



CONSTRUCTION SUMMARY

North Oakville - 394 - 1 - OSPREY (38-10) Elev B

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

BONUS

Inv.333	1 - \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
41	
Line 6896	Note:
4May21 / 11Jun21	

CABINETRY

Inv.333	1 - KITCHEN: INSTALL WALL OVEN CABINET (18H)
28	
Line 6882	Note:
4May21 / 11Jun21	
Inv.333	1 - KITCHEN: INSTALL COOKTOP CABINET WITHPOT DRAWERS BELOW (24H)
29	
Line 6883	Note:
4May21 / 11Jun21	
Inv.333	1 - KITCHEN: INSTALL OPENING FOR CHIMNEY HOOD FAN. SUPPLIED AND INSTALLED BY PURCHASER AFTER CLOSING
30	
Line 6884	Note:
4May21 / 11Jun21	
Inv.333	214 - KITCHEN: INSTALL STACKED CABINETS, NO GLASS (03A)
31	
Line 6885	Note:
4May21 / 11Jun21	

CERAMIC TILE

Inv.333	1 - KITCHEN: INSTALL STANDARD BACKSPLASH BEHIND CHIMNEY HOOD FAN AT STOVE TO UPPER CABINETS
34	
Line 6889	Note:
4May21 / 11Jun21	
Inv.333	1 - FOYER/ POWDER ROOM: INSTALL 4TH UPGRADE TILE IN FOYER AND POWDER ROOM
35	
Line 6890	Note:
4May21 / 11Jun21	
Inv.333	1 - SIDE ENTRY: INSTALL 4TH UPGRADE TILE IN SIDE ENTRY
36	
Line 6891	Note:
4May21 / 11Jun21	
Inv.333	1 - KITCHEN: INSTALL 4TH UPGRADE TILE IN KITCHEN/ BREAKFAST AREA
37	
Line 6892	Note:
4May21 / 11Jun21	

CONSTRUCTION

Inv.210	1 - SMOOTH CEILINGS THROUGHOUT MAIN AND SECOND FLOORS
1	RELOCATE FRIDGE AND STOVE IN KITCHEN AS PER SKETCH
	RELOCATE (RETRACT) WALL ON MAIN FLOOR LIBRARY ROOM AS PER SKETCH
	RELOCATE WALL IN BASEMENT FURNACE ROOM AND DOUBLE DOOR AS PER SKETCH
Line 3627	Note:
26Oct20 / 26Oct20	

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Inv.210	1 - BEDROOM ENSUITE TO HAVE ONLY ONE SINK. RELOCATE TOILET AND BATHROOM DOOR TO SWING INWARD. RELOCATE CLOSET AS PER SKETCH
2	
Line 3628	BEDROOM #3: ADD 3 PIECE ENSUITE, RELOCATE WALK-IN CLOSET AS PER SKETCH
26Oct20 / 26Oct20	Note:
Inv.210	1 - RELOCATE SECOND FLOOR HALLWAY DOUBLE DOORS AS PER SKETCH
3	MASTER BEDROOM: RELOCATE MASTER ENSUITE SHOWER AND RELOCATE WALK-IN CLOSET DOOR AS PER SKETCH
	SECOND FLOOR LAUNDRY ROOM: REMOVE TUB, ADD DOUBLE DOOR AND RELOCATE PLUMBING FOR WASHER AS PER SKETCH
Line 3629	Note:
26Oct20 / 26Oct20	
Inv.210	1 - REMOVE SECOND FLOOR LINEN CLOSET AS PER SKETCH
4	RELOCATE SINK IN MAIN FLOOR POWDER ROOM AS PER SKETCH
Line 3630	Note:
26Oct20 / 26Oct20	

ELECTRICAL

Inv.267	1 - BELL AND CABLE ROUGH-IN LOCATIONS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
5	
Line 5397	Note:
14Dec20 / 8Jan21	
Inv.267	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE
10	
Line 5402	Note:
14Dec20 / 8Jan21	
Inv.267	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR TV ABOVE FIREPLACE
16	
Line 5409	Note:
14Dec20 / 8Jan21	
Inv.267	1 - KITCHEN: RELOCATE FRIDGE AND STOVE TO THE STANDARD LOCATIONS IN AN OSPREY. APPLIANCE - RELOCATE STANDARD APPLIANCE
7	
Line 5399	Note:
14Dec20 / 8Jan21	
Inv.267	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
8	
Line 5431	Note:
14Dec20 / 8Jan21	
Inv.333	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR DISHWASER
32	
Line 6887	Note:
4May21 / 11Jun21	
Inv.267	1 - GARAGE PORTICO: INSTALL CEILING LIGHT ROUGH IN - EXTERIOR - ON EXISTING SWITCH
23	
Line 5417	Note:
14Dec20 / 8Jan21	
HARDWOOD FLOORING	
Inv.333	1 - MAIN FLOOR: INSTALL LEVEL 1 HARDWOOD THROUGHOUT MAIN FLOOR AND UPPER HALL. GREAT ROOM, DINING ROOM, LIBRARY, MAIN HALL AND UPPER HALL
38	
Line 6893	Note:
4May21 / 11Jun21	

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Inv.333	1 - STAIRCASE: INSTALL SANDED LANDINGS
39	
Line 6894	Note:
4May21 / 11Jun21	

HVAC

Inv.267	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 -
25	13 SEER - R - 410A - 3.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 5419	Note:
14Dec20 / 8Jan21	
Inv.267	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
9	
Line 5400	Note:
14Dec20 / 8Jan21	
Inv.267	1 - LAUNDRY ROOM: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR DRYER
11	
Line 5403	Note:
14Dec20 / 8Jan21	

INTERIOR DOORS & TRIM

Inv.267	1 - LIBRARY: CHANGE DOOR SWING TO SWING OUT INTO THE MAIN HALL
6	
Line 5398	Note:
14Dec20 / 8Jan21	

MISCELLANEOUS

Inv.267	1 - Purchaser has completed a Structural appointment by phone & has DECLINED any additional
26	upgrades and accepts and acknowledges that there will be no further structural
Line 5421	changes/additions/deletions to be made upon signing
14Dec20 / 8Jan21	Note:
Inv.267	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
27	Extra Form are subject to a minimum administration fee
Line 5422	Note:
14Dec20 / 8Jan21	
Inv.333	3 - SHOWERS: INSTALL FRAMELESS GLASS SHOWER ENCLOSURES IN FOUR (4)
33	WASHROOMS. MASTER ENSUITE, ENSUITE 2, and 3
Line 6888	Note:
4May21 / 11Jun21	
Inv.333	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
42	upgrades and accepts and acknowledges that there will be no further structural
Line 6897	changes/additions/deletions to be made
4May21 / 11Jun21	Note:
Inv.333	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
43	Extra Form are subject to a minimum administration fee
Line 6898	Note:
4May21 / 11Jun21	

PAINT



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Inv.333	1 - STAIRCASE: STAIN 2 STAIRCASES
40	
Line 6895	Note:
4May21 / 11Jun21	

PLUMBING

Inv.267	1 - KITCHEN: INSTALL EXTRA ROUGH-IN 1/4" COLD WATER LINE FOR FRIDGE ICE MAKER
22	WITH SHUT OFF VALVE
Line 5416	Note:
14Dec20 / 8Jan21	
Inv.267	1 - BACKFLOW PREVENTER VALVE
24	
Line 5418	Note:
14Dec20 / 8Jan21	
Inv.267	1 - ENSUITE 3: CONVERT TUB TO SHOWER
12	
Line 5404	Note:
14Dec20 / 8Jan21	
Inv.267	1 - ENSUITE 2: CONVERT TUB TO SHOWER
13	
Line 5405	Note:
14Dec20 / 8Jan21	

VACCUM/BELL

Inv.267	1 - KITCHEN: INSTALL CENTRAL VACUUM - CENTRAL VAC KICKPLATE ROUGH-IN ONLY
14	
Line 5407	Note:
14Dec20 / 8Jan21	
Inv.267	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR
15	FIREPLACE FOR TV
Line 5408	Note:
14Dec20 / 8Jan21	
Inv.267	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
20	
Line 5414	Note:
14Dec20 / 8Jan21	
Inv.267	1 - EXTERIOR: INSTALL 6 CHANNEL CAMERA ROUGH-IN ONLY
21	
Line 5415	Note:
14Dec20 / 8Jan21	
Inv.267	1 - IPTV NETWORK CABLE PACKAGE - 4-CAT6 NETWORK CABLES AND TERMINATION
17	
Line 5410	Note:
14Dec20 / 8Jan21	

WINDOWS

Inv.267	1 - BASEMENT: INSTALL ADDITIONAL BASEMENT WINDOW - EXTRA STANDARD WINDOW
18	- 30 X 16
Line 5411	Note:
14Dec20 / 8Jan21	

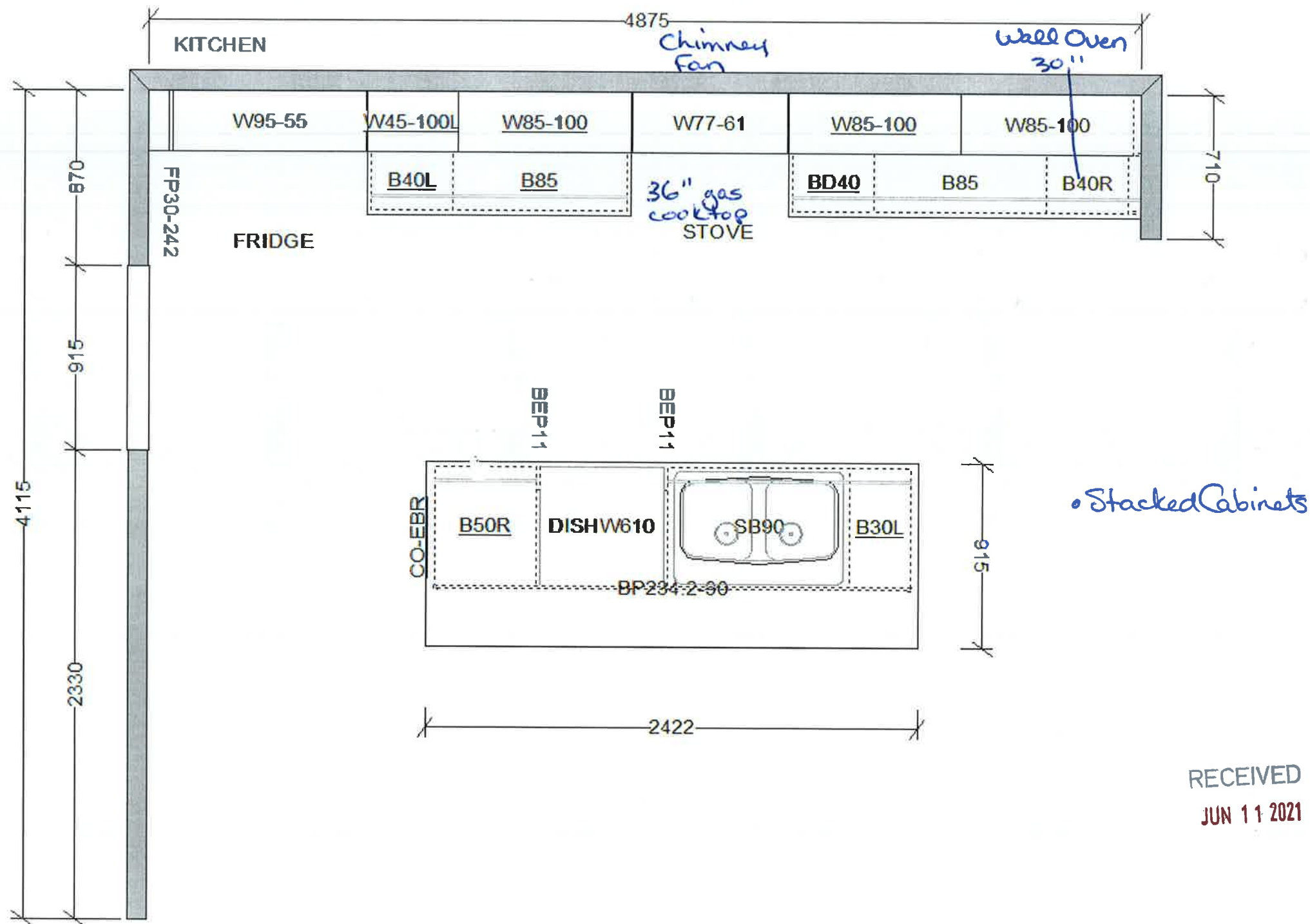


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Inv.267	3 - BASEMENT: ENLARGE THREE (3) BASEMENT WINDOW - ENLARGE STANDARD	
19	WINDOW - 36 X 30- INCLUDES NEW WINDOW	
Line 5412	Note:	
14Dec20 / 8Jan21		



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

VALERY HOMES
NORTH OAKVILLE
3810 - OSPREY

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

Lot 394



RECEIVED
JUN 11 2021

Drawn By:
Date: January 14, 2021
Scale: Not To Scale

Approved By Builder:

Date:

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

Lot 394

h.
p.

SOSE RYE

3,900 sq. ft.

INCLUDES 749 SQ. FT. FINISHED BASEMENT

Revert to Standard Plan

Deputy Sheriff

GROUND FLOOR A

Annotations: Relocate Shower, Relocate Kitchen Island, Relocate Dining Table, Relocate Living Room Sofa, Relocate Living Room Chair, Relocate Living Room Table, Relocate Living Room TV, Relocate Living Room Plant, Relocate Living Room Lamp, Relocate Living Room Clock, Relocate Living Room Mirror, Relocate Living Room Art, Relocate Living Room Rug, Relocate Living Room Carpet, Relocate Living Room Wall, Relocate Living Room Ceiling, Relocate Living Room Floor, Relocate Living Room Window, Relocate Living Room Door, Relocate Living Room Staircase, Relocate Living Room Balcony, Relocate Living Room Terrace, Relocate Living Room Garden, Relocate Living Room Pool, Relocate Living Room Deck, Relocate Living Room Patio, Relocate Living Room Walkway, Relocate Living Room Driveway, Relocate Living Room Garage, Relocate Living Room Basement, Relocate Living Room Attic, Relocate Living Room Loft, Relocate Living Room Mezzanine, Relocate Living Room Staircase, Relocate Living Room Balcony, Relocate Living Room Terrace, Relocate Living Room Garden, Relocate Living Room Pool, Relocate Living Room Deck, Relocate Living Room Patio, Relocate Living Room Walkway, Relocate Living Room Driveway, Relocate Living Room Garage, Relocate Living Room Basement, Relocate Living Room Attic, Relocate Living Room Loft, Relocate Living Room Mezzanine.

GROUND FLOOR B

Annotations: Relocate Shower, Relocate Kitchen Island, Relocate Dining Table, Relocate Living Room Sofa, Relocate Living Room Chair, Relocate Living Room Table, Relocate Living Room TV, Relocate Living Room Plant, Relocate Living Room Lamp, Relocate Living Room Clock, Relocate Living Room Mirror, Relocate Living Room Art, Relocate Living Room Rug, Relocate Living Room Carpet, Relocate Living Room Wall, Relocate Living Room Ceiling, Relocate Living Room Floor, Relocate Living Room Window, Relocate Living Room Door, Relocate Living Room Staircase, Relocate Living Room Balcony, Relocate Living Room Terrace, Relocate Living Room Garden, Relocate Living Room Pool, Relocate Living Room Deck, Relocate Living Room Patio, Relocate Living Room Walkway, Relocate Living Room Driveway, Relocate Living Room Garage, Relocate Living Room Basement, Relocate Living Room Attic, Relocate Living Room Loft, Relocate Living Room Mezzanine.

SECOND FLOOR A

Annotations: Relocate Bedroom 1 Bed, Relocate Bedroom 1 Chair, Relocate Bedroom 1 Table, Relocate Bedroom 1 TV, Relocate Bedroom 1 Plant, Relocate Bedroom 1 Lamp, Relocate Bedroom 1 Clock, Relocate Bedroom 1 Mirror, Relocate Bedroom 1 Art, Relocate Bedroom 1 Rug, Relocate Bedroom 1 Carpet, Relocate Bedroom 1 Wall, Relocate Bedroom 1 Ceiling, Relocate Bedroom 1 Floor, Relocate Bedroom 1 Window, Relocate Bedroom 1 Door, Relocate Bedroom 1 Staircase, Relocate Bedroom 1 Balcony, Relocate Bedroom 1 Terrace, Relocate Bedroom 1 Garden, Relocate Bedroom 1 Pool, Relocate Bedroom 1 Deck, Relocate Bedroom 1 Patio, Relocate Bedroom 1 Walkway, Relocate Bedroom 1 Driveway, Relocate Bedroom 1 Garage, Relocate Bedroom 1 Basement, Relocate Bedroom 1 Attic, Relocate Bedroom 1 Loft, Relocate Bedroom 1 Mezzanine.

SECOND FLOOR B

Annotations: Relocate Bedroom 2 Bed, Relocate Bedroom 2 Chair, Relocate Bedroom 2 Table, Relocate Bedroom 2 TV, Relocate Bedroom 2 Plant, Relocate Bedroom 2 Lamp, Relocate Bedroom 2 Clock, Relocate Bedroom 2 Mirror, Relocate Bedroom 2 Art, Relocate Bedroom 2 Rug, Relocate Bedroom 2 Carpet, Relocate Bedroom 2 Wall, Relocate Bedroom 2 Ceiling, Relocate Bedroom 2 Floor, Relocate Bedroom 2 Window, Relocate Bedroom 2 Door, Relocate Bedroom 2 Staircase, Relocate Bedroom 2 Balcony, Relocate Bedroom 2 Terrace, Relocate Bedroom 2 Garden, Relocate Bedroom 2 Pool, Relocate Bedroom 2 Deck, Relocate Bedroom 2 Patio, Relocate Bedroom 2 Walkway, Relocate Bedroom 2 Driveway, Relocate Bedroom 2 Garage, Relocate Bedroom 2 Basement, Relocate Bedroom 2 Attic, Relocate Bedroom 2 Loft, Relocate Bedroom 2 Mezzanine.

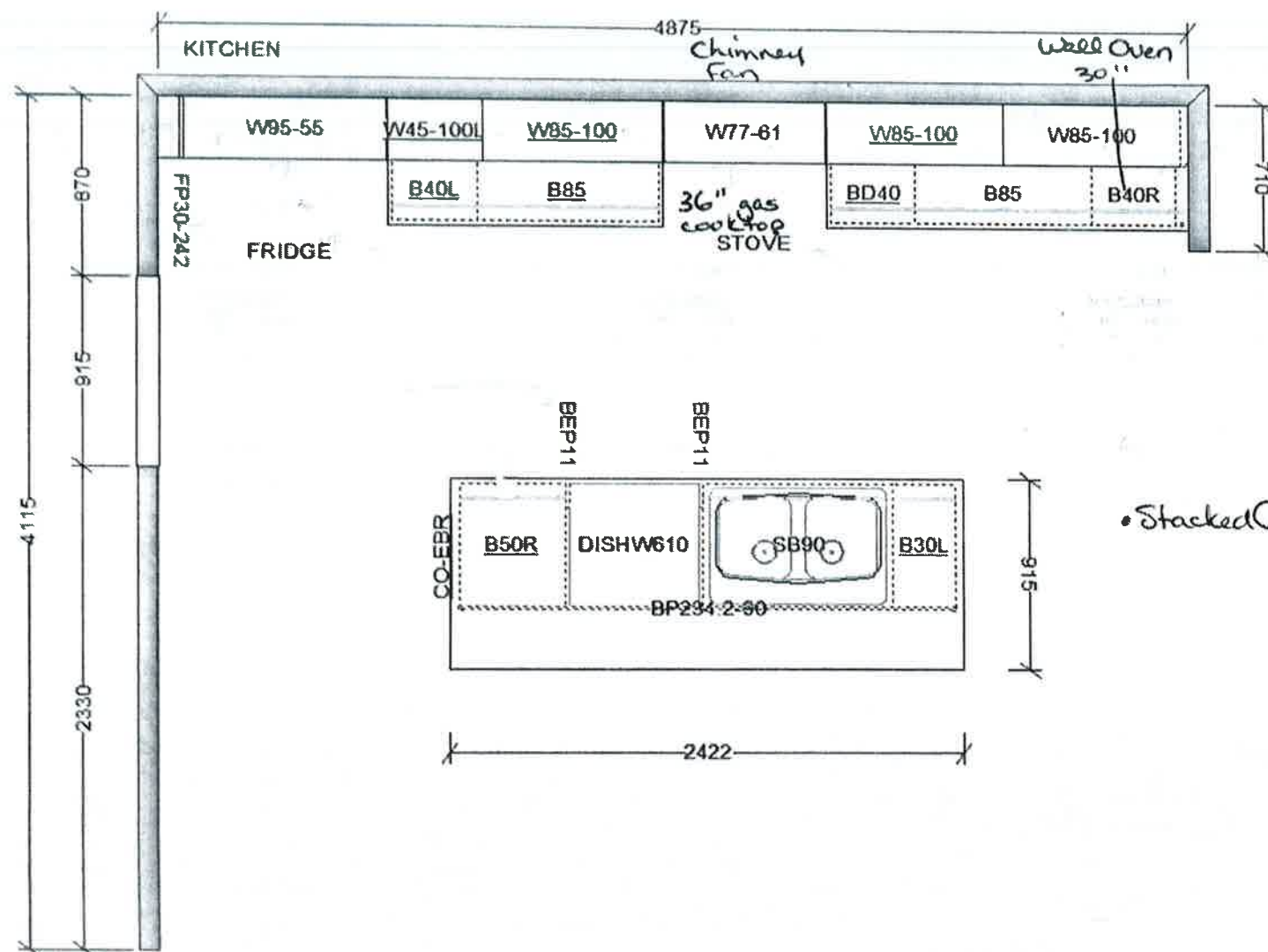
FINISHED BASEMENT

Annotations: Relocate Living Room Sofa, Relocate Living Room Chair, Relocate Living Room Table, Relocate Living Room TV, Relocate Living Room Plant, Relocate Living Room Lamp, Relocate Living Room Clock, Relocate Living Room Mirror, Relocate Living Room Art, Relocate Living Room Rug, Relocate Living Room Carpet, Relocate Living Room Wall, Relocate Living Room Ceiling, Relocate Living Room Floor, Relocate Living Room Window, Relocate Living Room Door, Relocate Living Room Staircase, Relocate Living Room Balcony, Relocate Living Room Terrace, Relocate Living Room Garden, Relocate Living Room Pool, Relocate Living Room Deck, Relocate Living Room Patio, Relocate Living Room Walkway, Relocate Living Room Driveway, Relocate Living Room Garage, Relocate Living Room Basement, Relocate Living Room Attic, Relocate Living Room Loft, Relocate Living Room Mezzanine.

VALERY HOMES | **NORTH OAKVILLE**

As a consequence, the authors and project investigators acknowledge that the authors have not been able to conduct a full literature search to identify all relevant studies. However, the authors believe that the studies included in this review are representative of the current state of knowledge on the topic. The authors also acknowledge that the review is limited by the quality of the studies included and the potential for bias in the selection of studies. The authors believe that the review provides a useful overview of the current state of knowledge on the topic and highlights areas for further research.

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3810 - OSPREY

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- Backing on Kitchen and Bath cabinets
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• Stacked Cabinets

Lot 394

Signature

Drawn By:
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