



CONSTRUCTION SUMMARY

Joshua Creek - 89 CASTLEFIELD (42-04) A

Registere Plan Number: Municipal Address: Closing: 7-Nov-23

BONUS

| | |
|-------------------|---|
| Inv.531 | 1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR |
| 41 | CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT |
| Line 10850 | Note: |
| 10Mar23 / 11May23 | |

CABINETRY

| | |
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| Inv.579 | 6 - KITCHEN: INSTALL ADDITIONAL BASE CABINETS NEEDED TO MOVE SINK AND |
| 45 | DISHWASHER TO THE WINDOW WALL. SEE SKETCH |
| Line 11703 | Note: |
| 7Mar24 / 15Mar24 | |

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| Inv.579 | 1 - MASTER ENSUITE: INSTALL LARGE BANK OF DRAWERS IN LIEU OF STANDARD |
| 50 | MAKEUP COUNTER (D16) |
| Line 11724 | Note: |
| 7Mar24 / 15Mar24 | |

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| Inv.579 | 2 - MASTER ENSUITE: INSTALL TWO DUMMY DRAWERS IN MASTER ENSUITE VANITY |
| 51 | (D12) |
| Line 11854 | Note: |
| 7Mar24 / 15Mar24 | |

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| Inv.579 | 1 - KITCHEN: NOTE PURCHASER WILL NOT BE UPGRADING THEIR APPLIANCES. PLEASE |
| 43 | DISREGARD THEIR SPEC SHEETS THAT WERE GIVEN AT THE STRUCTURAL |
| APPOINTMENT. | |
| Line 11701 | Note: NOTE THAT ANY ELECTRICAL AND PLUMBING THAT WAS PURCHASED AT STRUCTURAL |
| WILL REMAIN IN THE SAME LOCATIONS ON THE FLOOR PLAN, ALTHOUGH IT WILL BE | |
| 7Mar24 / 15Mar24 | |
| ROUGHED IN ONLY AND CAPPED, AS STANDARD CABINETRY MAY NOW COVER THEM. | |
| DISHWASHER IN STOVE WALL CABINETS, SEE KITCHEN SKETCH | |

CEILING

| | |
|-------------------------|--|
| Inv.579 | 1 - FOYER: INSTALL 6X6 A120 CROWN MOULDING |
| 54 | |
| INSIDE COFFERED CEILING | |
| Line 11855 | Note: |
| 7Mar24 / 15Mar24 | |

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| Inv.579 | 1 - DEN: INSTALL 6X6 A120 CROWN MOULDING |
| 55 | |
| Line 11856 | Note: |
| 7Mar24 / 15Mar24 | |

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| Inv.579 | 1 - MAIN HALLWAY- AT DEN & AT DINING ROOM: INSTALL 6X6 A120 CROWN MOULDING |
| 56 | |
| Line 11857 | Note: |
| 7Mar24 / 15Mar24 | |



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| Inv.579 57 | 1 - DINING ROOM: INSTALL 6X6 A120 CROWN MOULDING |
| Line 11858 | INSIDE COFFERED |
| | Note: |
| 7Mar24 / 15Mar24 | |
| Inv.579 58 | 1 - POWDER ROOM: INSTALL 6X6 A120 CROWN MOULDING |
| Line 11859 | |
| | Note: |
| 7Mar24 / 15Mar24 | |
| Inv.579 59 | 1 - DEN HALLWAY IN COFFERED: INSTALL 6X6 A120 CROWN MOULDING |
| | INSIDE COFFERED |
| Line 11860 | Note: |
| 7Mar24 / 15Mar24 | |
| Inv.579 60 | 1 - STAIRS: INSTALL 6X6 A120 CROWN MOULDING |
| Line 11861 | |
| | Note: |
| 7Mar24 / 15Mar24 | |
| Inv.579 52 | 1 - FAMILY ROOM: INSTALL 6X6 A120 CROWN MOULDING |
| | INSIDE WAFFLE AND AROUND PERIMETER |
| Line 11727 | Note: |
| 7Mar24 / 15Mar24 | |

CEILING

| | |
|-------------------|--|
| Inv.531 35 | 1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR |
| Line 10844 | Note: |
| 10Mar23 / 11May23 | |

CONSTRUCTION

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|-------------------|---|
| Inv.531 38 | 1 - KITCHEN: EXTEND NIB WALL TO ACCOMODATE A FUTURE DEEP PANTRY. |
| Line 10849 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 10 | 1 - KITCHEN: MOVE DISHWASHER OUT OF THE ISLAND AND ONTO THE STOVE WALL. |
| Line 10969 | Note: |
| 10Mar23 / 11May23 | |



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| Inv.531 40 Line 10978 10Mar23 / 11May23 | 1 - EXTERIOR: INSTALL SIDE DOOR ENTRANCE INTO MUDROOM, AS PER PLAN, WHERE GRADE PERMITS. Note: |
| Inv.531 9 Line 10818 10Mar23 / 11May23 | 1 - KITCHEN: MOVE SINK OUT OF THE ISLAND AND ONTO THE BACK WALL. SINK WILL BE UNDER KITCHEN WINDOW. *NOTE THAT PURCHASER WILL NEED TO BUY CABINetry TO ACCOMODATE THIS CHANGE AT COLOUR APPNT. THAT ISLAND MUST BE REDUCED IN LENGTH Note: |

COUNTERTOP

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| Inv.579 46 Line 11704 7Mar24 / 15Mar24 | 1 - KITCHEN: INSTALL ADDITIONAL STANDARD LEVEL QUARTZ ON BASE CABINETS IN NEW SINK AREA UNDER WINDOW WALL. SEE SKETCH Note: |
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ELECTRICAL

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|--|--|
| Inv.579 44 Line 11702 7Mar24 / 15Mar24 | 1 - KITCHEN: NOTE PURCHASER WILL NOT BE UPGRADING THEIR APPLIANCES. PLEASE DISREGARD THEIR SPEC SHEETS THAT WERE GIVEN AT THE STRUCTURAL APPOINTMENT. Note: NOTE THAT ANY ELECTRICAL AND PLUMBING THAT WAS PURCHASED AT STRUCTURAL WILL REMAIN IN THE SAME LOCATIONS ON THE FLOOR PLAN, ALTHOUGH IT WILL BE ROUGHED IN ONLY AND CAPPED, AS STANDARD CABINetry MAY NOW COVER THEM. DISHWASHER IN STOVE WALL CABINETS, SEE KITCHEN SKETCH |
| Inv.531 11 Line 10819 10Mar23 / 11May23 | 2 - APPLIANCE - RELOCATE STANDARD APPLIANCE KITCHEN: MOVE SINK AND DISHWASHER OUT OF THE ISLAND AND ONTO THE BACK/STOVE WALL. *NOTE THAT PURCHASER WILL NEED TO BUY CABINetry TO ACCOMODATE THIS CHANGE AT COLOUR APPNT. Note: PLEASE SEE REVISED KITCHEN PLAN FOR DETAILS |
| Inv.531 6 Line 10815 10Mar23 / 11May23 | 1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 50 AMP, 60" 4 WIRE FOR WALL OVEN Note: |
| Inv.531 3 Line 10812 10Mar23 / 11May23 | 1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE Note: |



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| Inv.531 4 | 1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTACLE FOR FREEZER COLUMN |
| Line 10813 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 39 | 1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE |
| Line 10887 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 13 | 1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE, TO GO ABOVE ISLAND |
| *NOTE ISLAND HAS BEEN REDUCED IN SIZE. SEE SKETCH | |
| Line 10822 | Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 14 | 1 - KITCHEN: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE). TO GO ABOVE ISLAND |
| *NOTE ISLAND HAS BEEN REDUCED IN SIZE. SEE SKETCH | |
| Line 10823 | Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 15 | 5 - KITCHEN: INSTALL FIVE (5) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPERATE SWITCH |
| Line 10824 | Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 16 | 6 - BREAKFAST AREA: INSTALL SIX (6) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPERATE SWITCH. |
| KEEP STANDARD LIGHT | |
| Line 10825 | Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 17 | 6 - FAMILY ROOM: INSTALL SIX (6) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPERATE SWITCH. |
| KEEP STANDARD LIGHT | |
| Line 10826 | Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 20 | 1 - FAMILY ROOM: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR ELECTRIC FIREPLACE |
| Line 10828 | Note: |
| 10Mar23 / 11May23 | |



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| Inv.531 21 Line 10829 | 1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note: |
| 10Mar23 / 11May23 | |
| Inv.531 33 Line 10842 | 1 - UPPER HALL- OPEN TO BELOW AREA: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE) Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |
| Inv.531 34 Line 10843 | 1 - UPPER HALL: REINFORCE CEILING LIGHT ROUGH IN - FOR FUTURE CHANDELIER. MAX WEIGHT OF 50 POUNDS Note: Location may vary slightly due to joist location |
| 10Mar23 / 11May23 | |

FIREPLACE

| | |
|-----------------------------|--|
| Inv.531 18 Line 10831 | 1 - FAMILY ROOM: RELOCATE STANDARD LOCATION OF GAS FIREPLACE. SEE SKETCH (PURCHASER IS BUYING AN ELECTRIC FIREPLACE) Note: |
| 10Mar23 / 11May23 | |

FIREPLACE

| | |
|-----------------------------|--|
| Inv.531 19 Line 10827 | 1 - FAMILY ROOM: INSTALL FIREPLACE - ALLURAVISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD. Note: |
| 10Mar23 / 11May23 | |

HARDWOOD FLOORING

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|-----------------------------|--|
| Inv.579 47 Line 11707 | 1 - KITCHEN/ BREAKFAST AREA: INSTALL STANDARD LEVEL HARDWOOD (BISTRO, 5") IN LIEU OF STANDARD TILES Note: |
| 7Mar24 / 15Mar24 | |

HVAC

| | |
|-----------------------------|---|
| Inv.579 53 Line 11729 | 1 - STOVE VENT: PURCHASER REQUIRES A REDUCER FOR THE 10" VENT PURCHASED AT STRUCTURAL, IN ORDER TO ACCOMODATE OUR STANDARD 6" VENT Note: |
| 7Mar24 / 15Mar24 | |



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| | |
|-------------------|--|
| Inv.531 2 | 1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE |
| Line 10811 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 7 | 1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 10 INCH |
| Line 10816 | Note: |
| 10Mar23 / 11May23 | |

MISCELLANEOUS

| | |
|--|---|
| Inv.531 8 | 1 - KITCHEN UPGRADE DEPOSITS |
| 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 10817 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 42 | 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 10851 | Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to an administration fee |
| 10Mar23 / 11May23 | |
| Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted. | |
| Inv.579 61 | 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 structural changes/additions/deletions to be made. |
| Line 11816 | Note: Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee |
| 7Mar24 / 15Mar24 | |
| Inv.579 49 | 1 - CREDIT FOR DEPOSIT LEFT AT THE TIME OF STRUCTURAL APPOINTMENT FOR KITCHEN CHANGES |
| Line 11711 | Note: |
| 7Mar24 / 15Mar24 | |

PLUMBING

| | |
|--|---|
| Inv.531 12 | 1 - KITCHEN: MOVE SINK AND DISHWASHER OUT OF THE ISLAND AND ONTO THE BACK WALLS. SINK WILL BE UNDER KITCHEN WINDOW. |
| *NOTE THAT PURCHASER WILL NEED TO BUY CABINETRY TO ACCOMODATE THIS CHANGE AT COLOUR APPNT. THAT ISLAND MUST BE REDUCED IN LENGTH | |
| Line 10820 | Note: PLEASE SEE ATTACHED KITCHEN PLAN FOR DETAILS |
| 10Mar23 / 11May23 | |



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|-------------------|--|
| Inv.531 5 | 1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF FOR FREEZER |
| Line 10814 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 23 | 1 - EXTRA HOT FAUCET IN GARAGE, INCL. MIXING VALVE |
| Line 10832 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 25 | 1 - KITCHEN: INSTALL SIP BEVERAGE FAUCET |
| | MOEN TRANSITIONAL SINGLE HANDLE BEVERAGE FAUCET WITH FILTER |
| | S5535/ S5500 |
| Line 10833 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 24 | 1 - KITCHEN: ADDITIONAL PLUMBING-WATER CONNECTION WHEN ADDING SIP FAUCET |
| Line 10834 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 26 | 3 - PRIMARY ENSUITE - ENSUITE 2 - SHARED BATH: ADDITIONAL PLUMBING-WATER CONNECTION WHEN ADDING HAND-HELD SHOWER (THREE CONNECTIONS) |
| Line 10835 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 27 | 1 - INSTALL PLUMBING FOR RAIN SHOWERHEAD FROM CEILING, MUST PURCHASE SHOWERHEAD. IN LIEU OF STANDARD SHOWERHEAD ON WALL |
| Line 10836 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 28 | 1 - PRIMARY ENSUITE: INSTALL RAIN SHOWERHEAD |
| | MOEN 12" RAINSHOWER WITH IMMERSION |
| | S1004 |
| Line 10837 | Note: |
| 10Mar23 / 11May23 | |
| Inv.531 29 | 1 - PRIMARY ENSUITE: INSTALL 6" STRAIGHT SHOWER ARM FOR SHOWERHEAD |
| | MOEN 6" SHOWER ARM |
| | 116651 |
| Line 10838 | Note: |
| 10Mar23 / 11May23 | |



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|-------------------|--|
| Inv.531 30 | 1 - PRIMARY ENSUITE: INSTALL HAND-HELD SHOWER |
| | MOEN EVA POSI-TEMP SHOWER ONLY WITH 3 FUNCTION TRANSFER VALVE/ TRIM AND SLIDE BAR WITH HAND SHOWER |
| | T2232EP / U361C1 / UT2011 / 62320 / 3669EP / A725 |
| Line 10839 | Note: |
| 10Mar23 / 11May23 | |

| | |
|-------------------|--|
| Inv.531 31 | 2 - ENSUITE 2 - SHARED BATH: INSTALL HAND-HELD SHOWERS |
| | MOEN EVA - POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/ TRIM AND SLIDE BAR WITH HAND SHOWER |
| | T2233EP / U361C1 / UT2011 / 62320 / 3669EP / A725 |
| Line 10840 | Note: |
| 10Mar23 / 11May23 | |

| | |
|-------------------|---|
| Inv.531 32 | 1 - PRIMARY ENSUITE: INSTALL SHOWER NICHE |
| Line 10841 | Note: |
| 10Mar23 / 11May23 | |

RAILING

| | |
|------------------|--|
| Inv.579 48 | 1 - STAIRCASE: INSTALL UPGRADE 7 RAILING. SINGLE COLLAR/ DOUBLE COLLAR/ SINGLE, WITH SHOES. WITH WINDSOR HANDRAIL AND CHAMFERED POST |
| Line 11710 | Note: |
| 7Mar24 / 15Mar24 | |

VACCUM/BELL

| | |
|-------------------|--|
| Inv.531 1 | 1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD) |
| Line 10810 | Note: |
| 10Mar23 / 11May23 | |

| | |
|-------------------|--|
| Inv.531 22 | 1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT FOR TV ABOVE FIREPLACE |
| Line 10830 | Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS |
| 10Mar23 / 11May23 | |

WINDOWS



CONSTRUCTION SUMMARY

Joshua Creek - 89 CASTLEFIELD (42-04) A

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| | |
|-------------------|--|
| Inv.531 36 | 4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30 |
| | INCLUDES NEW WINDOW ADDED |
| Line 10845 | Note: MAY REQUIRE A WINDOW WELL |
| 10Mar23 / 11May23 | |

| | |
|-------------------|--|
| Inv.531 37 | 1 - BASEMENT: BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16. SEE SKETCH |
| Line 10848 | Note: MAY REQUIRE A WINDOW WELL |
| 10Mar23 / 11May23 | |

- Revert to Standard/Original Kitchen plan. Sink will remain under window & island will be smaller to accommodate it.
- Electrical Points Separate switch will remain as Purchased * Revised Kitchen plan attached but will be roughed in and capped for future use.
- See revised kitchen plan

Cabinets must be purchased at colour appt. for Sink

Relocate Dishwasher here

Relocate Sink under window

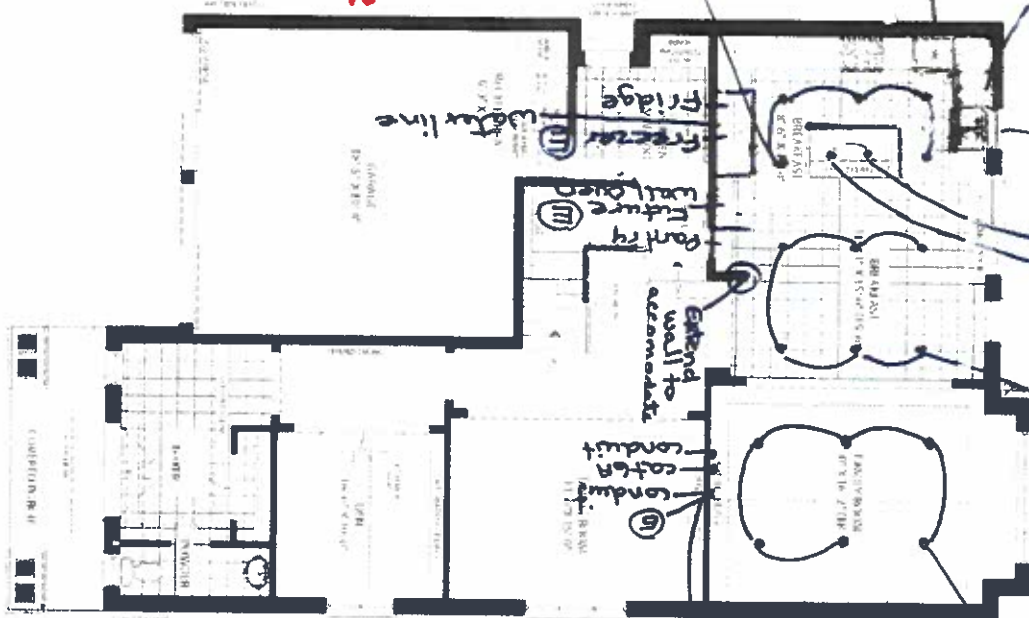
Relocate Standard light

6 pots on separate switch
Keep standard light

6 pots on separate switch
Keep standard light

Delete Gas Fireplace

Relocate Fireplace with cap. Extended stair here - install 50" Electric



GROUND FLOOR PLAN A



PARTIAL GROUND FLOOR PLAN A

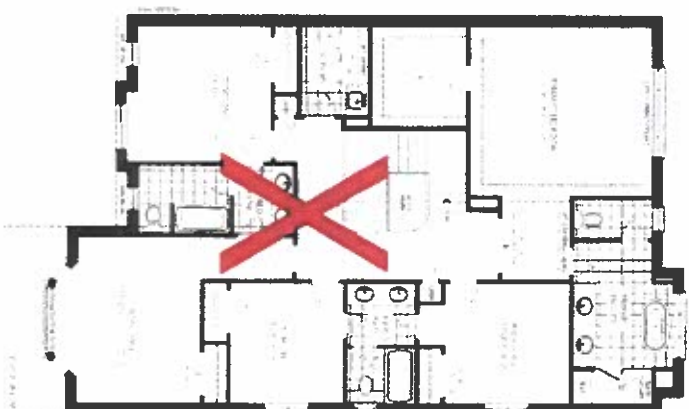


PARTIAL GROUND FLOOR PLAN C

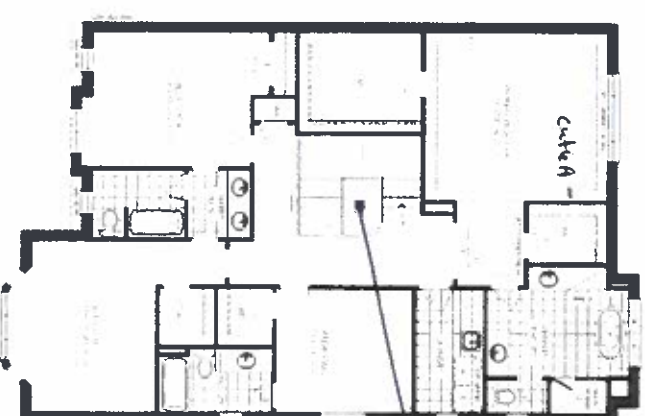


Lot 89 () ()

Apr. 21, 23



OPTIONAL SECOND FLOOR ELEV A
5th Bedroom



SECOND FLOOR ELEV A

Rough-in light on
Separate switch.
Re-inforce for
future chandelier
(max 50 lbs)

Lot 89
○ ○

Apr. 9, 24



PARTIAL OPTIONAL SECOND FLOOR ELEV B
5th Bedroom



PARTIAL OPTIONAL SECOND FLOOR ELEV C
5th Bedroom



PARTIAL SECOND FLOOR ELEV B



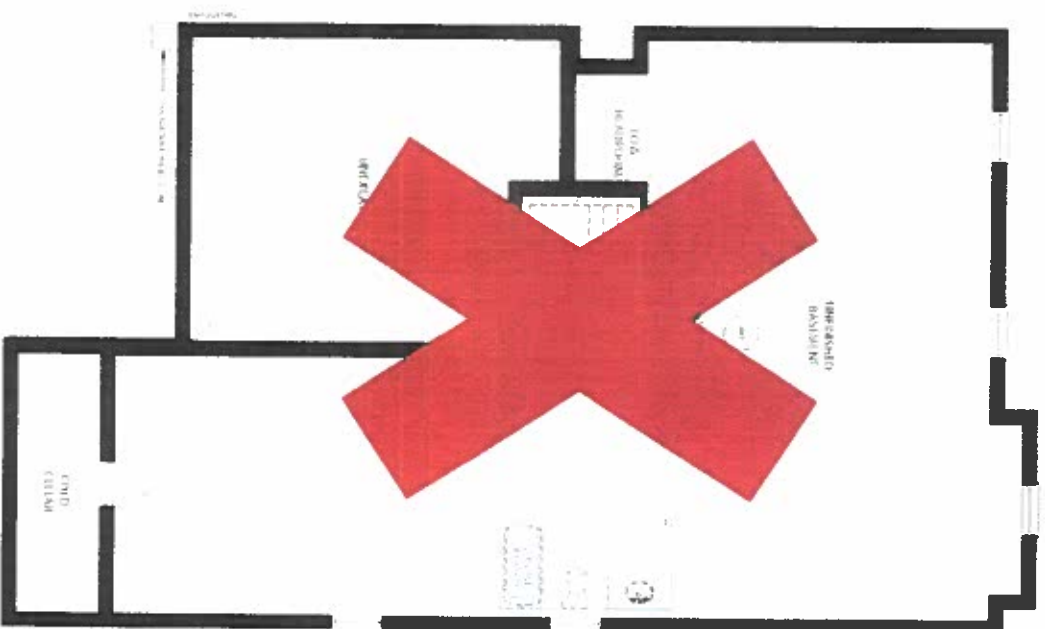
PARTIAL SECOND FLOOR ELEV C

JOSHUA CREEK
MONTAGE

VALENT
HOMES

CASTLEFIELD

42-4



FINISHED BASEMENT ELEV. A, B & C

UNFINISHED BASEMENT ELEV. A, B & C

Lot 89 ○○

Apr. 21, 23

Lot 89 ○○

Mar. 9, 24



PARTIAL FINISHED BASEMENT ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



PARTIAL FINISHED BASEMENT ELEV. A, B & C
WITH OPT. EXTERIOR STAIR

*Walk-Up Basement
is Deleted

JOSHUA CREEK

MONTAGE

42-4

VALENTINE HOMES

| | | | | |
|--|--|--|--|---------------------------------------|
|  F R E N D E L K I T C H E N S L I M I T E D 1350 Shomton Drive, Mississauga, ON L4W 1G3 | VALERY HOMES JOSHUA CREEK LOT 89 | <div><div></div><div></div></div> Mar. 13, 24 | Drawn By: Date: March 11, 2024 Scale: Not To Scale | Approved By Builder: Date: |
|--|--|--|--|---------------------------------------|

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

