



CONSTRUCTION SUMMARY

Joshua Creek - 87 · CASTLEFIELD (42-04) B

Registere Plan Number: Municipal Address: Closing: 5-Sep-23

BONUS

Inv.465	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR
19	CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT
Line 9499	Note:
4Oct22 / 4Oct22	

CABINETRY

Inv.575	1 - KITCHEN: INSTALL LEVEL 6 CABINETRY
26	
Line 11629	Note:
4Mar24 / 4Mar24	

Inv.575	1 - KITCHEN: INSTALL WALL OVEN UNIT (H19) PROUD INSTALLATION
27	
Line 11630	Note:
4Mar24 / 4Mar24	

Inv.575	28 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN. NOTE: THE
28	CABINETS ARE NOT TO TOUCH THE CEILING. SEE SKETCH (A03)
Line 11631	Note:
4Mar24 / 4Mar24	

Inv.575	4 - KITCHEN: INSTALL DEEP FOUR (4) STACKED CABINETS
29	
Line 11632	Note:
4Mar24 / 4Mar24	

Inv.575	2 - KITCHEN: INSTALL TWO (2) STAGGERED CABINETS, ONE ON EITHER SIDE OF STOVE.
30	SEE SKETCH (A07)
	COST INCLUDES DEEPENING CABINETS AS WELL AS STAGGERING
Line 11633	Note:
4Mar24 / 4Mar24	

Inv.575	1 - KITCHEN: INSTALL BUILT-IN FRIDGE, PROUD INSTALLATION (H06)
31	
Line 11634	Note:
4Mar24 / 4Mar24	

Inv.575	4 - KITCHEN: INSTALL CROWN MOULDING (J08)
32	
Line 11635	Note:
4Mar24 / 4Mar24	



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Inv.575 33 Line 11636 4Mar24 / 4Mar24	3 - KITCHEN: INSTALL LIGHT VALANCE (J11) Note:
Inv.575 35 Line 11638 4Mar24 / 4Mar24	1 - KITCHEN: INSTALL HOOD FAN CABINET (H13) Note:
Inv.575 37 Line 11639 4Mar24 / 4Mar24	2 - KITCHEN: INSTALL TWO (2) POT AND PAN DRAWERS (B10) Note:
Inv.575 38 Line 11640 4Mar24 / 4Mar24	1 - KITCHEN: INSTALL DEEPER PANTRY, 66CM, IN LIEU OF 30CM PANTRY (C05) Note:
Inv.575 40 Line 11642 4Mar24 / 4Mar24	1 - KITCHEN: INSTALL SMALL RECYCLE CENTRE (B17) Note:
Inv.575 46 Line 11648 4Mar24 / 4Mar24	6 - KITCHEN: INSTALL SOFT CLOSE DRAWERS IN ADDITIONAL POT AND PANS PURCHASED Note:
Inv.575 36 Line 11651 4Mar24 / 4Mar24	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET (B26) Note:

CEILING

Inv.551 22 Line 11010 1Oct23 / 6Nov23	10 - DINING ROOM / DEN: INSTALL TEN (10) WAFFLES IN CEILING OF DINING ROOM AND DEN. Note:
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CEILING

Inv.465 16 Line 9495 4Oct22 / 4Oct22	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR Note:
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CERAMIC TILE

Inv.575 49	1 - SHARED BATH: INSTALL UPGRADE 2 TILE THROUGHOUT FLOOR AND SHOWER WALL
Line 11652	Note:
4Mar24 / 4Mar24	
Inv.575 50	1 - ENSUITE 2: INSTALL UPGRADE 2 TILE THROUGHOUT FLOOR AND SHOWER WALL
Line 11653	Note:
4Mar24 / 4Mar24	
Inv.575 48	1 - KITCHEN: INSTALL STANDARD BACKSPLASH IN A STAGGERED (BRICK) PATTERN
Line 11650	Note:
4Mar24 / 4Mar24	
Inv.575 41	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON FLOOR AND SHOWER WALL
Line 11643	Note:
4Mar24 / 4Mar24	
Inv.575 42	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE MOSAICS ON SHOWER FLOOR
Line 11644	Note:
4Mar24 / 4Mar24	

CONSTRUCTION

Inv.465 15	1 - DEN/ DINING ROOM: REMOVE WALL BETWEEN DEN AND THE DINING ROOM, INCLUDING THE NIB INTO THE MAIN HALL. SEE SKETCH.
Line 9494	Note:
4Oct22 / 4Oct22	
Inv.551 21	1 - MAIN HALL / DINING ROOM / DEN: REMOVE ALL NIB WALLS AND FLAT ARCHES ALONG MAIN HALL, DINING AND DEN.
REMOVE COFFERED CEILING FROM FIRST PART OF MAIN HALL	
WIDEN DEN SLIGHTLY TO LINE UP WITH DINING ROOM	
Line 11009	Note:
1Oct23 / 6Nov23	
Inv.575 45	1 - KITCHEN: EXTEND WALL BESIDE PANTRY TO ACCOMODATE DEEPER PANTRY
Line 11647	Note:
4Mar24 / 4Mar24	

CONSTRUCTION



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Inv.465	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10' TO 12')
2	
Line 9479	Note:
4Oct22 / 4Oct22	

COUNTERTOP

Inv.575	1 - KITCHEN: NOTE THE STOVE SPECS. THE COUNTER/CABINETS SHOULD BE AS CLOSE TO
39	THE DIMENTIONS AS POSSIBLE. THEY ARE NOT PURCHASING IT WITH THE BACK PIECE
Line 11641	Note:
4Mar24 / 4Mar24	

Inv.575	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR ON ISLAND
47	
Line 11649	Note:
4Mar24 / 4Mar24	

ELECTRICAL

Inv.575	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT.
34	LIGHT ONLY
Line 11637	Note: Valance must be purchased at the colour appointment to cover lights
4Mar24 / 4Mar24	

Inv.465	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR
8	GAS STOVE
Line 9487	Note:
4Oct22 / 4Oct22	

Inv.465	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR
9	FREEZER
Line 9488	Note:
4Oct22 / 4Oct22	

Inv.465	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE. TO GO ABOVE
17	THE ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9496	Note:
4Oct22 / 4Oct22	

Inv.465	1 - UPPER HALL: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON
18	SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE). LOCATIONS MAY VARY SLIGHTLY
	DUE TO JOIST LOCATIONS
Line 9497	Note:
4Oct22 / 4Oct22	



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Inv.465 6	1 - PRIMARY ENSUITE: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE). LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9484	Note:
4Oct22 / 4Oct22	
Inv.465 13	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE
Line 9492	Note:
4Oct22 / 4Oct22	
Inv.465 14	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 240 V FOR MICROWAVE OVEN. TO GO IN A FUTURE WALL UNIT
Line 9493	Note:
4Oct22 / 4Oct22	

HVAC

Inv.465 7	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9486	Note:
4Oct22 / 4Oct22	

MISCELLANEOUS

Inv.465 20	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 9500	Note:
4Oct22 / 4Oct22	
Inv.575 51	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING.
Line 11654	Note:
4Mar24 / 4Mar24	
Inv.575 52	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 11655	Note: Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
4Mar24 / 4Mar24	

PLUMBING



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Inv.575 43	1 - KITCHEN: INSTALL UPGRADE SINK KOHLER TASK SMART DIVIDE #K80085-1pc-NA
Line 11645	Note:
4Mar24 / 4Mar24	
Inv.575 44	1 - KITCHEN: INSTALL SOAP DISPENSER- TO THE LEFT SIDE OF FAUCET MOEN 3942, CHROME
Line 11646	Note:
4Mar24 / 4Mar24	
Inv.465 10	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF FOR FREEZER
Line 9489	Note:
4Oct22 / 4Oct22	
Inv.465 5	2 - ENSUITE 2 AND SHARED BATH: CONVERT TUB TO SHOWER, INCLUDES 1 SIDE OF FRAMELESS GLASS, CHROME
Line 9482	Note:
4Oct22 / 4Oct22	

VACCUM/BELL

Inv.465 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9478	Note:
4Oct22 / 4Oct22	
Inv.465 11	1 - ATTIC: INSTALL 1 1 /4" ORANGE FLEX CONDUIT FROM ATTIC TO ELECTRICAL PANEL
Line 9490	Note:
4Oct22 / 4Oct22	
Inv.465 12	1 - FAMILY ROOM: INSTALL 1 1 /4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV ABOVE FIREPLACE
Line 9491	Note:
4Oct22 / 4Oct22	

WINDOWS

Inv.551 23	1 - BASEMENT: DELETE ADDITIONAL WINDOW (ITEM #4, PE 465) AND ENLARGING OF WINDOW (ITEM #3. PE 465)
Line 11011	Note:
1Oct23 / 6Nov23	



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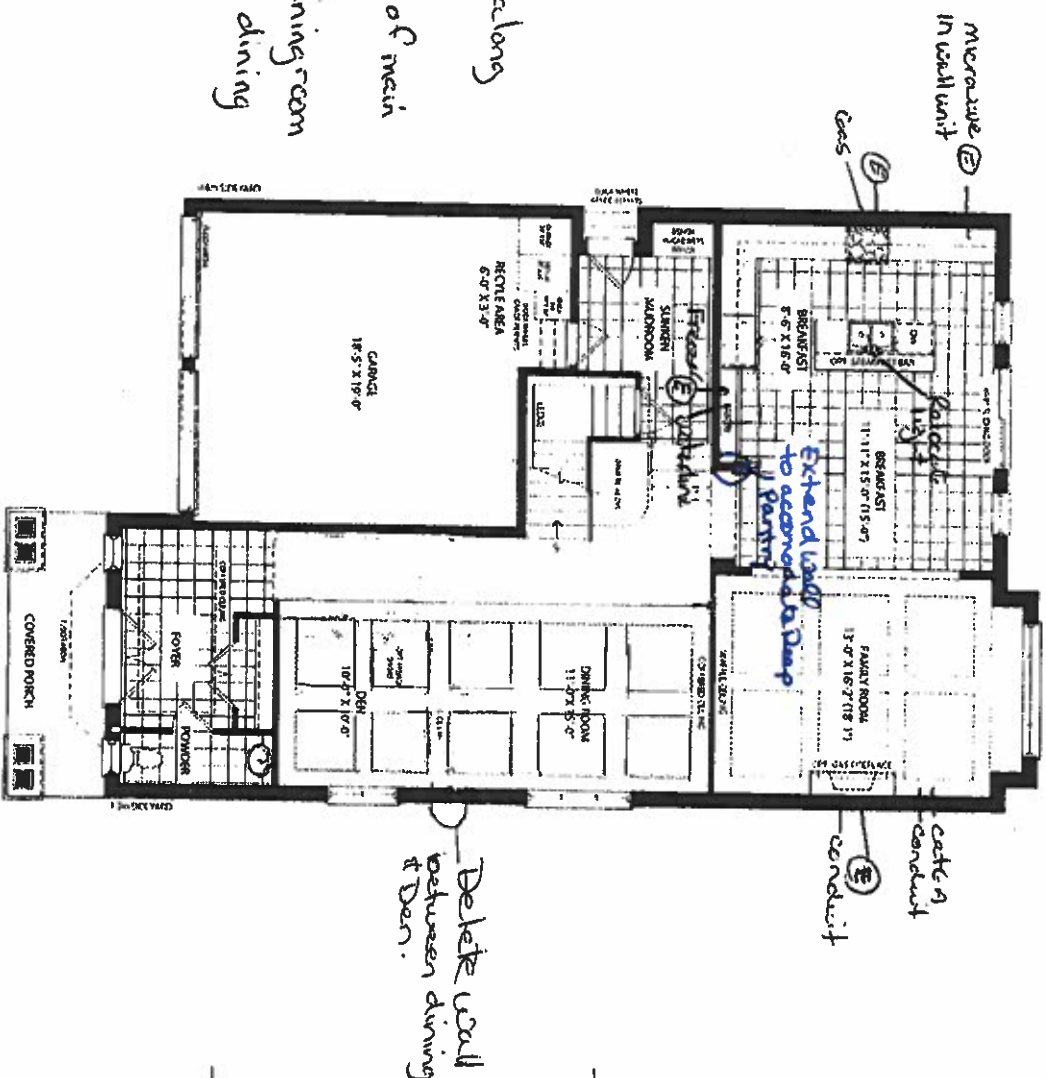
Inv.551 24 Line 11012 1Oct23 / 6Nov23	1 - BASEMENT: MOVE STANDARD WINDOW FROM BASEMENT BATH AND PUT IN THE UNFINISHED AREA Note:
Inv.551 25 Line 11013 1Oct23 / 6Nov23	1 - BASEMENT: ENLARGE WINDOW IN UNFINISHED AREA THAT WAS PREVIOUSLY IN THE BASEMENT BATH TO 36 X 24 Note:

WINDOWS

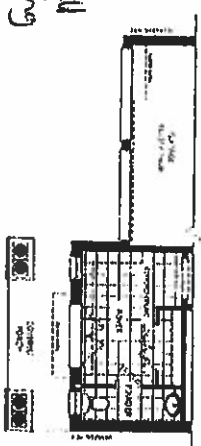
Inv.465 3 Line 9480 4Oct22 / 4Oct22	6 - BASEMENT: ENLARGE SIX (6) BASEMENT WINDOWS - ENLARGE STANDARD WINDOW TO- 36 X 30 (INCLUDES 2 NEW WINDOWS) Note:
Inv.465 4 Line 9481 4Oct22 / 4Oct22	2 - BASEMENT: INSTALL TWO (2) BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16. SEE SKETCH Note:

Revised
Oct. 1, 23

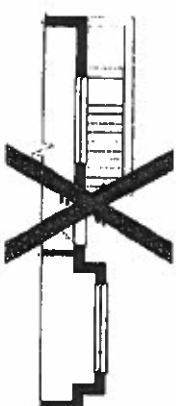
- Remove all nib walls and flat arches along main hall, den/dining room
- Remove coffered ceiling from first part of main hall
- Widen den slightly to line up with dining room
- Install 10 (ten) waffles in ceiling of dining and den



GROUND FLOOR ELEV. A



PARTIAL GROUND FLOOR ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



Oct 87
Oct. 4, 22
Oct 87
Oct. 4, 24

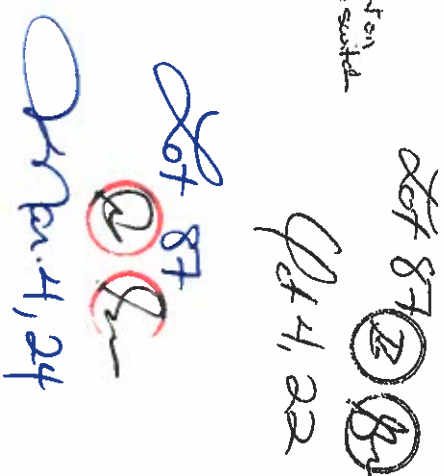
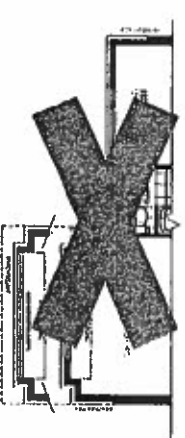
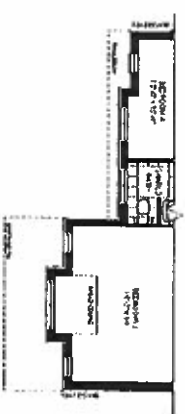
JOSHUA CREEK

MONTAGE

ALL DRAWINGS ARE FOR INFORMATION ONLY. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CLIENTS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.

VALERY
HOMES

42-4

[illegible]**VALERY**
ROMES

4-2-4



UNFINISHED BASEMENT ELEV. A, B & C

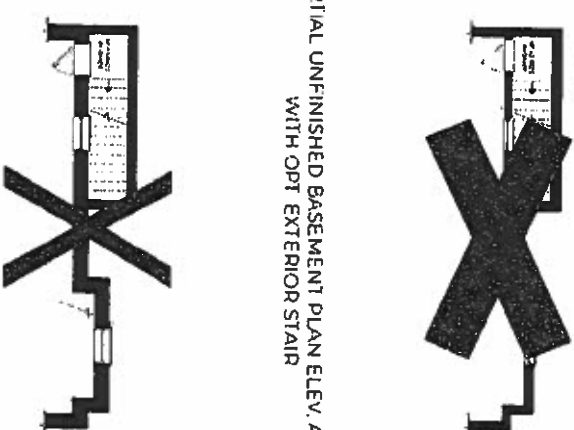
Revised
Oct. 1, 23

04.11.22

87 to 8

Oct 4, 27

PARTIAL UNFINISHED BASEMENT PLAN ELEV. A, B & C
WITH OPT EXTERIOR STAIR



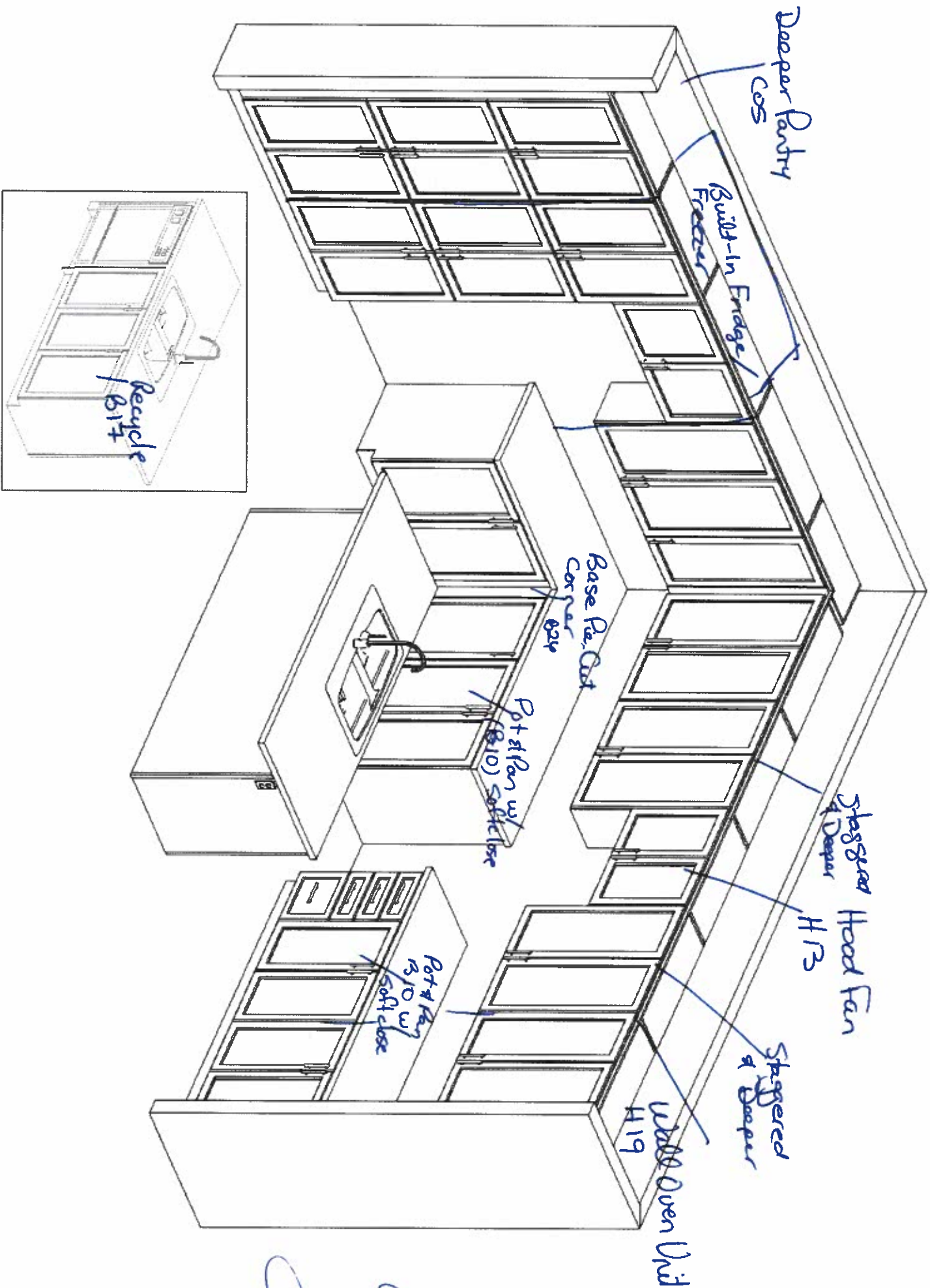
PARTIAL FINISHED BASEMENT PLAN ELEV. A, B & C
WITH OPT EXTERIOR STAIR



JOSHUA CREEK
MONTAGE

[illegible]

VALERY ROMANS



VALERY HOMES
JOSHUA CREEK
42-4

- Crown moulding
- Valance lighting
- Shaker Cabinets
- Deep Shaker

Not 87

40 42
4, 24

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date: