

CONSTRUCTION SUMMARY

North Oakville - 42 - 1 - STARLING (43-01) Elev A

Registere Plan Number: Municipal Address: Closing: 28-Jul-21

CEILING

Inv.290	1 - 2ND FLOOR: INSTALL SMOOTH CEILINGS THROUGHOUT 2nd FLOOR
26	
Line 6006	Note:
3Feb21 / 8Mar21	

CONSTRUCTION

Inv.290	1 - BASEMENT: BUILD 1 ADDITIONAL ROOM IN BASEMENT (ONE IS STANDARD IN APS).
28	SEE SKETCH ATTACHED
Line 6038	Note:
3Feb21 / 8Mar21	
Inv.290	1 - BASEMENT: INSTALL (ADDITIONAL) COMPLETE 3-PIECE WASHROOM.
30	
Line 6041	INCLUDES STAND UP SHOWER STALL, WITH CURTAIN ROD, NO GLASS
Note:	
3Feb21 / 8Mar21	
Inv.290	1 - BASEMENT- FURNACE ROOM- FINISH TO DRYWALL AND PRIME STAGE. DOES NOT
33	INCLUDE TILE
Line 6044	Note:
3Feb21 / 8Mar21	
Inv.290	1 - BASEMENT: ENCLOSE THE FURNACE AND HOT WATER TANK WITHIN THE FURNACE
34	AREA. SEE SKETCH
Line 6045	Note:
3Feb21 / 8Mar21	
Inv.240	1 - ROUGH-IN WET BAR AS PER SKETCH
1	WALK-UP BASEMENT
	ROUGH-IN 3 PC BASEMENT BATHROOM AS PER SKETCH
	REMOVE/RELOCATE FRONT CLOSET ON MAIN FLOOR AS PER SKETCH
	REMOVE/RELOCATE BUFFET NICHE AS PER SKETCH
Line 4934	Note:
26Nov20 / 26Nov20	
Inv.240	1 - ADD WALL BETWEEN KITCHN AND DINING ROOM AS PER SKETCH
2	OPTIONAL 5TH BEDROOM WITH CLOSET
	STANDARD DOOR FOR OPTIONAL BEDROOM 5
	RESIZE CLOSET BETWEEN BEDROOM 4 & 3 AS PER SKETCH
	ADD DIVIDING WALL IN CLOSET BETWEEN BEDROOM 4 & 3 AS PER SKETCH
Line 4935	Note:
26Nov20 / 26Nov20	
Inv.240	1 - ADD DOOR FOR WALK-IN CLOSET IN BEDROOM 3 AS PER SKETCH
3	ROOM IN BASEMENT (AS PER SKETCH) LOCATION AND MEASUREMENTS TO BE
	DETERMINED AT THE STRUCTURAL/DECOR CENTRE APPOINTMENT
Line 4936	Note:
26Nov20 / 26Nov20	
Inv.290	1 - BASEMENT: STORAGE AREA UNDER STAIRS- DRYWALL AND PRIME AREA
39	
Line 6275	Note:
3Feb21 / 8Mar21	
Inv.290	1 - BASEMENT- NEW ROOM/ HALL TO FURNACE ROOM: PLEASE MAKE HALL AROUND
41	THE NEW ROOM IN BASEMENT A MINIMUM OF 3.5 FEET.
Line 6276	Note:
3Feb21 / 8Mar21	



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Inv.290 42	1 - FOYER TO MAIN HALL OPENING: MAKE OPENING BETWEEN THESE AREAS A MINIMUM OF 5' WIDE, MAKING CLOSET SMALLER AS NECESSARY
Line 6277	Note:
3Feb21 / 8Mar21	
Inv.290 43	1 - MAIN HALL TO BREAKFAST AREA OPENING: MAKE OPENING BETWEEN THESE AREAS A MINIMUM OF 5' WIDE.
Line 6278	Note:
3Feb21 / 8Mar21	

ELECTRICAL

Inv.290 40	2 - BASEMENT: STORAGE AREA UNDER STAIRS- INSTALL TWO (2) RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE. SEE SKETCH FOR LOCATIONS
Line 6274	Note:
3Feb21 / 8Mar21	
Inv.290 4	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 5982	Note:
3Feb21 / 8Mar21	
Inv.290 5	2 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN DOUBLE WALL OVEN
Line 5983	Note:
3Feb21 / 8Mar21	
Inv.290 6	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR MICROWAVE IN ISLAND
Line 5985	Note:
3Feb21 / 8Mar21	
Inv.290 8	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE
Line 5987	Note:
3Feb21 / 8Mar21	
Inv.290 9	1 - BASEMENT: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE, NEXT TO WET BAR. SEE SKETCH
Line 5988	Note:
3Feb21 / 8Mar21	
Inv.290 10	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE
Line 5989	Note:
3Feb21 / 8Mar21	
Inv.290 36	1 - BASEMENT: INSTALL ELECTRICAL - ROUGH-IN FOR 240 V PLUG NEAR WET BAR. SEE SKETCH.
Line 6050	Note:
3Feb21 / 8Mar21	
Inv.290 21	1 - KITCHEN: RELOCATE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 6000	Note:
3Feb21 / 8Mar21	
Inv.290 22	2 - MASTER ENSUITE - SHARED BATH: INSTALL BATHROOM FAN - SWITCH - 80 CFM WHISPER VALVE PANASONIC BATHROOM FAN COMPLETE WITH SWITCH
Line 6001	Note:
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EXTERIOR DOORS



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Inv.290	1 - EXTERIOR DOOR - INSTALL DOUBLE DOOR ENTRY
27	
Line 6007	Note:
3Feb21 / 8Mar21	

HVAC

Inv.290	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 -
23	13 SEER - R - 410A - 3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 6002	Note:
3Feb21 / 8Mar21	
Inv.290	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE -
7	- UP TO 3/4 INCH LINE
Line 5986	Note:
3Feb21 / 8Mar21	

INTERIOR DOORS & TRIM

Inv.290	1 - BASEMENT: INSTALL ADDITIONAL DOOR IN BASEMENT BEDROOM. SEE SKETCH
37	
Line 6054	Note:
3Feb21 / 8Mar21	

MISCELLANEOUS

Inv.290	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR
44	CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 6051	Note:
3Feb21 / 8Mar21	
Inv.290	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
45	upgrades and accepts and acknowledges that there will be no further structural
Line 6052	changes/additions/deletions to be made upon signing
3Feb21 / 8Mar21	Note:
Inv.290	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
46	Extra Form are subject to a minimum administration fee
Line 6053	Note:
3Feb21 / 8Mar21	

PLUMBING

Inv.290	1 - BASEMENT: RELOCATE THE ROUGH-IN WASHROOM GIVEN IN THE APS
35	
Line 6047	Note:
3Feb21 / 8Mar21	
Inv.290	1 - BASEMENT: INSTALL LAUNDRY ROUGH-IN. INCLUDES ELECTRICAL, PLUMBING AND
31	VENTING.
Line 6042	**NOTE: PURCHASER MUST UPGRADE THE FLOORING FROM CARPET AT THE TIME OF
3Feb21 / 8Mar21	COLOURS. ROUGH-IN CANNOT BE ON CARPET
Inv.290	Note:
32	
Line 6043	1 - BASEMENT: RELOCATE WET BAR GIVEN IN THE APS
3Feb21 / 8Mar21	Note:

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Inv.290 29	1 - BASEMENT: TURN THE 3-PIECE ROUGH-IN GIVEN IN THE APS INTO A COMPLETE 3-PIECE WASHROOM.
Line 6040	INCLUDES STAND UP SHOWER STALL, WITH CURTAIN ROD, NO GLASS Note: (PRICE INCLUDES CREDIT FOR ROUGH-IN GIVEN IN APS)
3Feb21 / 8Mar21	
Inv.290 17	3 - MASTER ENSUITE - ENSUITE 2 - SHARED BATHROOMS: INSTALL PLUMBING FOR THREE (3) RAINSHOWER HEADS. IN MASTER, ENSUITE 2, SHARED
Line 5996	Note:
3Feb21 / 8Mar21	
Inv.290 18	3 - MASTER ENSUITE - ENSUITE 2 - SHARED BATH BATHROOMS: INSTALL THREE (3) SHOWER HEADS - RAINSHOWER HEAD
	MOEN S1004
Line 5997	12" SQUARE FLAT/THIN RAINSHOWER Note:
3Feb21 / 8Mar21	
Inv.290 19	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 5998	Note:
3Feb21 / 8Mar21	
Inv.290 20	1 - BACKFLOW PREVENTER VALVE
Line 5999	Note:
3Feb21 / 8Mar21	
Inv.290 38	1 - BASEMENT: RELOCATE SUMP PUMP
Line 6055	Note:
3Feb21 / 8Mar21	

VACCUM/BELL

Inv.290 11	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE FOR TV
Line 5990	Note:
3Feb21 / 8Mar21	
Inv.290 12	1 - IPTV NETWORK CABLE PACKAGE - 4-CAT6 NETWORK CABLES AND TERMINATION
Line 5991	Note:
3Feb21 / 8Mar21	
Inv.290 13	1 - KITCHEN: INSTALL CENTRAL VACUUM - CENTRAL VAC KICKPLATE- ROUGH-IN ONLY
Line 5992	Note:
3Feb21 / 8Mar21	
Inv.290 14	1 - GARAGE: INSTALL CENTRAL VACUUM - CENTRAL VAC PIPING COMPLETE TO GARAGE - ONE OUTLET IN BASEMENT. ROUGH-IN ONLY
Line 5993	Note:
3Feb21 / 8Mar21	
Inv.290 15	1 - BEDROOM 4: INSTALL SURROUND SOUND - SINGLE ZONE AUDIO ROUGH-IN SPEAKER WIRES (X2) CAT-5E CABLES (X2) 6.5 INCH SPEAKER BRACKETS (X2 PAIRS)
Line 5994	Note:
3Feb21 / 8Mar21	

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Inv. 290	1 - BASEMENT: FURNACE ROOM- INSTALL SURROUND SOUND - SINGLE ZONE AUDIO
16	ROUGH-IN SPEAKER WIRES (X2) CAT-5E CABLES (X2) 6.5 INCH SPEAKER BRACKETS (X2 PAIRS)
Line 5995	Note:
3Feb21 / 8Mar21	

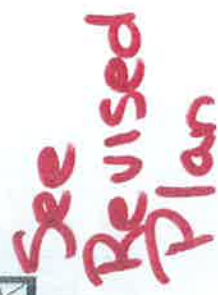
WINDOWS

Inv. 290	2 - BASEMENT: INSTALL TWO (2) NEW WINDOWS- BASEMENT WINDOW - EXTRA
24	STANDARD WINDOW - 36 X 16. SEE SKETCH FOR LOCATIONS
Line 6003	Note:
3Feb21 / 8Mar21	
Inv. 290	5 - BASEMENT: ENLARGE FIVE (5) BASEMENT WINDOW - ENLARGE STANDARD WINDOW
25	-TO 36 X 24. INCLUDES 2 NEW WINDOWS
Line 6004	Note:
3Feb21 / 8Mar21	

Lot 42

4,181 SQ. FT.

*Note: Dining Room Ceiling has been revised as per Floor plan previously submitted, and reattached now.



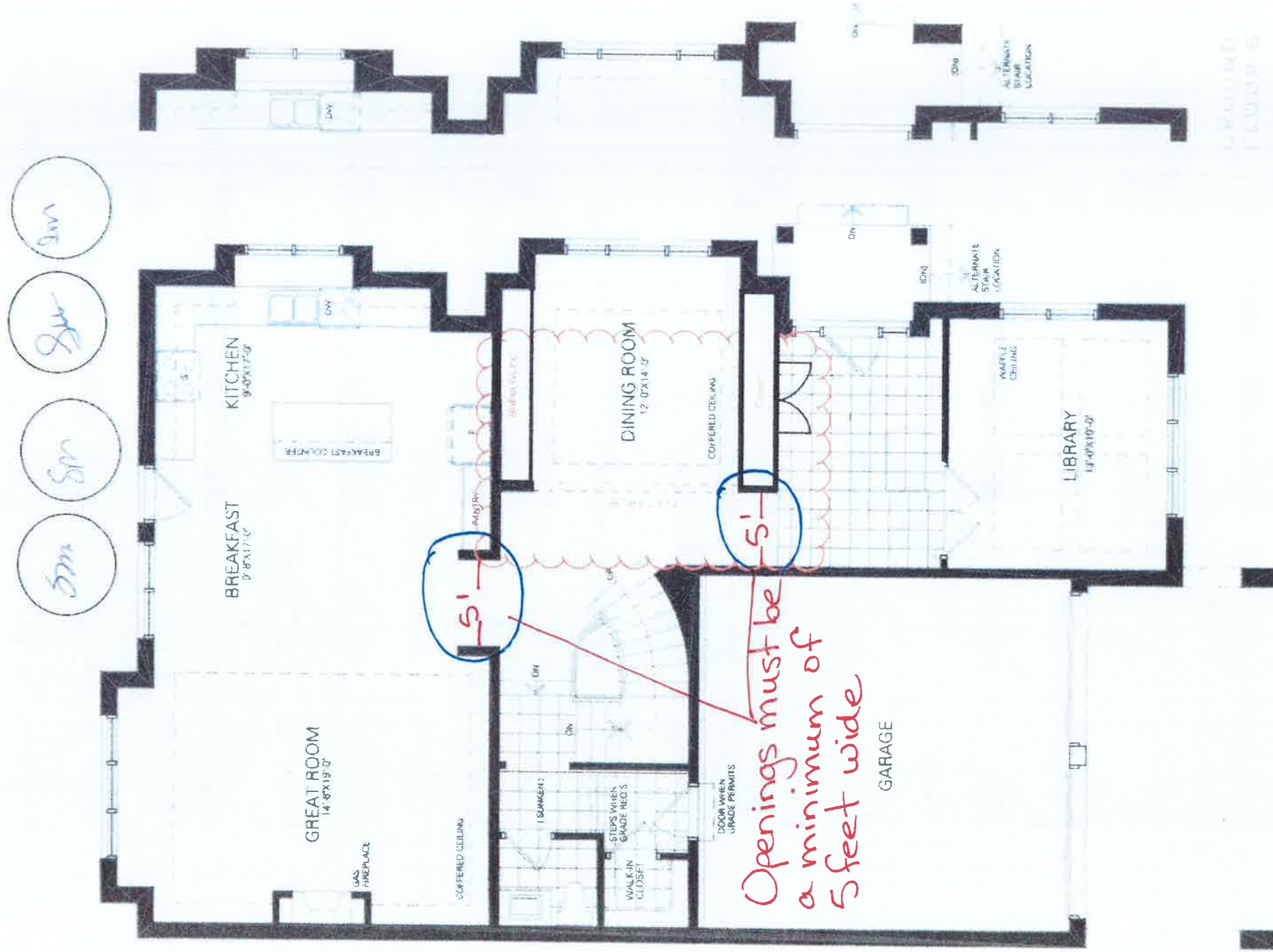
NORTH
OAKVILLE

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

MAR 05 2021

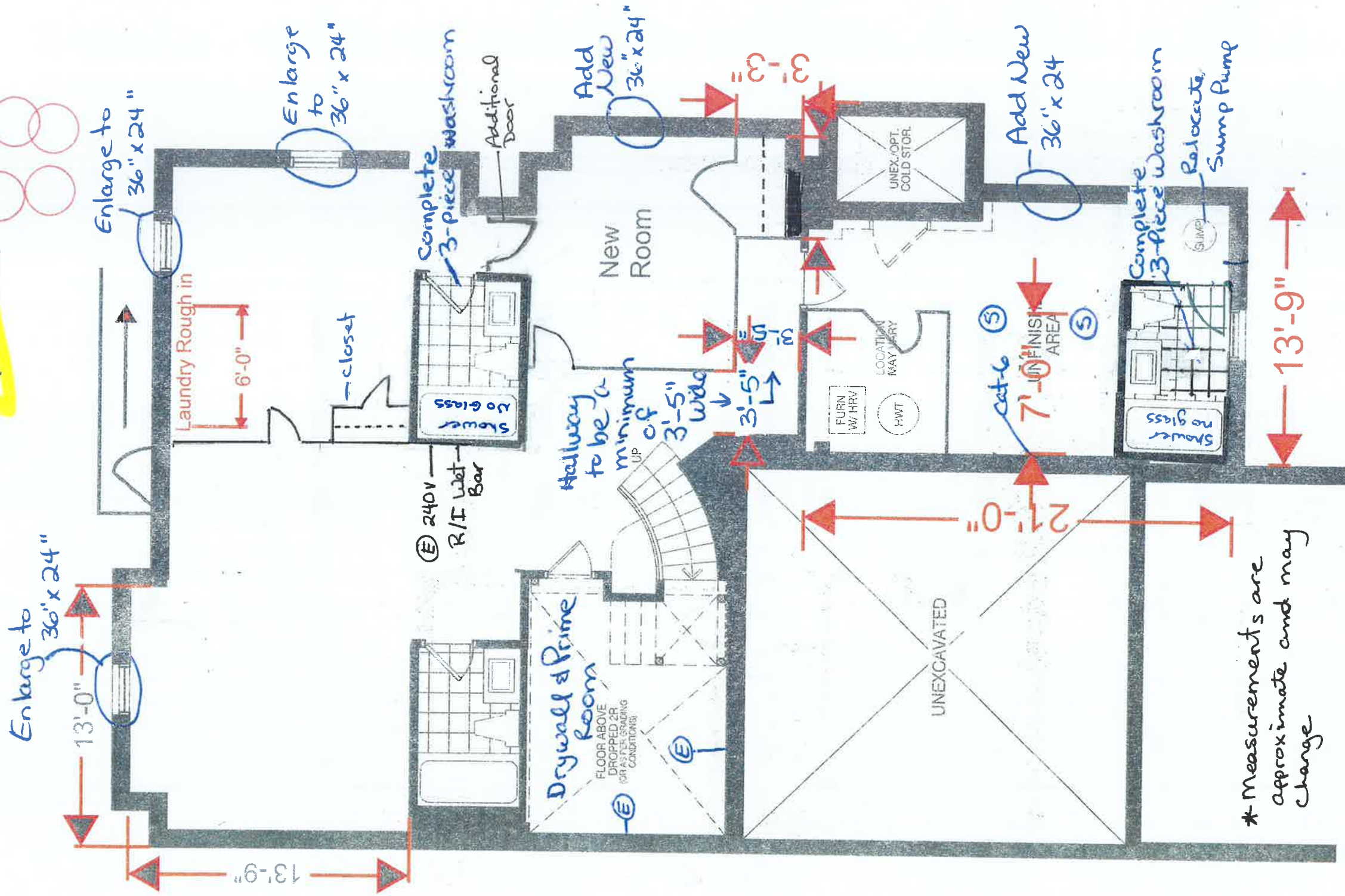
Lot 10

Dining Room Ceiling Pan



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Plot 42

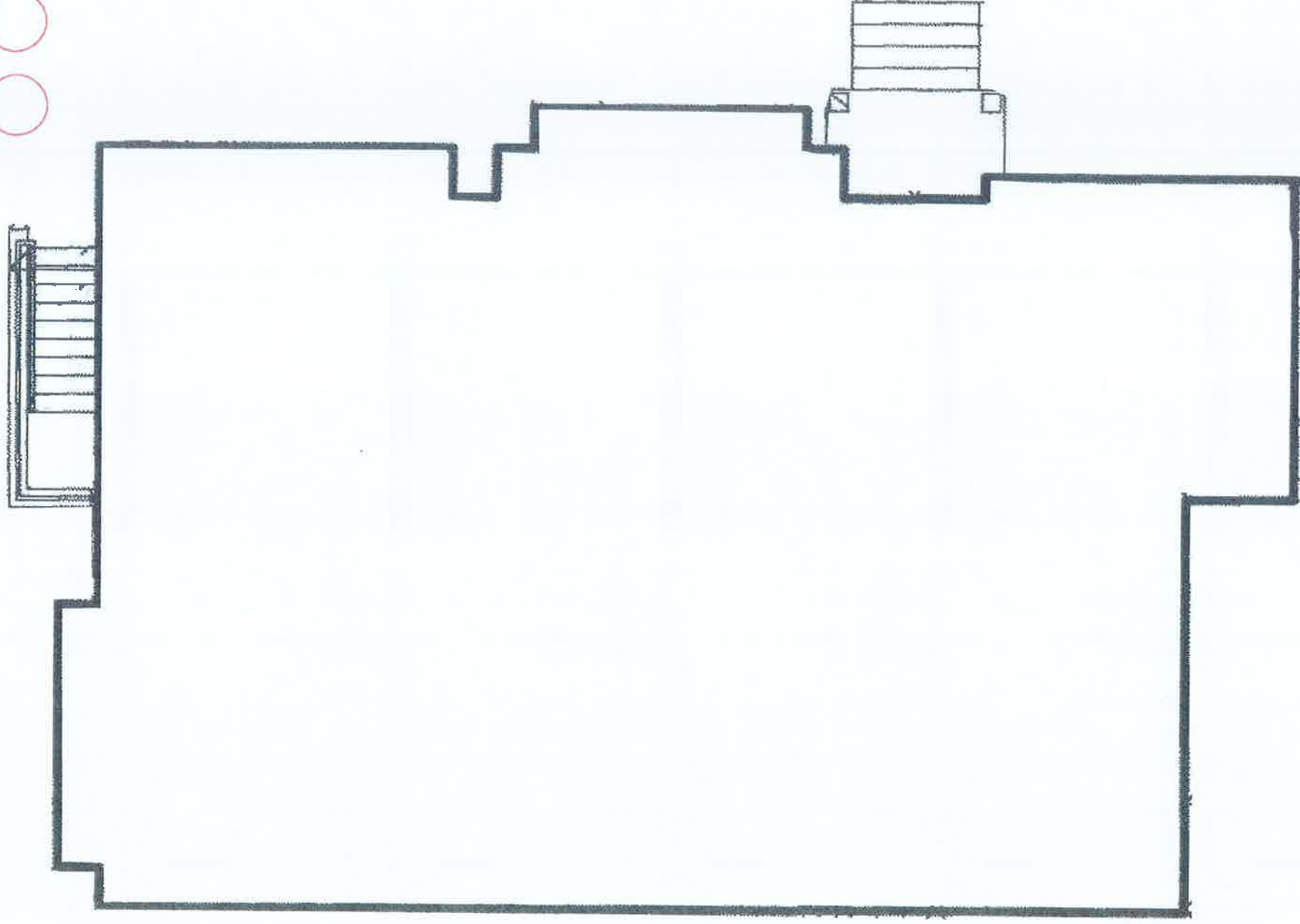


* Measurements are approximate and may change

FINISHED BASEMENT A&B

Lot 42

Basement Walk-Up



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