



CONSTRUCTION SUMMARY

Joshua Creek - 232-2 - ARBOURVIEW (TH-02) A

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

BONUS

| | |
|-------------------|--|
| Inv.692 | 1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED |
| 29 | TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING |
| Line 12981 | Note: |
| 29Jul24 / 29Jul24 | |

CABINETRY

| | |
|-------------------|--|
| Inv.692 | 1 - KITCHEN - MASTER ENSUITE - MAIN BATH: |
| 14 | |
| | INSTALL LINE 3 CABINETS THROUGHOUT KITCHEN, MASTER ENSUITE AND MAIN BATH |
| Line 12966 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|---|
| Inv.692 | 1 - KITCHEN: INSTALL TWO-TONE ISLAND IN KITCHEN (L01) |
| 15 | |
| Line 12967 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|---|
| Inv.692 | 19 - KITCHEN: INSTALL STACKED CABINETS (A03) THROUGHOUT KITCHEN |
| 16 | |
| Line 12968 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|--|
| Inv.692 | 1 - KITCHEN: INSTALL DEEP STACKED UPPERS OVER FRIDGE (A04) |
| 17 | |
| Line 12969 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|---|
| Inv.692 | 1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H05) |
| 18 | |
| Line 12970 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|-------------------------------------|
| Inv.692 | 1 - KITCHEN: INSTALL FRIDGE VALANCE |
| 19 | |
| Line 12971 | Note: |
| 29Jul24 / 29Jul24 | |

CERAMIC TILE

| | |
|-------------------|---|
| Inv.692 | 1 - FOYER - POWDER ROOM - MUDROOM: INSTALL UPGRADE 6 TILE THROUGHOUT FOYER, |
| 22 | POWDER ROOM AND MUDROOM |
| Line 12974 | Note: |
| 29Jul24 / 29Jul24 | |



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| | |
|-------------------|---|
| Inv.692 23 | 1 - MASTER ENSUITE: INSTALL UPGRADE 2 TILE ON ENSUITE FLOOR |
| Line 12975 | Note: |
| 29Jul24 / 29Jul24 | |
| Inv.692 24 | 1 - MASTER ENSUITE: INSTALL UPGRADE 4 TILE ON ENSUITE SHOWER WALL |
| Line 12976 | Note: |
| 29Jul24 / 29Jul24 | |

COUNTERTOP

| | |
|-------------------|---|
| Inv.692 20 | 1 - KITCHEN: INSTALL MSI 3 THROUGHOUT KITCHEN, INCLUDING ISLAND |
| Line 12972 | Note: |
| 29Jul24 / 29Jul24 | |
| Inv.692 21 | 1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 3 ON ISLAND |
| Line 12973 | Note: |
| 29Jul24 / 29Jul24 | |

ELECTRICAL

| | |
|------------------------|---|
| Inv.473 3 | 1 - FAMILY ROOM: ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE |
| Line 9624 | Note: |
| 25Oct22 / 25Oct22 | |
| Inv.473 5 | 6 - FAMILY ROOM: INSTALL SIX (6) POT LIGHT - 4" LED NON-INSULATED CEILINGS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS |
| *DELETE STANDARD LIGHT | |
| Line 9626 | Note: |
| 25Oct22 / 25Oct22 | |
| Inv.473 6 | 4 - FORMAL ROOM: INSTALL FOUR (4) POT LIGHT - 4" LED NON-INSULATED CEILINGS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS |
| **KEEP STANDARD LIGHT | |
| Line 9627 | Note: |
| 25Oct22 / 25Oct22 | |
| Inv.473 7 | 2 - MAIN BATH & LOFT BATH: INSTALL POT LIGHT - 4" LED - SHOWER CEILINGS, ON SEPATATE SWITCH |
| Line 9628 | Note: |
| 25Oct22 / 25Oct22 | |



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| | |
|--|---|
| Inv.473 8 | 1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE |
| Line 9629 | Note: |
| 25Oct22 / 25Oct22 | |
| Inv.692 28 | 1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE) |
| *NOTE THAT THIS UPGRADE IS TO BE APPROVED BY HEAD OFFICE DUE TO TIMING | |
| Line 12980 | Note: Location may vary slightly due to joist location |
| 29Jul24 / 29Jul24 | |

HARDWOOD FLOORING

| | |
|-------------------|---|
| Inv.692 25 | 1 - MAIN FLOOR - MAIN, UPPER AND LOFT HALL: UPGRADE STANDARD HARDWOOD TO BISTRO 5" THROUGHOUT STANDARD HARDWOOD AREAS. IN FORMAL ROOM, FAMILY ROOM, MAIN HALL, UPPER HALL AND LOFT HALL |
| Line 12977 | Note: |
| 29Jul24 / 29Jul24 | |
| Inv.692 26 | 1 - KITCHEN AND BREAKFAST AREA: UPGRADE STANDARD TILE TO BISTRO 5" THROUGHOUT KITCHEN AND BREAKFAST AREA |
| Line 12978 | Note: |
| 29Jul24 / 29Jul24 | |

MISCELLANEOUS

| | |
|-------------------|--|
| Inv.692 30 | 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 |
| Line 12982 | Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee |
| 29Jul24 / 29Jul24 | |
| Inv.473 13 | 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 9636 | Note: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted. |
| 25Oct22 / 25Oct22 | |

PLUMBING

| | |
|-------------------|------------------------------|
| Inv.473 12 | 1 - BACKFLOW PREVENTER VALVE |
| Line 9635 | Note: |
| 25Oct22 / 25Oct22 | |



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| | |
|-------------------|--|
| Inv.692 27 | 1 - KITCHEN: INSTALL UPGRADE SINK: KOHLER TASK SMART DIVIDE 33" K-80085-1PC-NA |
| Line 12979 | Note: |
| 29Jul24 / 29Jul24 | |

| | |
|-------------------|---|
| Inv.473 9 | 1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF |
| Line 9630 | Note: |
| 25Oct22 / 25Oct22 | |

VACCUM/BELL

| | |
|-------------------|--|
| Inv.473 10 | 1 - CAT-6 NETWORK CABLE FOR INTERNET- TERMINATED |
| Line 9631 | Note: |
| 25Oct22 / 25Oct22 | |

| | |
|-------------------|--|
| Inv.473 1 | 1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS |
| Line 9622 | Note: |
| 25Oct22 / 25Oct22 | |

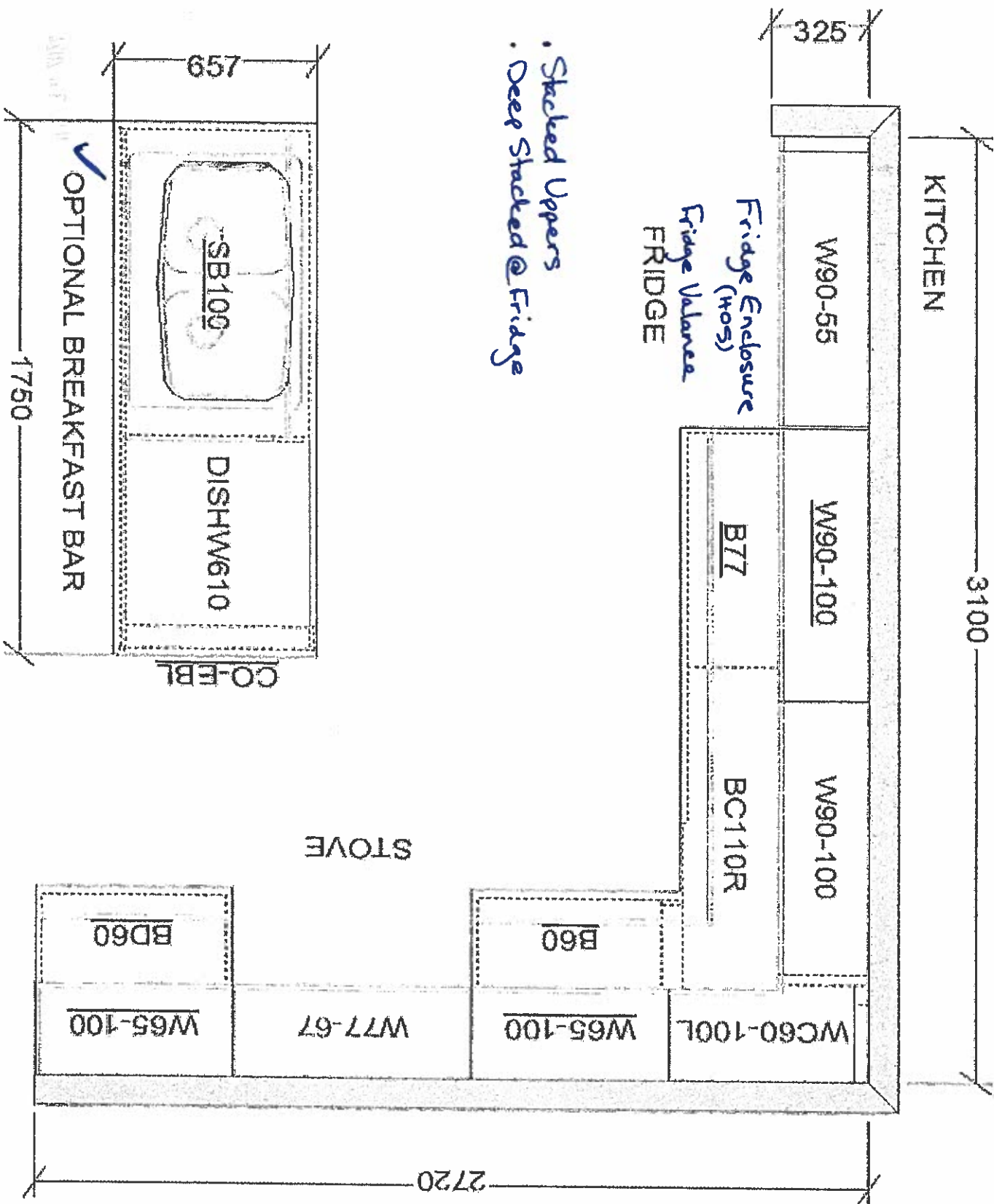
| | |
|-------------------|---|
| Inv.473 2 | 1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV ABOVE FIREPLACE |
| Line 9623 | Note: |
| 25Oct22 / 25Oct22 | |

WINDOWS

| | |
|-------------------|--|
| Inv.473 11 | 1 - LOFT/ 4TH BEDROOM: INSTALL SKYLIGHT 2' X 4', ABOVE STAIRS. |
| | TO BE APPROVED BY CONSTRUCTION |
| Line 9634 | Note: |
| 25Oct22 / 25Oct22 | |

WINDOWS

| | |
|-------------------|---|
| Inv.473 4 | 1 - BASEMENT: BASEMENT WINDOW - ENLARGE STANDARD WINDOW TO- 36 X 30 |
| Line 9625 | Note: |
| 25Oct22 / 25Oct22 | |



VALERY HOMES
JOSHUA CREEK
TH-2

STANDARD FEATURES:

- 100cm Upper cabinets
- Backing on Kitchen and Bath cabinets except sinks
- Kitchen & Bath countertops by others
- Post-form laminate countertops in Laundry

of 232-2

EQ NW

July 29, 24

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

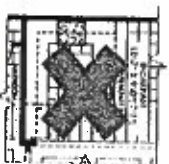
Approved By Builder:

Date:

TH-2
ARBOURVIEW
ELEV. A 2,903 SQ. FT.

FINISHED
BASEMENT ELEV. A

ROUGH-IN
LIGHT, ON SEPARATE
GROUND FLOOR ELEV. A



PARTIAL OPTIONAL KITCHEN

232-2



Feb. 25, 22

SCHEDULE "H"

SECOND FLOOR ELEV A

LOFT PLAN ELEV. A

OPT LOFT PLANE ELEV A

OPT 1
232-2
2

② ③

229, 24

St. John's
2-4-1

Addition Pet List

Admission
Pot Light

4 pots
on
separate
switch
Keep
standart
light

6 pot lights
on same
switch. Delete
Standard
1.1.1.1.1

Vertical

~~Title~~
~~Director~~

Hardwood

36" x 30"

Cash

2151-X 126' 117.3'

UNEXCAVATED

UNFINISHED
SPACE

OPT. COLD CELLAR

JOSHUA CREEK

MONTAGE

[illegible]**VALERY**
HOMES



NOTA
PLUMBING & HEATING
11840 KEELEST MAPLE ON L6A1S1

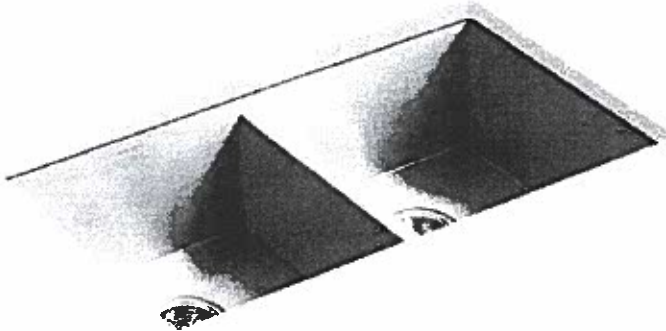
UNDERMOUNT

Up-Grade

VALERY
HOMES

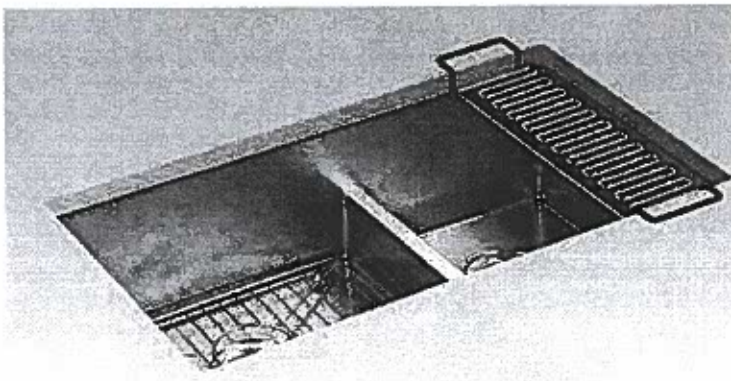
KITCHEN SINKS

KOHLER®



Vault 32" K-3820-NA
Requires 2x K-8801-VS Strainer

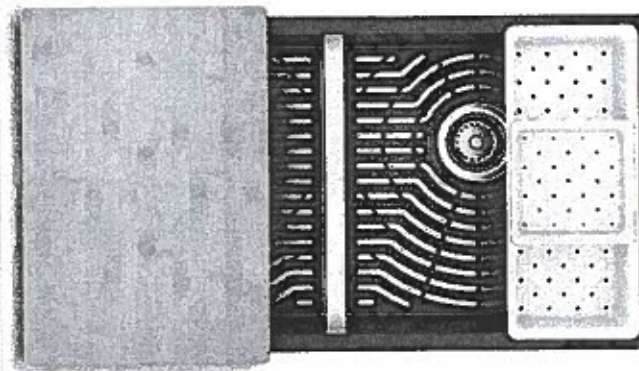
PRICE \$2,235 + hst 9" deep



Poise Smart Divide 32"
K-5284-NA

Requires 2x K-8801-VS Strainer
Accessories Included

PRICE \$2,705 + hst



Task Smart Divide 33"
K-80085-1PC-NA

Requires 2x K-8801-VS Strainer
Accessories Included

Can be ~~Top~~ or Undercounter mounted

* Undermount

PRICE \$1,595 + hst

ALL PRICES ARE IN LIEU OF STANDARD-
HST TO BE ADDED

Lot 232-2

EQ NW

July 29, 24