



CONSTRUCTION SUMMARY

Joshua Creek - 232-1 ARBOURVIEW (TH-02) A END

Registere Plan Number: Municipal Address: Closing: 29-Sep-23

BONUS

Inv.481 42 Line 9822 17Nov22 / 1Dec22	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT. Note:
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CEILING

Inv.481 4 Line 9760 17Nov22 / 1Dec22	1 - 2ND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR Note:
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Inv.481 5 Line 9761 17Nov22 / 1Dec22	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT Note:
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Inv.481 6 Line 9762 17Nov22 / 1Dec22	1 - LOFT: SMOOTH CEILING THROUGHOUT LOFT AREA Note:
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ELECTRICAL

Inv.481 11 Line 9767 17Nov22 / 1Dec22	1 - GARAGE: RECEPTACLES - EV STATION DEDICATED 220 VOLT RECEPTACLE Note:
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Inv.481 12 Line 9768 17Nov22 / 1Dec22	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE Note:
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Inv.481 13 Line 9769 17Nov22 / 1Dec22	1 - KITCHEN: CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. LIGHT ONLY Note: Valance must be purchased at the colour appointment to cover lights
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Inv.481 19 Line 9775 17Nov22 / 1Dec22	1 - INSTALL SURGE PROTECTOR TO HYDRO PANEL Note:
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Inv.481 20 Line 9776	1 - FAMILY ROOM: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note:
17Nov22 / 1Dec22	
Inv.481 23 Line 9779	1 - UPPER HALL AT STAIR OPENING: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, COMPLETE WITH 1 SWITCH Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 24 Line 9780	1 - UPPER HALL AT STAIRS: REINFORCE THE ROUGH-IN FOR FUTURE LIGHT ABOVE STAIRS. MAXIMUM WEIGHT OF 50 POUNDS. SEE LOCATION SKETCH. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATION Note:
17Nov22 / 1Dec22	
Inv.481 32 Line 9812	1 - BASEMENT REC ROOM: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 33 Line 9813	1 - FOYER: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 34 Line 9814	4 - PRIMARY BDRM. - BED 2 - BED 3 - BED 4 (LOFT) CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 35 Line 9815	1 - KITCHEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 36 Line 9816	1 - BREAKFAST AREA: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 37 Line 9817	1 - FAMILY ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	



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Inv.481 38	1 - FORMAL ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS
Line 9818	Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 40	1 - BREAKFAST AREA: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE CAMERA
PLACE 6 FEET ABOVE FINISHED FLOOR	
Line 9820	Note:
17Nov22 / 1Dec22	
Inv.481 41	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V UNDER THE KITCHEN SINK FOR A FUTURE GARBAGE DISPOSAL
Line 9821	Note:
17Nov22 / 1Dec22	
Inv.481 28	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED)- FOR GAS STOVE
Line 9804	Note:
17Nov22 / 1Dec22	
Inv.481 30	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN
Line 9806	Note:
17Nov22 / 1Dec22	

EXTERIOR DOORS

Inv.481 8	1 - BREAKFAST AREA: EXTERIOR DOOR - REPLACE STANDARD 5' SLIDING PATIO DOOR WITH 5'-6" FRENCH DOORS, WITH SCREEN
Line 9764	Note:
17Nov22 / 1Dec22	

HVAC

Inv.481 31	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 8 INCH
Line 9807	Note:
17Nov22 / 1Dec22	
Inv.481 29	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9805	Note:
17Nov22 / 1Dec22	

INTERIOR DOOR & TRIM



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Inv.481 9	1 - GRIP SET- STRAIT IN MATTE BLACK
Line 9765	Note:
17Nov22 / 1Dec22	

Inv.481 10	1 - INTERIOR DOOR HARDWARE-TOWNS, 1948 IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET.
Line 9766	Note:
17Nov22 / 1Dec22	

MISCELLANEOUS

Inv.481 43	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 9823	Note:
17Nov22 / 1Dec22	

PLUMBING

Inv.481 14	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9770	Note:
17Nov22 / 1Dec22	

Inv.481 15	1 - BACKFLOW PREVENTER VALVE
Line 9771	Note:
17Nov22 / 1Dec22	

Inv.481 16	1 - PRIMARY ENSUITE: UPGRADE FRAMELESS CHROME SHOWERS TO BLACK FRAME, PRICE PER MODEL
Line 9772	Note:
17Nov22 / 1Dec22	

STAIRS

Inv.481 7	2 - MAIN TO SECOND FLOOR, MAIN TO BASEMENT: INSTALL OPEN STAIRCASE ON 2 FLIGHTS OF STAIRS, PRICE IS PER FLIGHT (STAIN EXTRA)
*LOFT WILL REMAIN STANDARD	
Line 9763	Note:
17Nov22 / 1Dec22	

VACCUM/BELL



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Inv.481 1 Line 9757 17Nov22 / 1Dec22	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.481 17 Line 9773 17Nov22 / 1Dec22	1 - CENTRAL VACUUM - CENTRAL VAC PIPING COMPLETE ROUGH-IN TO GARAGE - TWO OUTLETS PER FLOOR AND ONE OUTLET IN BASEMENT R/I ONLY Note:
Inv.481 18 Line 9774 17Nov22 / 1Dec22	1 - CENTRAL VACUUM - KICK PLATE ROUGH - IN AND KICKPLATE KIT, AT KITCHEN SINK Note:
Inv.481 39 Line 9819 17Nov22 / 1Dec22	1 - EXTERIOR: INSTALL ADDITIONAL CAT-5E NETWORK CABLE FOR IP CAMERA - TERMINATED. AT GARAGE TO CAPTURE DRIVEWAY, IN ADDITON TO THE STANDARD AT PORCH Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.481 25 Line 9781 17Nov22 / 1Dec22	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL Note:
Inv.481 26 Line 9782 17Nov22 / 1Dec22	1 - FAMILY ROOM: SURROUND SOUND - ROUGH-IN SPEAKER WIRES (X5) SUBWOOFER CABLE (X1) 6.5 INCH SPEAKER ROUGH-IN BRACKETS (X5) Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.481 27 Line 9783 17Nov22 / 1Dec22	1 - REC ROOM - BREAKFAST AREA - LOFT: 10G NETWORK PACKAGE - 4 CAT6A NETWORK CABLES FOR IPTVS - TERMINATED NOTE: Rec Room has additional CAT 6A for a total of 2. Breakfast Area: CAT6A to be 6 feet off finished Floor Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.481 21 Line 9777 17Nov22 / 1Dec22	1 - FAMILY ROOM: INSTALL 1 1 /4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS



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Inv.481	1 - ATTIC: INSTALL 1 1 / 4" ORANGE FLEX CONDUIT FROM ATTIC TO BASEMENT
22	
Line 9778	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	

WINDOWS

Inv.481	1 - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND
2	MAKE EGRESS- 56 X 30
Line 9758	Note: MAY REQUIRE WINDOW WELL. TO BE APPRVED BY CONSTRUCTION
17Nov22 / 1Dec22	

Inv.481	1 - BASEMENT: BASEMENT WINDOW - ENLARGE STANDARD WINDOW TO- 36 X 30
3	
Line 9759	Note: MAY REQUIRE A WINDOW WELL
17Nov22 / 1Dec22	

TH-2
ARBOURVIEW
ELEVATED 3,107 SQ. FT.

FINISHED BASEMENT ELEV A
END CONDITION

Additional PARTIAL OPTIONAL KITCHEN

cat6A - 6 feet
oas finished
floor

GROUND FLOOR ELEV A
END CONDITION

1 pot on separate
switch

SECOND FLOOR ELEV. A
END CONDITION

SECOND FLOOR ELEV A
END CONDITION CORNER UPGRADE

LOFT PLAN ELEV. A
END CONDITION

Handwritten notes on the floor plan:

- Five feet off finished floor (circled 'E')
- Conduit Cat 6A Additional
- Receptacle straight
- Conduit Cat 6A Additional

Room labels and dimensions:

- RECEPTION ROOM 22' x 12' x 11'
- CONFERENCE ROOM 12' x 12'
- WAITING AREA 12' x 12'
- OFFICE 12' x 12'
- STORAGE ROOM 12' x 12'
- RESTROOM 12' x 12'
- TOILET 12' x 12'
- STAIRS
- UNOCCUPIED
- UNOCCUPIED SPACE
- ON COLD CHAIN

Floor plan details:

- Garage:** 10'0" x 19'0"
- Kitchen:** 10'7" x 8'11"
- Family Room:** 12'7" x 9'10"
- Living Area:** 16'7" x 9'0"
- Bathroom:** 5'0" x 7'0"
- Hallway:** 5'0" x 7'0"
- Staircase:** 5'0" x 7'0"
- Compass Rose:** N (North), S (South)

A hand-drawn floor plan of a 3-bedroom house. The plan includes a front porch, a living room with a fireplace, a dining room, a kitchen with a breakfast bar, a main bathroom, and three bedrooms. Handwritten annotations in blue and yellow ink are present throughout the plan.

- Front Porch:** Labeled "Front Porch" and "Porch".
- Living Room:** Labeled "Living Room".
- Dining Room:** Labeled "Dining Room".
- Kitchen:** Labeled "Kitchen".
- Main Bathroom:** Labeled "Main Bath".
- Bedroom 1 (Top Right):** Labeled "Bedroom 1" and "12'2\" x 11'0\"". Handwritten in yellow: "Master Bedroom" and "12'2\" x 11'0\"".
- Bedroom 2 (Bottom Right):** Labeled "Bedroom 2" and "12'7\" x 10'4\"". Handwritten in blue: "Bedroom 2" and "12'7\" x 10'4\"".
- Bedroom 3 (Top Left):** Labeled "Bedroom 3" and "10'2\" x 11'0\"". Handwritten in blue: "Bedroom 3" and "10'2\" x 11'0\"".
- Additional Room:** Labeled "Additional Room" in yellow.
- Staircase:** Labeled "Staircase".
- Other Labels:** "Closet", "Dress", "Shower", "Tub", "Sofa", "Fireplace", "TV", "Chest", "Dresser", "Bed", "Nightstand", "Table", "Chair", "Sofa", "Fireplace", "TV", "Chest", "Dresser", "Bed", "Nightstand", "Table", "Chair".

Floor plan of a 3-bedroom house. The layout includes a front porch, living room, kitchen, dining area, three bedrooms, two bathrooms, and a balcony. A large red 'X' is drawn over the central part of the house, and two blue diagonal lines cross the entire plan.

JOSHUA CREEK
MONTAGE

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. State specifications for plans and terms and conditions are subject to change without notice. Drawings may show optional features which may not be included in the base price. Plans may be revised. Buyers and trade variations may apply. Contact a sales advisor for further details. All tenders must be at or's concerned. E & OE. All rights reserved. © Valley Homes.

VALERY

232-1 55

Mar. 28, 22 SCHEDULE "H"