



CONSTRUCTION SUMMARY

Joshua Creek - 204-6 ARBOURVIEW (TH-02) B

Registere Plan Number: Municipal Address: Closing: 14-Nov-23

BONUS

Inv.529 28 Line 10660 2Mar23 / 10Mar23	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT. Note:
Inv.642 43 Line 12506 4Jun24 / 17Jun24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:

CABINETRY

Inv.642 38 Line 12500 4Jun24 / 17Jun24	1 - KITCHEN: ADJUST UPPER CABINETS ABOVE STOVE FOR FUTURE MICROWAVE (A06) Note:
Inv.642 39 Line 12501 4Jun24 / 17Jun24	3 - KITCHEN: INSTALL VALANCE (J11) *NOTE, NO LIGHTS ARE INCLUDED Note:
Inv.642 40 Line 12503 4Jun24 / 17Jun24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H05) Note:
Inv.642 41 Line 12504 4Jun24 / 17Jun24	2 - KITCHEN: INSTALL TWO TOP DRAWERS (B7) Note:
Inv.642 42 Line 12505 4Jun24 / 17Jun24	1 - KITCHEN: INSTALL POT AND PAN DRAWERS (B10) Note:
Inv.642 30 Line 12492 4Jun24 / 17Jun24	1 - KITCHEN: INSTALL LEVEL 6 CABINETS THROUGHOUT KITCHEN Note:



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Inv.642 31	1 - VANITIES - LAUNDRY: INSTALL LEVEL 3 CABINETS THROUGHOUT ALL WASHROOM VANITIES AND LAUNDRY ROOM. MAIN BATH, MASTER ENSUITE, LOFT BATH, BASEMENT BATH AND LAUNDRY ROOM
Line 12493	Note:
4Jun24 / 17Jun24	

CEILING

Inv.529 2	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR
Line 10633	Note:
2Mar23 / 10Mar23	
Inv.529 3	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT
Line 10634	Note:
2Mar23 / 10Mar23	
Inv.529 4	1 - LOFT: SMOOTH CEILING THROUGHOUT LOFT AREA
Line 10635	Note:
2Mar23 / 10Mar23	

CERAMIC TILE

Inv.642 34	1 - KITCHEN - ENTRY - POWDER ROOM: INSTALL UPGRADE 4 TILE
Line 12496	Note:
4Jun24 / 17Jun24	
Inv.642 35	1 - MAIN BATH: INSTALL UPGRDE 3 TILE ON MAIN BATH FLOOR AND SHOWER WALL
Line 12497	Note:
4Jun24 / 17Jun24	
Inv.642 36	1 - MASTER ENSUITE: : INSTALL UPGRDE 4 TILE ON MAIN BATH FLOOR AND SHOWER WALL
Line 12498	Note:
4Jun24 / 17Jun24	

COUNTERTOP

Inv.642 32	1 - KITCHEN: INSTALL MSI 2 COUNTER THROUGHOUT KITCHEN
Line 12494	Note:
4Jun24 / 17Jun24	



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Inv.642	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2 COUNTER
33	
Line 12495	Note:
4Jun24 / 17Jun24	

ELECTRICAL

Inv.529	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE MICROWAVE
27	ABOVE STOVE
Line 10677	Note:
2Mar23 / 10Mar23	
Inv.529	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE
12	(NON-DEDICATED) FOR GAS STOVE
Line 10644	Note:
2Mar23 / 10Mar23	
Inv.529	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE
15	FIREPLACE
Line 10647	Note:
2Mar23 / 10Mar23	
Inv.529	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE
16	
Line 10649	Note:
2Mar23 / 10Mar23	
Inv.529	1 - KITCHEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON
18	SEPARATE SWITCH
Line 10651	Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529	1 - FAMILY ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON
19	SEPARATE SWITCH
Line 10652	Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529	1 - DINING: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON
20	SEPARATE SWITCH
Line 10653	Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529	1 - PRIMARY BEDROOM: INSTALL ONE (1) POT LIGHT - 4" LED - INSULATED CEILINGS, ON
21	SEPARATE SWITCH
Line 10654	Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	



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Inv.529 22 Line 10655	1 - BEDROOM 2: INSTALL ONE (1) POT LIGHT - 4" LED - INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529 23 Line 10656	1 - BEDROOM 3: INSTALL ONE (1) POT LIGHT - 4" LED - INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529 24 Line 10657	1 - LOFT: INSTALL ONE (1) POT LIGHT - 4" LED - INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	
Inv.529 25 Line 10658	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
2Mar23 / 10Mar23	

EXTERIOR DOORS

Inv.529 6 Line 10637	1 - BREAKFAST AREA: EXTERIOR DOOR - REPLACE STANDARD 5 ft SLIDING PATIO DOOR WITH 5 ft -6 in FRENCH DOORS, WITH SCREEN Note:
2Mar23 / 10Mar23	

HARDWOOD FLOORING

Inv.642 37 Line 12499	1 - MAIN FLOOR AND UPPER HALL: INSTALL 5" BISTRO HARDWOOD IN LIEU OF STANDARD HARDWOOD. IN MAIN HALL, FORMAL ROOM, FAMILY ROOM, UPPER HALL AND LOFT HALL Note:
4Jun24 / 17Jun24	

HVAC

Inv.529 13 Line 10645	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
2Mar23 / 10Mar23	

INTERIOR DOOR & TRIM



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Inv.529 7 Line 10638 2Mar23 / 10Mar23	16 - MAIN FLOOR & SECOND FLOOR: INSTALL LINCOLN PARK DOOR, 1 PANEL, HERITAGE 96" H SIXTEEN DOORS TOATL (16) Note:
Inv.529 10 Line 10641 2Mar23 / 10Mar23	1 - GRIP SET- STRAIT IN MATTE BLACK Note:
Inv.529 8 Line 10642 2Mar23 / 10Mar23	6 - BASEMENT & LOFT: INSTALL LINCOLN PARK DOOR, 1 PANEL, HERITAGE 84" H SIX (6) DOORS TOTAL Note:

INTERIOR DOOR AND TRIM

Inv.529 9 Line 10640 2Mar23 / 10Mar23	1 - INTERIOR DOOR HARDWARE-TOWNS, PACE LINE IN MATTE BLACK INCL. EXTERIOR DOOR, NOT GRIP SET. Note:
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INTERIOR DOORS & TRIM

Inv.529 5 Line 10636 2Mar23 / 10Mar23	12 - INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84". TWELVE DOORS TOTAL Note:
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MISCELLANEOUS

Inv.529 29 Line 10661 2Mar23 / 10Mar23	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: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to an administration fee Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
Inv.642 44 Line 12507 4Jun24 / 17Jun24	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 colour or structural changes/additions/deletions to be made Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee

PLUMBING



CONSTRUCTION SUMMARY

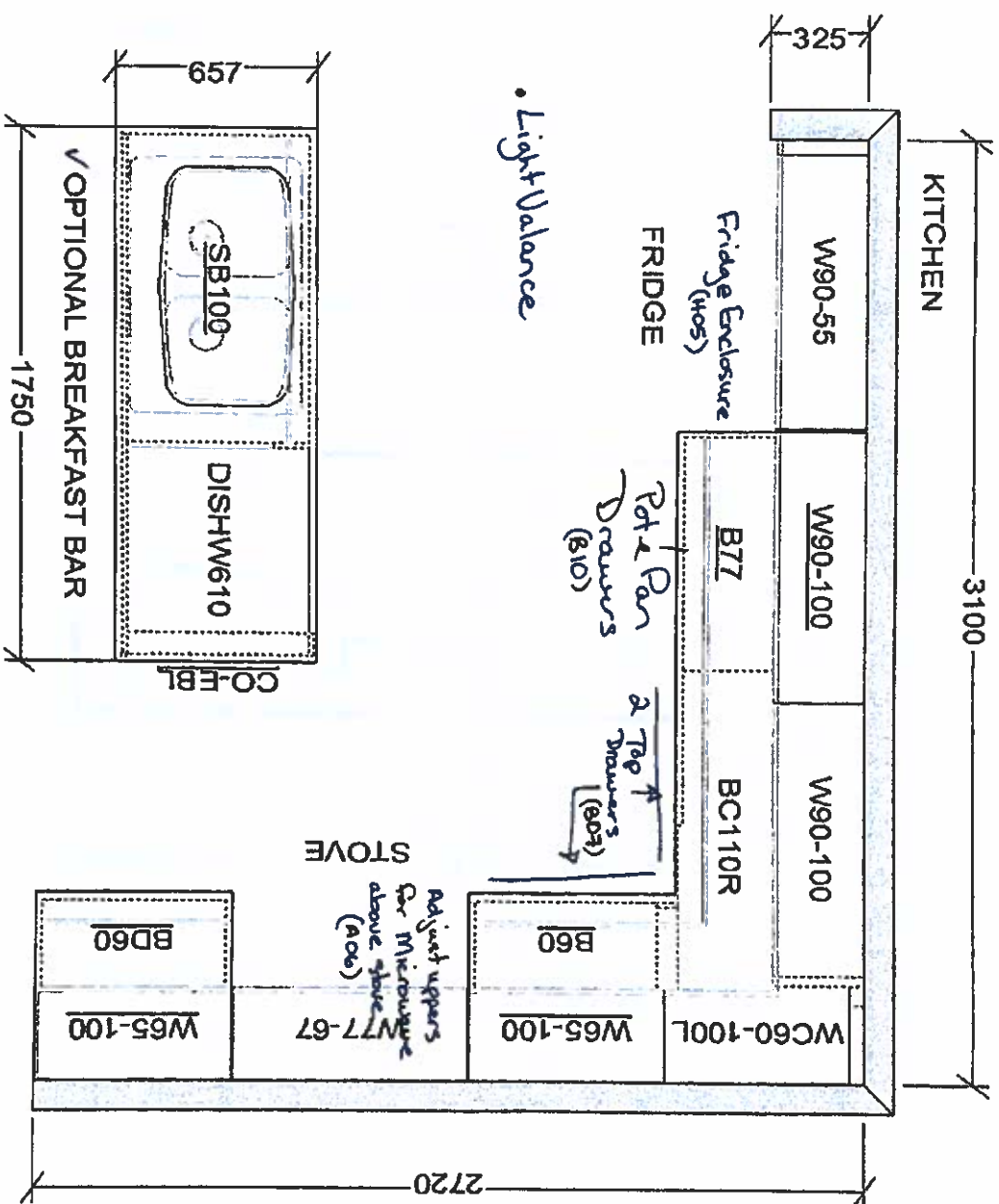
Joshua Creek - 204-6 ARBOURVIEW (TH-02) B

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Inv.529 17 Line 10650 2Mar23 / 10Mar23	1 - BASEMENT: 3 PIECE BATHROOM - EXTRA 3-PIECE FINISHED BATH, COMPLETE Note:
Inv.529 11 Line 10643 2Mar23 / 10Mar23	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF Note:
Inv.529 26 Line 10659 2Mar23 / 10Mar23	1 - MAIN BATH: CONVERT TUB TO SHOWER, INCLUDES 1 SIDE OF FRAMELESS GLASS, CHROME Note:

VACCUM/BELL

Inv.529 14 Line 10646 2Mar23 / 10Mar23	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.529 1 Line 10632 2Mar23 / 10Mar23	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD) Note:

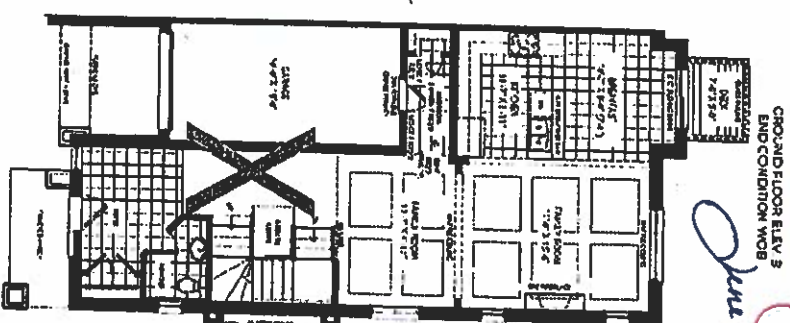
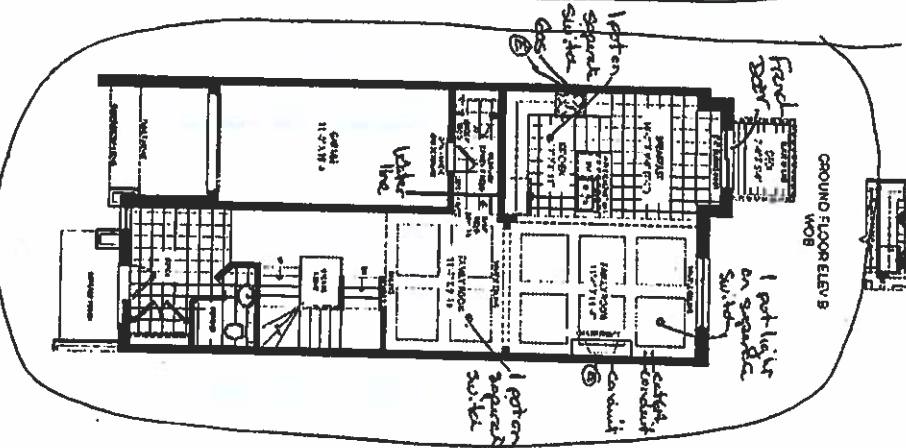
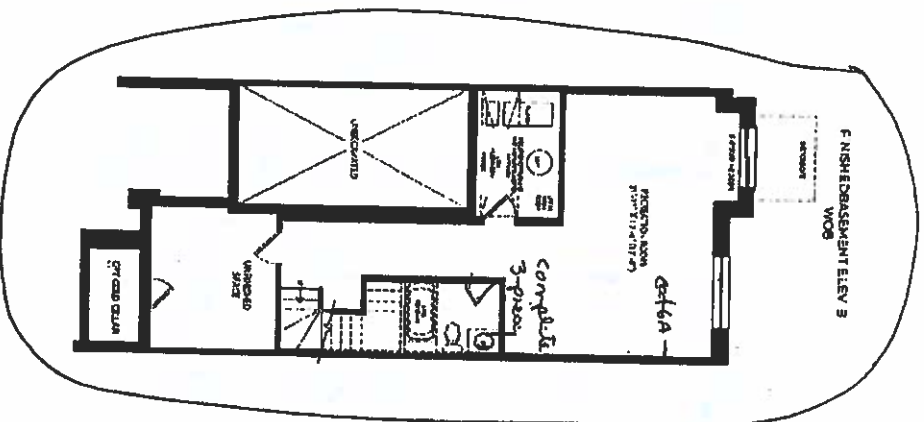
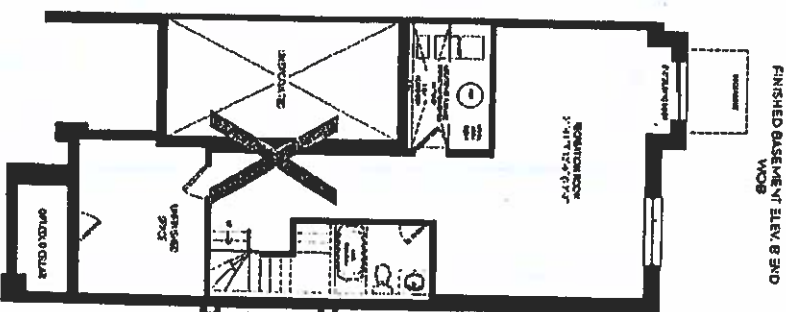


This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

 FRIENDS KITCHENS LIMITED 1800 Pioneer Drive, Abbotsford, BC V2T 1K2	VALERY HOMES JOSHUA CREEK TH-2	STANDARD FEATURES: <ul style="list-style-type: none">• 100cm Upper cabinets• Backing on Kitchen and Bath cabinets except sinks• Kitchen & Bath countertops by others• Post-form laminate countertops in Laundry	<u>Not 204-6</u> June 10, 24
Drawn By: Date: November 27, 2023 Scale: Not To Scale			
Approved By Builder:			
Date:			

RECEIVED
JUN 17 2024

TH-2
ARBOURVIEW
ELEV. 9 WOB 2,899 SQ. FT.



SCHEDULE "H"

Set 204-6 (S) (S)
Set 204-2, 23

Set 204-6

June 10, 24

JOSHUA CREEK
MONTAGE

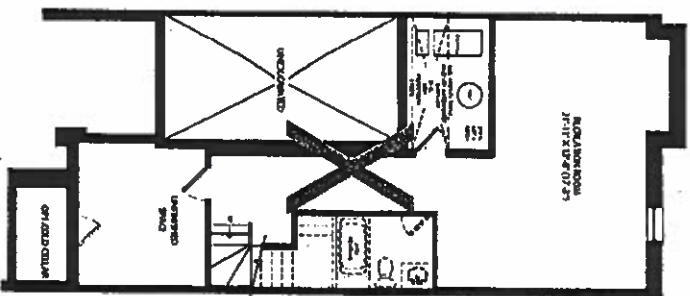
As shown by legend, this plan is subject to change without notice. Dimensions are given in feet and inches. The dimensions shown on this plan are for information only and are not to be used for construction. The dimensions shown on this plan are for information only and are not to be used for construction. The dimensions shown on this plan are for information only and are not to be used for construction.

VALERY
HOME

RECEIVED
JUN 17 2024

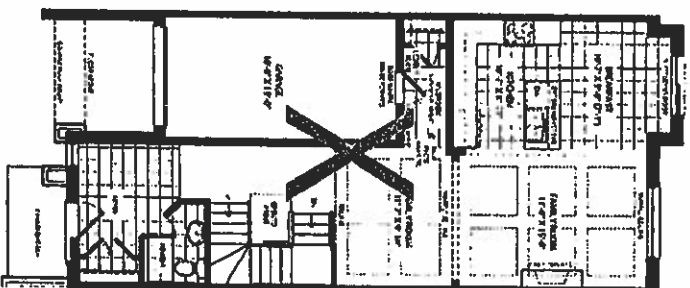
~~THE~~
~~APPROVAL~~
ELEV B 2,698 SQ. FT.

FINISHED
BASEMENT ELEV. B



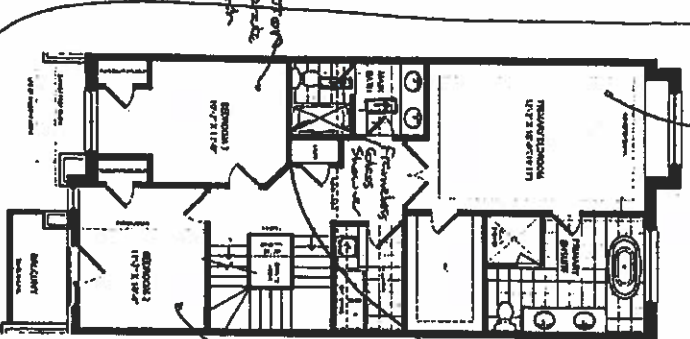
PARTIAL OPTION A 4,170 SQ. FT.

GROUND FLOOR ELEV. B



SECOND FLOOR ELEV. B

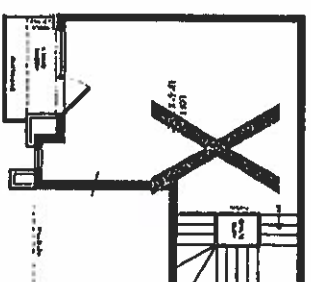
1 pot on square
switch



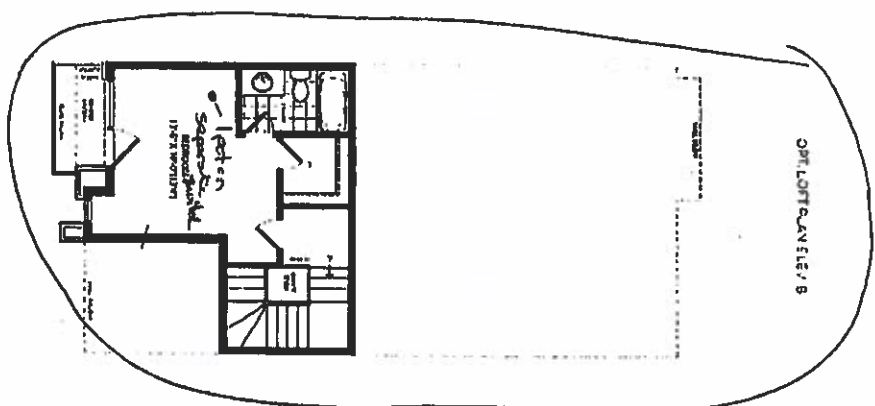
LOFT PLAN
ELEV. B

Shower wall
tile Direction
Horizontal

1 pot light on square
switch



OPT. LOFT PLAN ELEV. B



JOSHUA CREEK
MONTAGE

12. Extended
Habitat Doors

VALENT
HOMES

Lot 204-6
June 10, 24

Lot 204-C (B) (B)
Jan. 2, 23
SCHEDULE "H"

RECEIVED
JUN 17 2024