



CONSTRUCTION SUMMARY

North Oakville - 96 - 1 - ORIROLE (38-05) Elev B

Registere Plan Number: Municipal Address: Closing: 30-Mar-21

BONUS

Inv.335	1 - \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING
46	APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 6988	Note:
5May21 / 21May21	

CABINETRY

Inv.108	1 - ADD POTS AND PANS BANK OF DRAWERS BELOW STOVE TOP AS PER BUILDERS
2	STANDARD SELECTIONS AS PER SKETCH
	EXTEND AND ROUND BREAKFAST BAR AS PER SKETCH
	OPTIONAL DESK IN KITCHEN AS PER SKETCH
	CREATE SPACE FOR DOUBLE STACKED OVENS AND RELOCATE FRIDGE AS
	SKET
Line 1508	Note:
4Jun20 / 4Jun20	
Inv.108	1 - INSTALL WET BAR WITH LOWER CABINETS AS PER BUILDER STANDARD SELECTIONS
6	AS PER SKETCH
	ADD ROOM IN BASEMENT AS PER SKETCH
	REMOVE PARTIAL WALL AND REDUCE WALL IN DINING ROOM AS PER SKETCH
Line 1512	Note:
4Jun20 / 4Jun20	
Inv.109	1 - KITCHEN: DELETE CHANGE TO KITCHEN ISLAND THAT WAS GIVEN IN THE APS.
16	
	PURCHASER WOULD LIKE IT TO KEEP KITCHEN ISLAND AS THE ORIGINAL, STANDARD
	PLAN SHOWS.
Line 2078	Note:
4Jun20 / 15Sep20	
Inv.335	1 - AS PER APS: KITCHEN: INSTALL OPTIONAL DESK IN KITCHEN
25	
Line 6921	Note:
5May21 / 21May21	
Inv.335	1 - AS PER APS: EXTEND AND ROUND BREAKFAST BAR
26	
	*** NOTE ***
	UPDATE: PURCHASER WILL REVERT BACK TO STANDARD ISLAND
Line 6922	Note:
5May21 / 21May21	
Inv.335	1 - AS PER APS: KITCHEN: ADD POT AND PAN DRAWER BELOW COOKTOP CABINET (24H)
27	
Line 6923	Note:
5May21 / 21May21	
Inv.335	1 - AS PER APS: CREATE SPACE FOR DOUBLE WALL OVEN AND RELOCATE FRIDGE
28	
Line 6924	Note:
5May21 / 21May21	
Inv.335	1 - AS PER APS: UNDERLIGHTED VALANCE LIGHTING IN KITCHEN
29	
Line 6925	Note:
5May21 / 21May21	
Inv.335	1 - AS PER APS: INSTALL WET BAR WITH LOWER CABINETS AS PER BUILDER'S STANDARD
31	SELECTIONS
Line 6927	Note:
5May21 / 21May21	



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Inv.335	1 - KITCHEN: INSTALL OPENING FOR CHIMNEY HOOD FAN. PURCHASER TO SUPPLY AND
41	INSTALL AFTER CLOSING.
Line 6971	Note:
5May21 / 21May21	

CARPET

Inv.335	1 - BASEMENT - 2ND FLOOR: INSTALL UPGRADE 2 UNDERPAD IN THE BASEMENT AND 2ND
38	FLOOR BEDROOMS
Line 6968	Note:
5May21 / 21May21	

CERAMIC TILE

Inv.335	1 - KITCHEN: DO NOT SUPPLY OR INSTALL STANDARD BACKSPLASH, NO CREDIT
42	
Line 6972	Note:
5May21 / 21May21	
Inv.335	1 - FOYER/POWDER ROOM: INSTALL UPGARDE 6 FLOOR TILE
32	
Line 6962	Note:
5May21 / 21May21	
Inv.335	1 - MASTER ENSUITE: INSTALL UPGRADE 6 FLOOR TILE
33	
Line 6963	Note:
5May21 / 21May21	
Inv.335	1 - MASTER ENSUITE: INSTALL UPGRADE 5 TILE ON SHOWER WALL
34	
Line 6964	Note:
5May21 / 21May21	

CONSTRUCTION

Inv.109	1 - BASEMENT- LAUNDRY ROUGH-IN FROM APS: NOTE WHERE THE LAUNDRY ROUGH-IN
17	WILL GO IN THE BASEMENT. THE SPACE NEEDS TO ACCOMODATE A 24" WIDE
	STACKABLE WASHER AND DRYER.
Line 2079	Note:
4Jun20 / 15Sep20	
Inv.108	1 - CLOSE WALL BETWEEN KITCHEN AND DINING ROOM AND ADD COUNTER TOP AND
1	SPACE FOR MICROWAVE ABOVE IN KITCHEN AS PER SKETCH
	GAS LINE FOR STOVE AS PER SKECTCH
	ENCLOSE OPEN AREA IN STAIRCASE TO BELOW AND ADD DOOR TO LOWER STAIRCASE
	LINDING AS PER SKETC
Line 1507	Note:
4Jun20 / 4Jun20	
Inv.108	1 - OPTIONAL SIDE DOOR IF GRADE PERMITS
4	
Line 1510	Note:
4Jun20 / 4Jun20	

COUNTERTOP

Inv.108	1 - GRANITE COUNTERTIP IN MASTER ENSUITE VANITY AS PER BUILDER STANDARD
5	SELECTIONS
Line 1511	Note:
4Jun20 / 4Jun20	



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Inv.335	1 - AS PER APS: GRANITE COUNTERTOP IN MASTER ENSUITE VANITY (BUILDER'S STANDARD SELECTIONS)	Note:
Line 6926		
5May21 / 21May21		

ELECTRICAL

Inv.109	1 - KITCHEN: PURCHASER WAS GIVEN IN THE APS ROOM FOR A MICROWAVE IN THE KITCHEN. DO NOT INSTALL RECEPTICAL THERE. ADDITIONAL CABINETS WILL REMAIN BUT THE MICROWAVE WILL GO IN THE WALL OVEN UNIT, AS PER THE SKETCH.	Note:
Line 2084		
4Jun20 / 15Sep20		
Inv.109	1 - GREAT ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 2108		
4Jun20 / 15Sep20		
Inv.109	1 - DINING ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS	
Line 2109		Note:
4Jun20 / 15Sep20		
Inv.109	1 - KITCHEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 2110		
4Jun20 / 15Sep20		
Inv.108	1 - UNDERLIGHTED VALANCE LIGHTING IN KITCHEN	
Line 1509		Note:
4Jun20 / 4Jun20		
Inv.109	1 - BELL AND CABLE ROUGH-IN LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	
Line 2067		Note:
4Jun20 / 15Sep20		
Inv.109	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR FUTURE TV ABOVE FIREPLACE	
Line 2070		Note:
4Jun20 / 15Sep20		
Inv.109	1 - BASEMENT: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE, ABOVE WHERE WET BAR WILL GO. SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 2071		
4Jun20 / 15Sep20		
Inv.109	4 - EXTERIOR: INSTALL FOUR (4) POT LIGHTS - 4" LED - EXTERIOR SOFFITS. SEE SKETCH FOR LOCATIONS	
Line 2072		Note:
4Jun20 / 15Sep20		
Inv.109	1 - KITCHEN: MOVE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. TO GO ABOVE ISLAND. SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 2073		
4Jun20 / 15Sep20		

HARDWOOD FLOORING

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Inv.335	1 - MAIN FLOOR/UPPER HALL: INSTALL LEVEL 3 HARDWOOD IN KITCHEN/BREAKFAST, GREAT ROOM, DINING ROOM, LIBRARY, MAIN AND UPPER HALL/LOFT	Note:
Line 6965		
5May21 / 21May21		
Inv.335	1 - STAIRCASE: INSTALL SANDED LANDINGS	
Line 6966		Note:
5May21 / 21May21		

INTERIOR DOORS & TRIM

Inv.335	1 - INSTALL UPGRADED HANDLES THROUGHOUT- SLIP STREAM, WITH SQUARE ROSETTES, BLACK	Note:
Line 6985		
5May21 / 21May21		
Inv.335	2 - FRONT DOOR: UPGRADE FRONT DOOR GRIP SET TO LONDON GRIP SET IN BLACK (2 DOORS)	Note:
Line 6986		
5May21 / 21May21		
Inv.335	2 - LIBRARY: INSTALL TWO (2) 3-PANEL SHAKER FRENCH DOORS IN LIBRARY, FROSTED GLASS	Note:
Line 6987		
5May21 / 21May21		
Inv.335	1 - INSTALL 1 1/8" X 3 1/4" STEP BEVEL BACKBAND CASING WITH 7 1/4" STEP BEVEL BASEBOARD THROUGHOUT	Note:
Line 6969		
5May21 / 21May21		

MISCELLANEOUS

Inv.335	2 - MASTER ENSUITE - ENSUITE 2: INSTALL TWO (2) FRAMELESS GLASS SHOWER ENCLOSURES IN MASTER ENSUITE AND ENSUITE 2	Note:
Line 6970		
5May21 / 21May21		
Inv.335	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 6989		
5May21 / 21May21		
Inv.335	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 6990		
5May21 / 21May21		
Inv.109	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 2082		
4Jun20 / 15Sep20		
Inv.109	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 2083		
4Jun20 / 15Sep20		

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Inv. 108	1 - INSTALL ASPHALT SHINGLES IN LIEU OF METAL ON LOWER ROOF ABOVE GARAGE
8	
Line 1514	Note:
4Jun20 / 4Jun20	

PAINT

Inv. 335	1 - STAIRCASE: STAIN 2 SETS OF STAIRS
37	
Line 6967	Note:
5May21 / 21May21	

PLUMBING

Inv. 108	1 - ROUGHT IN FOR LAUNDRY AS PER SKETCH
7	
Line 1513	Note:
4Jun20 / 4Jun20	
Inv. 109	1 - BACK YARD: INSTALL EXTRA HOT FAUCET IN BACK YARD
14	
Line 2074	Note:
4Jun20 / 15Sep20	
Inv. 109	1 - BACK YARD: EXTRA HOT WATER MIXING VALVE TO GO WITH NEW HOT WATER FAUCET IN BACK YARD
15	
Line 2075	Note:
4Jun20 / 15Sep20	

WINDOWS

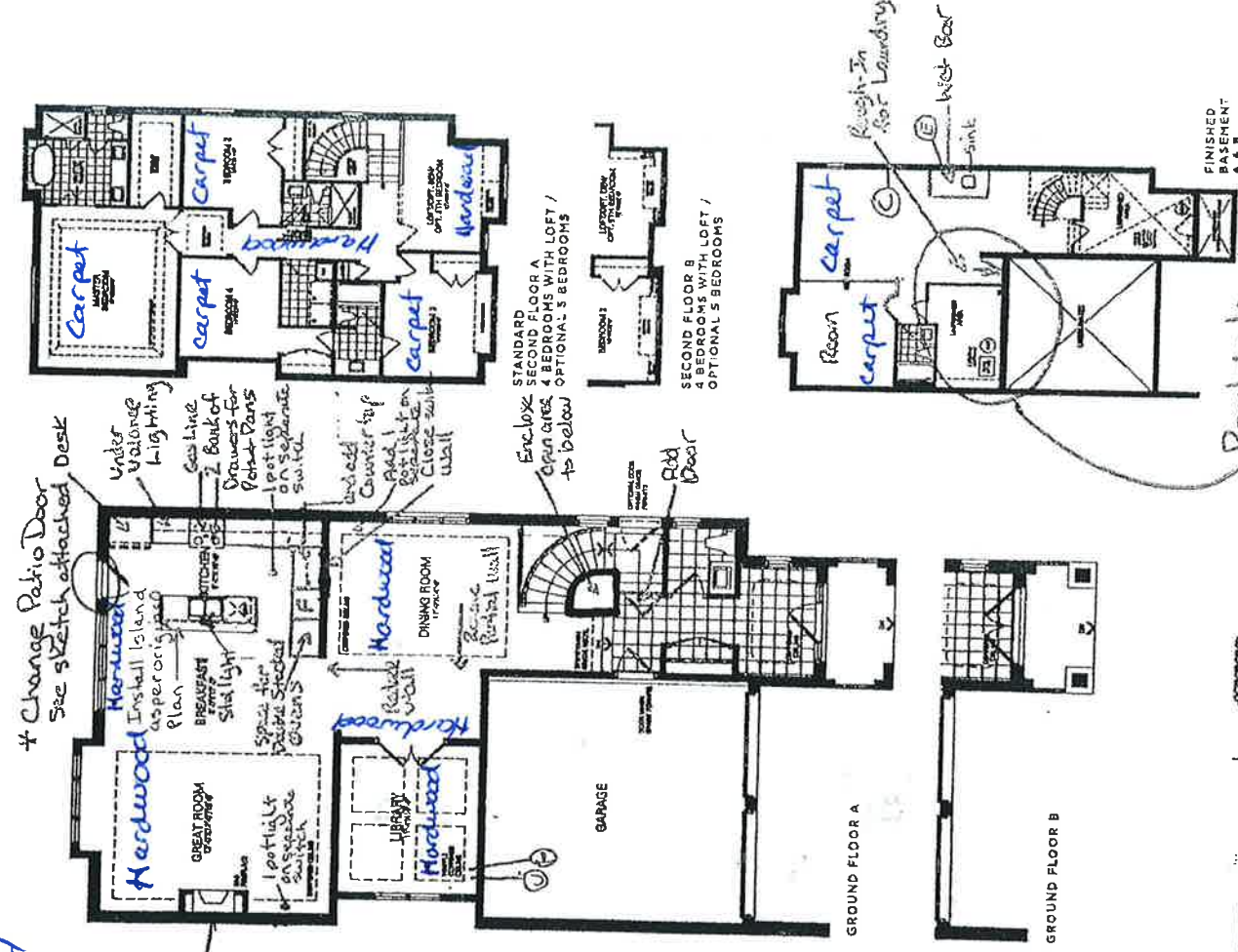
Inv. 109	1 - KITCHEN: CHANGE SINGLE DOOR TO DOUBLE DOORS WITH SIDE LITES ON EITHER SIDE AND TRANSOM ABOVE. SEE ATTACHED SKETCH.
19	
Line 2081	Note:
4Jun20 / 15Sep20	

BV SV

May 12, 2024

3,587 sq. ft.

INCLUDES 780 SQ. FT. FINISHED BASEMENT



VALERY HOMES

[illegible]

 **FINISHED
BASEMENT
A B C**

Rough-in laundry
to go here. Must accommodate
24" stackable unit.
Furnace Room wall may need
to be moved slightly to accommo-

MAY 21 2021

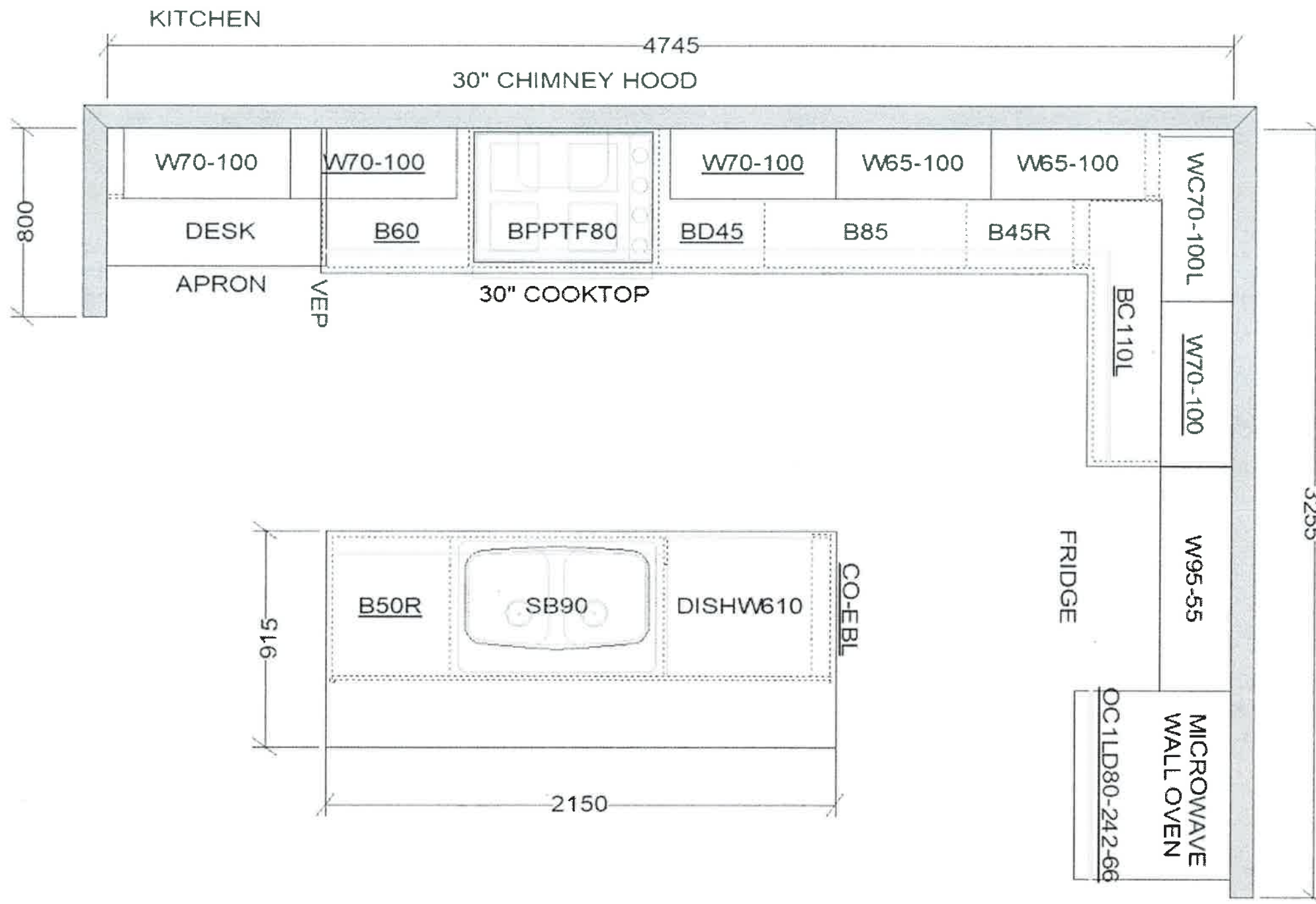
VALERY HOMES
NORTH OAKVILLE
LOT 96

May 13, 2021

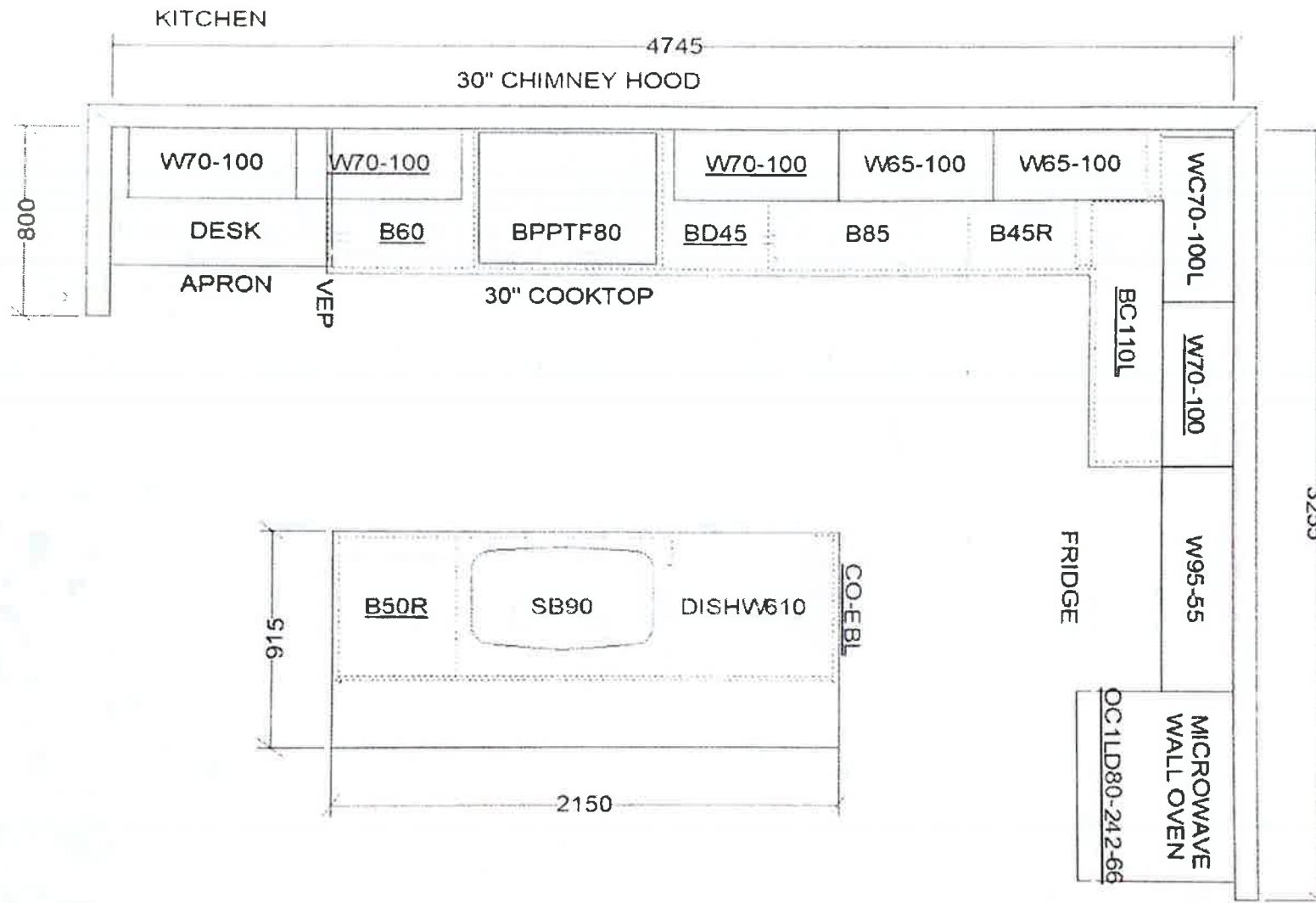
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Date: May 13, 2021
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Approved By Builder:

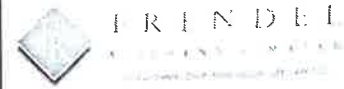
Date:



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



VALERY HOMES
NORTH OAKVILLE
LOT 96

BV SV

May 13, 2021

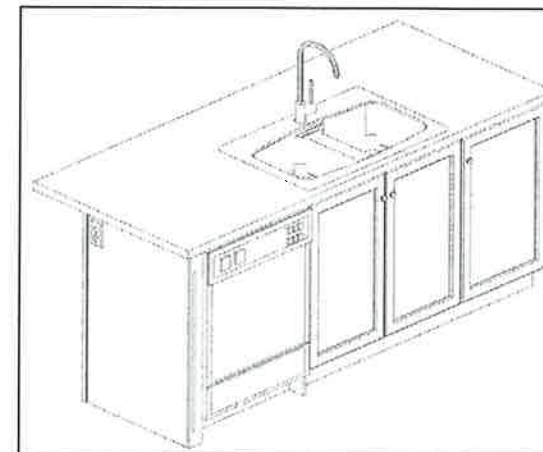
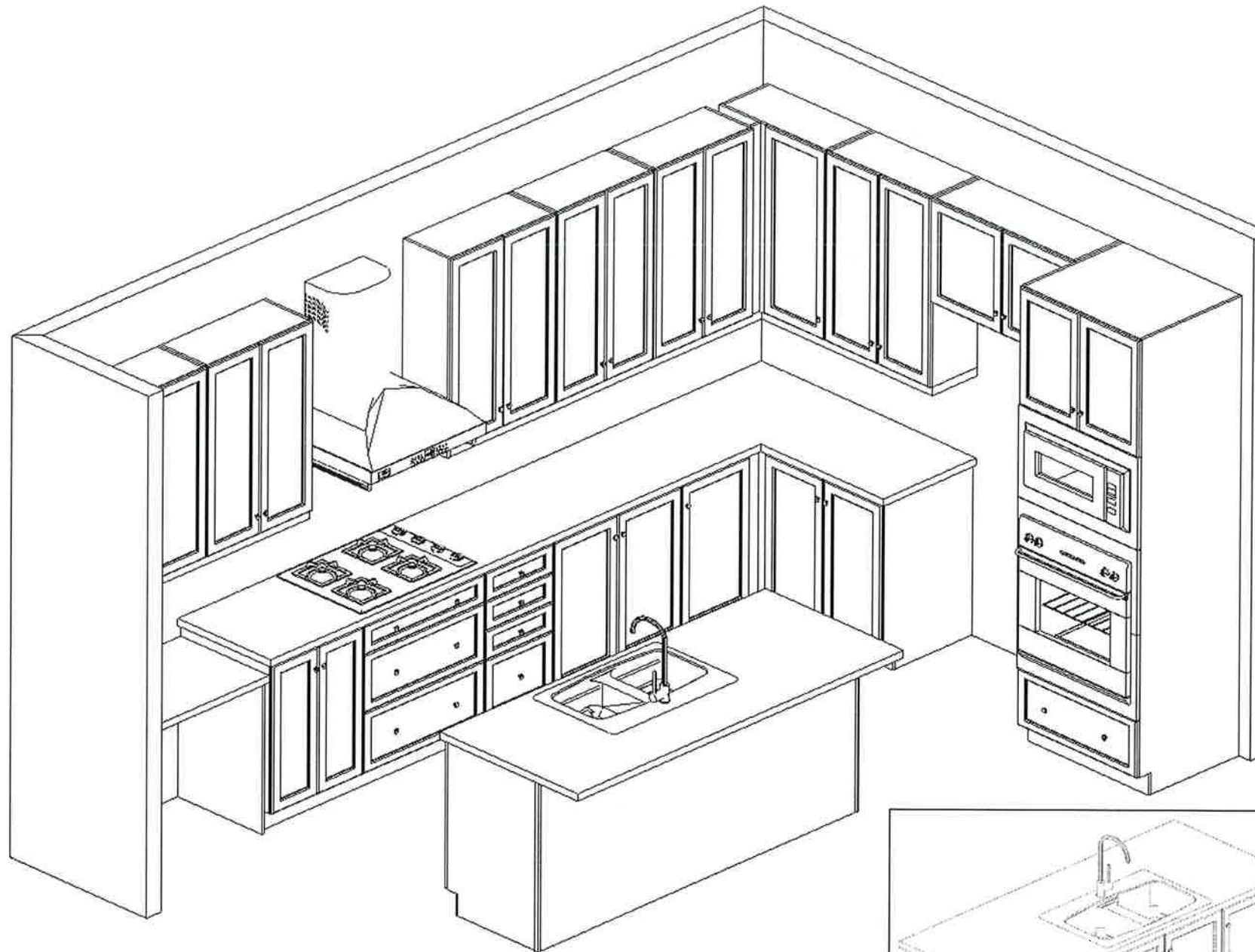
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Date: May 13, 2021
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Date:

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VALERY HOMES
 NORTH OAKVILLE
 LOT 96



May 13, 2021

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 MAY 21 2021

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FRIENDLY
KITCHENS & BATHS
11th Avenue South, Suite 100, Oakville, ON L6M 3K2

VALERY HOMES
NORTH OAKVILLE
LOT 96

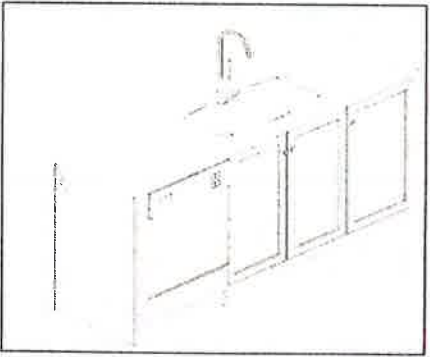
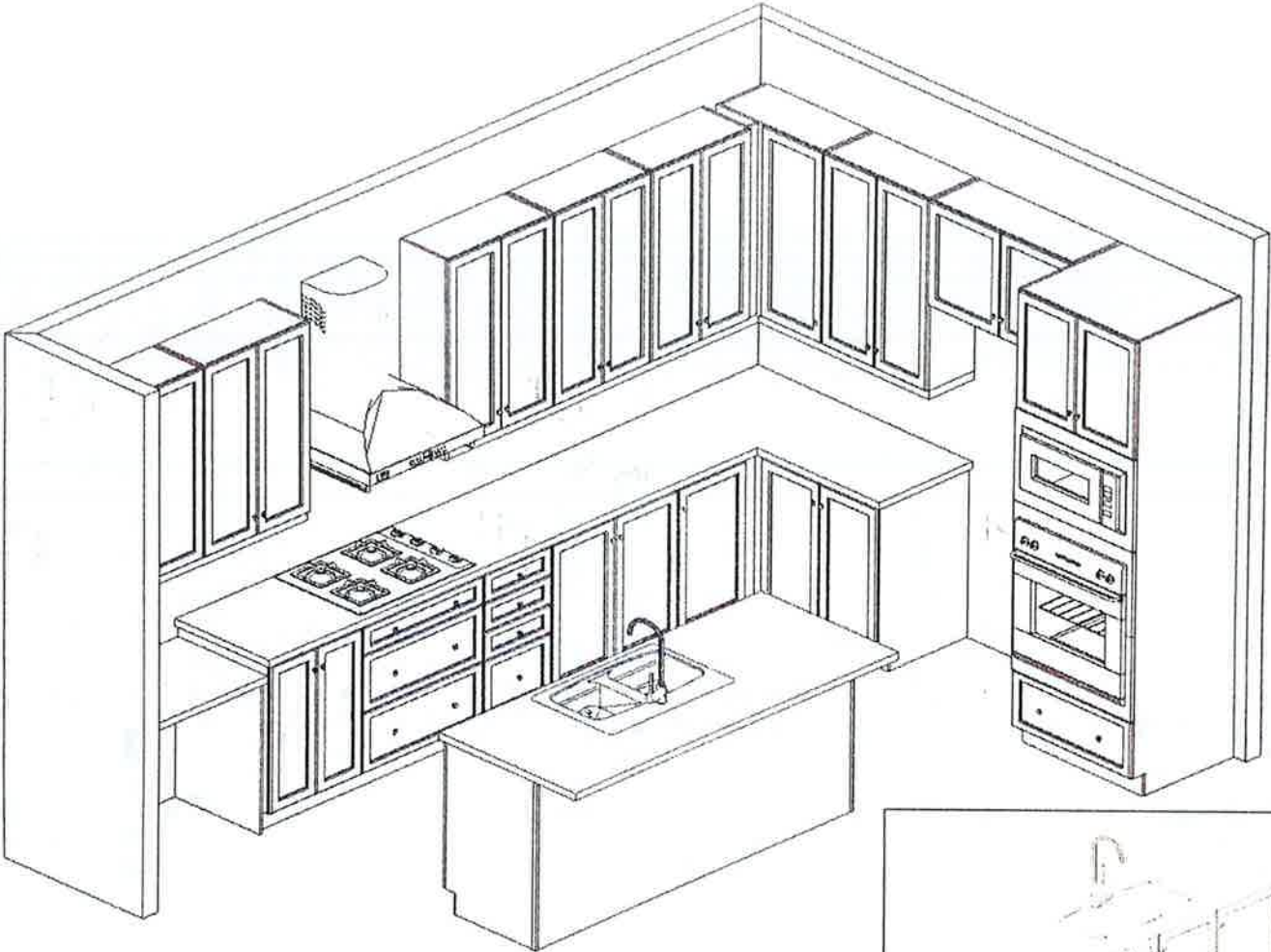
BV SV

May 13, 2021

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Date:



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