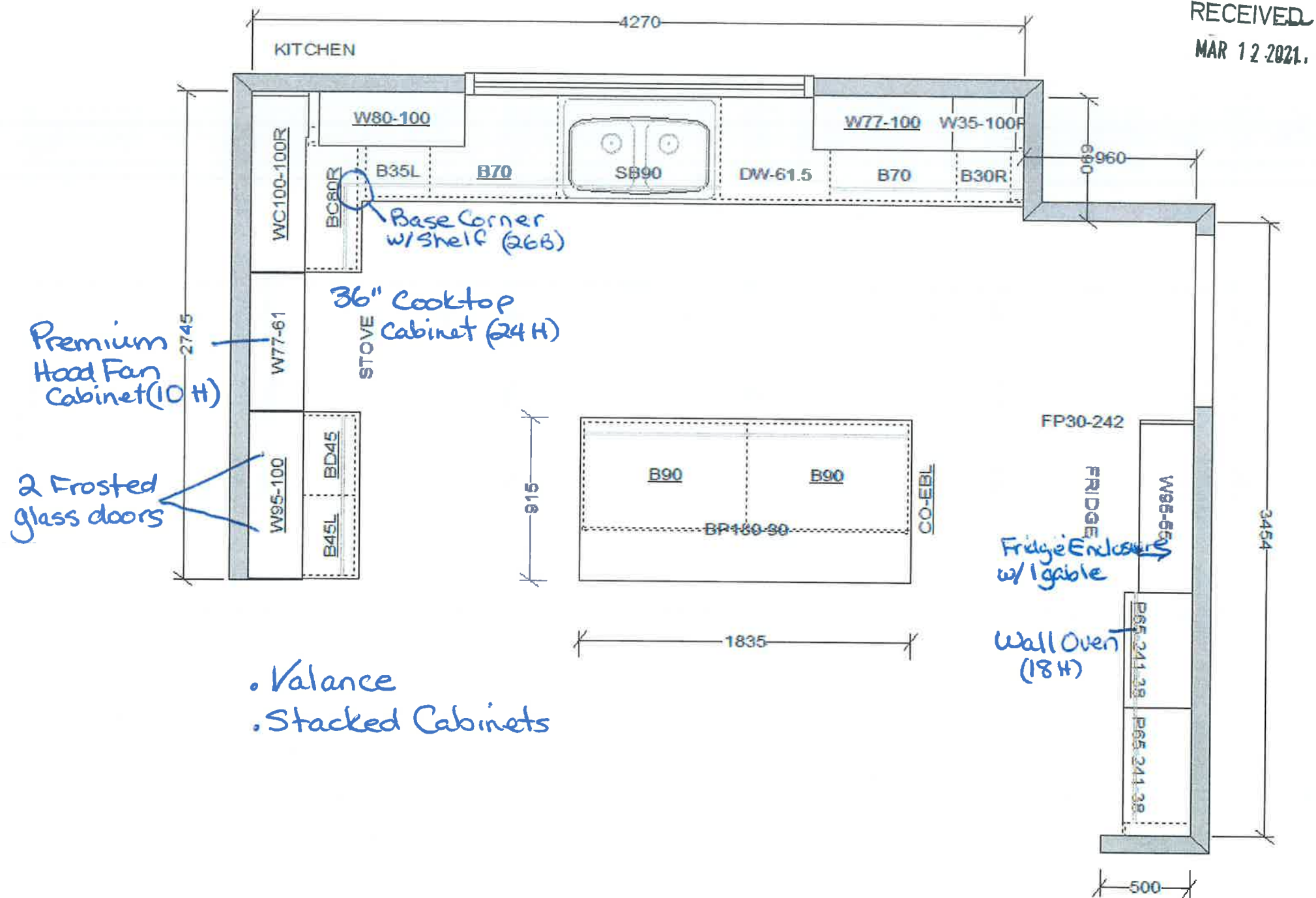
FINISHED BASEMENT A&B

The Purchaser acknowledges that the Vendor may be required to modify the floor plan to accommodate the requested walk-up basement in accordance with the permitted City By-Law.



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MAR 12 2021

Kitchen



FRENDEL
KITCHENS LIMITED
1350 Shawson Drive, Mississauga, ON L4W 1C5

VALERY HOMES
NORTH OAKVILLE
431 - STARLING

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

Got 2



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

Approved By Builder:

Date: