



CONSTRUCTION SUMMARY

Joshua Creek - 233-2 - SHERWOOD (TH-01) B

Registere Plan Number:    Municipal Address:    Closing: 18-Sep-23

BONUS

Inv.479 23 Line 9742  3Nov22 / 29Feb24	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT.  Note:
Inv.693 52 Line 13040  30Jul24 / 3Aug24	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT  Note:

CABINETRY

Inv.693 30 Line 12988  30Jul24 / 3Aug24	7 - KITCHEN: INSTALL ADDITIONAL 6.5 FEET OF EXTENDED UPPER CABINETS AT THE END OF THE STANDARD KITCHEN (A02)  Note:
Inv.693 31 Line 12989  30Jul24 / 3Aug24	7 - KITCHEN: INSTALL ADDITIONAL 6.5 FEET OF BASE CABINETS AT THE END OF THE STANDARD KITCHEN (B01)  Note:
Inv.693 32 Line 12990  30Jul24 / 3Aug24	1 - KITCHEN: INSTALL ADDITIONAL 3 FEET OF 66CM DEEP PANTRY AT THE END OF THE NEW KITCHEN CABINETS (A02)  Note:
Inv.693 34 Line 12992  30Jul24 / 3Aug24	28 - KITCHEN: INSTALL STACKED UPPERS, INCLUDING OVER NEW AREA (A03)  Note:
Inv.693 35 Line 12993  30Jul24 / 3Aug24	2 - KITCHEN: INSTALL DEEP UPPERS OVER FRIDGE AND NEW PANTRY (A04)  Note:
Inv.693 36 Line 12994  30Jul24 / 3Aug24	3 - KITCHEN: INSTALL 3 TOP DRAWERS (B07)  NOTE THAT FINAL NUMBER MAY CHANGE BASED ON FINAL KITCHEN DRAWING  Note:
Inv.693 37 Line 12995  30Jul24 / 3Aug24	2 - KITCHEN: INSTALL (2) TWO BANKS OF POT AND PAN DRAWERS. (B10)  Note:



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Inv.693 38 Line 12996 30Jul24 / 3Aug24	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET WITH SHELF (B26)  Note:
Inv.693 39 Line 12997 30Jul24 / 3Aug24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H05)  Note:
Inv.693 40 Line 12998 30Jul24 / 3Aug24	1 - KITCHEN: INSTALL PREPERATION FOR A SLIDE-IN RANGE (H32)  Note:
Inv.693 41 Line 12999 30Jul24 / 3Aug24	4 - KITCHEN: INSTALL LIGHT VALANCE UNDER UPPER CABINETS (J11)  INCLUDES NEW AREA Note:
Inv.693 42 Line 13000 30Jul24 / 3Aug24	1 - MASTER ENSUITE: INSTALL ONE BANK OF DRAWERS (D15)  Note:
Inv.693 43 Line 13001 30Jul24 / 3Aug24	1 - MAIN BATH: INSTALL ONE BANK OF DRAWERS (D15)  Note:
Inv.693 44 Line 13002 30Jul24 / 3Aug24	1 - LAUNDRY ROOM: INSTALL OPTIONAL UPPER CABINETS IN LAUNDRY ROOM  Note:

CARPET

Inv.693 28 Line 12986 30Jul24 / 3Aug24	1 - BASEMENT: INSTALL 1ST UPGRADE CARPET IN FINISHED BASEMENT AREA  Note:
Inv.693 29 Line 12987 30Jul24 / 3Aug24	1 - BASEMENT: INSTALL 2ND UPGRADE UNDERPAD IN FINISHED BASEMENT AREA  Note:



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CEILING

Inv.693 47 Line 13006  30Jul24 / 3Aug24	1 - 2ND FLOOR - BASEMENT - LOFT: INSTALL SMOOTH CEILINGS THROUGHOUT SECOND FLOOR, BASEMENT AND LOFT CEILINGS  Note:
Inv.693 49 Line 13008  30Jul24 / 3Aug24	1 - MAIN FLOOR: INSTALL 6X6 A111 CROWN MOULDING THROUGHOUT ENTIRE MAIN FLOOR. INCLUDES INSIDE THE WAFFLES AS WELL AS THE PERIMETER OF THE ROOMS. SEE SKETCH  Note:
Inv.693 50  Line 13009  30Jul24 / 3Aug24	1 - 2ND FLOOR: INSTALL 6X6 A111 CROWN MOULDING THROUGHOUT ENTIRE SECOND FLOOR.. SEE SKETCH  *NOTE: DOES NOT INCLUDE MASTER ENSUITE OR MAIN BATH  Note:
Inv.693 51 Line 13010  30Jul24 / 3Aug24	1 - LOFT LEVEL: INSTALL 5X5 A111 CROWN MOULDING THROUGHOUT ENTIRE LOFT AREA. SEE SKETCH  Note: NOTE: DOES NOT INCLUDE LOFT BATH

CONSTRUCTION

Inv.479 2 Line 9721  3Nov22 / 29Feb24	1 - COLD CELLAR  Note:
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COUNTERTOP

Inv.693 33 Line 12991  30Jul24 / 3Aug24	1 - KITCHEN: INSTALL ADDITIONAL MSI 2 QUARTZ COUNTERTOP OVER THE NEW 6.5' OF COUNTER  Note:
Inv.693 25 Line 12983  30Jul24 / 3Aug24	1 - KITCHEN: INSTALL MSI 2 QUARTZ THROUGHOUT KITCHEN AND ISLAND  Note:
Inv.693 26 Line 12984  30Jul24 / 3Aug24	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2 QUARTZ ON ISLAND  Note:



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Inv.693 27	1 - WASHROOM VANITIES: INSTALL MSI 2 QUARTZ THROUGHOUT THE COUNTERTOPS OF ALL THE VANITIES AND LAUNDRY ROOM. MASTER ENSUITE, MAIN BATH, BASEMENT BATH, LOFT BATH
Line 12985	Note:
30Jul24 / 3Aug24	

ELECTRICAL

Inv.479 16	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. WOOD VALANCE MUST BE PURCHASED AT THE TIME OF COLOURS
Line 9735	Note:
3Nov22 / 29Feb24	
Inv.479 19	1 - BASEMENT- UNFINISHED AREA: ELECTRICAL - INSTALL DEDICATED 15 AMP 120 V
Line 9738	Note:
3Nov22 / 29Feb24	
Inv.479 4	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE
Line 9723	Note:
3Nov22 / 29Feb24	
Inv.479 5	4 - KITCHEN: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9724	Note:
3Nov22 / 29Feb24	
Inv.479 6	4 - BREAKFAST AREA: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9725	Note:
3Nov22 / 29Feb24	
Inv.479 7	6 - FAMILY ROOM: INSTALL SIX (6) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9726	Note:
3Nov22 / 29Feb24	
Inv.479 8	2 - MAIN HALL: INSTALL TWO (2) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9727	Note:
3Nov22 / 29Feb24	



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Inv.479 9	4 - FORMAL ROOM: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9728	Note:
3Nov22 / 29Feb24	
Inv.479 10	2 - FOYER: INSTALL TWO (2) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9729	Note:
3Nov22 / 29Feb24	
Inv.479 11	8 - BASEMENT REC ROOM: INSTALL EIGHT (8) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9730	Note:
3Nov22 / 29Feb24	
Inv.479 12	3 - BASEMENT HALL: INSTALL THREE (3) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9731	Note:
3Nov22 / 29Feb24	
Inv.479 13	2 - PRIMARY ENSUITE: INSTALL TWO (2) POT LIGHTS - 4" LED INSULATED CEILINGS, ON SEPARATE SWITCH. KEEP STANDARD LIGHTS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9732	Note:
3Nov22 / 29Feb24	
Inv.479 14	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE ABOVE KISTCHEN ISLAND. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9733	Note:
3Nov22 / 29Feb24	

GARAGE DOORS

Inv.693 46	1 - GARAGE: INSTALL OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT
Line 13005	Note:
30Jul24 / 3Aug24	

HARDWOOD FLOORING



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Inv.693 45	1 - 2ND FLOOR BEDROOMS AND BED 4 (LOFT): INSTALL STANDARD LEVEL 3 1/2" COUNTRYSIDE HARDWOOD THROUGHOUT MASTER BEDROOM, BEDROOM 2, 3 AND 4 (LOFT)
Line 13003	Note:
30Jul24 / 3Aug24	

HVAC

Inv.479 15	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER -ML14 - 14 SEER - 2.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 9734	Note:
3Nov22 / 29Feb24	

Inv.479 3	1 - KITCHEN: INSTALL GAS PIPING - GAS LINE R/I FOR MAIN FLOOR -STOVE
Line 9722	Note:
3Nov22 / 29Feb24	

MISCELLANEOUS

Inv.479 24	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 9743	Note: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
3Nov22 / 29Feb24	

Inv.693 53	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 13041	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
30Jul24 / 3Aug24	

Inv.693 54	1 - KITCHEN: NOTE THAT FINAL KITCHEN DRAWING IS NOT AVAILABLE AT THIS TIME. ONCE THE SKETCH IS PREPARED, SLIGHT ADJUSTMENTS MAY NEED TO BE MADE TO ADJUST AMOUNTS NEEDED.
Line 13042	Note:
30Jul24 / 3Aug24	

PLUMBING

Inv.693 48	6 - ALL WASHROOM SINKS: UPGRADE ALL SIX (6) VANITY SINKS, MASTER ENSUITE (2), MAIN BATH (2), BASEMENT BATH (1) AND LOFT BATH (1):
	KOHLER LADENA 21" K-2214-0
Line 13007	Note:
30Jul24 / 3Aug24	



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Inv.479 17	1 - BASEMENT: 3 PIECE BATHROOM - EXTRA 3-PIECE FINISHED BATH, COMPLETE
Line 9736	Note:
3Nov22 / 29Feb24	
Inv.479 18	1 - KITCHEN: EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9737	Note:
3Nov22 / 29Feb24	

VACCUM/BELL

Inv.479 20	1 - BEDROOM 4 - BASEMENT UNFINISHED AREA - BEDROOM 2 & 3: INSTALL 10G NETWORK PACKAGE - 4 CAT6A NETWORK CABLES FOR IPTVS - TERMINATED. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9739	Note:
3Nov22 / 29Feb24	
Inv.479 21	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL
Line 9740	Note:
3Nov22 / 29Feb24	
Inv.479 22	1 - ATTIC: INSTALL 1 1/4" ORANGE FLEX CONDUIT FROM ATTIC TO HYDRO PANEL
Line 9741	Note:
3Nov22 / 29Feb24	
Inv.479 1	1 - LOCATION SKETCH FOR CAT 6A. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9719	Note:
3Nov22 / 29Feb24	

VALERY HOMES  
JOSHUA CREEK  
LOT 233-2

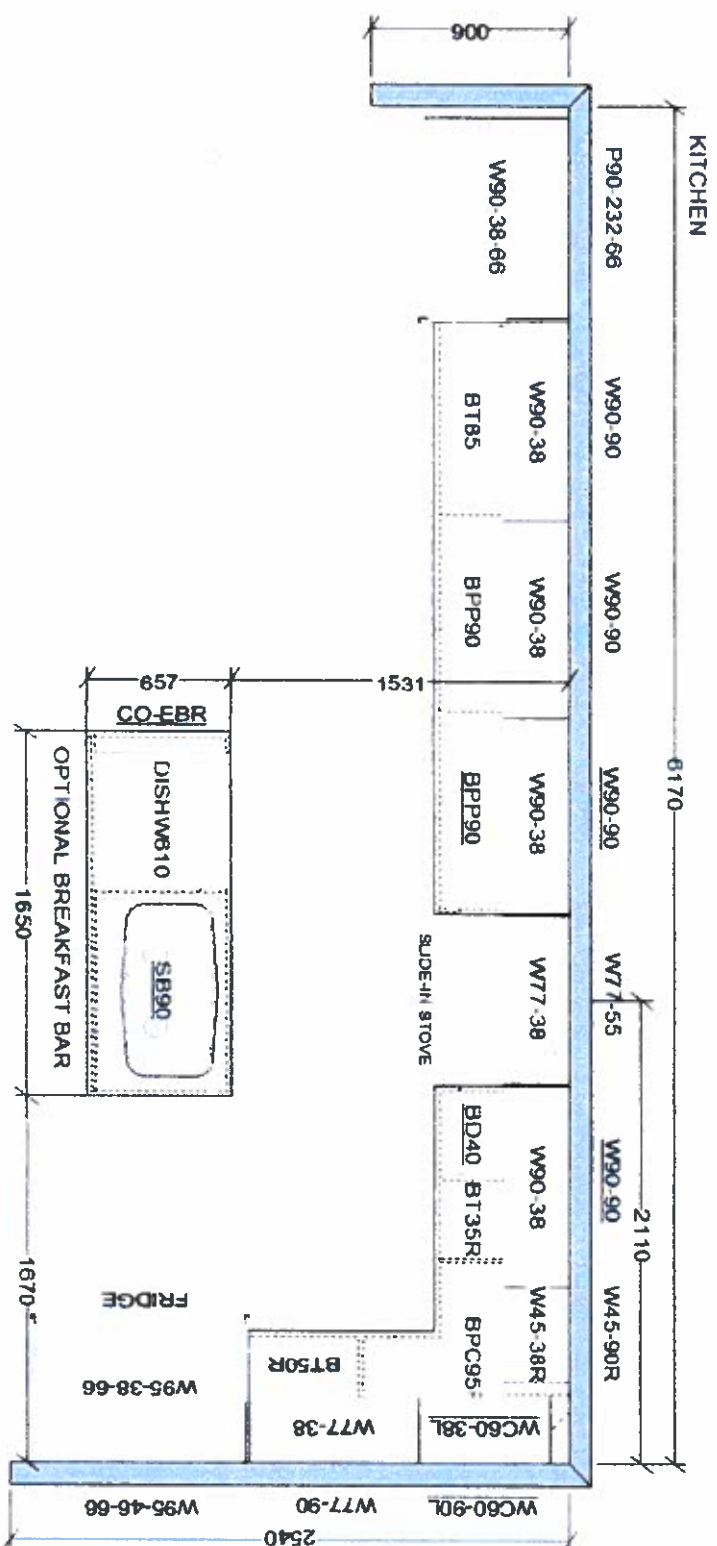
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Date: August 6, 2024  
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Approved By Builder:

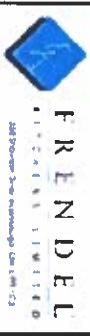
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**This sketch is for DESIGN PURPOSES ONLY ~ It is not meant to be an exact rendition.**

AR RD





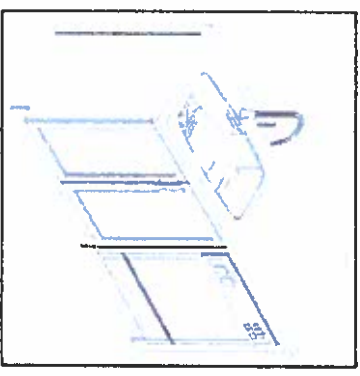


VALERY HOMES  
JOSHUA CREEK  
LOT 233-2

Drawn By:  
Date: August 6, 2024  
Scale: Not To Scale

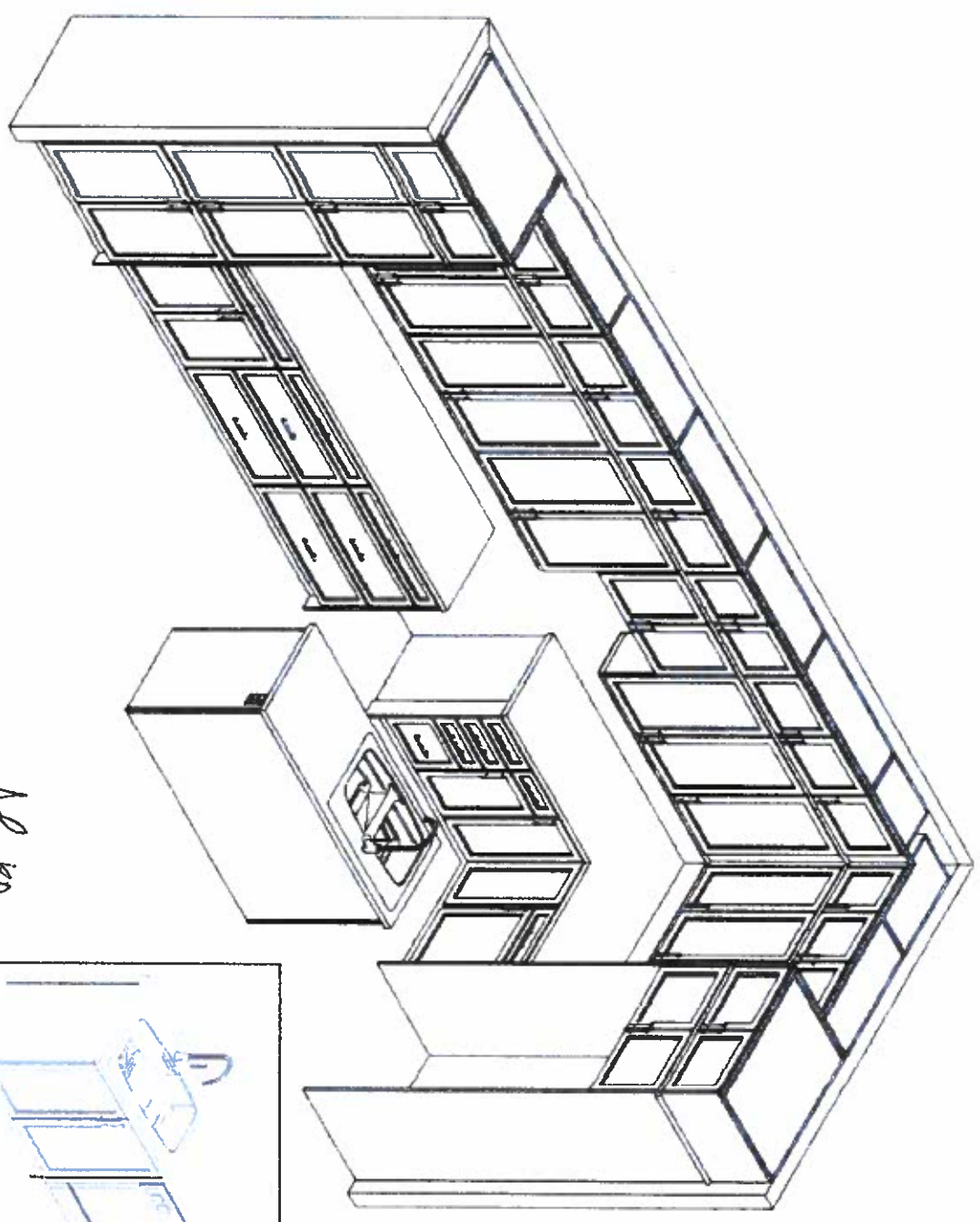
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Date:



AK KD

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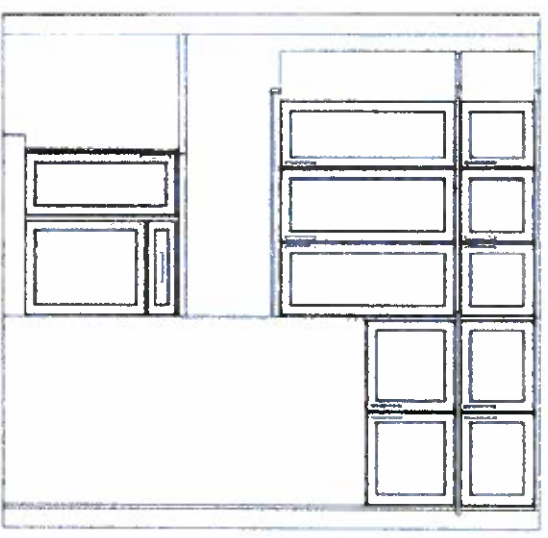
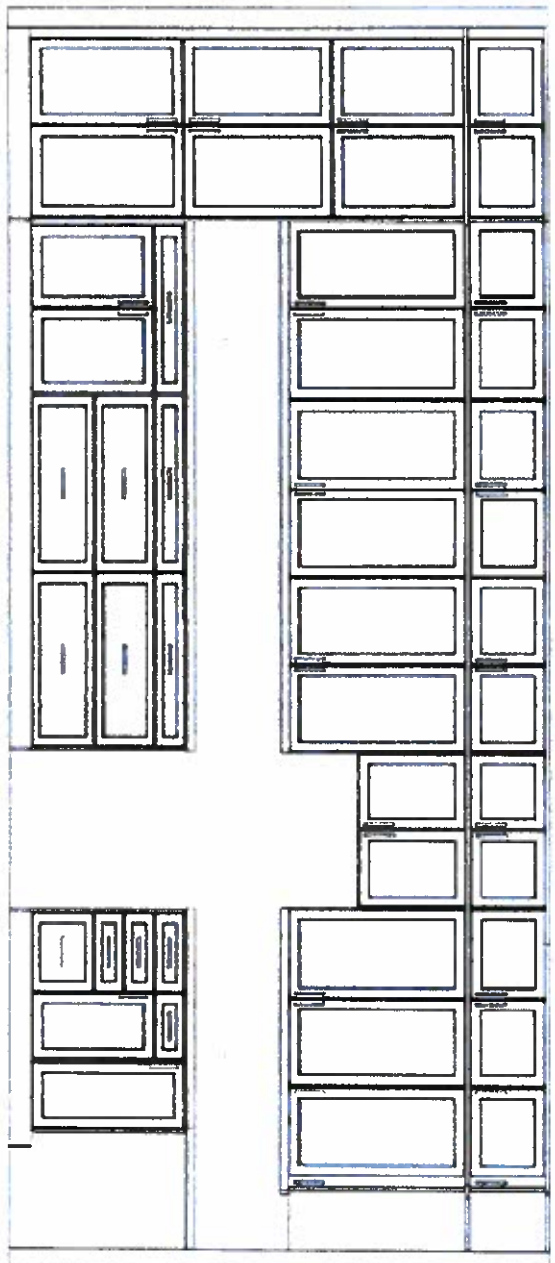


SECRET



VALERY HOMES  
JOSHUA CREEK  
LOT 233-2

	Drawn By:
	Date: August 6, 2024
	Scale: Not To Scale
	Approved By Builder:
	Date:



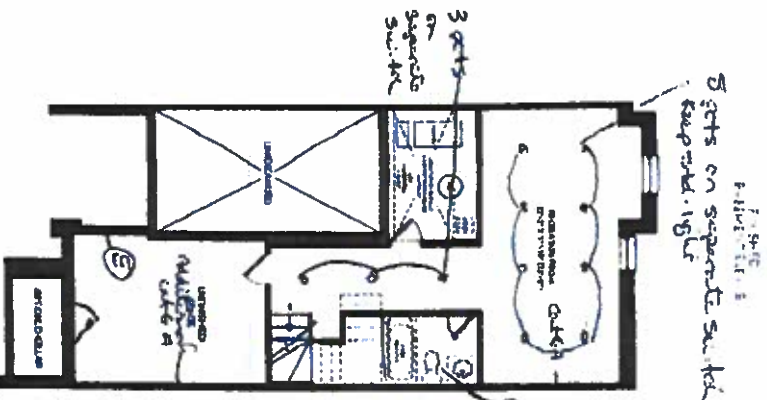
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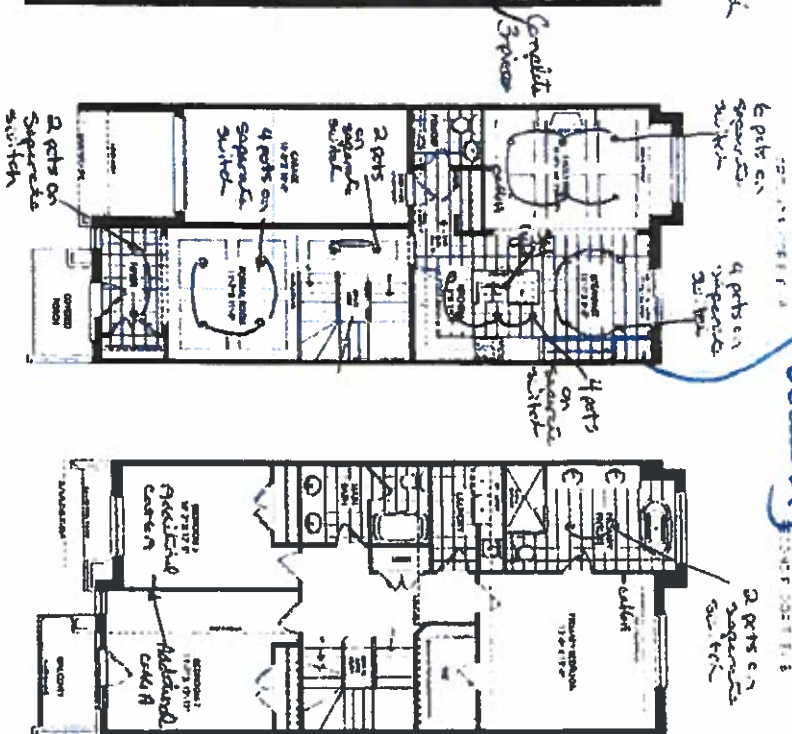
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08/06/24

**SHERWOOD**  
ELEV 2935 FT



**JOSHUA CREEK**  
**MONTAGE**

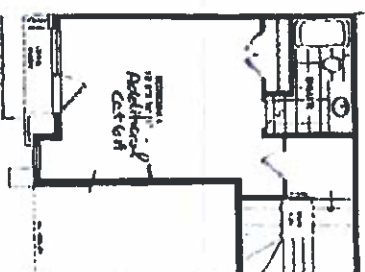
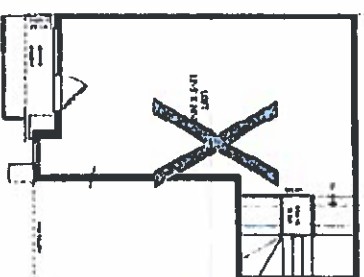


Extending Kitchen Cabinets. See revised kitchen drawing.

SCHEDULE "H"

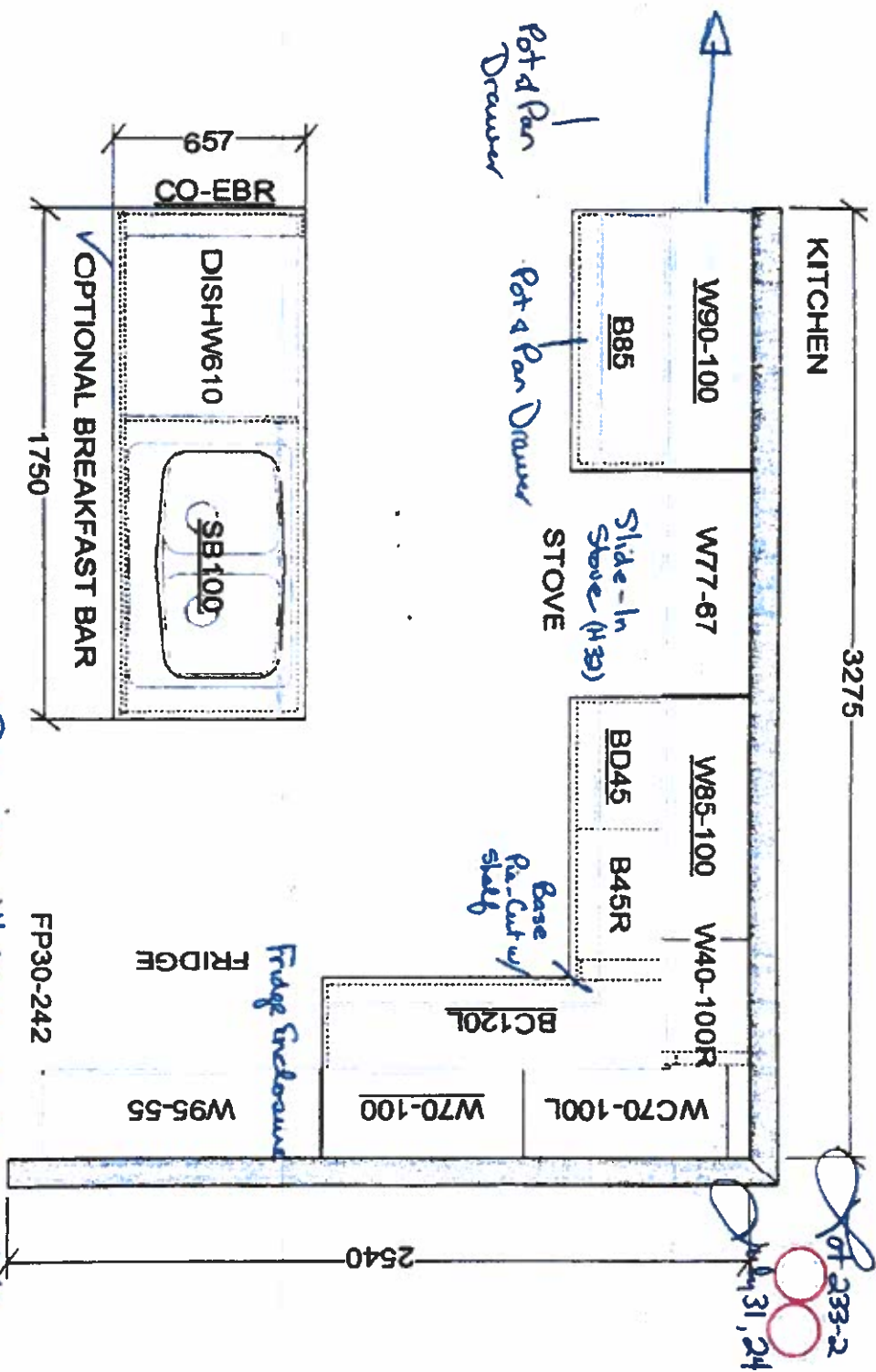
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July 31, 24




# VALERY

AR 10



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\*Drawing will be prepared at a later date. This is not the final plan.

 FRIENDLY KITCHENS 1800 DOWNSIDE DRIVE, SUITE 101, LAKESIDE, ONT. L4K 4L3	VALERY HOMES JOSHUA CREEK TH-1	<p>STANDARD FEATURES:</p> <ul style="list-style-type: none"><li>• 100cm Upper cabinets</li><li>• Backing on Kitchen and Bath cabinets except sinks</li><li>• Kitchen &amp; Bath countertops by others</li><li>• Post-form laminate countertops in laundry</li><li>• Top Drawers .3</li><li>• Stacked Uppers</li><li>• Deep Shelves x 2</li><li>• Light Valance</li><li>• Extending Base/Upper 6.5' towards Breakfast Area</li><li>• Add 3' pantry 66cm deep at the end of the 6.5' to reach back wall</li></ul>	Drawn By: Date: November 27, 2023 Scale: Not To Scale	Approved By Builder:	Date:
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AR RD