



CONSTRUCTION SUMMARY

Joshua Creek - 77      ALDERCREST (42-02) A

Registere Plan Number:    Municipal Address:    Closing: 27-Oct-23

BONUS

Inv.497 36 Line 10175  27Dec22 / 2Jan24	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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CABINETRY

Inv.571 39 Line 11449  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL UPGRADE 1, LEVEL 3 CABINETS THROUGHOUT  Note:
Inv.571 40 Line 11450  28Feb24 / 28Feb24	3 - KITCHEN: INSTALL 3' OF ADDITIONAL EXTENDED UPPER CABINETS FOR WALL OVEN AREA (A02)  Note:
Inv.571 41 Line 11451  28Feb24 / 28Feb24	3 - KITCHEN: INSTALL 3' OF ADDITIONAL BASE CABINETS FOR WALL OVEN AREA (B01)  Note:
Inv.571 42 Line 11452  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL ONE ADDITIONAL FOOT OF PANTRY (C03)  Note:
Inv.571 43 Line 11453  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL VALANCE FOR LIGHTS BELOW CABINETS  Note:
Inv.571 44 Line 11454  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL WALL OVEN CABINET (H19) STANDARD APPLICATION  Note:
Inv.571 45 Line 11455  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS BELOW (H27)  Note:
Inv.571 47 Line 11457  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 1 WALL (H04)  Note:



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Inv.571 48 Line 11458 28Feb24 / 28Feb24	1 - KITCHEN: INSTALL FRIDGE VALANCE  Note:
Inv.571 49 Line 11459 28Feb24 / 28Feb24	30 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN (A03)  Note:
Inv.571 50 Line 11460 28Feb24 / 28Feb24	4 - KITCHEN: INSTALL DEEP STACKED UPPERS (A04)  Note:
Inv.571 51 Line 11461 28Feb24 / 28Feb24	1 - KITCHEN: INSTALL CROWN MOULDING (J08)  Note:
Inv.571 53 Line 11470 28Feb24 / 28Feb24	1 - POWDER ROOM: INSTALL STANDARD LEVEL CABINET IN POWDER ROOM  Note:

CARPET

Inv.571 55 Line 11464 28Feb24 / 28Feb24	1 - 2ND FLOOR - BASEMENT: INSTALL 1ST UPGRADE CARPET THROUGHOUT 2ND FLOOR BEDROOMS AND BASEMENT FINISHED AREAS.  Note:
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CEILING

Inv.497 9 Line 10074 27Dec22 / 2Jan24	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR  Note:
Inv.497 10 Line 10075 27Dec22 / 2Jan24	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT  Note:

CERAMIC TILE



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Inv.571	1 - KITCHEN: INSTALL STANDARD BACKSPLASH BEHIND CHIMNEY HOOD FAN
57	
Line 11466	Note:
28Feb24 / 28Feb24	

COUNTERTOP

Inv.571	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2
52	
Line 11463	Note:
28Feb24 / 28Feb24	

Inv.571	1 - KITCHEN: COOKTOP CUTOUT
46	
Line 11456	Note:
28Feb24 / 28Feb24	

Inv.571	1 - POWDER ROOM: INSTALL STANDARD LEVEL QUARTZ IN POWDER ROOM
54	
Line 11471	Note:
28Feb24 / 28Feb24	

ELECTRICAL

Inv.497	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN, COOK TOP OR SPEED OVEN
5	
Line 10070	Note:
27Dec22 / 2Jan24	

Inv.497	1 - KITCHEN: APPLIANCE - RELOCATE STANDARD APPLIANCE. MOVE FRIDGE. SEE REVISED KITCHEN PLAN
6	
Line 10071	Note:
27Dec22 / 2Jan24	

Inv.497	1 - EXTERIOR: COACH LIGHT - ADDITIONAL EXTERIOR COACH LIGHT. TO GO ON OTHER SIDE OF FRONT DOOR, SO THAT THERE ARE 2 COACH LIGHTS TOTAL BESIDE BOTH THE FRONT DOORS
19	
Line 10084	Note:
27Dec22 / 2Jan24	

Inv.497	1 - EXTERIOR FRONT: INSTALL ONE (1) POT LIGHT - 4" LED - EXTERIOR SOFFITS
20	
Line 10085	Note: Location may vary slightly
27Dec22 / 2Jan24	



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Inv.497 21 Line 10086 27Dec22 / 2Jan24	1 - EXTERIOR REAR OF HOUSE: INSTALL ONE (1) POT LIGHT - 4" LED - EXTERIOR SOFFITS  Note: Location may vary slightly
Inv.497 2 Line 10067 27Dec22 / 2Jan24	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE  Note:
Inv.497 24 Line 10089 27Dec22 / 2Jan24	1 - ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE  Note:
Inv.497 25 Line 10090 27Dec22 / 2Jan24	1 - PRIMARY ENSUITE: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE)  Note: Location may vary slightly due to joist location
Inv.497 26 Line 10091 27Dec22 / 2Jan24	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. LIGHT ONLY  Note: Valance must be purchased at the colour appointment to cover lights
Inv.497 28 Line 10093 27Dec22 / 2Jan24	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE  Note:
Inv.497 29 Line 10096 27Dec22 / 2Jan24	1 - FOYER: REINFORCE FIXTURE, IN CENTRE OF FOYER, FOR FUTURE CHANDELIER. MAXIMUM 50 POUNDS  Note:
Inv.497 30 Line 10169 27Dec22 / 2Jan24	1 - FAMILY ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH  Note: Location may vary slightly due to joist location
Inv.497 31 Line 10170 27Dec22 / 2Jan24	1 - BREAKFAST AREA: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH  Note: Location may vary slightly due to joist location



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Inv.497 32 Line 10171 27Dec22 / 2Jan24	1 - DEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 33 Line 10172 27Dec22 / 2Jan24	1 - MAIN HALL: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 34 Line 10173 27Dec22 / 2Jan24	1 - MUDROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 35 Line 10174 27Dec22 / 2Jan24	1 - DINING ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location

FIREPLACE

Inv.497 27 Line 10092 27Dec22 / 2Jan24	1 - FAMILY ROOM: INSTALL FIREPLACE - WOOD MANTEL - PF - 52 - PAINT GRADE - MINIMUM WALL WIDTH 66 INCH Note:
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HVAC

Inv.497 3 Line 10068 27Dec22 / 2Jan24	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
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INTERIOR DOOR & TRIM

Inv.497 14 Line 10079 27Dec22 / 2Jan24	21 - BASEMENT - SECOND FLOOR: INSTALL TWENTY -ONE (21) ONMORE DOOR, 5 PANEL, HOLLOW CORE 84" H Note:
Inv.497 15 Line 10080 27Dec22 / 2Jan24	4 - MAIN FLOOR: INSTALL FOUR (4) CONMORE DOOR, 5 PANEL, HOLLOW CORE 96" H  **DOES NOT INCLUDE DEN Note:



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Inv.497 16 Line 10081	1 - DEN: INSTALL 1 PANEL FRENCH DOOR, WHITE ACID ETCHED GLASS OR CLEAR 96" H  Note:
27Dec22 / 2Jan24	
Inv.497 17 Line 10082	1 - INTERIOR DOOR HARDWARE-SINGLES, 1948 IN MATTE BLACK). INCL. EXTERIOR DOOR, NOT GRIP SET.  Note:
27Dec22 / 2Jan24	
Inv.497 18 Line 10083	1 - GRIP SET- LONDON IN (MATTE BLACK)  Note:
27Dec22 / 2Jan24	

MISCELLANEOUS

Inv.497 7 Line 10072	1 - DEPOSIT FOR REDESIGNED KITCHEN. AMOUNT TO BE DEDUCTED FROM KITCHEN DESIGN AT COLOUR APPOINTMENT. MUST BE USED TOWARDS KITCHEN CABINET UPGRADES. FULL AMOUNT IS NON-REFUNDABLE IF PURCHASER DOES NOT UPGRADE THE KITCHEN.  Note:
27Dec22 / 2Jan24	
Inv.497 37 Line 10176	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: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
27Dec22 / 2Jan24	
Inv.571 38 Line 11448	1 - CREDIT FOR DEPOSIT PAID AT STRUCTURAL APPOINTMENT TOWARDS KITCHEN CHANGES  Note:
28Feb24 / 28Feb24	
Inv.571 59 Line 11468	1 - CREDIT GIVEN FOR DELAYED CLOSING  Note:
28Feb24 / 28Feb24	
Inv.571 60 Line 11469	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: Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
28Feb24 / 28Feb24	

PLUMBING



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Inv.571 58 Line 11467 28Feb24 / 28Feb24	1 - KITCHEN: INSTALL UPGRADED KITCHEN SINK:  KOHLER VAULT 33" K-3821-4-NA  Note:
Inv.497 4 Line 10069 27Dec22 / 2Jan24	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF  Note:
Inv.497 11 Line 10076 27Dec22 / 2Jan24	1 - BASEMENT: INSTALL LAUNDRY: INSTALL ROUGH-IN LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL, VENTING. TILED FLOOR MUST BE PURCHASED IF ROUGH-IN IS ON CARPET. TILES ARE \$50/ SQ FOOT.*LAUNDRY TUB R/I NOT INCLUDED  TO GO IN UNFINISHED AREA. SEE SKETC  Note:
Inv.497 12 Line 10077 27Dec22 / 2Jan24	1 - BASEMENT: LAUNDRY: INSTALL ROUGH-IN LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL, VENTING. TILED FLOOR MUST BE PURCHASED IF ROUGH-IN IS ON CARPET. TILES ARE \$50/ SQ FOOT.*LAUNDRY TUB R/I NOT INCLUDED  Note:
Inv.497 13 Line 10078 27Dec22 / 2Jan24	1 - BASEMENT: LAUNDRY: INSTALL TILES IN AREA WHERE LAUNDRY ROUGH-IN WILL GO. AREA TO BE 6' X 5' IN STANDARD TILE  Note:

RAILING

Inv.571 56 Line 11465 28Feb24 / 28Feb24	1 - STAIRCASE: INSTALL UPGRADE 7 RAILING. INCLUDES SINGLE COLLAR/ DOUBLE COLLAR WITH SHOES, WINDSOR HANDRAIL, CHAMFORD POST  Note:
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VACCUM/BELL

Inv.497 1 Line 10066 27Dec22 / 2Jan24	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD)  Note:
Inv.497 22 Line 10087 27Dec22 / 2Jan24	1 - ATTIC: INSTALL 1 1 /4" ORANGE FLEX CONDUIT FROM ATTIC TO HYDRO PANEL  Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS



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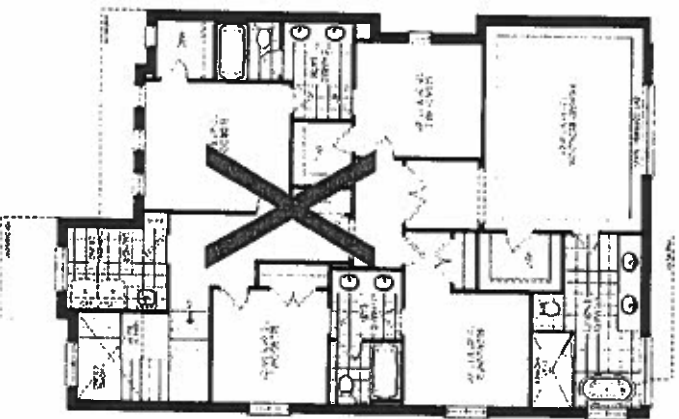
Inv.497	1 - FAMILY ROOM: INSTALL 1 1 /4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR
23	FUTURE TV
Line 10088	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
27Dec22 / 2Jan24	

WINDOWS

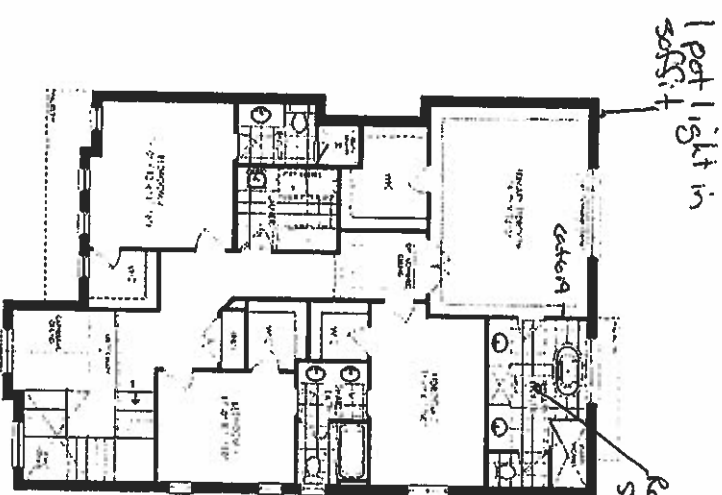
Inv.497	2 - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOW TO- 36 X 30
8	
Line 10073	Note: MAY REQUIRE A WINDOW WELL
27Dec22 / 2Jan24	





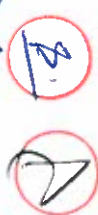


OPTIONAL SECOND FLOOR ELEV. A  
5 BEDROOM

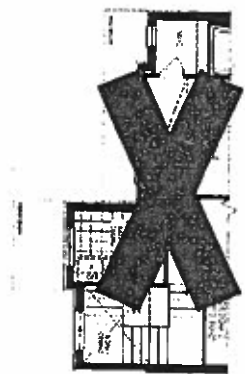


See 44, 22

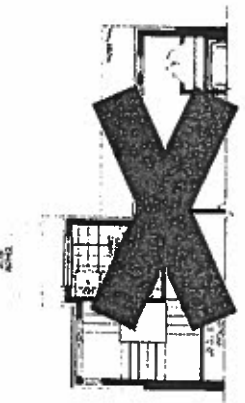
Set 77



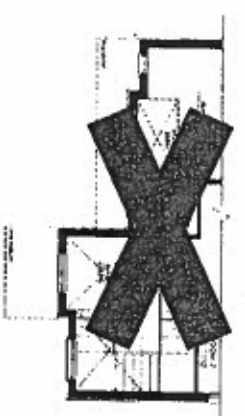
Ch. 28, 24



PARTIAL OPTIONAL SECOND FLOOR ELEV. B  
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C  
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



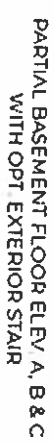
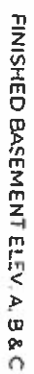
PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK  
MONTAGE

ALDERCREST 42-2  
OPTIONAL SECOND FLOOR ELEV. A 5 BEDROOM  
OPTIONAL SECOND FLOOR ELEV. B 5 BEDROOM  
OPTIONAL SECOND FLOOR ELEV. C 5 BEDROOM  
SECOND FLOOR ELEV. A  
PARTIAL OPTIONAL SECOND FLOOR ELEV. B 5 BEDROOM  
PARTIAL OPTIONAL SECOND FLOOR ELEV. C 5 BEDROOM  
PARTIAL SECOND FLOOR ELEV. B  
PARTIAL SECOND FLOOR ELEV. C

VALEARY  
HOMES

## 42-2



36" x 30"

Feb. 28, 24

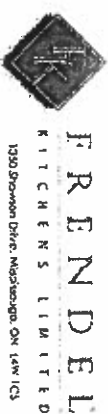
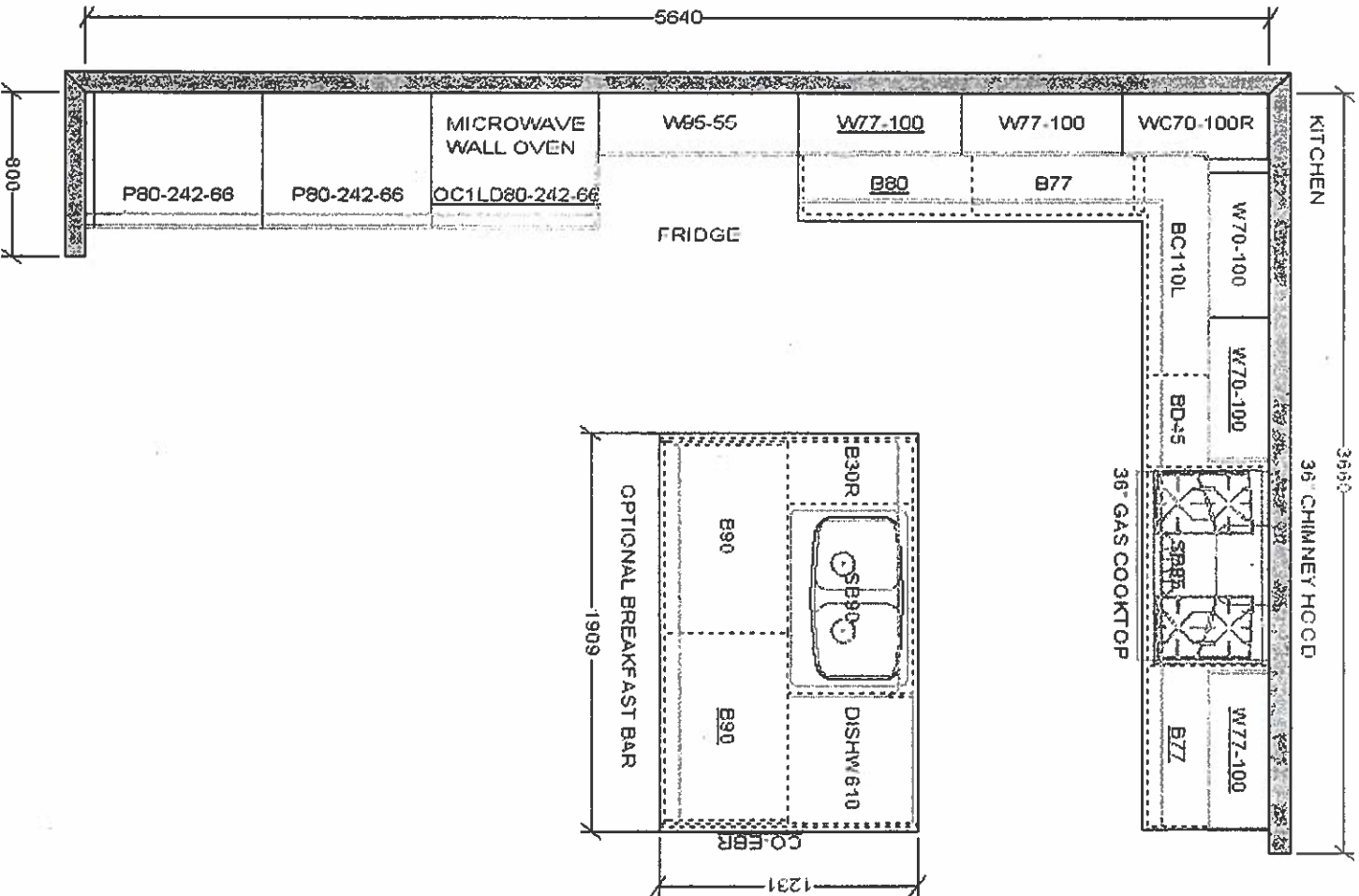
77-101

Dec. 27, 22

7770

# MONTAGE

[illegible]**VALERY**  
HOMES



VALERY HOMES  
JOSHUA CREEK  
LOT 77

Lot 77  
Feb. 28, 24

Jan 9, 23

Drawn By:  
Date: January 9, 2023  
Scale: Not To Scale

Approved By Builder:

Date:

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



F R E N D E L  
K I T C H E N S L I M I T E D  
1350 Shawan Drive, Mississauga, ON L4W 1G3

VALERY HOMES  
JOSHUA CREEK  
LOT 77

Lot 77  
E A

Feb. 28, 24

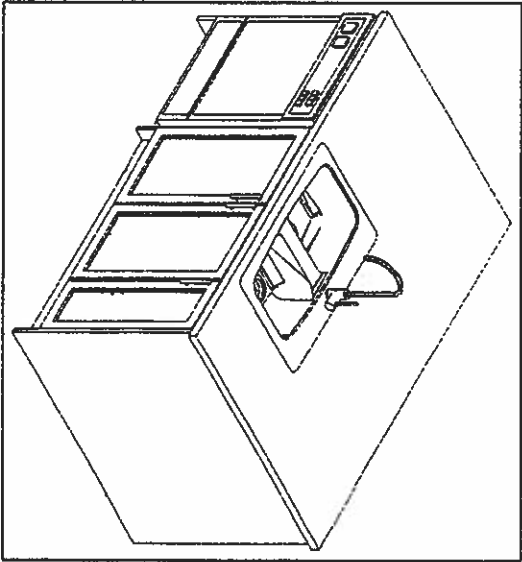
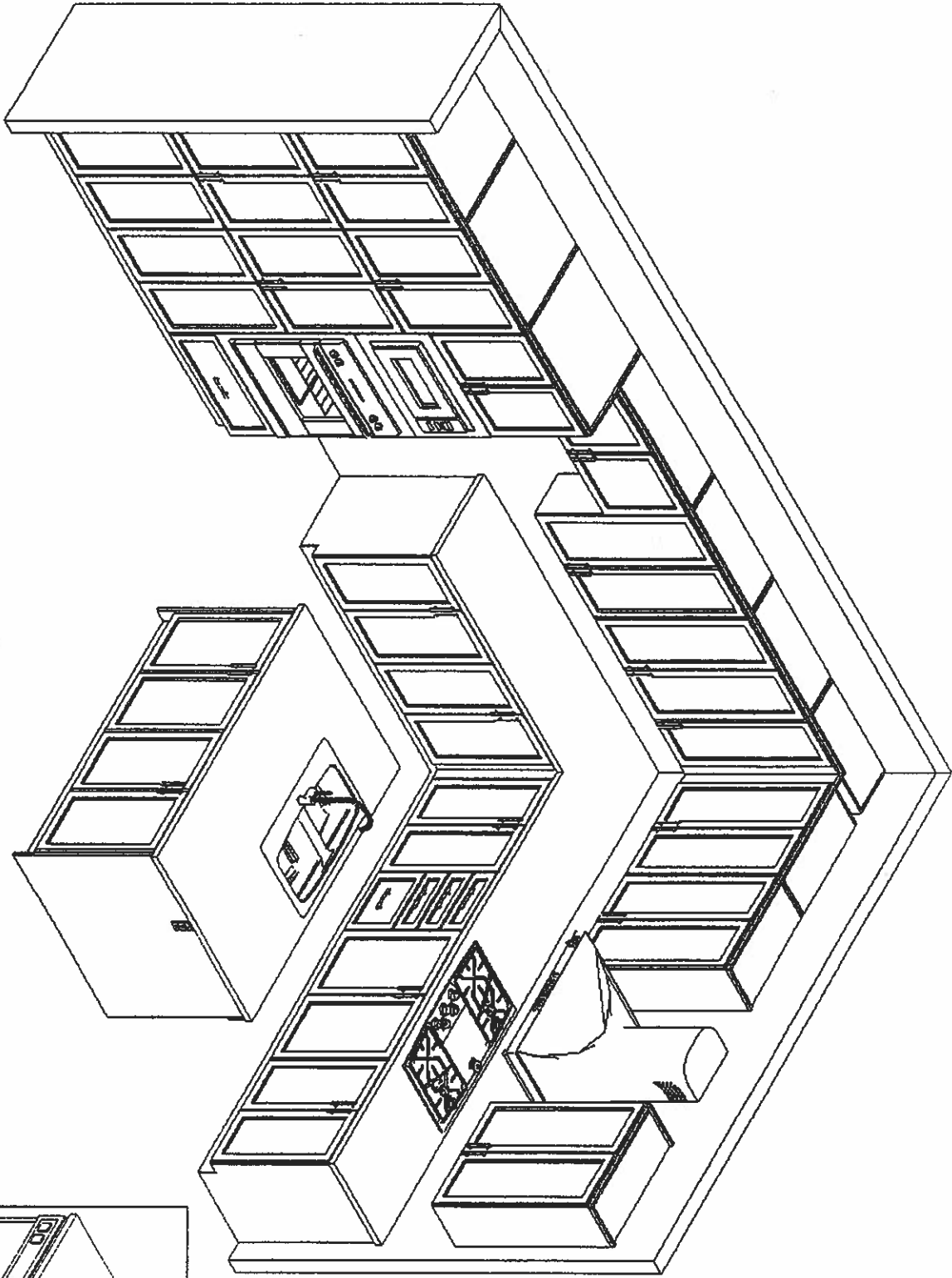
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Jan 9, 23

Drawn By:  
Date: January 9, 2023  
Scale: Not To Scale

Approved By Builder:

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