



CONSTRUCTION SUMMARY

Joshua Creek - 53      BAYSHIRE (44-03) A

Registere Plan Number:    Municipal Address:    Closing: 23-Oct-23

BONUS

Inv.487 22 Line 9874  8Dec22 / 12Dec22	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT  Note:
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CEILING

Inv.487 7 Line 9856  8Dec22 / 12Dec22	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR  Note:
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CONSTRUCTION

Inv.487 15   Line 9865  8Dec22 / 12Dec22	1 - KITCHEN: REMOVE WALLS BETWEEN THE SERVERY AND KITCHEN AREA. LVL BEAM NEEDED  SEE REVISED KITCHEN DRAWING ATTACHED.  **NOTE PRICE MAY CHANGE BASED ON ARCHITECTURAL COSTS  Note:
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CONSTRUCTION

Inv.487 4 Line 9851  8Dec22 / 12Dec22	1 - GARAGE: GARAGE INSULATION - ALL WALLS AND CEILING  Note:
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ELECTRICAL

Inv.487 8 Line 9857  8Dec22 / 12Dec22	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN  Note:
Inv.487 9 Line 9858  8Dec22 / 12Dec22	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN MICROWAVE OVEN  Note:
Inv.487 10 Line 9859  8Dec22 / 12Dec22	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE  Note:



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Inv.487 16 Line 9866 8Dec22 / 12Dec22	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note:
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GARAGE DOORS

Inv.487 5 Line 9852 8Dec22 / 12Dec22	2 - GARAGE: INSULATED GARAGE DOORS. 8 ft X 7 ft STEEL BACK (PER DOOR) Note:
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Inv.487 6 Line 9853 8Dec22 / 12Dec22	2 - GARAGE: OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT Note:
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HVAC

Inv.487 11 Line 9860 8Dec22 / 12Dec22	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
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Inv.487 12 Line 9861 8Dec22 / 12Dec22	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 10 INCH Note:
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Inv.487 19 Line 9870 8Dec22 / 12Dec22	1 - AIR CONDITIONER - ML 14 SEER - 3.5 TON Note:
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INTERIOR DOOR & TRIM

Inv.487 20 Line 9871 8Dec22 / 12Dec22	1 - INTERIOR DOOR HARDWARE-SINGLES, 1948 IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. Note:
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Inv.487 21 Line 9873 8Dec22 / 12Dec22	1 - GRIP SET- STRAIT IN MATTE BLACK Note:
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MISCELLANEOUS



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Inv.487 23	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 9875	Note: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
8Dec22 / 12Dec22	

Inv.487 14	1 - DEPOSIT FOR REDESIGNED KITCHEN. AMOUNT TO BE DEDUCTED FROM KITCHEN DESIGN AT COLOUR APPOINTMENT. MUST BE USED TOWARDS KITCHEN CABINET UPGRADES. FULL AMOUNT IS NON-REFUNDABLE IF PURCHASER DOES NOT UPGRADE THE KITCHEN.
Line 9864	Note:
8Dec22 / 12Dec22	

PLUMBING

Inv.487 18	1 - LAUNDRY: INSTALL COMPLETE LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL, VENTING AND TILED FLOOR *LAUNDRY TUB INCLUDED
Line 9869	Note:
8Dec22 / 12Dec22	

Inv.487 13	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9863	Note:
8Dec22 / 12Dec22	

VACCUM/BELL

Inv.487 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD)
Line 9846	Note:
8Dec22 / 12Dec22	

Inv.487 17	1 - FAMILY ROOM : INSTALL 1 1/4" ORANGE FLEX CONDUIT
Line 9867	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
8Dec22 / 12Dec22	

WINDOWS

Inv.487 2	5 - BASEMENT: BASEMENT WINDOW - ENLARGE FIVE (5) STANDARD WINDOW TO- 36 X 30
	INCLUDES NEW WINDOW
Line 9848	Note: MAY REQUIRE A WINDOW WELL
8Dec22 / 12Dec22	



CONSTRUCTION SUMMARY

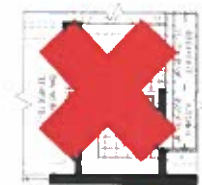
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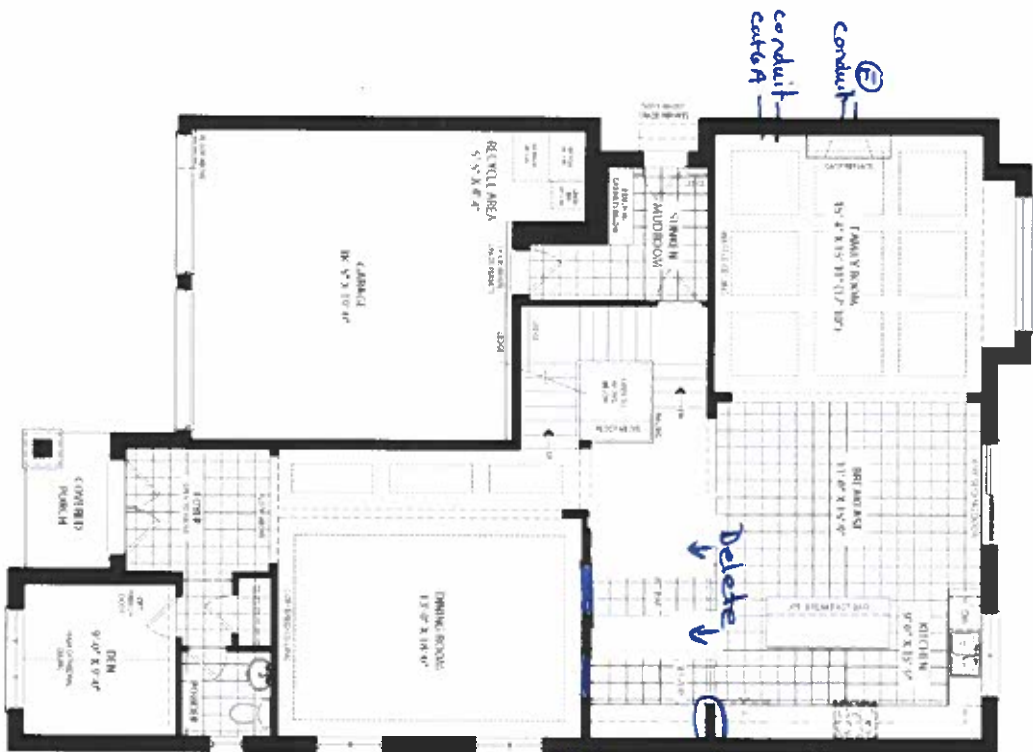
Inv.487	1 - BASEMENT: BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16
3	
Line 9849	Note: MAY REQUIRE A WINDOW WELL
8Dec22 / 12Dec22	



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



OPTIONAL GROUND FLOOR ELEV. A, B & C



GROUND FLOOR ELEV. A



PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C

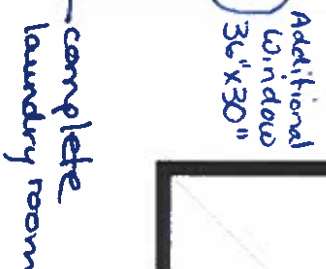
\* See Revised  
Kitchen Plan For  
Electrical & Plumbing

Not 53  
Dec. 8, 22



Dec 8, 22

# VALERY HOMES

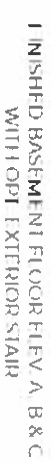
$$44 = 3$$


UNFINISHED BASEMENT FILL A

## MONTAGE

3578

Dec. 8, 22

**VALERY**  
**HOMES**





F R E N D E L  
K I T C H E N S L I M I T E D  
1350 Steveston Drive, Mississauga, ON L4W 1C5

VALERY HOMES  
JOSHUA CREEK  
LOT 53

\* Not Final  
Drawing

\* For Electrical,  
Plumbing &  
HVAC purposes  
only

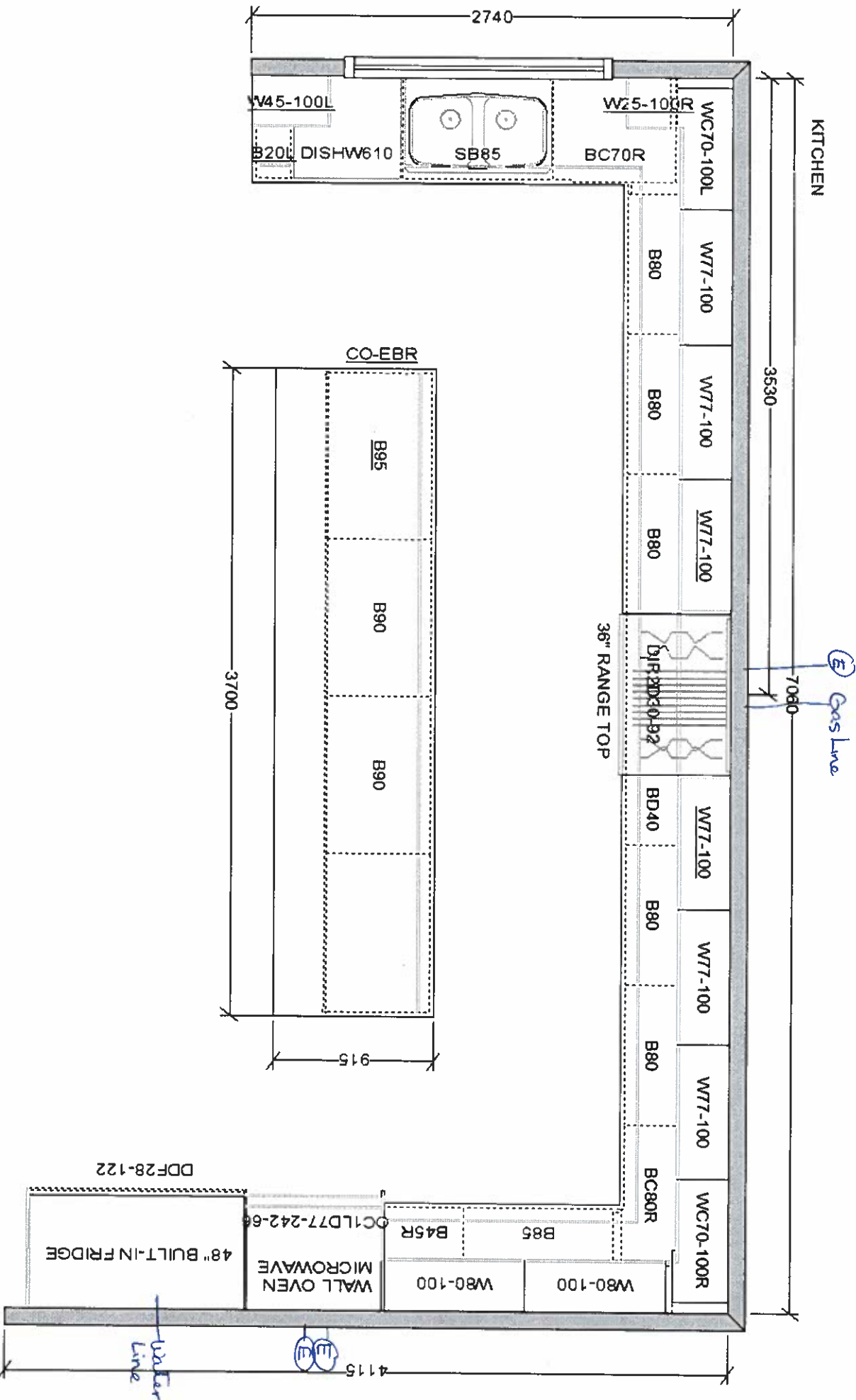
1/2

Dec. 8, 2022

Drawn By:  
Date: August 22, 2022  
Scale: Not To Scale

Approved By Builder:

Date:



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