



CONSTRUCTION SUMMARY

North Oakville - 147 - 1 - ROBIN (36-02) Elev A

Registere Plan Number:   Municipal Address:   Closing: 1-Oct-20

CABINETRY

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Inv.104           | 1 - KITCHEN: INSTALL SOFT CLOSE DOORS AND DRAWERS THROUGHOUT                                                                  |
| 21                |                                                                                                                               |
| Line 1727         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - KITCHEN: INSTALL UPPER ANGLE CABINET (11A)                                                                                |
| 22                |                                                                                                                               |
| Line 1728         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - KITCHEN: INSTALL ADDITIONAL BANK OF DRAWERS ON OTHER SIDE OF STOVE (11B)                                                  |
| 24                |                                                                                                                               |
| Line 1729         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - MASTER ENSUITE: INSTALL BANK OF DRAWERS (12D)                                                                             |
| 25                |                                                                                                                               |
| Line 1730         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - MASTER ENSUITE: INSTALL HUTCH CABINET, NO GLASS                                                                           |
| 26                |                                                                                                                               |
| Line 1731         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - MAIN BATH: INSTALL BANK OF DRAWERS (11D)                                                                                  |
| 27                |                                                                                                                               |
| Line 1732         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET WITH LAZY SUSAN (27B)                                                        |
| 29                |                                                                                                                               |
| Line 1734         | Note:                                                                                                                         |
| 29May20 / 8Jul20  |                                                                                                                               |
| Inv.104           | 1 - KITCHEN: INSTALL CLEAR GLASS IN UPPER ANGLE CORNER CABINET.                                                               |
| 23                |                                                                                                                               |
| Line 1735         | NOTE: PURCHASER DOESNOT WANT A MATCHING INTERIOR                                                                              |
| 29May20 / 8Jul20  | Note:                                                                                                                         |
| Inv.175           | 1 - ***DELETE*** ITEM 27 ON PE 104                                                                                            |
| 33                |                                                                                                                               |
| Line 2414         | MAIN BATH: INSTALL BANK OF DRAWERS (11D). PURCHASER HAS ELEVATION "B" AND A BANK WILL NOT FIT. CREDIT TO BE GIVEN ON CLOSING. |
| 21Sep20 / 24Sep20 | Note:                                                                                                                         |

CEILING

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Inv.61            | 1 - CROWN MOLDING (6X6) ON MAIN FLOOR - GREAT ROOM, DINING ROOM, LIBRARY, KITCHEN |
| 4                 |                                                                                   |
| Line 907          | COFFERED CEILING IN LIBRARY                                                       |
| 29Jan20 / 29Jan20 | SMOOTH CEILING THROUGHOUT MAIN FLOOR, SECOND FLOOR & BASEMENT                     |
|                   | Note:                                                                             |

CERAMIC TILE

|                  |                                                                                                 |
|------------------|-------------------------------------------------------------------------------------------------|
| Inv.104          | 1 - KITCHEN/BREAKFAST AREA: INSTALL STANDARD TILE IN LIEU OF HARDWOOD IN KITCHEN/BREAKFAST AREA |
| 19               |                                                                                                 |
| Line 1465        | Note:                                                                                           |
| 29May20 / 8Jul20 |                                                                                                 |



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CONSTRUCTION

|                                                 |                                                                                                                                                                   |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 104<br>20<br>Line 1726<br>29May20 / 8Jul20 | 1 - FRONT DOOR: INSTALL DOUBLE FRONT DOOR, IN LIEU OF SINGLE DOOR WITH SIDELITES<br>Note:                                                                         |
| Inv. 49<br>7<br>Line 772<br>14Jan20 / 3Feb20    | 1 - BEDROOM 4: INSTALL ADDITIONAL WASHROOM IN BED #4. SEE ATTACHED DRAWING OF "OPTIONAL SECOND FLOOR LAYOUT". TO BE THE SAME AS THE MODEL HOME (LOT 312)<br>Note: |
| Inv. 61<br>1<br>Line 904<br>29Jan20 / 29Jan20   | 1 - 8 FT CEILINGS IN BASEMENT<br>CARLIFT INCLUDED IN GARAGE<br>Note:                                                                                              |

ELECTRICAL

|                                               |                                                                                                                                                                 |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 49<br>10<br>Line 775<br>14Jan20 / 3Feb20 | 1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. SEE SKETCH FOR LOCATION<br>Note:                                                              |
| Inv. 49<br>11<br>Line 776<br>14Jan20 / 3Feb20 | 3 - KITCHEN: INSTALL THREE (3) POT LIGHT - 4" LED NON-INSULATED CEILINGS. SEE SKETCH FOR LOCATIONS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS<br>Note: |
| Inv. 61<br>5<br>Line 908<br>29Jan20 / 29Jan20 | 1 - EXTERIOR POTLIGHTS (8)<br>Note:                                                                                                                             |
| Inv. 49<br>6<br>Line 771<br>14Jan20 / 3Feb20  | 1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS<br>Note:                                                                 |

GARAGE DOORS

|                                               |                                                                                                                            |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| Inv. 49<br>13<br>Line 792<br>14Jan20 / 3Feb20 | 1 - GARAGE: INSTALL OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 14 FT<br>Note: |
|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

HARDWOOD FLOORING

|                                                 |                                                                                                                                                                               |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 61<br>2<br>Line 905<br>29Jan20 / 29Jan20   | 1 - HARDWOOD INCLUDED ON SECOND LEVEL THROUGHOUT<br>Note:                                                                                                                     |
| Inv. 104<br>16<br>Line 1462<br>29May20 / 8Jul20 | 1,570 - INSTALL LEVEL 3 HARDWOOD THROUGHOUT, IN LIEU OF LEVEL 1 GIVEN IN APS TO GO IN GREAT ROOM, DINING ROOM, MAIN HALL, UPPER HALL, UPPER LANDING AND ALL BEDROOMS<br>Note: |



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|                  |                                                     |
|------------------|-----------------------------------------------------|
| Inv. 104         | 1 - STAIRS: INSTALL SANDED LANDING ON UPPER LANDING |
| 17               |                                                     |
| Line 1463        | Note:                                               |
| 29May20 / 8Jul20 |                                                     |

HVAC

|                   |                          |
|-------------------|--------------------------|
| Inv. 61           | 1 - AIR CONDITIONER      |
| 3                 | INSTALL GASLINE TO STOVE |
| Line 906          | Note:                    |
| 29Jan20 / 29Jan20 |                          |

MISCELLANEOUS

|                  |                                                                                                                                                                                                                                          |
|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 49          | 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 |
| Line 793         | Note:                                                                                                                                                                                                                                    |
| 14Jan20 / 3Feb20 |                                                                                                                                                                                                                                          |

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 49          | 1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee |
| Line 794         | Note:                                                                                                                                                     |
| 14Jan20 / 3Feb20 |                                                                                                                                                           |

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 175          | 1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee |
| Line 2415         | Note:                                                                                                                                                     |
| 21Sep20 / 24Sep20 |                                                                                                                                                           |

|                  |                                                                                                                              |
|------------------|------------------------------------------------------------------------------------------------------------------------------|
| Inv. 104         | 1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT |
| Line 1736        | Note:                                                                                                                        |
| 29May20 / 8Jul20 |                                                                                                                              |

|                  |                                                                                                                                                                                                                          |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 104         | 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. |
| Line 1737        | Note:                                                                                                                                                                                                                    |
| 29May20 / 8Jul20 |                                                                                                                                                                                                                          |

|                  |                                                                                                                                                           |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Inv. 104         | 1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee |
| Line 1738        | Note:                                                                                                                                                     |
| 29May20 / 8Jul20 |                                                                                                                                                           |

PAINT

|                  |                            |
|------------------|----------------------------|
| Inv. 104         | 2 - STAIN STAIRS TO FRAPPE |
| 18               |                            |
| Line 1464        | Note:                      |
| 29May20 / 8Jul20 |                            |

PLUMBING

|                  |                                                                                           |
|------------------|-------------------------------------------------------------------------------------------|
| Inv. 104         | 3 - MASTER ENSUITE - ENSUITE 4 - BASEMENT WASHROOM: INSTALL HAND HELD SHOWER              |
| 28               |                                                                                           |
|                  | POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/ TRIM AND SLIDE BAR WITH HAND SHOWER |
|                  | MODEL: TL182EP/ 3372/ T4171/ 62320/ 3669EP/ A725 CHROME                                   |
| Line 1733        | Note:                                                                                     |
| 29May20 / 8Jul20 |                                                                                           |

## North Oakville - 147 - 1 - ROBIN (36-02) Elev A

Register Plan Number: Municipal Address: Closing: 1-Oct-20

|                  |                                                                             |
|------------------|-----------------------------------------------------------------------------|
| Inv.49           | 1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF |
| 8                |                                                                             |
| Line 773         | Note:                                                                       |
| 14Jan20 / 3Feb20 |                                                                             |

|                  |                                                |
|------------------|------------------------------------------------|
| Inv.49           | 1 - BASEMENT: INSTALL BACKFLOW PREVENTER VALVE |
| 9                |                                                |
| Line 774         | Note:                                          |
| 14Jan20 / 3Feb20 |                                                |

## WINDOWS

|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Inv.49           | 1 - BASEMENT: ENLARGE STANDARD ONE (1) BASEMENT WINDOW - EXTRA STANDARD |
| 12               | WINDOW - 36 X 24. SEE SKETCH FOR LOCATION. MAY REQUIRE A WINDOW WELL    |
| Line 777         | Note:                                                                   |
| 14Jan20 / 3Feb20 |                                                                         |

(T) Telephone

(C) Cable

LOT 147

Lot 147

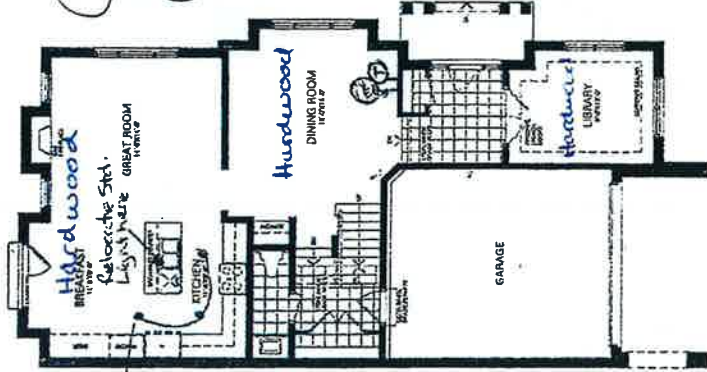
ROBIN

Smooth ceilings throughout

3,242 SQ. FT.

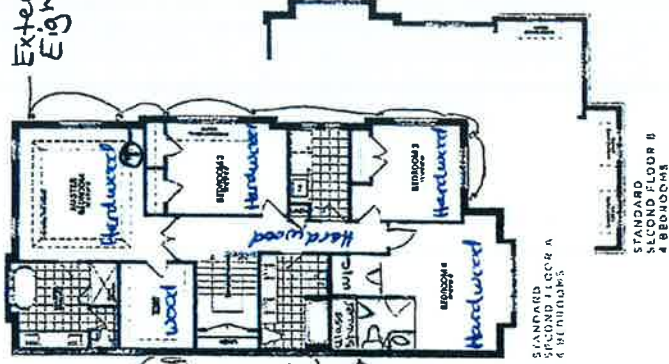
INCLUDES 840 SQ. FT. FINISHED BASEMENT

Exterior Pets  
Eight (8)

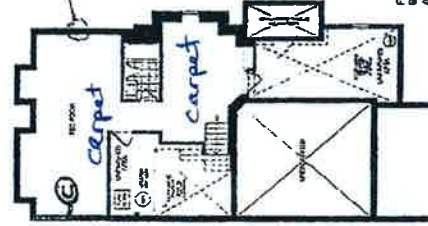


3 pot lights  
on separate  
switch from  
stud. light

See attached  
Plan for  
exact  
dimensions



Enlarge to:  
36" x 24"



VALERY NORTH OAKVILLE

As provided all dimensions and details are approximate. Buyer is advised to verify all dimensions and details with the seller. The seller is not responsible for any errors or omissions in this plan. The plan is for informational purposes only and does not constitute an offer of real estate.

Lot 147

(m)

RECEIVED

JUL 08 2020

# ROBIN

3,242 SQ. FT.

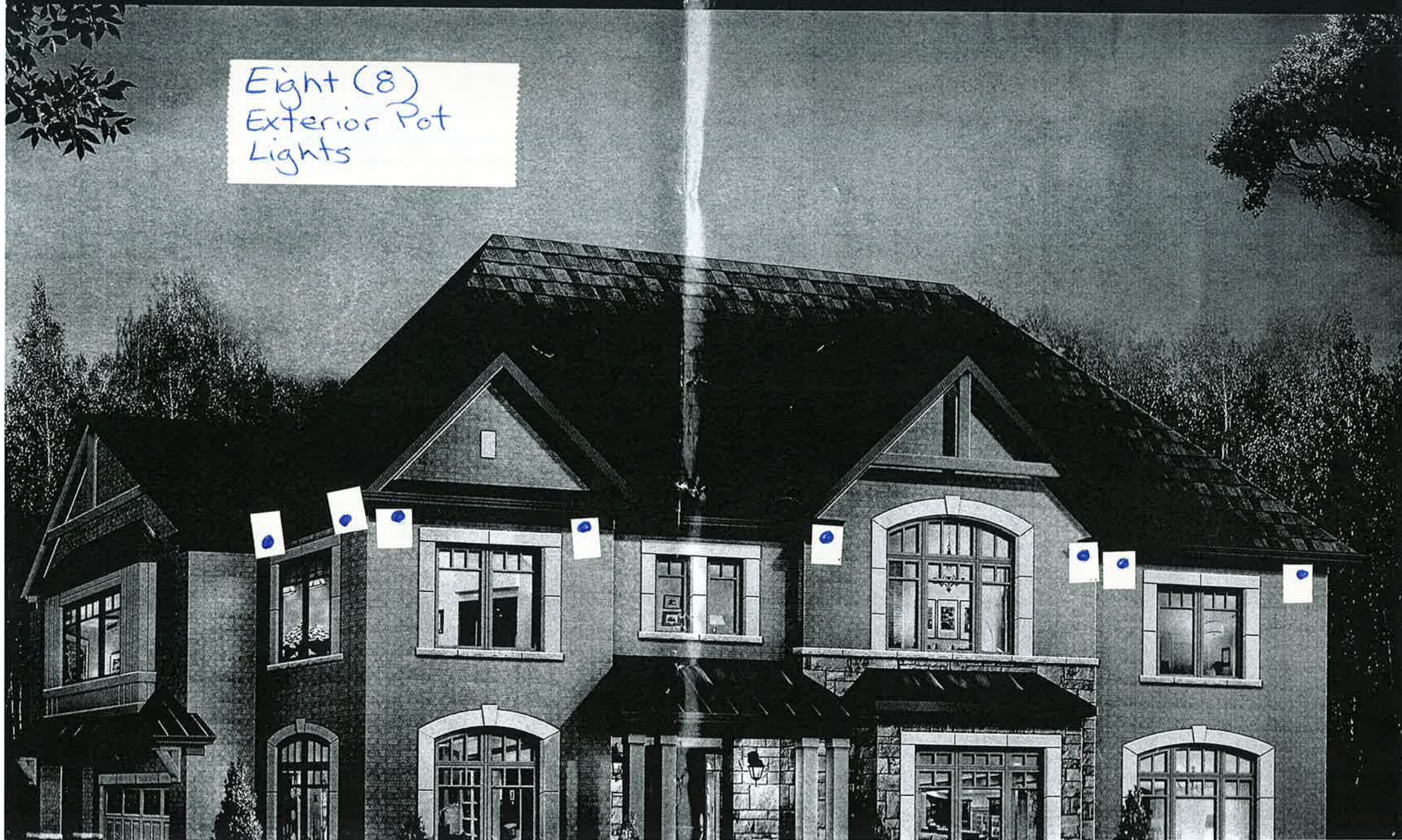
INCLUDES 640 SQ. FT. FINISHED BASEMENT

Lot 147

January 14, 20

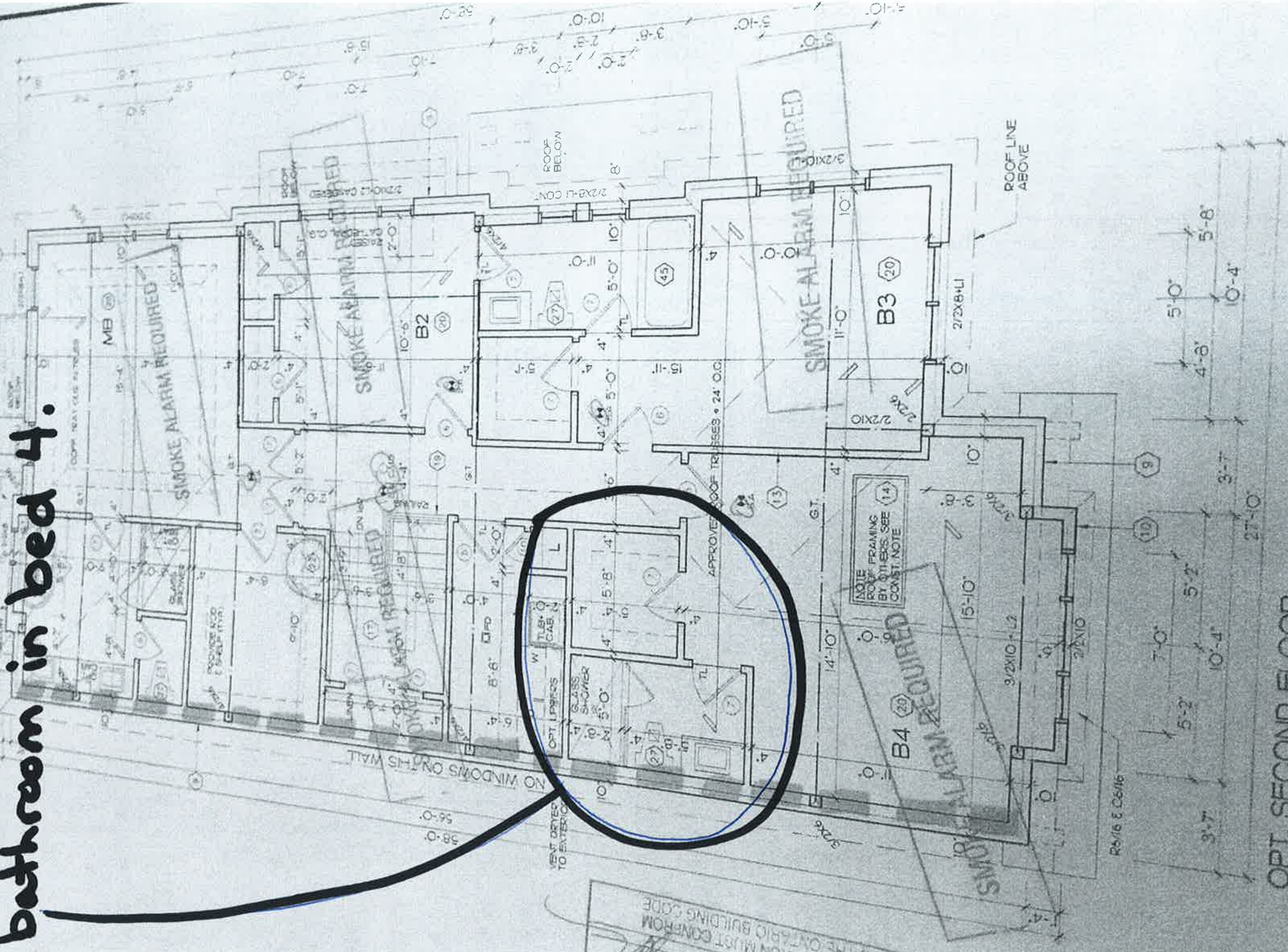
cm

Eight (8)  
Exterior Pot  
Lights



Lot 147

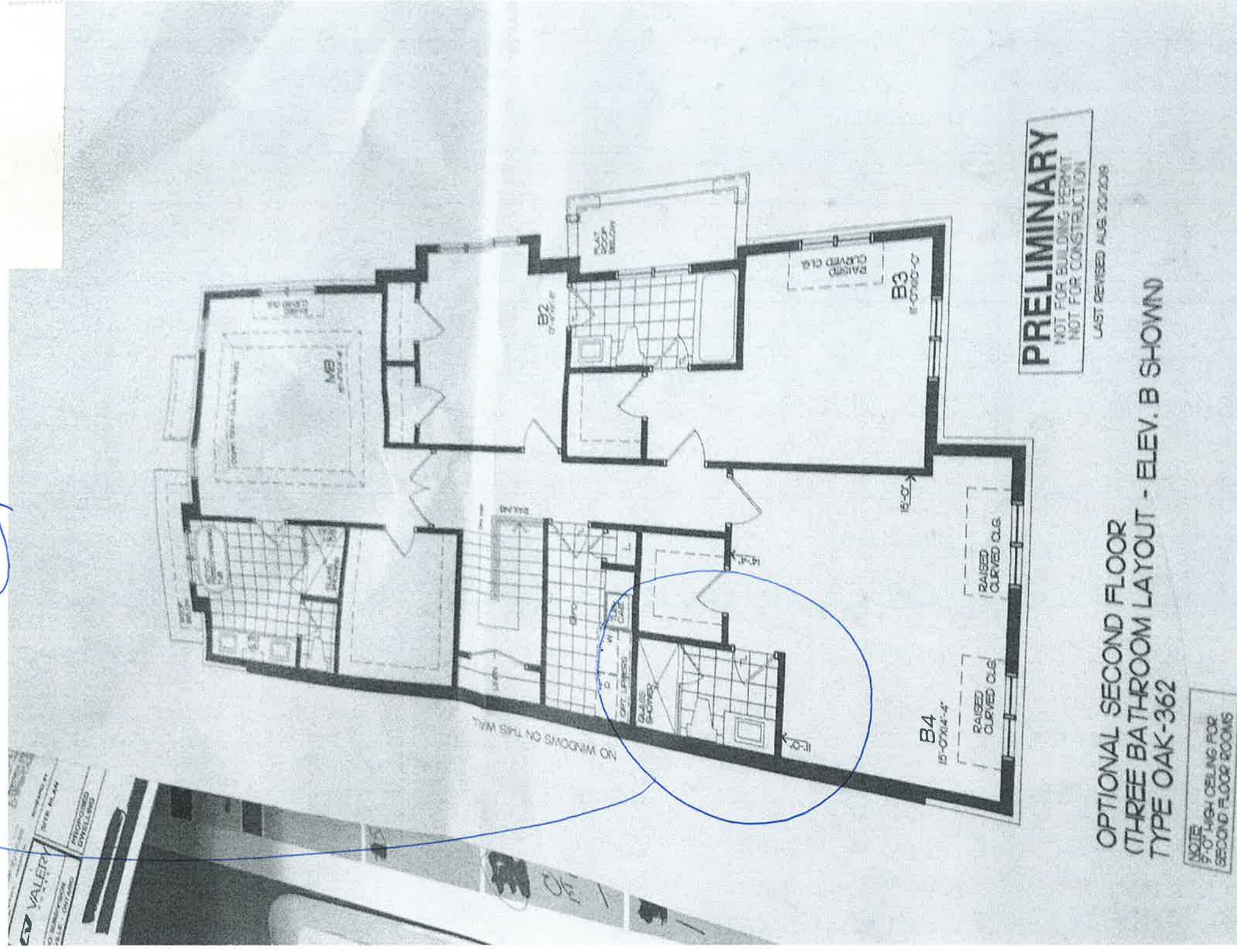
Please use for additional  
bathroom in bed 4.



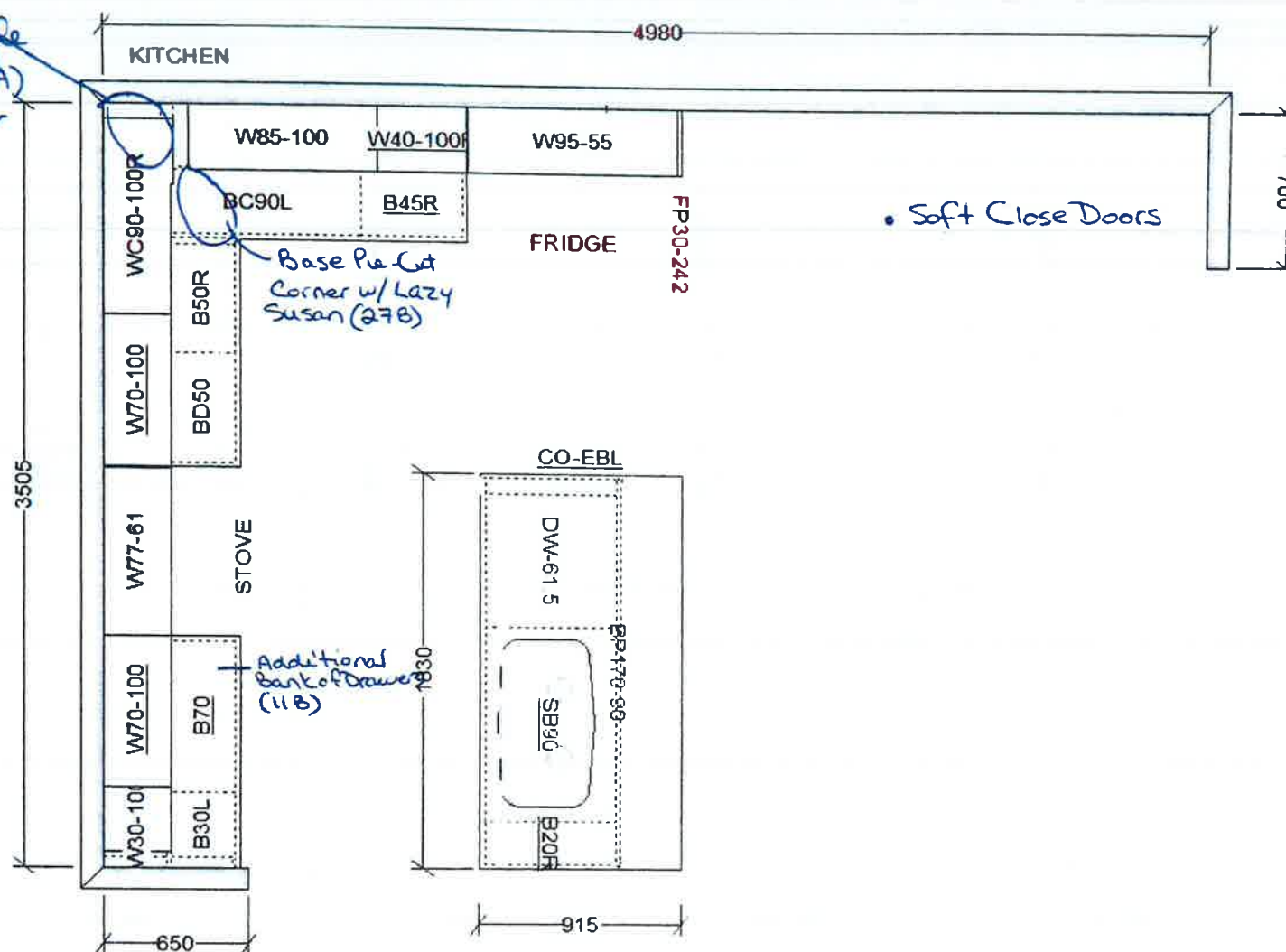
OPT. SECOND FLOOR  
(THREE BATHROOM LAYOUT - ELEV. A SHOWN)

NOTE  
10' 0" MAX. CEILING FOR  
SECOND FLOOR ROOMS

Lot 147  
Add washroom to bed #4,  
as in model home, Lot 312.



**Kitchen**  
 Upper Angle  
 Corner (11A)  
 with clear  
 glass door




**FRENDEL**  
1780 Denison Street, Mississauga, ON L4V 1C7

**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 147

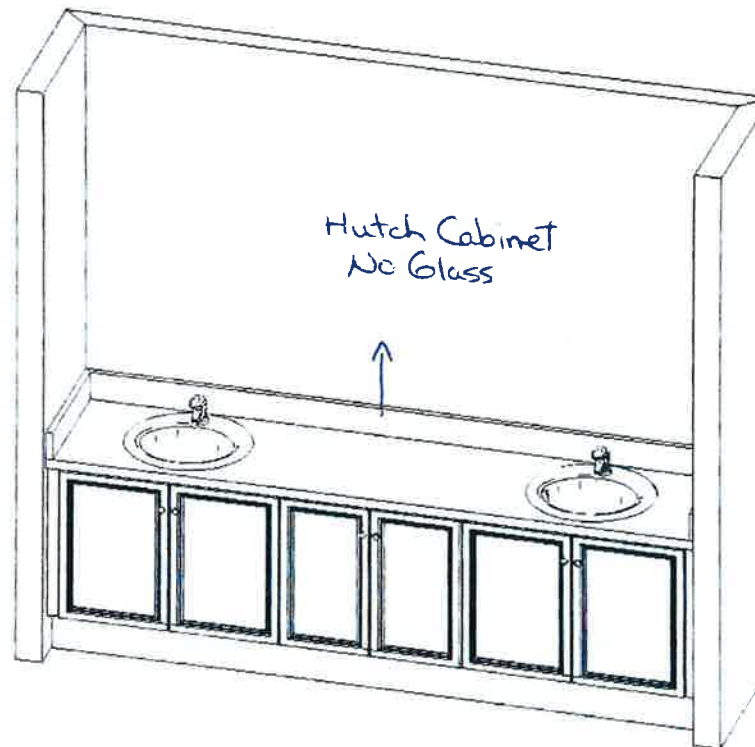
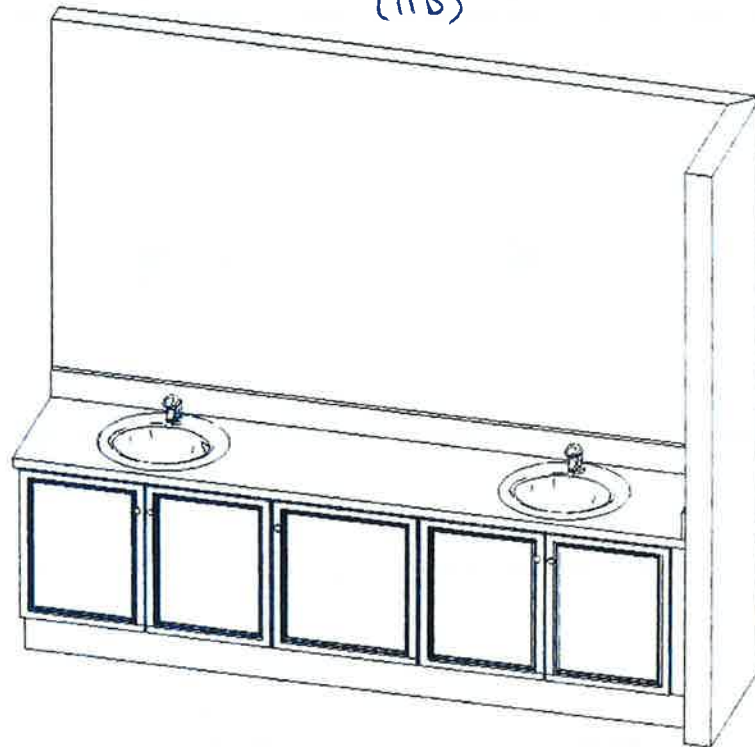
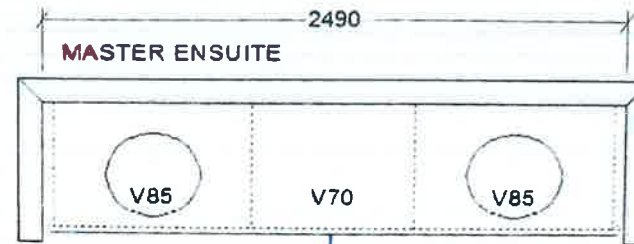
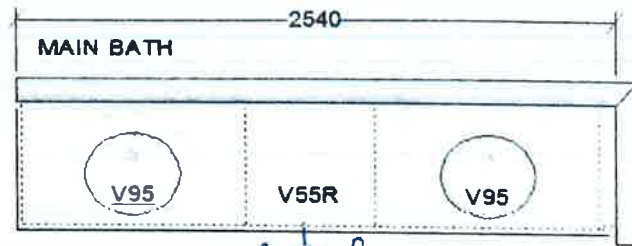


Drawn By: \_\_\_\_\_  
 Date: February 20, 2020  
 Scale: Not To Scale

Approved By Builder: \_\_\_\_\_  
 Date: \_\_\_\_\_

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

## Baths



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



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 and master ensuite countertops by others
- Post-form laminate countertops in other baths and Laundry

Lot 147



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

Approved By Builder:

Date:

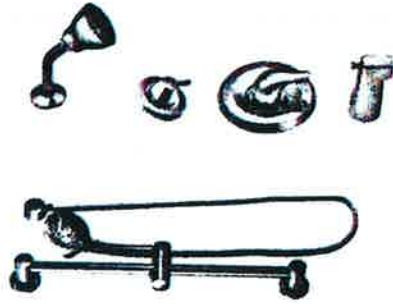
Lot 147

# Chateau®

Traditional | Transitional | Modern

The Chateau collection delivers Moen performance and reliability with a simple understated appeal.

- Master Ensuite
- Ensuite 4
- Basement Bath



**Posi-Temp® Tub/Shower Faucet with 3 Function Transfer Valve/Trim and Slide Bar with Hand Shower \***

Model TL183EP / 3372 / 128284 / T4171 / 62320 / 3669EP / A725  
Not available in BC

Chrome - \$1,096.18



**Posi-Temp® Shower Only with 3 Function Transfer Valve/Trim and Slide Bar with Hand Shower \***

Model TL182EP / 3372 / T4171 / 62320 / 3669EP / A725  
Not available in BC

Chrome - \$1,027.18

X3

## FINISH OPTIONS:

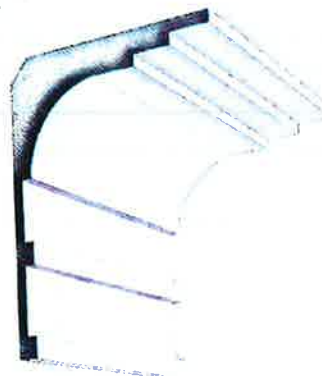
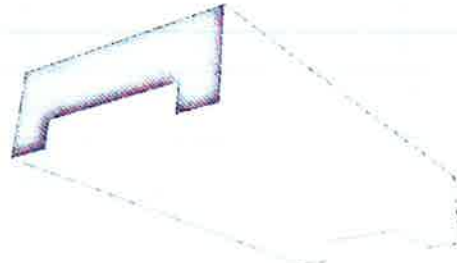
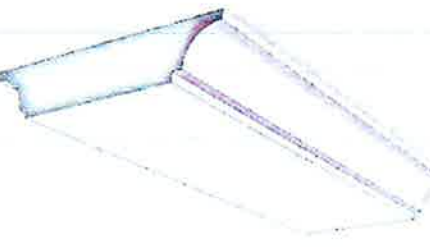
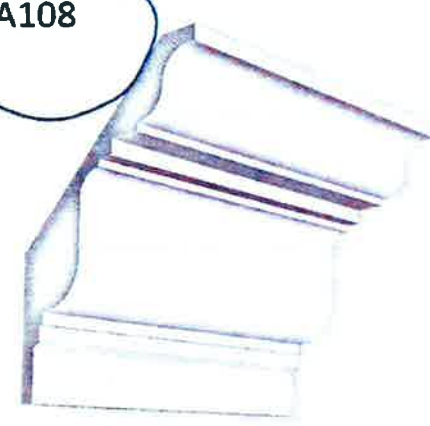
To order, combine the model number with one of these finish letter(s):  
Brushed Chrome (BC). To order Chrome (C) model, use model number only.  
\* Please see vertical spa guide for installation #700106



C BC

Lot 147



|                                                                                                   |                                                                                                     |                                                                                                     |                                                                                                     |
|---------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>A101</b><br>  | <b>A102</b><br>   | <b>A103</b><br>  | <b>A104</b><br>  |
| <b>A105</b><br> | <b>A106</b><br> | <b>A107</b><br> | <b>A108</b><br> |