



CONSTRUCTION SUMMARY

Joshua Creek - 232-1 ARBOURVIEW (TH-02) A END

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

BONUS

Inv.481 42 Line 9822 17Nov22 / 1Dec22	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT. Note:
Inv.717 61 Line 13293 3Sep24 / 3Sep24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:

CABINETRY

Inv.717 57 Line 13290 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL WALL OVEN CABINET, PROUD (H19) *NOTE THAT ON APPLIANCE SPECS, IT SAYS FLUSH, BUT PURCHASER CHANGED THEIR MINDS Note:
Inv.717 59 Line 13291 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL FRIDGE VALANCE Note:
Inv.717 60 Line 13292 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL FASCIA (J12) Note:
Inv.717 53 Line 13286 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL TWO-TONE IISLAND (L1) Note:
Inv.717 54 Line 13287 3Sep24 / 3Sep24	3 - KITCHEN: INSTALL VALANCE LIGHTING (J11) Note:
Inv.717 55 Line 13288 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS (H27) Note:



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Inv.717 58 Line 13295 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H05) Note:
Inv.717 44 Line 13276 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL LEVEL 3 CABINTRY THROUGHOUT KITCHEN Note:
Inv.717 45 Line 13277 3Sep24 / 3Sep24	1 - MASTER ENSUITE - MAIN BATH - LAUNDRY ROOM - LOFT BATH: INSTALL LEVEL 3 CABINTRY THROUGHOUT MASTER, MAIN BATH, LAUNDRY ROOM AND LOFT BATH Note:

CEILING

Inv.481 4 Line 9760 17Nov22 / 1Dec22	1 - 2ND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR Note:
Inv.481 5 Line 9761 17Nov22 / 1Dec22	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT Note:
Inv.481 6 Line 9762 17Nov22 / 1Dec22	1 - LOFT: SMOOTH CEILING THROUGHOUT LOFT AREA Note:

CERAMIC TILE

Inv.717 46 Line 13278 3Sep24 / 3Sep24	1 - ENTRY - POWDER ROOM - MUDROOM: INSTALL UPGRADE 6 TILE THROUGHOUT THE ENTRY, POWDER ROOM AND MUDROOM Note:
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COUNTERTOP

Inv.717 49 Line 13281 3Sep24 / 3Sep24	1 - KITCHEN: INSTALL MSI 3 QUARTZ THROUGHOUT KITCHEN INCLUDING ISLAND Note:
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Inv.717 50 Line 13282	1 - KITCHEN: INSTALL WATERFALL ISLAND, INCLUDES OPTIONAL BREAKFAST BAR IN MSI 3 QUARTZ Note:
3Sep24 / 3Sep24	
Inv.717 51 Line 13283	1 - KITCHEN: INSTALL MSI 3 QUARTZ THROUGHOUT KITCHEN BACKSPLASH, INCLUDING AREA BEHIND CHIMNEY FAN TO UPPER CABINETS Note:
3Sep24 / 3Sep24	
Inv.717 56 Line 13289	1 - KITCHEN: COOKTOP CUTOUT Note:
3Sep24 / 3Sep24	

ELECTRICAL

Inv.481 40 Line 9820	1 - BREAKFAST AREA: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE CAMERA PLACE 6 FEET ABOVE FINISHED FLOOR Note:
17Nov22 / 1Dec22	
Inv.481 41 Line 9821	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V UNDER THE KITCHEN SINK FOR A FUTURE GARBAGE DISPOSAL Note:
17Nov22 / 1Dec22	
Inv.481 28 Line 9804	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED)- FOR GAS STOVE Note:
17Nov22 / 1Dec22	
Inv.481 30 Line 9806	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN Note:
17Nov22 / 1Dec22	
Inv.481 11 Line 9767	1 - GARAGE: RECEPTACLES - EV STATION DEDICATED 220 VOLT RECEPTACLE Note:
17Nov22 / 1Dec22	
Inv.481 12 Line 9768	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE Note:
17Nov22 / 1Dec22	



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Inv.481 13 Line 9769 17Nov22 / 1Dec22	1 - KITCHEN: CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. LIGHT ONLY Note: Valance must be purchased at the colour appointment to cover lights
Inv.481 19 Line 9775 17Nov22 / 1Dec22	1 - INSTALL SURGE PROTECTOR TO HYDRO PANEL Note:
Inv.481 20 Line 9776 17Nov22 / 1Dec22	1 - FAMILY ROOM: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note:
Inv.481 23 Line 9779 17Nov22 / 1Dec22	1 - UPPER HALL AT STAIR OPENING: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, COMPLETE WITH 1 SWITCH Note: Location may vary slightly due to joist location
Inv.481 24 Line 9780 17Nov22 / 1Dec22	1 - UPPER HALL AT STAIRS: REINFORCE THE ROUGH-IN FOR FUTURE LIGHT ABOVE STAIRS. MAXIMUM WEIGHT OF 50 POUNDS. SEE LOCATION SKETCH. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATION Note:
Inv.481 32 Line 9812 17Nov22 / 1Dec22	1 - BASEMENT REC ROOM: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
Inv.481 33 Line 9813 17Nov22 / 1Dec22	1 - FOYER: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
Inv.481 34 Line 9814 17Nov22 / 1Dec22	4 - PRIMARY BDRM. - BED 2 - BED 3 - BED 4 (LOFT) CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
Inv.481 35 Line 9815 17Nov22 / 1Dec22	1 - KITCHEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location



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Inv.481 36	1 - BREAKFAST AREA: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS
Line 9816	Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 37	1 - FAMILY ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS
Line 9817	Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	
Inv.481 38	1 - FORMAL ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS
Line 9818	Note: Location may vary slightly due to joist location
17Nov22 / 1Dec22	

EXTERIOR DOORS

Inv.481 8	1 - BREAKFAST AREA: EXTERIOR DOOR - REPLACE STANDARD 5' SLIDING PATIO DOOR WITH 5'-6" FRENCH DOORS, WITH SCREEN
Line 9764	Note:
17Nov22 / 1Dec22	

HARDWOOD FLOORING

Inv.717 47	1 - MAIN FLOOR & HALLWAYS: INSTALL NOUVEAU 6 HARDWOOD THROUGHOUT STANDARD HARDWOOD AREAS: TO GO IN THE FORMAL ROOM, FAMILY ROOM, MAIN, UPPER AND LOFT HALLS
Line 13279	Note:
3Sep24 / 3Sep24	
Inv.717 48	1 - KITCHEN/ BREAKFAST AREA: INSTALL NOUVEAU 6 HARDWOOD THROUGHOUT IN LIEU OF STANDARD TILES
Line 13280	Note:
3Sep24 / 3Sep24	

HVAC

Inv.481 31	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 8 INCH
Line 9807	Note:
17Nov22 / 1Dec22	
Inv.481 29	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9805	Note:
17Nov22 / 1Dec22	

INTERIOR DOOR & TRIM



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Inv.481 9	1 - GRIP SET- STRAIT IN MATTE BLACK
Line 9765	Note:
17Nov22 / 1Dec22	

Inv.481 10	1 - INTERIOR DOOR HARDWARE-TOWNS, 1948 IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET.
Line 9766	Note:
17Nov22 / 1Dec22	

MISCELLANEOUS

Inv.481 43	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 9823	Note:
17Nov22 / 1Dec22	

Inv.717 62	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 13294	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
3Sep24 / 3Sep24	

PAINT

Inv.717 52	2 - STAIRS: STAIN THE TWO FLIGHTS OF STAIRS THAT HAVE OPEN RISERS.
	MAIN TO SECOND FLOOR, MAIN TO BASEMENT
Line 13284	Note:
3Sep24 / 3Sep24	

PLUMBING

Inv.481 14	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9770	Note:
17Nov22 / 1Dec22	

Inv.481 15	1 - BACKFLOW PREVENTER VALVE
Line 9771	Note:
17Nov22 / 1Dec22	

Inv.481 16	1 - PRIMARY ENSUITE: UPGRADE FRAMELESS CHROME SHOWERS TO BLACK FRAME, PRICE PER MODEL
Line 9772	Note:
17Nov22 / 1Dec22	



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STAIRS

Inv.481 7	2 - MAIN TO SECOND FLOOR, MAIN TO BASEMENT: INSTALL OPEN STAIRCASE ON 2 FLIGHTS OF STAIRS, PRICE IS PER FLIGHT (STAIN EXTRA)
Line 9763	*LOFT WILL REMAIN STANDARD Note:
17Nov22 / 1Dec22	

VACCUM/BELL

Inv.481 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9757	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	
Inv.481 17	1 - CENTRAL VACUUM - CENTRAL VAC PIPING COMPLETE ROUGH-IN TO GARAGE - TWO OUTLETS PER FLOOR AND ONE OUTLET IN BASEMENT R/I ONLY
Line 9773	Note:
17Nov22 / 1Dec22	
Inv.481 18	1 - CENTRAL VACUUM - KICK PLATE ROUGH - IN AND KICKPLATE KIT, AT KITCHEN SINK
Line 9774	Note:
17Nov22 / 1Dec22	
Inv.481 39	1 - EXTERIOR: INSTALL ADDITIONAL CAT-5E NETWORK CABLE FOR IP CAMERA - TERMINATED. AT GARAGE TO CAPTURE DRIVEWAY,
IN ADDITON TO THE STANDARD AT PORCH	
Line 9819	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	
Inv.481 25	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL
Line 9781	Note:
17Nov22 / 1Dec22	
Inv.481 26	1 - FAMILY ROOM: SURROUND SOUND - ROUGH-IN SPEAKER WIRES (X5) SUBWOOFER CABLE (X1) 6.5 INCH SPEAKER ROUGH-IN BRACKETS (X5)
Line 9782	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	



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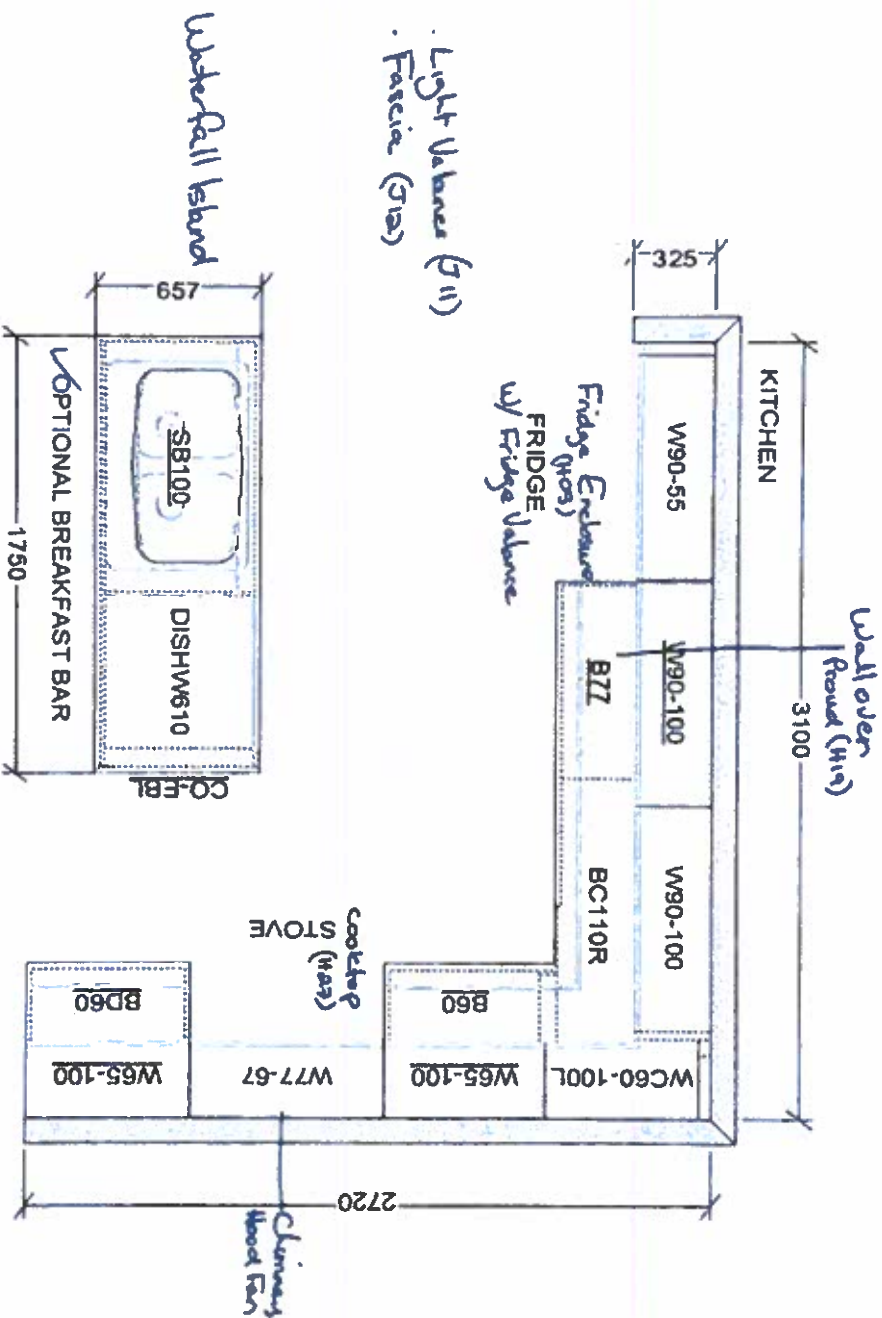
Inv.481 27	1 - REC ROOM - BREAKFAST AREA - LOFT: 10G NETWORK PACKAGE - 4 CAT6A NETWORK CABLES FOR IPTVS - TERMINATED
	NOTE: Rec Room has additional CAT 6A for a total of 2. Breakfast Area: CAT6A to be 6 feet off finished Floor
Line 9783	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	
Inv.481 21	1 - FAMILY ROOM: INSTALL 1 1 / 4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV
Line 9777	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	
Inv.481 22	1 - ATTIC: INSTALL 1 1 / 4" ORANGE FLEX CONDUIT FROM ATTIC TO BASEMENT
Line 9778	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Nov22 / 1Dec22	

WINDOWS

Inv.481 2	1 - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND MAKE EGRESS- 56 X 30
Line 9758	Note: MAY REQUIRE WINDOW WELL. TO BE APPRVED BY CONSTRUCTION
17Nov22 / 1Dec22	
Inv.481 3	1 - BASEMENT: BASEMENT WINDOW - ENLARGE STANDARD WINDOW TO- 36 X 30
Line 9759	Note: MAY REQUIRE A WINDOW WELL
17Nov22 / 1Dec22	

RECEIVED
JAN 10 2024

 FRENDEL COURTESY OF THE VALLEY HOMES	VALERY HOMES JOSHUA CREEK TH-2
STANDARD FEATURES: <ul style="list-style-type: none">• 100cm Upper cabinets• Backing on kitchen and both cabinets except sink• Kitchen & bath countertops by others• Post-form laminate countertops in laundry	
204 232-1 15 Sept. 3, 24	
Drawn by: Date: November 27, 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.

TH-2
ARBOURVIEW
ELEV A END 5107 SQ FT

1st FLOOR ELEV A
END COLLECTOR

Additional
Cat 6A - 6 feet
off finished
floor



1st on separate
switch

SECOND FLOOR ELEV A
END COND FIB

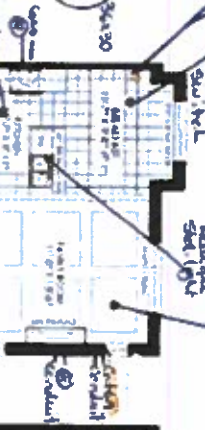
10/2/28, 22

SCHEDULE "H"
Lot 232-1

1st FLOOR ELEV A
END COND FIB

Lot 3, 24

1st FLOOR ELEV A
END COND FIB



JOSHUA CREEK
MONTAGE

1st FLOOR ELEV A
END COND FIB

VALLERY

1st FLOOR ELEV A
END COND FIB