



CONSTRUCTION SUMMARY

North Oakville - 24 - 1 - ROBIN (36-02) Elev B

Registere Plan Number: Municipal Address: Closing: 29-Apr-21

BONUS

Inv.361	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR
61	CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 7821	Note:
\$Jul21 / 4Aug21	

CABINETRY

Inv.361	1 - KITCHEN: INSTALL OPENING FOR CHIMNEY HOOD FAN. TO BE PURCHASED AND
34	INSTALLED AFTER CLOSING BY PURCHASER
Line 7824	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: AS PER THE APS, INSTALL OPTIONAL PANTRY IN KITCHEN (BUILDER'S
29	STANDARD SELECTION)
Line 7631	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: AS PER THE APS, INSTALL OPTIONAL DESK INCLUDING UPPER CABINETS IN
31	KITCHEN (AS PER SKETCH) PER BUILDER'S STANDARD SELECTION
Line 7633	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: AS PER THE APS, INSTALL UPPER CABINETS IN SERVERY (AS PER SKETCH)
32	PER BUILDER'S STANDARD SELECTION
Line 7634	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: AS PER THE APS, INSTALL VALANCE LIGHTING IN KITCHEN
33	
Line 7635	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: INSTALL TWO-TONE ISLAND (40J)
35	
Line 7644	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: INSTALL TWO-TONE KITCHEN CABINETS. BASE TO BE DIFFERENT COLOUR
36	(41J)
Line 7645	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: INSTALL UPPER ANGLE CORNER CABINET (11A)
37	
Line 7646	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: INSTALL CLEAR GLASS IN UPPER ANGLE CORNER CABINET (22A)
38	
Line 7647	Note:
\$Jul21 / 4Aug21	
Inv.361	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET WITH SHELF (26B)
39	
Line 7648	Note:
\$Jul21 / 4Aug21	
Inv.361	2 - SERVERY: INSTALL TWO (2) CLEAR GLASS DOORS IN SERVERY (22A)
40	
Line 7649	Note:
\$Jul21 / 4Aug21	

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Inv.361 41 Line 7653 5Jul21 / 4Aug21	29 - KITCHEN: INSTALL STACKED CABINETS, NO GLASS. INCLUDES NEW AREA OVER PANTRY AND DESK, AND SERVERY Note:
Inv.361 42 Line 7660 5Jul21 / 4Aug21	1 - LAUNDRY ROOM: INSTALL OPTIONAL LAUNDRY UPPERS IN LAUNDRY ROOM IN STD. CABINET Note:

CEILING

Inv.285 26 Line 5833 20Jan21 / 3Feb21	1 - GREAT ROOM: MAKE A NINE (9) WAFFLE CEILING IN THE GREAT ROOM. THEY WERE GIVEN SIX WAFFLES IN THE APS. PRICE IS THE DIFFERENCE FOR ANOTHER 3 Note:
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CEILING

Inv.285 21 Line 5826 20Jan21 / 3Feb21	1 - 2ND FLOOR: INSTALL SMOOTH CEILING THROUGHOUT 2ND FLOOR Note:
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CERAMIC TILE

Inv.361 47 Line 7670 5Jul21 / 4Aug21	1 - FOYER / POWDER ROOM: INSTALL UPGRADE 4 TILES Note:
Inv.361 48 Line 7671 5Jul21 / 4Aug21	1 - MUDROOM: INSTALL UPGRADE 4 TILES Note:
Inv.361 49 Line 7672 5Jul21 / 4Aug21	1 - MASTER ENSUITE: INSTALL UPGRADE 4 TILES ON FLOOR AND SHOWER WALL Note:
Inv.361 50 Line 7673 5Jul21 / 4Aug21	1 - MASTER ENSUITE: INSTALL UPGRADE 4 TILES ON SHOWER WALL Note:

CONSTRUCTION

Inv.285 24 Line 5831 20Jan21 / 3Feb21	1 - UPPER HALL: MAKE UPPER HALL WIDER FROM THE STAIRS TO BEDROOM 4. TO BE THE SAME WIDTH AT THE HALL IN FRONT OF THE MASTER BEDROOM. THE STAIRCASE AND IT'S SURROUNDING WALLS DO NOT CHANGE AT ALL. LOOK AT THE REVISED FLOOR PLAN FOR DETAILS Note:
Inv.285 25 Line 5832 20Jan21 / 3Feb21	1 - SECOND FLOOR: CHANGE THE OPTIONAL SECOND FLOOR (THREE BEDROOM LAYOUT ELEV. B) THE LAUNDRY AND THE WASHROOM ARE REVERSED FROM THE STANDARD PLAN AND THE WASHROOM IS A JACK AND JILL. SEE ATTACHED PLAN Note:

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Inv.361 30	1 - GREAT ROOM: AS PER THE APS, INSTALL WAFFLE BOX CEILING IN THE GREAT ROOM (AS PER SKETCH)	Note:
Line 7632		
5Jul21 / 4Aug21		
Inv.154 1	1 - OPTIONAL PANTRY IN KITCHEN AS PER BUILDER STANDARD SELECTION UPPER CABINETS TO SERVERY AS PER SKETCH AS PER BUILDER STANDARD SELECTION OPTIONAL DESK INCLUDING THE UPPER CABINETS IN KITCHEN AS PER SKETCH UNDERMOUNT VALANCE LIGHTING IN KITCHEN	Note:
Line 1987		
6Aug20 / 6Aug20		
Inv.154 2	1 - WAFFLE BOX INCLUDED IN THE GREAT ROOM AS PER SKETCH GAS LINE ROUGH-IN FOR STOVE 3-PIECE ENSUITE BATHROOM IN BEDROOM 4	Note:
Line 1988		
6Aug20 / 6Aug20		

CONSTRUCTION

Inv.285 20	1 - GARAGE: INSTALL GARAGE INSULATION - ALL WALLS AND CEILING	
Line 5825		Note:
20Jan21 / 3Feb21		

COUNTERTOP

Inv.361 43	1 - KITCHEN: INSTALL STANDARD LEVEL CAESARSTONE ON KITCHEN COUNTER	Note:
Line 7661		
5Jul21 / 4Aug21		
Inv.361 44	1 - MASTER ENSUITE: INSTALL UPGRADE LEVEL CAESARSTONE ON VANITY	Note:
Line 7664		
5Jul21 / 4Aug21		
Inv.361 45	1 - KITCHEN DESK: INSTALL UPGRADE LEVEL CAESARSTONE ON DESK	Note:
Line 7668		
5Jul21 / 4Aug21		

ELECTRICAL

Inv.285 6	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR TV ABOVE FIREPLACE	Note:
Line 5804		
20Jan21 / 3Feb21		
Inv.285 3	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VERY SLIGHTLY DUE TO JOIST LOCATIONS.	Note:
Line 5801		
20Jan21 / 3Feb21		
Inv.285 9	10 - KITCHEN/ BREAKFAST AREA: INSTALL TEN (10) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5807		
20Jan21 / 3Feb21		
Inv.285 10	9 - GREAT ROOM: INSTALL NINE (9) POT LIGHTS - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH.	Note:
Line 5808		
20Jan21 / 3Feb21		



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Inv.285	6 - DINING ROOM: INSTALL SIX (6) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5809		
20Jan21 / 3Feb21		
Inv.285	4 - LIBRARY: INSTALL FOUR (4) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5810		
20Jan21 / 3Feb21		
Inv.285	2 - MASTER ENSUITE: INSTALL TWO (2) POT LIGHT - 4" LED - INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5817		
20Jan21 / 3Feb21		
Inv.285	4 - MASTER BEDROOM: INSTALL FOUR (4) POT LIGHT - 4" LED - INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5818		
20Jan21 / 3Feb21		
Inv.285	4 - UPPER HALL: INSTALL FOUR (4) POT LIGHT - 4" LED - INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5819		
20Jan21 / 3Feb21		
Inv.285	3 - BEDROOM 4: INSTALL THREE (3) POT LIGHT - 4" LED - INSULATED CEILINGS. ON SEPARATE SWITCH. KEEP STANDARD LIGHTS	Note:
Line 5820		
20Jan21 / 3Feb21		
Inv.285	1 - KITCHEN: RELOCATE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. SEE SKETCH. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 5821		
20Jan21 / 3Feb21		
Inv.285	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE). ON SAME SWITCH AS KITCHEN LIGHT. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	Note:
Line 5822		
20Jan21 / 3Feb21		
FIREPLACE		
Inv.361	1 - GREAT ROOM: INSTALL 36" PRINCETON CAST STONE MANTLE (FOR B36) ANTIQUE FINISH	Note:
Line 7680		
5Jul21 / 4Aug21		
GARAGE DOORS		
Inv.285	1 - GARAGE: INSTALL OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT	Note:
Line 5828		
20Jan21 / 3Feb21		
HARDWOOD FLOORING		
Inv.361	1 - MAIN FLOOR/ UPPER HALL: INSTALL LEVEL 3 HARDWOOD THROUGHT MAIN FLOOR AND UPPER HALL. GREAT ROOM, KITCHEN, DINING ROOM MAIN AND UPPER HALL	Note:
Line 7674		
5Jul21 / 4Aug21		



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Inv.361 52 Line 7675 \$Jul21 / 4Aug21	1 - 2ND FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT ALL BEDROOMS. MASTER BED 2, 3 AND 4 IN LIEU OF STANDARD CARPET Note:
Inv.361 53 Line 7676 \$Jul21 / 4Aug21	1 - STAIRCASE: INSTALL SANDED LANDINGS Note:
Inv.361 54 Line 7677 \$Jul21 / 4Aug21	1 - BASEMENT: INSTALL DUBAI VINYL IN BASEMENT IN LIEU OF STANDARD CARPET Note:

HVAC

Inv.285 22 Line 5827 20Jan21 / 3Feb21	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 - 13 SEER - R - 410A - 2.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER Note:
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INTERIOR DOORS & TRIM

Inv.361 58 Line 7682 \$Jul21 / 4Aug21	27 - UPGRADE TWENTY-SEVEN (27) DOORS THROUGHOUT THE HOUSE TO 2-PANEL ROMAN Note:
Inv.361 59 Line 7683 \$Jul21 / 4Aug21	2 - LIBRARY: INSTALL TWO (2) 15 LITE WOODEN FRENCH DOORS Note:

MISCELLANEOUS

Inv.361 60 Line 7684 \$Jul21 / 4Aug21	2 - MASTER ENSUITE - ENSUITE 4: INSTALL FRAMELESS SHOWER ENCLOSURES IN BOTH WASHROOMS Note:
Inv.361 62 Line 7822 \$Jul21 / 4Aug21	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:
Inv.361 63 Line 7823 \$Jul21 / 4Aug21	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:
Inv.285 27 Line 5834 20Jan21 / 3Feb21	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:
Inv.285 28 Line 5835 20Jan21 / 3Feb21	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:



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PAINT

Inv.361	1 - STAIRCASE: STAIN 2 SETS OF STAIRS
55	
Line 7678	Note:
5Jul21 / 4Aug21	

PLUMBING

Inv.361	2 - MASTER ENSUTIE: INSTALL TWO (2) UNDERMOUNT SINKS.
46	
Line 7669	CAXTON RECTANGLE K-20000
	Note:
5Jul21 / 4Aug21	
Inv.285	1 - BASEMENT: INSTALL EXTRA WET BAR ROUGH-IN ONLY. SEE SKETCH
8	
Line 5806	Note:
20Jan21 / 3Feb21	

RAILING

Inv.361	1 - STAIRS: INSTALL DISPLAY 4 RAILING ON STAIRCASE. R2M RAIL (1 5/8" X 2 3/4") 1/2"
56	SQUARE STAINLESS STEEL WITH MODERN SHOE. 3 1/2" BALA POST
Line 7679	Note:
5Jul21 / 4Aug21	

VACCUM/BELL

Inv.285	1 - IPTV NETWORK CABLE PACKAGE - 4-CAT6 NETWORK CABLES AND TERMINATION.
7	LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 5805	Note:
20Jan21 / 3Feb21	
Inv.285	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
4	
Line 5802	Note:
20Jan21 / 3Feb21	
Inv.285	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE FOR TV
5	
Line 5803	Note:
20Jan21 / 3Feb21	

WINDOWS

Inv.285	3 - BASEMENT: ENLARGE THREE (3) BASEMENT WINDOWS - ENLARGE STANDARD
19	WINDOW - 36 X 24
Line 5824	Note:
20Jan21 / 3Feb21	

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

Lot 24

Lot 24

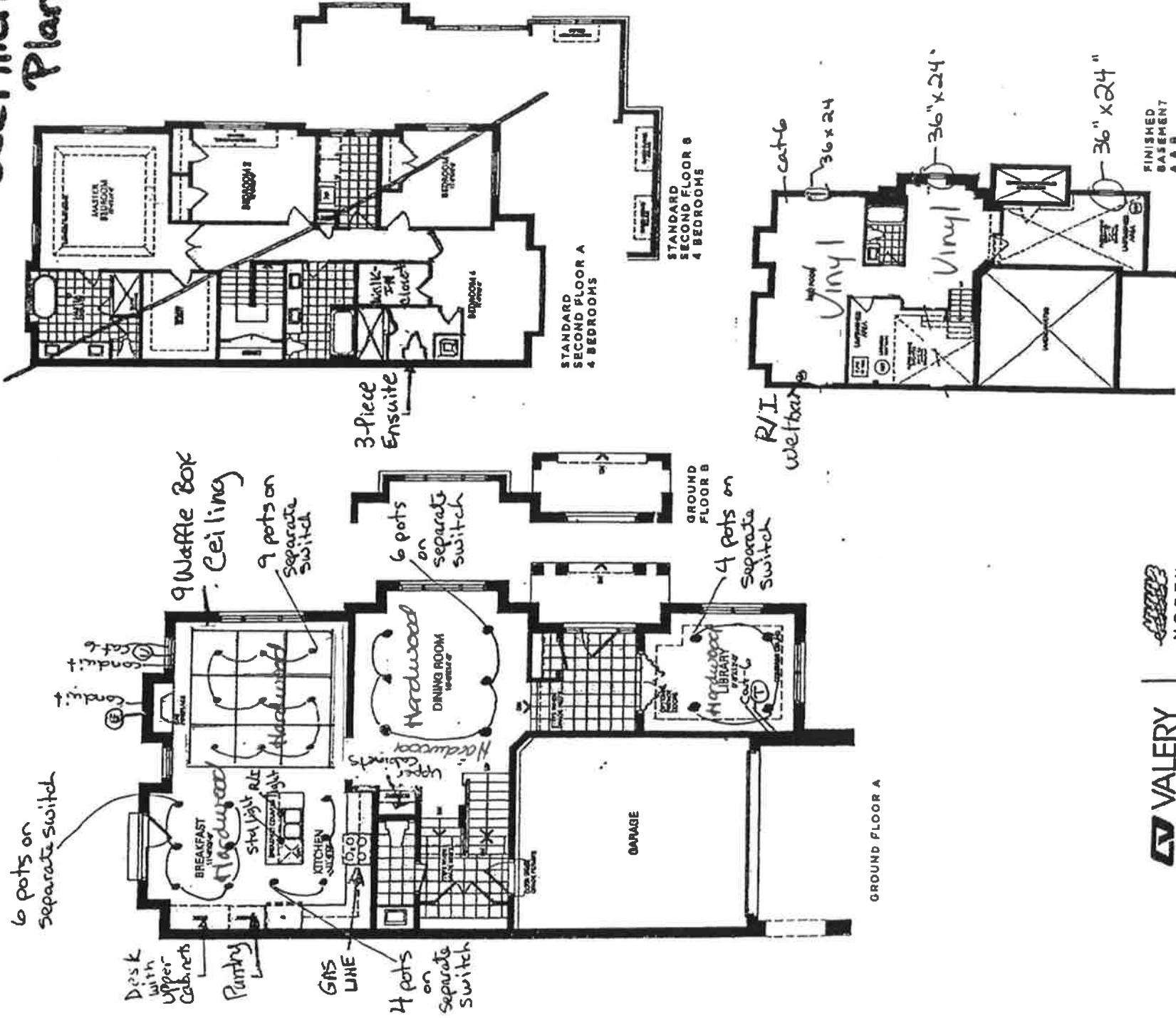
July 14, 21

See Alternd
Plan

ROBIN

3,242 SQ. FT.

INCLUDES 640 SQ. FT. FINISHED BASEMENT



VALERY HOMES
NORTH OAKVILLE

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. This plan and specifications are for informational purposes only and are not intended to be used for construction purposes. Valery Homes may vary without notice. All rights reserved.

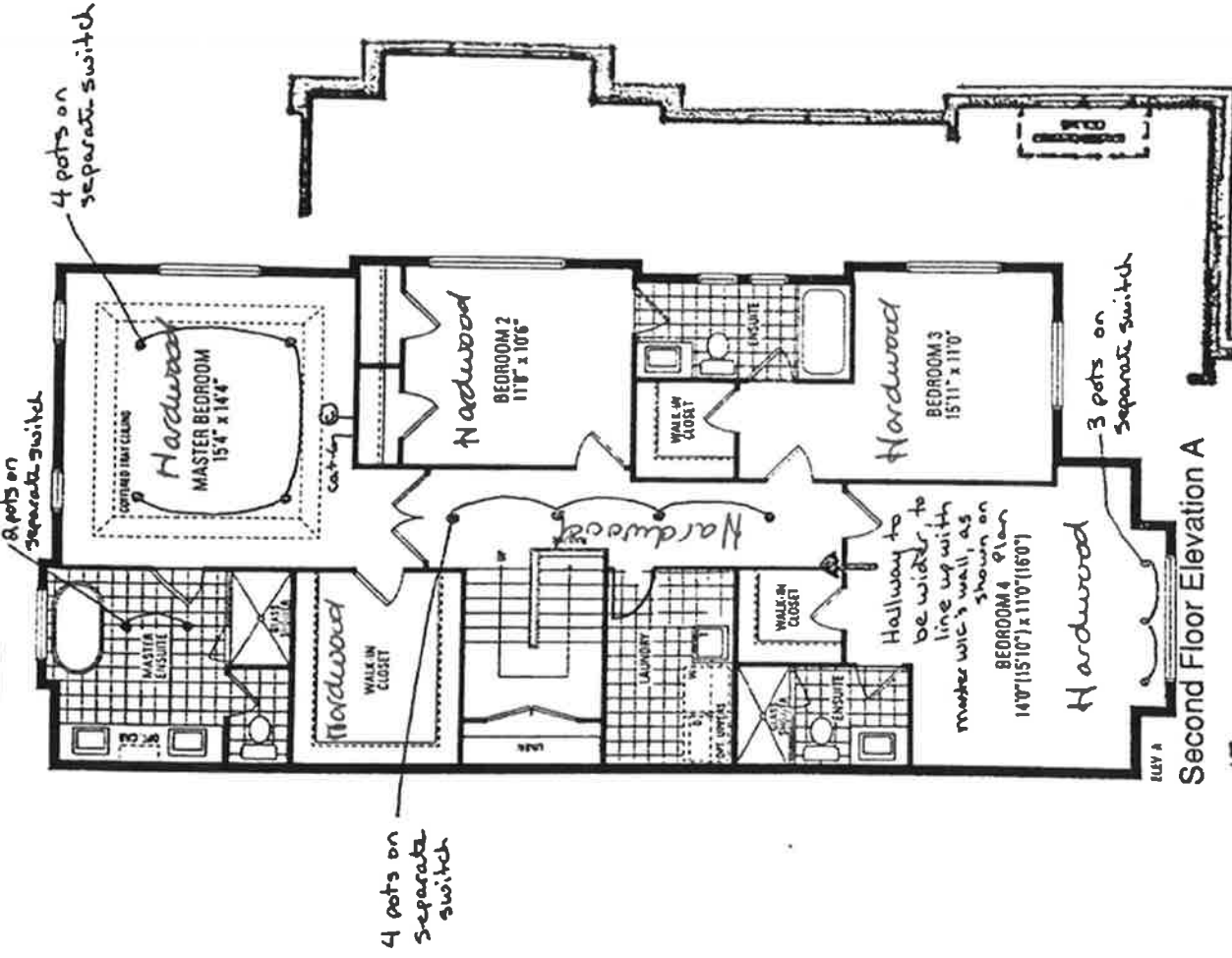
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JUL 15 2021

Telephone - (F)
 Cable - (C)
 Electrical - (E)

Lot 24
 Lot 24
 (2A) (2A)

July 14, 21

Lot 24



May change without notice, for approximate representation only

* Switch Laundry Room and washroom, as per plan above

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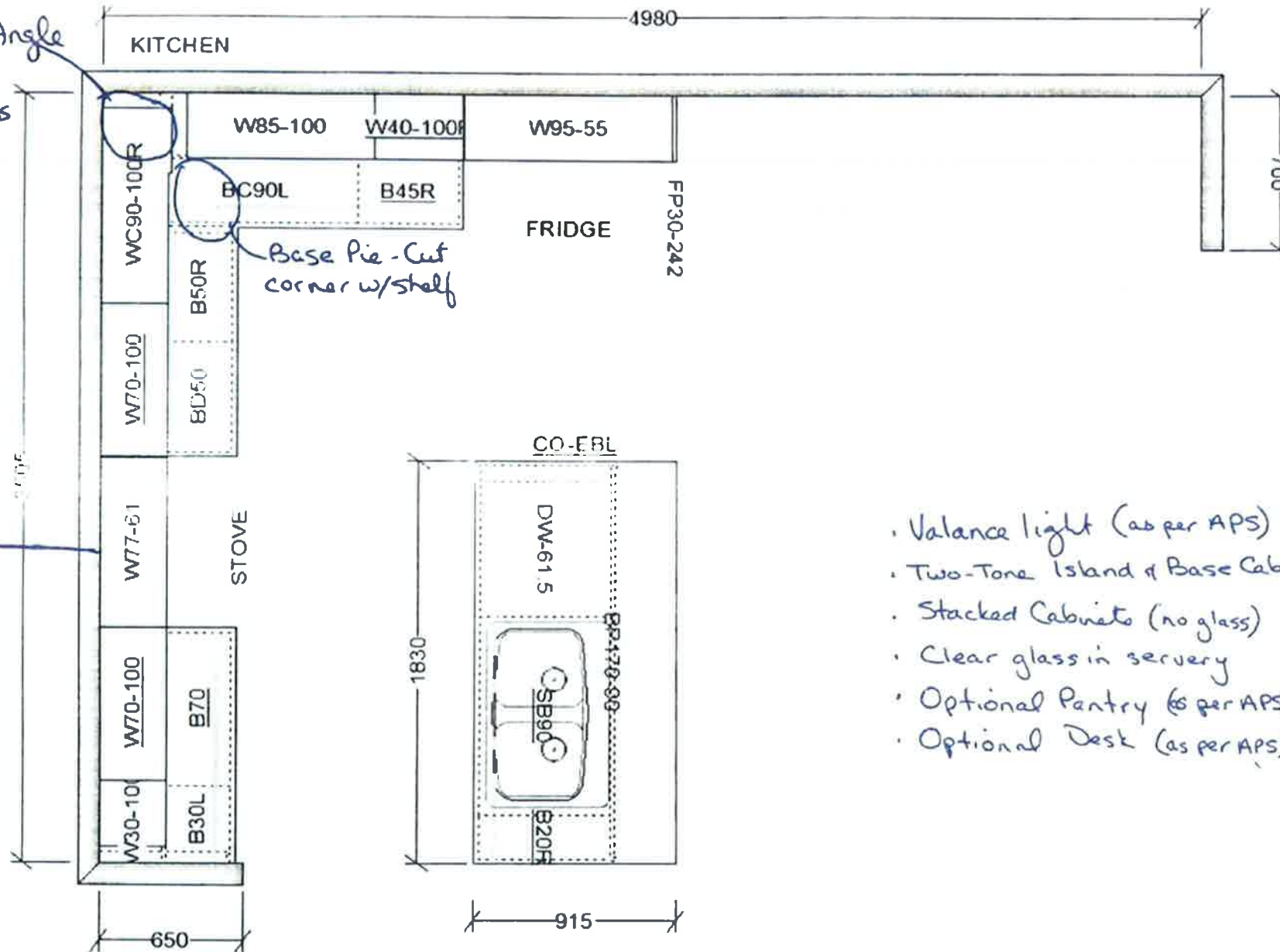
RECEIVED

JUL 15 2021

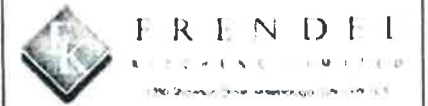
Kitchen

Upper Angle
Corner w/
Clear Glass

Chimney Hood
Fan 30"



- Valance light (as per APS)
- Two-Tone Island & Base Cabinets
- Stacked Cabinets (no glass)
- Clear glass in serving
- Optional Pantry (as per APS)
- Optional Desk (as per APS)



VALERY HOMES
NORTH OAKVILLE
362 - ROBIN

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 24

July 14, 21

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

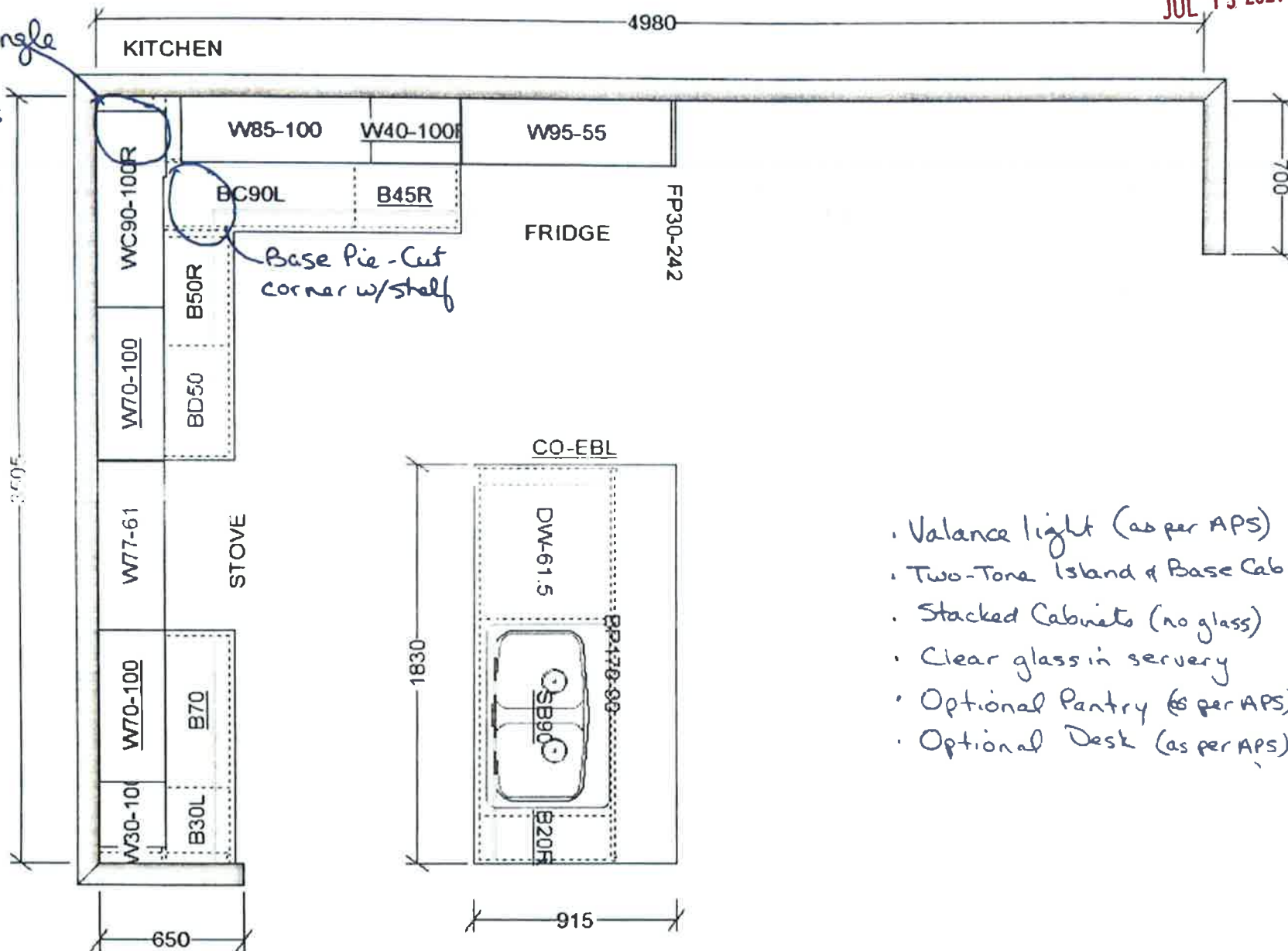
Approved By Builder:

Date:

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

Kitchen

Upper Angle
Corner w/
Clear Glass



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JUL 15 2021



FRENDEL
KITCHENS LIMITED
1180 ZIMMERMAN ROAD, UNIT 10, MISSISSAUGA, ONTARIO L4X 1L3

VALERY HOMES
NORTH OAKVILLE
362 - ROBIN

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

- Valance light (as per APS)
- Two-Tone Island & Base Cabinets
- Stacked Cabinets (no glass)
- Clear glass in servery
- Optional Pantry (as per APS)
- Optional Desk (as per APS)

Lot 24

ZA

July 14, 21

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

Approved By Builder:

Date:

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