

CONSTRUCTION SUMMARY

North Oakville - 30 - 1 - STARLING (43-01) Elev B

Registere Plan Number: Municipal Address: Closing: 4-Mar-20

BONUS

Inv. 307	1 - \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING
47	APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 6697	Note:
15Mar21 / 19Apr21	

CABINETRY

Inv. 307	1 - KITCHEN: INSTALL LEVEL 7 KITCHEN CABINETS
13	
Line 6627	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL STACKED CABINETS (03A)
22	
Line 6415	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL CROWN MOULDING
23	
Line 6416	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER WITH SHELF (26B)
24	
Line 6417	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL UPPER ANGLE CORNER CABINET (11A)
25	
Line 6418	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL RECYCLE BIN (19B)
26	
Line 6419	Note:
15Mar21 / 19Apr21	
Inv. 307	2 - KITCHEN: INSTALL TWO (2) TOP DRAWERS IN ISLAND (09B)
27	
Line 6420	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL POT AND PAN DRAWERS (12B)
28	
Line 6421	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 2 GABLES (05H)
29	
Line 6422	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - LAUNDRY ROOM: INSTALL OPTIONAL LAUNDRY UPPERS
30	
Line 6423	Note:
15Mar21 / 19Apr21	
Inv. 307	2 - MASTER ENSUITE: INSTALL TWO (2) BANKS OF DRAWER IN MASTER ENSUITE- ONE IN EACH VANITY (11D)
31	
Line 6424	Note:
15Mar21 / 19Apr21	



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Inv. 307	1 - KITCHEN: AS PER APS, INSTALL OPTIONAL PANTRY IN KITCHEN (AS PER SKETCH)
39	
Line 6426	Note:
15Mar21 / 19Apr21	

CEILING

Inv. 307	1 - AS PER APS, SMOOTH CEILINGS THROUGHOUT
40	
Line 6427	Note:
15Mar21 / 19Apr21	

CERAMIC TILE

Inv. 307	1 - AS PER APS, INSTALL 12 X 24 CERAMIC TILES IN ALL BATHROOMS (AS PER BUILDER'S STANDARD SELECTION)
41	
Line 6428	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - FOYER: INSTALL 6TH UPGRADE TILE IN THE FOYER IN LIEU OF HARDWOOD GIVEN IN THE APS
20	
Line 6413	Note:
15Mar21 / 19Apr21	
Inv. 307	1 - MUDROOM: INSTALL UPGRADE 3 TILE IN MUDROOM
21	
Line 6414	Note:
15Mar21 / 19Apr21	

CONSTRUCTION

Inv. 205	1 - A/C UNIT
1	WAFFLE BOX CEILING IN GREAT ROOM AS PER SKETCH
	9 FOOT BASEMENT CEILING HEIGHT
	OPTIONAL 5TH BEDROOM
	7 1/4" BASEBAORDS AND 3 1/4" TRIM THROUGHOUT AS PER BUILDER STANDARD SELECTIONS
	GAS AND WATER LINE IN KITCHEN AS PER SKETCH
Line 3617	Note:
26Oct20 / 26Oct20	
Inv. 205	1 - OPTIONAL PANTRY IN KITCHEN AS PER SKETCH
2	SMOOTH CEILINGS THROUGHOUT
	12 X 24 CERAMIC TILES IN ALL BATHROOMS AS PER BUILDER STANDARD SELECTIONS
	LARGER BASEMENT WINDOWS (MINIMUM 24' X 36')
Line 3618	Note:
26Oct20 / 26Oct20	
Inv. 205	1 - VINYL FLOORING IN BASEMENT IN LIEU OF CARPET AS PER BUILDER STANDARD SELECTIONS
3	GRANITE BATHROOM COUNTERTOPS IN ALL BATHROOMS AS PER BUILDER STANDARD SELECTIONS
	7 1/4" COURNICE MOULDING THROUGHOUT MAIN AND SECOND FLOORS AS PER BUILDER STANDARD SELECTIO
Line 3619	Note:
26Oct20 / 26Oct20	
Inv. 205	1 - 5" ENGINEERED HARDWOOD FLOORING THROUGHOUT MAIN (INCLUDING FOYER) AND SECOND FLOORS
4	OPEN RISER STAIRCASE WITH 4 1/2" NEWEL POST AND ENGINEERED HARDWOOD TO MATCH MAIN AND 2ND FLOORS
Line 3620	Note:
26Oct20 / 26Oct20	

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Inv.270	1 - ENSUITE 2: MAKE ENSUITE 2 OPEN TO THE UPPER HALL, INSTEAD OF INTO THE BEDROOM. RELOCATE THE TOILET TO WHERE THE DOOR USED TO BE ENTERING BED #2. MOVE DOOR TO BE ABLE TO ACCESS WASHROOM FROM THE UPPER HALL
Line 5463	Note:
20Dec20 / 4Jan21	

COUNTERTOP

Inv.307	1 - KITCHEN: INSTALL MSI 2 COUNTER THROUGHOUT KITCHEN
14	
Line 6406	Note:
15Mar21 / 19Apr21	
Inv.307	1 - MASTER ENSUITE: INSTALL UPGRADE CEASARSTONE IN LIEU OF THE STANDARD GRANITE GIVEN IN THE APS
15	
Line 6407	Note:
15Mar21 / 19Apr21	
Inv.307	1 - POWDER ROOM: INSTALL UPGRADE CEASARSTONE IN LIEU OF THE STANDARD GRANITE GIVEN IN THE APS
16	
Line 6408	Note:
15Mar21 / 19Apr21	
Inv.307	1 - BASEMENT BATH: INSTALL UPGRADE CEASARSTONE IN LIEU OF THE STANDARD GRANITE GIVEN IN THE APS
17	
Line 6409	Note:
15Mar21 / 19Apr21	
Inv.307	1 - ENSUITE 4: INSTALL UPGRADE CEASARSTONE IN LIEU OF THE STANDARD GRANITE GIVEN IN THE APS
18	
Line 6410	Note:
15Mar21 / 19Apr21	
Inv.307	1 - ENSUITE 2: INSTALL UPGRADE CEASARSTONE IN LIEU OF THE STANDARD GRANITE GIVEN IN THE APS
19	
Line 6412	Note:
15Mar21 / 19Apr21	
Inv.307	1 - INSTALL GRANITE BATHROOM COUNTERTOPS IN ALL BATHROOMS (AS PER BUILDER'S STANDARD SELECTIONS)
43	
Line 6430	Note:
15Mar21 / 19Apr21	

ELECTRICAL

Inv.270	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
5	
Line 5459	Note:
20Dec20 / 4Jan21	
Inv.307	1 - KITCHEN: RELOCATE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE, TO GO ABOVE ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST AREAS.
32	
Line 6687	Note:
15Mar21 / 19Apr21	
Inv.307	5 - KITCHEN: INSTALL FIVE (5) POT LIGHT - 4" LED NON-INSULATED CEILINGS ON SAME SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST AREAS.
33	
Line 6692	Note:
15Mar21 / 19Apr21	

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Inv.307	1 - KITCHEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS ABOVE KITCHEN SINK, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST AREAS.
34	
Line 6693	Note:
15Mar21 / 19Apr21	
Inv.307	6 - GREAT ROOM: INSTALL SIX (6) POT LIGHTS - 4" LED NON-INSULATED CEILINGS. TO GO INSIDE THE WAFFLES, ON SAME SWITCH. KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST AREAS.
35	
Line 6694	Note:
15Mar21 / 19Apr21	
Inv.307	4 - LIBRARY: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SAME SWITCH. KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST AREAS.
37	
Line 6695	Note:
15Mar21 / 19Apr21	
Inv.307	4 - DINING ROOM: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS. ON SAME SWITCH. KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST AREAS.
36	
Line 6696	Note:
15Mar21 / 19Apr21	

FIREPLACE

Inv.270	1 - GREAT ROOM: INSTALL FIREPLACE - BLOWER - HEAT CIRCULATING BLOWER - AUB .
8	NOT FOR 2 - SIDED OR 3 - SIDED FIREPLACE
Line 5462	Note:
20Dec20 / 4Jan21	

HARDWOOD FLOORING

Inv.307	1 - AS PER APS, INSTALL 5" ENGINEERED HARDWOOD FLOORING THROUGHOUT MAIN
45	(INCLUDING FOYER) AND SECOND FLOORS
Line 6432	Note:
15Mar21 / 19Apr21	
Inv.307	1 - BASEMENT: AS PER APS, INSTALL VINYL FLOORING IN BASEMENT IN LIEU OF CARPET
42	(AS PER BUILDER'S STANDARD SELECTIONS)
Line 6429	Note:
15Mar21 / 19Apr21	

INTERIOR DOORS & TRIM

Inv.307	1 - AS PER APS, INSTALL 7 1/4" CORNICE MOULDING THROUGHOUT MAIN AND SECOND FLOORS (AS PER BUILDER'S STANDARD SELECTIONS)
44	
Line 6431	Note:
15Mar21 / 19Apr21	
Inv.307	1 - AS PER THE APS, INSTALL 7 1/4" BASEBOARDS, 3 1/4" TRIM THROUGHOUT JAS PER BUILDER'S STANDARD SELECTIONS)
38	
Line 6425	Note:
15Mar21 / 19Apr21	

MISCELLANEOUS

Inv.270	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
11	upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing
Line 5464	Note:
20Dec20 / 4Jan21	

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Inv. 270	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
12	Extra Form are subject to a minimum administration fee
Line 5465	Note:
20Dec20 / 4Jan21	
Inv. 307	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
48	upgrades and accepts and acknowledges that there will be no further structural
Line 6698	changes/additions/deletions to be made
15Mar21 / 19Apr21	Note:
Inv. 307	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
49	Extra Form are subject to a minimum administration fee
Line 6699	Note:
15Mar21 / 19Apr21	

PLUMBING

Inv. 270	1 - BACKFLOW PREVENTER VALVE
7	
Line 5461	Note:
20Dec20 / 4Jan21	

STAIRS

Inv. 307	1 - AS PER APS, INSTALL OPEN RISER STAIRCASE WITH 4 1/2" NEWEL POST AND
46	ENGINEERED HARDWOOD TO MATCH MAIN AND SECOND FLOOR
Line 6433	Note:
15Mar21 / 19Apr21	

VACCUM/BELL

Inv. 270	1 - CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
10	
Line 5583	Note:
20Dec20 / 4Jan21	
Inv. 270	1 - GREAT ROOM: INSTALL ONE (1) INTERNET - CAT-6 NETWORK CABLE IN GREAT ROOM
6	
Line 5460	Note:
20Dec20 / 4Jan21	

Lot 30

April 5, 2021

STARLING

4,181 SQ. FT.

INCLUDES 832 SQ. FT. FINISHED BASEMENT

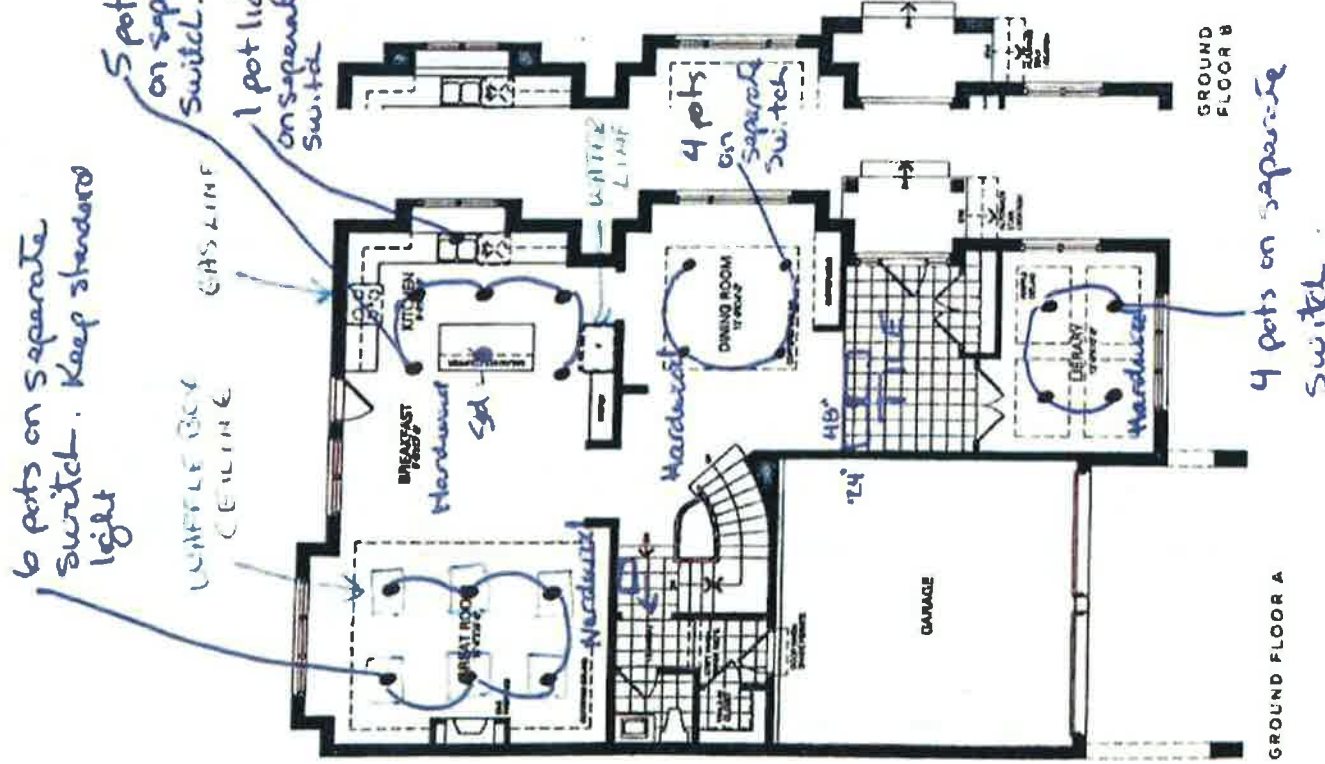
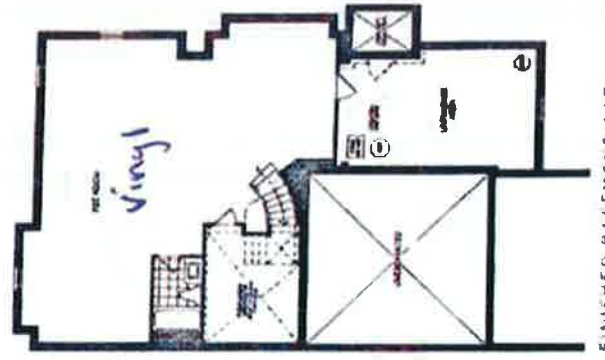
6 pots on separate switch. Keep standard light
Waffle Box Ceiling
GAS LINE
5 pots on separate switch.
1 pot light on separate switch.



STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS

↑ 24
12

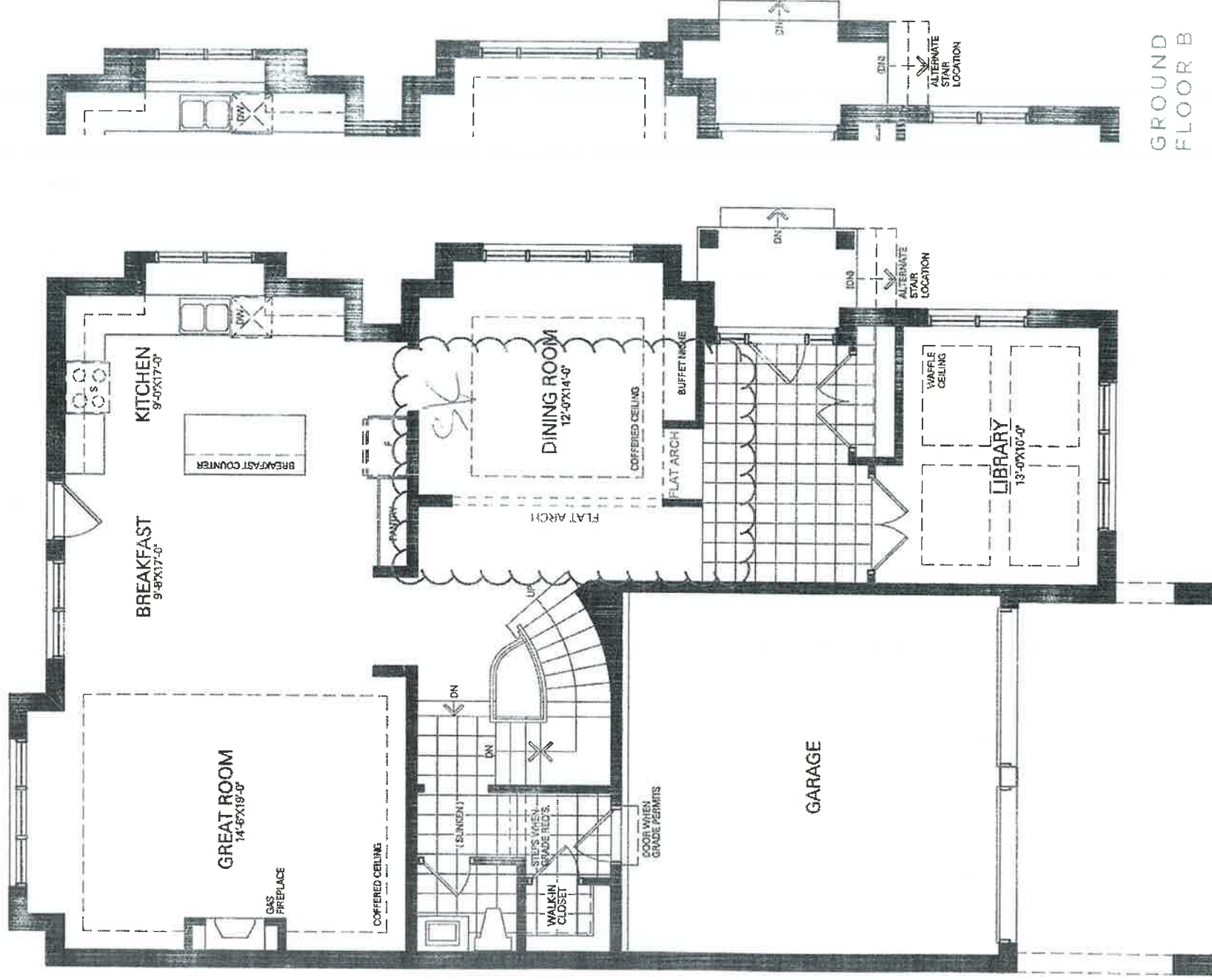
Shower Walls



ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. CONSTRUCTION VARIATIONS. DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF THE WALLS. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. FURNISHING IS REQUIRED FOR RESIDENTIAL PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE EXACT DIMENSIONS OF THE ACTUAL BUILDING. DIMENSIONS ARE NOT GUARANTEED. DIMENSIONS ARE NOT GUARANTEED. DIMENSIONS ARE NOT GUARANTEED.

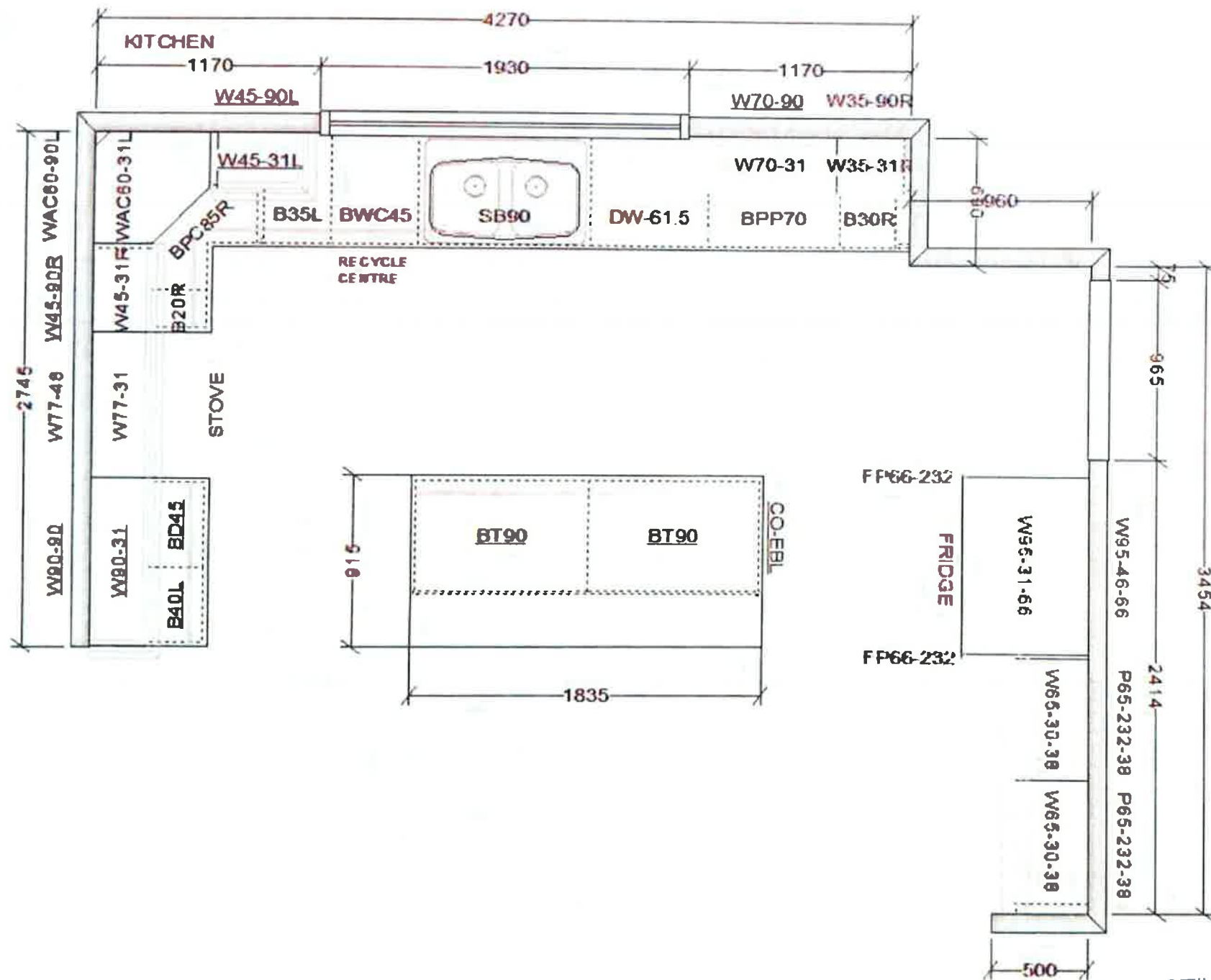
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Lot 30



GROUND FLOOR A

GROUND FLOOR B



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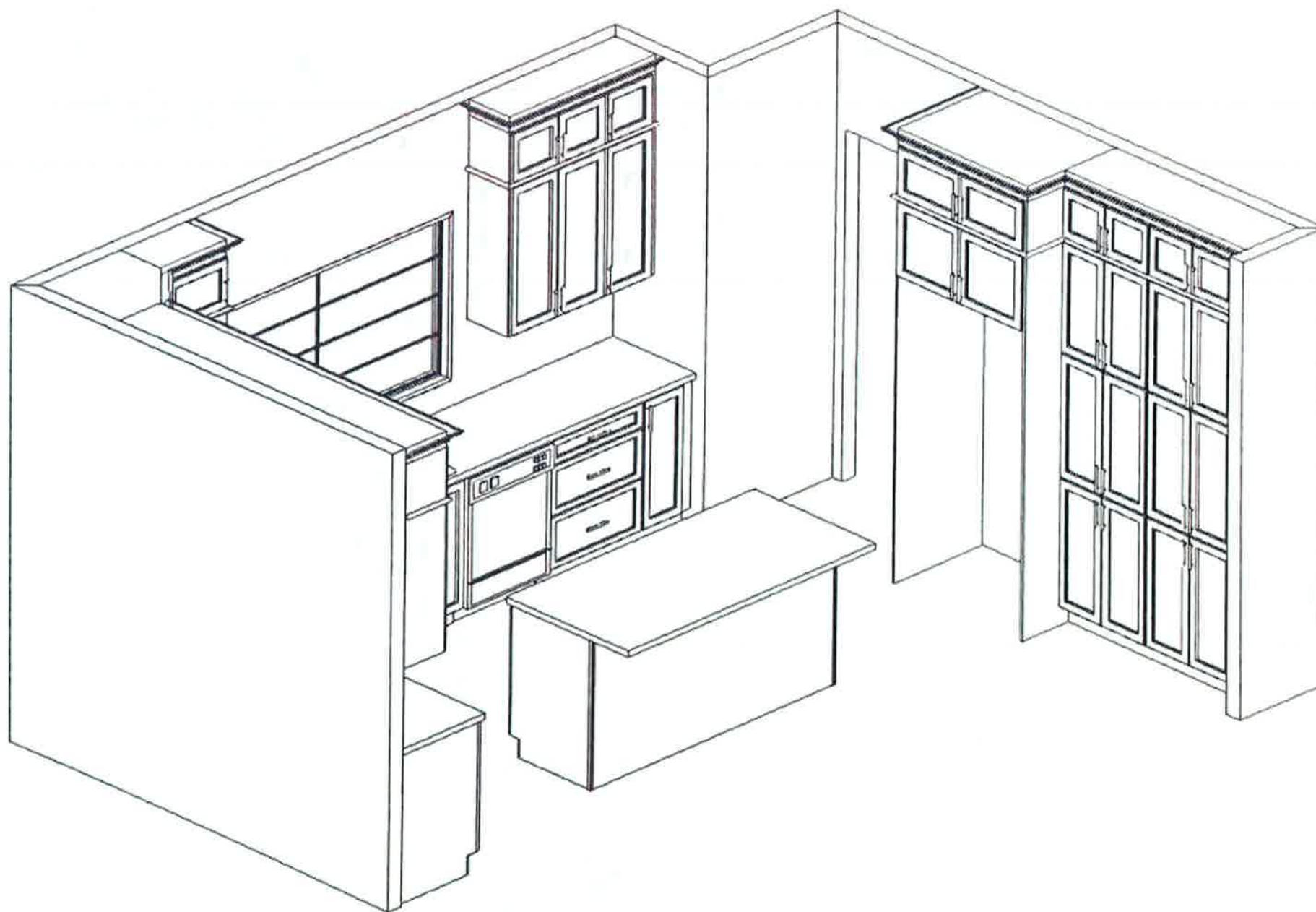


VALERY HOMES
NORTH OAKVILLE
LOT 30

Drawn By:
Date: February 16, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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VALERY HOMES
NORTH OAKVILLE
LOT 30



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Date: February 16, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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KITCHENS LIMITED
1150 Sheppard Ave. East, Unit 101, Scarborough, ON M1S 1T5

VALERY HOMES
NORTH OAKVILLE
LOT 30



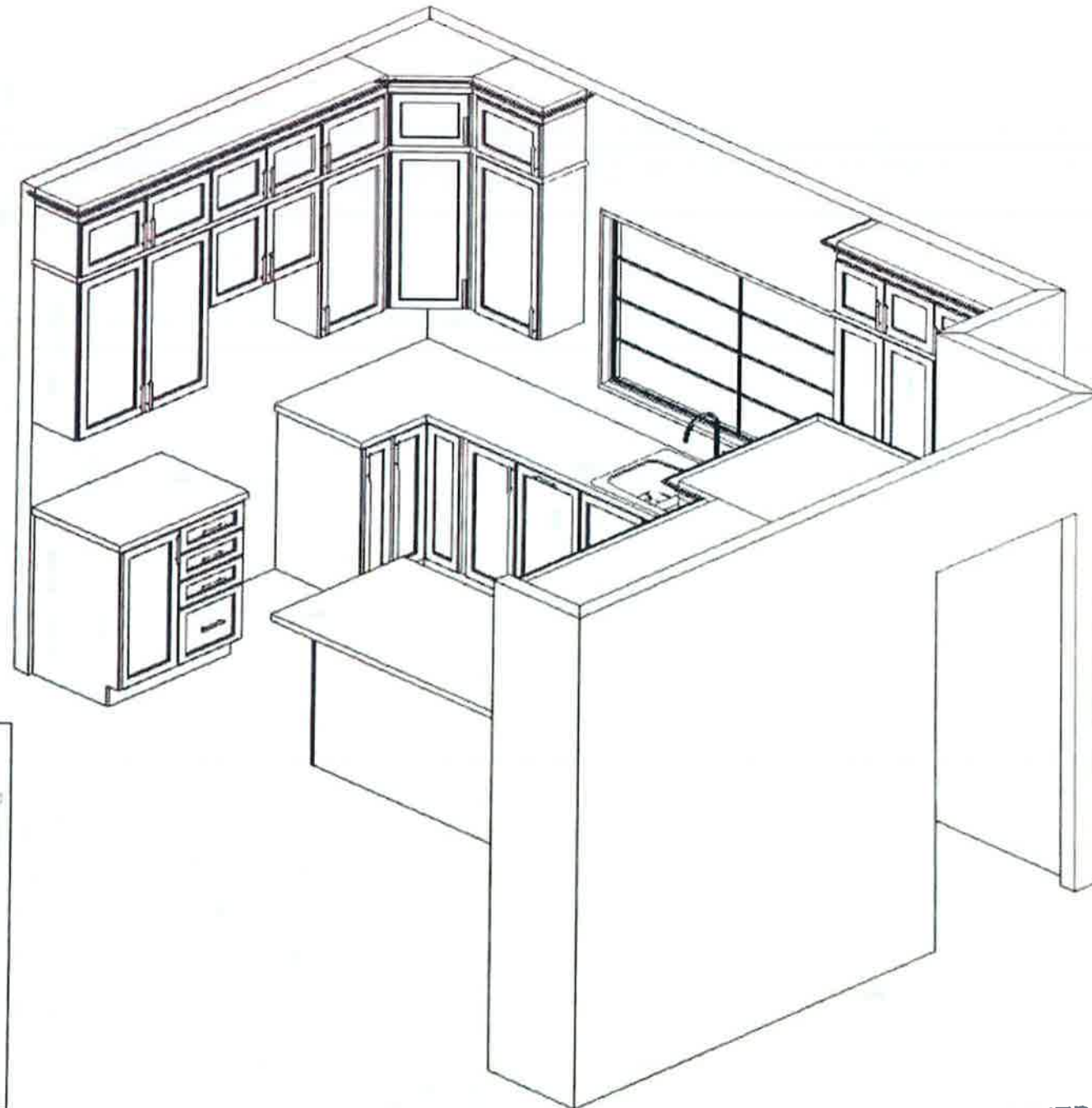
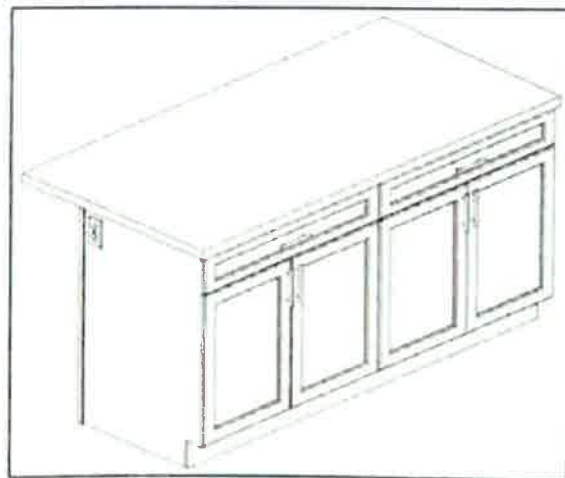
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Date: February 16, 2021
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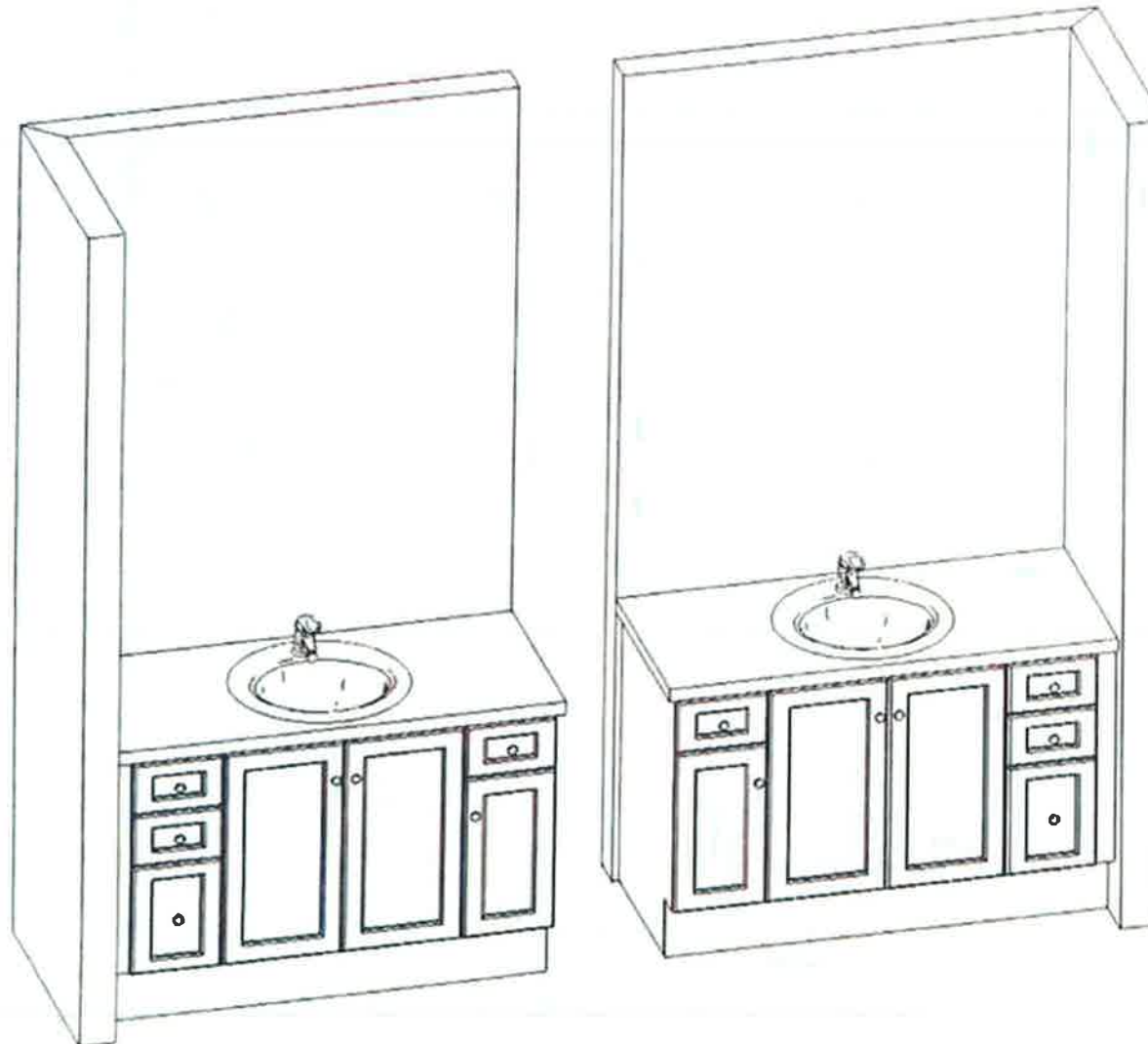
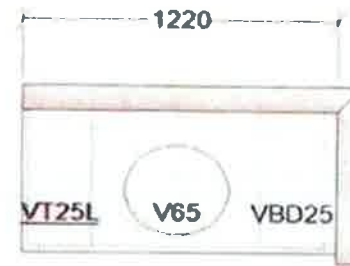
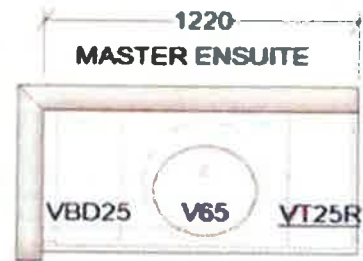
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KITCHENS LIMITED
1500 Progress Drive, Mississauga, ON L4W 1G9

**VALERY HOMES
NORTH OAKVILLE
LOT 30**



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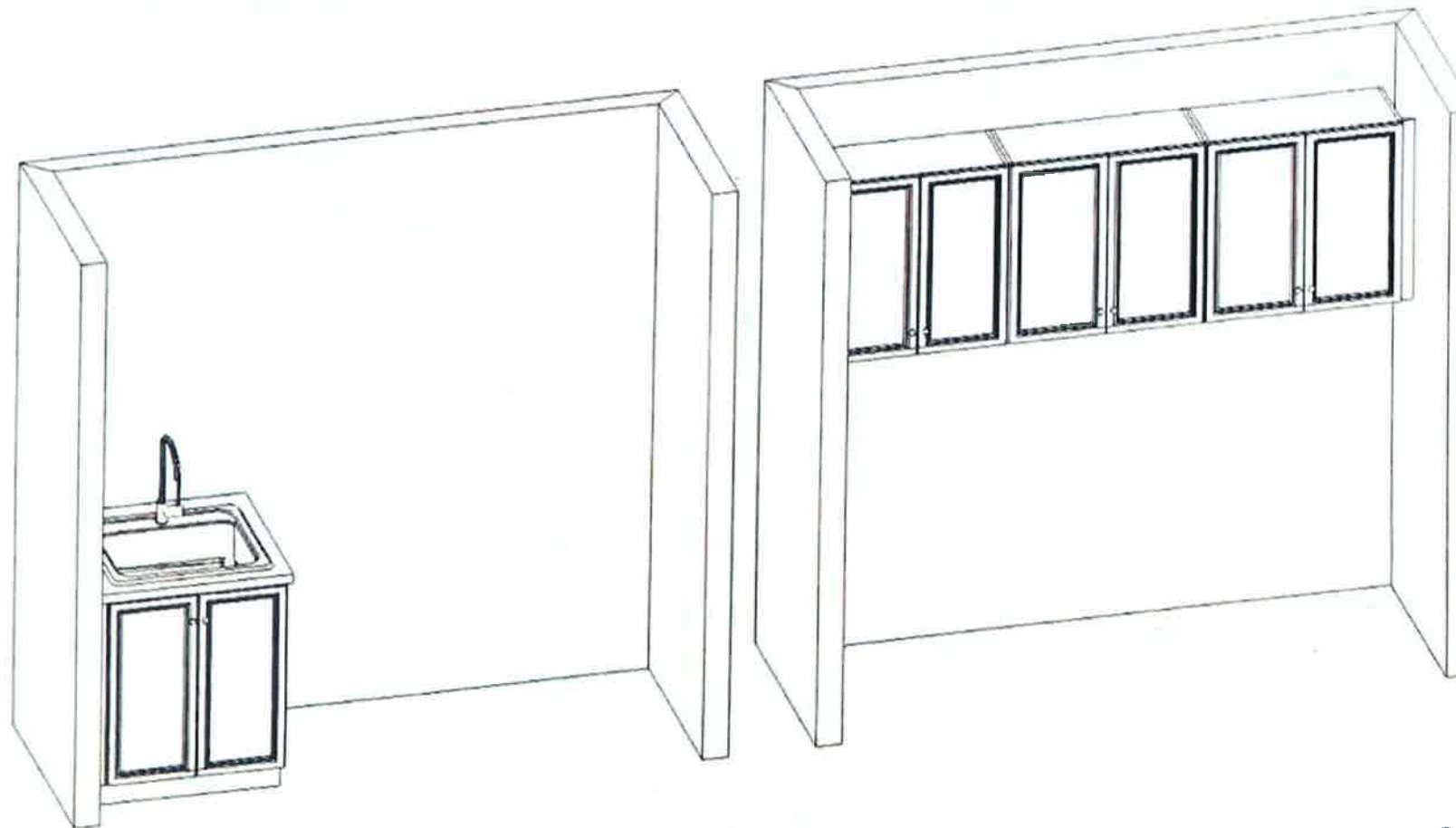
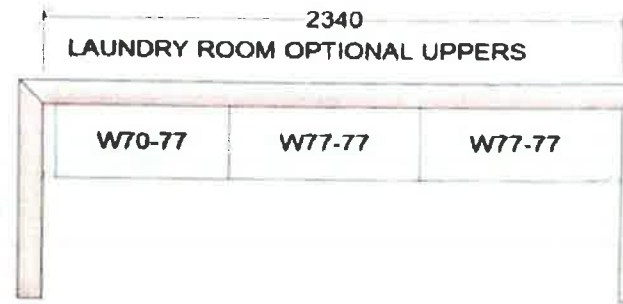
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Laundry



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KITCHENS LIMITED
1500 Sheppard Street West, Scarborough, Ont. M1B 4C2

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



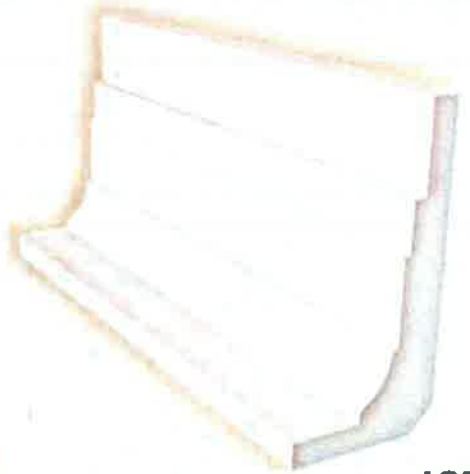
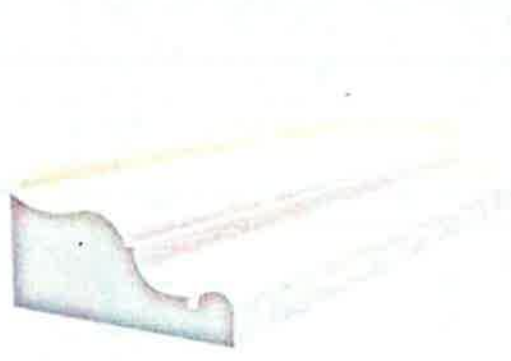
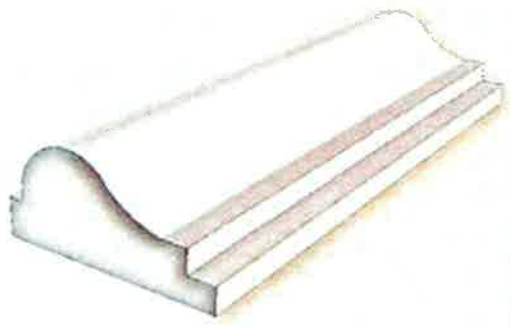
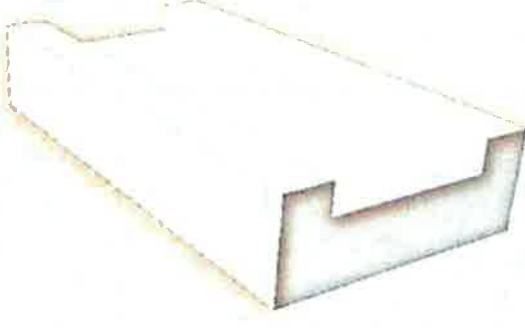
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 A108	 A107	 A106	 A105
 A104	 A103	 A102	 A101

Lot 30