



VALERY

CONSTRUCTION SUMMARY

North Oakville - 80 - 1 - SPARROW (38-01) Elev B

Registere Plan Number: Municipal Address: Closing: 14-May-21

CABINETRY

Inv. 214 30	1 - KITCHEN: INSTALL LEVEL 6 CABINETS THROUGHOUT
Line 3669	Note:
30Oct20 / 13Nov20	
Inv. 214 31	1 - KITCHEN: INSTALL UPGRADE 2 HARDWARE THROUGHOUT KITCHEN (03G)
Line 3670	Note:
30Oct20 / 13Nov20	
Inv. 214 32	1 - KITCHEN: CHANGE COLOUR OF ISLAND (40J)
Line 3671	Note:
30Oct20 / 13Nov20	
Inv. 214 33	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 1 GABLE (04H)
Line 3672	Note:
30Oct20 / 13Nov20	
Inv. 214 34	1 - KITCHEN: INSTALL DECORATIVE HOOD CABINET (10H)
Line 3673	Note:
30Oct20 / 13Nov20	
Inv. 214 35	1 - KITCHEN: INSTALL WALL OVEN UNIT (19H)
Line 3674	Note:
30Oct20 / 13Nov20	
Inv. 214 36	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS BELOW (24H)
Line 3675	Note:
30Oct20 / 13Nov20	
Inv. 214 37	1 - KITCHEN: INSTALL LARGE RECYCLING BIN 60 CM (20B)
Line 3676	Note:
30Oct20 / 13Nov20	
Inv. 214 39	32 - KITCHEN: INSTALL STACKED CABINETS (03A) NO GLASS
Line 3677	Note:
30Oct20 / 13Nov20	
Inv. 214 45	3 - KITCHEN: INSTALL ADDITIONAL 3' OF 66CM PANTRY, BESIDE WALL OVEN, WHERE DESK WAS (03C)
Line 3678	Note:
30Oct20 / 13Nov20	
Inv. 214 48	1 - MASTER ENSUITE: INSTALL LEVEL 8 CABINETS
Line 3679	Note:
30Oct20 / 13Nov20	
Inv. 214 40	1 - KITCHEN: INSTALL CROWN ON KITCHEN CABINETS
Line 3723	Note:
30Oct20 / 13Nov20	

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Inv 214 41 Line 3724	4 - KITCHEN: INSTALL FOUR (4) CLEAR GLASS DOORS IN STACKED UPPERS. SEE SKETCH FOR LOCATIONS Note:	30Oct20 / 13Nov20
Inv 214 38 Line 3726	1 - KITCHEN: INSTALL SPICE RACK (21B) Note:	30Oct20 / 13Nov20
Inv 214 43 Line 3727	4 - KITCHEN: INSTALL FOUR (4) CLEAR GLASS DOORS IN UPPER CABINETS ON EITHER SIDE OF STOVE, 2 ON EACH SIDE. SEE SKETCH FOR LOCATIONS Note:	30Oct20 / 13Nov20
Inv 214 44 Line 3728	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET WITH SHELF (26B) Note:	30Oct20 / 13Nov20
Inv 214 46 Line 4757	1 - KITCHEN: INSTALL LIGHT VALANCE IN KITCHEN Note:	30Oct20 / 13Nov20
Inv 214 59 Line 4762	1 - MAIN BATH: INSTALL ONE BANK OF DRAWERS (11D) Note:	30Oct20 / 13Nov20
Inv 214 60 Line 4763	1 - MASTER ENSUITE: INSTALL ONE BANK OF DRAWERS (12D) - LEVEL 8 CABINETS Note:	30Oct20 / 13Nov20
Inv 214 61 Line 4764	1 - MASTER ENSUITE: INSTALL HUTCH, NO GLASS, ON MASTER VANITY Note:	30Oct20 / 13Nov20
Inv 233 74 Line 4827	1 - KITCHEN: MICROWAVE AND WALL OVEN TO HAVE A FLUSH INSTALLATION. SEE REVISED SPECS ATTACHED Note:	17Nov20 / 19Nov20
CEILING		
Inv 110 3 Line 1517	1 - CORNICE MOULDING THROUGHOUT MAIN FLOOR AS PER BUILDER STANDARD SAMPLES WAFFLE BOX DEILING IN GREAT ROOM Note:	4Jun20 / 4Jun20

CERAMIC TILE

Inv 214 62 Line 3691	1 - MAIN BATH: INSTALL UPGRADE 2 TILE ON MAIN BATH FLOOR Note:	30Oct20 / 13Nov20
Inv 214 63 Line 3692	1 - MAIN BATH: INSTALL UPGRADE 2 TILE ON MAIN BATH SHOWER WALL Note:	30Oct20 / 13Nov20



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Inv.214 64	1 - BASEMENT BATH: INSTALL UPGRADE 2 TILE ON BASEMENT BATH FLOOR
Line 3693	Note:
30Oct20 / 13Nov20	
Inv.214 65	1 - ENSUITE 3: INSTALL UPGRADE 2 TILE ON ENSUITE 3 FLOOR
Line 3694	Note:
30Oct20 / 13Nov20	
Inv.214 66	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE FLOOR
Line 3695	Note:
30Oct20 / 13Nov20	
Inv.214 67	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE SHOWER WALL
Line 3696	Note:
30Oct20 / 13Nov20	
Inv.214 68	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON MASTER ENSUITE SHOWER FLOOR
Line 3697	Note:
30Oct20 / 13Nov20	

CONSTRUCTION

Inv.181 28	1 - MASTER ENSUITE SHOWER: INSTALL SHOWER NICHE IN ENSUITE SHOWER
Line 2459	Note:
28Sep20 / 6Oct20	
Inv.110 1	1 - RELOCATE MAIN FLOOR LAUNDRY ROOM TO 2ND FLOOR AS PER SKETCH INSTALL BENCH SEAT IN LIEU OF LAUNDRY ROOM ON MAIN FLOOR AS PER SKETCH INSTALL 2 ROOMS IN BASEMENT AS PER SKETCH
Line 1515	Note:
4Jun20 / 4Jun20	
Inv.166 19	1 - GREAT ROOM/ DINING ROOM: INSTALL A FULL WALL BETWEEN THE GREAT ROOM AND DINING ROOM. SEE FLOOR PLAN
Line 2107	Note:
1Sep20 / 23Sep20	

COUNTERTOP

Inv.110 4	1 - GRANITE COUNTERTOPS IN ALL BATHROOM VANITIES EXCEPT POWDER ROOM AS PER BUILDER STANDARD SAMPLES
Line 1518	Note:
4Jun20 / 4Jun20	
Inv.214 47	1 - KITCHEN: COOKTOP CUTOUT ON STONE COUNTER
Line 4759	Note:
30Oct20 / 13Nov20	

ELECTRICAL

Inv.214 70	1 - KITCHEN: INSTALL ELECTRICAL FOR LIGHT VALANCE IN KITCHEN
Line 4758	Note:
30Oct20 / 13Nov20	

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Inv.233 75 Line 4828 17Nov20 / 19Nov20	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR MICROWAVE UNIT Note:
Inv.214 42 Line 3725 30Oct20 / 13Nov20	4 - KITCHEN: INSTALL CABINET LIGHTING - PUCK LIGHT FOR CABINETS (EACH)- TO GO IN 4 CABINETS IN THE STACKED UPPEERS. SEE KITCHEN SKETCH FOR LOCATIONS Note:
Inv.166 5 Line 2093 1Sep20 / 23Sep20	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.110 2 Line 1516 4Jun20 / 4Jun20	1 - 8 POT LIGHT PACKAGE LOCATION TO BE DETERMINED BY PURCHASER AT TIME OF DECOR CENTRE APPOINTMENT Note:
Inv.166 7 Line 2095 1Sep20 / 23Sep20	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE FOR FUTURE TV Note:
Inv.166 13 Line 2101 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE Note:
Inv.166 15 Line 2103 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE) TO GO ABOVE ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.166 16 Line 2104 1Sep20 / 23Sep20	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE) TO GO ABOVE ISLAND, ON SAME SWITCH AS OTHER ROUGH-IN. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.166 17 Line 2105 1Sep20 / 23Sep20	1 - GREAT ROOM: NOTE STANDARD 8 POT LIGHTS - 4" LED NON-INSULATED CEILINGS, GIVEN IN APS ARE TO GO IN EACH SQUARE WITH THE STANDARD LIGHT IN THE CENTRE SQUARE OF THE WAFFLE CEILING Note:
EXTERIOR DOORS	
Inv.214 69 Line 3743 30Oct20 / 13Nov20	1 - SIDE DOOR: INSTALL DOOR FROM SIDE YARD INTO HOUSE. **WHERE GRADE PERMITS** Note:
HARDWOOD FLOORING	

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Inv.214	1 - GREAT ROOM: INSTALL LEVEL 1 HARDWOOD
52	
Line 3685	Note:
30Oct20 / 13Nov20	
Inv.214	1 - DINING ROOM/ MAIN HALL: INSTALL LEVEL 1 HARDWOOD
53	
Line 3686	Note:
30Oct20 / 13Nov20	
Inv.214	1 - KITCHEN/BREAKFAST AREA: INSTALL LEVEL 1 HARDWOOD
54	
Line 3687	Note:
30Oct20 / 13Nov20	
Inv.214	1 - UPPER HALL: INSTALL LEVEL 1 HARDWOOD
55	
Line 3688	Note:
30Oct20 / 13Nov20	
Inv.214	1 - ENTRY: INSTALL LEVEL 1 HARDWOOD IN LIEU OF STANDARD TILES
56	
Line 3689	Note:
30Oct20 / 13Nov20	
Inv.214	1 - LANDINGS: INSTALL LEVEL 1 HARDWOOD
57	
Line 3690	****DO NOT INSTALL SANDED LANDINGS****
30Oct20 / 13Nov20	Note:

HVAC

Inv.166	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR AIN FLOOR - STOVE -
14	UP TO 3/4 INCH LINE
Line 2102	Note:
1Sep20 / 23Sep20	
Inv.166	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 -
24	13 SEER - R - 410A - 3.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 2284	Note:
1Sep20 / 23Sep20	

INTERIOR DOORS & TRIM

Inv.166	1 - BEDROOM 4: INSTALL OPTIONAL DOOR IN BED #4 TO MAKE ENSUITE
20	
Line 2279	Note:
1Sep20 / 23Sep20	
Inv.214	1 - MASTER ENSUITE: INSTALL FRAMELESS SHOWER ENCLOSURE
49	
Line 3682	Note:
30Oct20 / 13Nov20	
Inv.214	1 - ENSUITE 3: INSTALL FRAMELESS SHOWER ENCLOSURE
50	
Line 3683	Note:
30Oct20 / 13Nov20	
Inv.214	1 - INSTALL 7 1/4" STEP BEVEL TRIM THROUGHOUT
51	
Line 3684	Note:
30Oct20 / 13Nov20	

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Inv.166	18 - 2ND FLOOR: UPGRADE TO EXTENDED HEIGHT DOORS ON 2ND FLOOR. EIGHTEEN (18)
23	DOORS IN TOTAL
Line 2282	Note:
1Sep20 / 23Sep20	

MISCELLANEOUS

Inv.233	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
76	Extra Form are subject to a minimum administration fee
Line 4829	Note:
17Nov20 / 19Nov20	
Inv.181	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
29	Extra Form are subject to a minimum administration fee
Line 2460	Note:
28Sep20 / 6Oct20	
Inv.214	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR
71	CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 3698	Note:
30Oct20 / 13Nov20	

Inv.214	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
72	upgrades and accepts and acknowledges that there will be no further structural
Line 3699	changes/additions/deletions to be made
Line 3699	Note:
30Oct20 / 13Nov20	
Inv.214	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
73	Extra Form are subject to a minimum administration fee
Line 3700	Note:
30Oct20 / 13Nov20	

Inv.166	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
25	upgrades and accepts and acknowledges that there will be no further structural
Line 2286	changes/additions/deletions to be made upon signing
Line 2286	Note:
1Sep20 / 23Sep20	
Inv.166	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
26	Extra Form are subject to a minimum administration fee
Line 2287	Note:
1Sep20 / 23Sep20	

Inv.181	1 - ADMINISTRATIVE FEE FOR LATE EXTRA.
27	
Line 2458	PRICE APPROVED BY AV
Line 2458	Note:
28Sep20 / 6Oct20	

PAINT

Inv.214	1 - STAIN TWO SETS OF STAIRS.
58	
Line 3701	Note:
30Oct20 / 13Nov20	

PLUMBING

North Oakville - 80 - 1 - SPARROW (38-01) Elev B

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Inv.166		1 - MASTER ENSUITE: INSTALL HANDHELD SHOWER
21		CHATEAU POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/TRIM AND SLIDE BAR W/HAND SHOWER
Line 2280		MODEL: TL182EP/ 3372/ T4171/ 62320/ 3669EP/ A725
1Sep20 / 23Sep20		Note:
Inv.166		1 - KITCHEN: INSTALL POT FILLER
22		MOEN MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS
Line 2281		NOTE** PURCHASER TO CONFIRM FINISH AT THE TIME OF COLOURS AND PAY DIFFERENCE IF APPLICABLE
1Sep20 / 23Sep20		Note:
Inv.166		1 - MASTER ENSUITE: INSTALL PLUMPING FOR RAINSHOWER HEAD
9		
Line 2097		Note:
1Sep20 / 23Sep20		
Inv.166		1 - MASTER ENSUITE: INSTALL SHOWER HEAD - RAINSHOWER HEAD (MOEN)
10		12" SQUARE FLAT/THIN RAINSHOWER
Line 2098		MODEL# S1004
1Sep20 / 23Sep20		Note:
Inv.166		1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
11		
Line 2099		Note:
1Sep20 / 23Sep20		
Inv.166		1 - MASTER ENSUITE: INSTALL SHOWER SEAT
18		
Line 2106		Note:
1Sep20 / 23Sep20		
VACCUM/BELL		
Inv.166		1 - KITCHEN - GREAT ROOM - DINING ROOM - MASTER BEDROOM: INSTALL FOUR (4) ZONE HOME AUDIO ROUGH-IN SPEAKER WIRES (X8), CAT-5E CABELS (X2), 6.5 INCH SPEAKER BRACKETS (X4 PAIRS)
8		SEE FLOOR PLAN FOR LOCATIONS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 2096		Note:
1Sep20 / 23Sep20		
Inv.166		1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACEN FOR FUTURE TV
6		
Line 2094		Note:
1Sep20 / 23Sep20		