



CONSTRUCTION SUMMARY

Joshua Creek - 88 LIBERTY (42-03) C

Registere Plan Number: Municipal Address: Closing: 8-Jan-24

BONUS

Inv.539 27 Line 10917	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
18Apr23 / 2Jan24	
Inv.582 61 Line 11915	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT Note:
20Mar24 / 25Mar24	

CABINETRY

Inv.582 57 Line 11895	5 - KITCHEN: INSTALL 5 TOP DRAWERS ALONG BACK WALL, SEE SKETCH (B7) Note:
20Mar24 / 25Mar24	
Inv.582 58 Line 11896	1 - KITCHEN: INSTALL DUMMY DRAWER AT KITCHEN SINK (B6) Note:
20Mar24 / 25Mar24	
Inv.582 59 Line 11897	1 - LAUNDRY: INSTALL OPTIONAL UPPERS IN LAUNDRY ROOM Note:
20Mar24 / 25Mar24	
Inv.582 60 Line 11914	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER CABINET (B26) Note:
20Mar24 / 25Mar24	
Inv.582 45 Line 11878	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H4) WITH ONE WALL Note:
20Mar24 / 25Mar24	
Inv.582 46 Line 11879	1 - KITCHEN: INSTALL FRIDGE VALANCE Note:
20Mar24 / 25Mar24	
Inv.582 47 Line 11880	24 - KITCHEN: INSTALL STACKED CABINETRY (A03) Note:
20Mar24 / 25Mar24	



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Inv.582 48 Line 11881 20Mar24 / 25Mar24	3 - KITCHEN: INSTALL DEEP CABINETS OVER FRIDGE, PANTRY AND WALL OVEN Note:
Inv.582 49 Line 11882 20Mar24 / 25Mar24	1 - KITCHEN: INSTALL DEEPER 66cm PANTRY, IN LIEU OF THE STANDARD 30cm PANTRY (C05) Note:
Inv.582 50 Line 11883 20Mar24 / 25Mar24	4 - KITCHEN: INSTALL FOUR (4) DUMMY DOORS ON BACK OF ISLAND (J02) Note:
Inv.582 51 Line 11884 20Mar24 / 25Mar24	1 - POWDER ROOM: INSTALL OPTIONAL VANITY IN POWDER ROOM Note:
Inv.582 40 Line 11873 20Mar24 / 25Mar24	1 - KITCHEN: INSTALL WALL OVEN CABINET (H19), PROUD INSTALLATION Note:
Inv.582 41 Line 11874 20Mar24 / 25Mar24	4 - KITCHEN: INSTALL VALANCE LIGHTING (J11) Note:
Inv.582 42 Line 11875 20Mar24 / 25Mar24	4 - KITCHEN: INSTALL CROWN MOULDING (J08) Note:
Inv.582 43 Line 11876 20Mar24 / 25Mar24	1 - KITCHEN: INSTALL GAS COOKTOP CABINET WITH 2 POT DRAWERS BELOW (H27) Note:
Inv.582 38 Line 11871 20Mar24 / 25Mar24	1 - KITCHEN: NOTE THAT ISLAND IS BEING REDUCED BY 1 FOOT TO ACCOMODATE THE NEW FRIDGE LOCATION. Note:
Inv.582 53 Line 11889 20Mar24 / 25Mar24	1 - KITCHEN: INSTALL HOOD FAN CABINET (H11) Note:



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Inv.582 30	1 - KITCHEN: INSTALL LEVEL 3 CABINETRY THROUGHOUT KITCHEN
Line 11863	Note:
20Mar24 / 25Mar24	
Inv.582 31	1 - KITCHEN: INSTALL TWO-TONE KITCHEN ISLAND (L01)
Line 11864	Note:
20Mar24 / 25Mar24	
Inv.582 32	1 - KITCHEN: INSTALL DIFFERENT COLOURED HOOD FAN CABINET. HOOD FAN WILL BE THE SAME COLOUR AS THE ISLAND, SEE COLOUR CHART
Line 11865	Note:
20Mar24 / 25Mar24	

CEILING

Inv.582 55	1 - FAMILY ROOM: INSTALL 6X6 CROWN IN WAFFLE CEILING
Line 11893	Note:
20Mar24 / 25Mar24	
Inv.582 56	1 - MAIN HALLWAY: INSTALL 6X6 CROWN ON PERIMETER
Line 11894	Note:
20Mar24 / 25Mar24	

CEILING

Inv.539 10	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR
Line 10794	Note:
18Apr23 / 2Jan24	
Inv.539 11	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT
Line 10795	Note:
18Apr23 / 2Jan24	

CONSTRUCTION

Inv.539 23	1 - DINING ROOM/ MAIN HALL: DELETE WALLS IN DINING ROOM THAT LINE UP WITH THE MAIN HALL. THE NIB WALLS IN THE MAIN HALL TO BE DELETED. PLEASE SEE SKETCH
Line 10809	Note: *NOTE THE DROPPED CEILINGS WILL REMAIN IN THE HALL, AS WELL AS WHERE THE WALL WAS REMOVED IN THE DINING ROOM. SEE SKETCH
18Apr23 / 2Jan24	



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Inv.539 26	1 - KITCHEN: MAKE WALLS ON EITHER SIDE OF EXISTING PANTRY DEEPER TO ACCOMODATE A FUTURE FRIDGE. SPECS ATTACHED.
Line 10916	Note: ISLAND WILL NEED TO BECOME 1' SHORTER ON THE SIDE OF PANTRY
18Apr23 / 2Jan24	

COUNTERTOP

Inv.582 44	1 - KITCHEN: COOKTOP CUTOUT FOR COOKTOP
Line 11877	Note:
20Mar24 / 25Mar24	
Inv.582 52	1 - POWDER ROOM: INSTALL STANDARD LEVEL QUARTZ ON OPTIONAL VANITY IN POWDER ROOM
Line 11885	Note:
20Mar24 / 25Mar24	
Inv.582 33	1 - KITCHEN: INSTALL MSI 2 THROUGHOUT KITCHEN
Line 11866	Note:
20Mar24 / 25Mar24	
Inv.582 34	1 - KITCHEN: INSTALL MSI 2 ON KITCHEN BACKSPLASH
Line 11867	Note:
20Mar24 / 25Mar24	
Inv.582 35	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2
Line 11868	Note:
20Mar24 / 25Mar24	
Inv.582 36	1 - KITCHEN: INSTALL WATERFALL LEGS ON ISLAND IN MSI 2
Line 11869	Note:
20Mar24 / 25Mar24	

ELECTRICAL

Inv.539 24	1 - KITCHEN: CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. LIGHT ONLY
Line 10892	Note: Valance must be purchased at the colour appointment to cover lights
18Apr23 / 2Jan24	



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Inv.539 21 Line 10807 18Apr23 / 2Jan24	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE Note:
Inv.539 22 Line 10808 18Apr23 / 2Jan24	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 AMP 220 V BUILT-IN WALL OVEN Note:
Inv.539 13 Line 10798 18Apr23 / 2Jan24	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR ELECTRIC FIREPLACE Note:
Inv.539 2 Line 10780 18Apr23 / 2Jan24	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note:
Inv.539 3 Line 10781 18Apr23 / 2Jan24	1 - MASTER BEDROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV 5 FEET OFF FINISHED FLOOR Note: SEE SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.539 8 Line 10792 18Apr23 / 2Jan24	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE TO ABOVE ISLAND. **NOTE THAT ISLAND WILL BE REDUCED IN LENGTH BY 1 FOOT AT THE PANTRY WALL. SEE SKETCH Note: Location may vary slightly due to joist location
Inv.539 9 Line 10793 18Apr23 / 2Jan24	1 - KITCHEN: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE) ABOVE ISLAND **NOTE THAT ISLAND WILL BE REDUCED IN LENGTH BY 1 FOOT AT THE PANTRY WALL. SEE SKETCH Note: Location may vary slightly due to joist location
Inv.582 39 Line 11872 20Mar24 / 25Mar24	1 - KITCHEN: NOTE THAT ISLAND IS BEING REDUCED BY 1 FOOT TO ACCOMODATE THE NEW FRIDGE LOCATION. THIS MAY EFFECT THE LOCATION OF THE PENDANT LIGHTS ABOVE ISLAND Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS.

EXTERIOR DOORS



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Inv.539 25	1 - KITCHEN/ BREAKFAST AREA: EXTERIOR DOOR - REPLACE STANDARD 6 ft SLIDING PATIO DOOR WITH 6 FT FRENCH DOORS, WITH SCREEN
Line 10893	Note:
18Apr23 / 2Jan24	

FIREPLACE

Inv.539 12	1 - FAMILY ROOM: FIREPLACE - ALLURAVISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD.
Line 10797	Note:
18Apr23 / 2Jan24	

HARDWOOD FLOORING

Inv.582 37	1 - MAIN FLOOR AND UPPER HALL: INSTALL NOUVEAU 6 HARDWOOD THROUGHOUT THE STANDARD HARDWOOD AREAS. FAMILY ROOM, DINING ROOM, DEN, MAIN AND UPPER HALLS
Line 11870	Note:
20Mar24 / 25Mar24	

HVAC

Inv.539 19	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 8 INCH
Line 10805	Note:
18Apr23 / 2Jan24	
Inv.539 20	1 - KITCHEN: GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 10806	Note:
18Apr23 / 2Jan24	
Inv.539 14	1 - AIR CONDITIONER - ML 14 SEER - 3.5 TON
Line 10799	Note:
18Apr23 / 2Jan24	

INTERIOR DOOR & TRIM

Inv.539 7	1 - FRONT DOOR: INSTALL ADDITIONAL GLASS DOOR TO MAKE A DOUBLE DOOR ENTRY.
*NOTE THAT WINDOW MUST BE REMOVED TO ACCOMODATE THE DOUBLE DOOR	
Line 10788	Note:
18Apr23 / 2Jan24	



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Inv.582	2 - DEN: INSTALL TWO 1 PANEL FRENCH DOORS, WHITE ACID ETCHED GLASS OR CLEAR
54	96" H
Line 11892	Note:
20Mar24 / 25Mar24	

MISCELLANEOUS

Inv.582	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
62	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made.
Line 11916	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form
	are subject to a minimum administration fee
20Mar24 / 25Mar24	

Inv.539	1 - KITCHEN UPGRADE DEPOSITS
17	
	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 10803	Note:
18Apr23 / 2Jan24	

Inv.539	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
28	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing.
Line 10918	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form
	are subject to an administration fee
18Apr23 / 2Jan24	
	Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is
	accepted.

Inv.582	1 - CREDIT FOR KITCHEN CHANGE DEPOSIT GIVEN AT STRUCTURAL APPOINTMENT
29	
Line 11862	Note:
20Mar24 / 25Mar24	

PLUMBING

Inv.539	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
18	
Line 10804	Note:
18Apr23 / 2Jan24	

Inv.539	1 - MASTER ENSUITE: INSTALL HAND HELD SHOWER
15	
	MOEN EVA POSI-TEMP TUB/SHOWER FAUCET WITH THREE FUNCTION TRANSFER VALVE/
	TRIM AND SLIDE BAR WITH HAND SHOWER
	T2233EP/ U361C1/ UT2011/ 62320/ 3669EP/ A725
Line 10801	Note:
18Apr23 / 2Jan24	



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Inv.539	1 - PRIMARY ENSUITE: ADDITIONAL PLUMBING-WATER CONNECTION WHEN ADDING
16	HAND-HELD SHOWER
Line 10802	Note:
18Apr23 / 2Jan24	

VACCUM/BELL

Inv.539	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST
1	LOCATIONS (STD)
Line 10779	Note:
18Apr23 / 2Jan24	

Inv.539	1 - FAMILY ROOM: 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV
4	
Line 10782	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
18Apr23 / 2Jan24	

Inv.539	1 - MASTER ENSUITE: 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV, 5 FEET OFF
5	FINISHED FLOOR
Line 10783	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
18Apr23 / 2Jan24	

WINDOWS

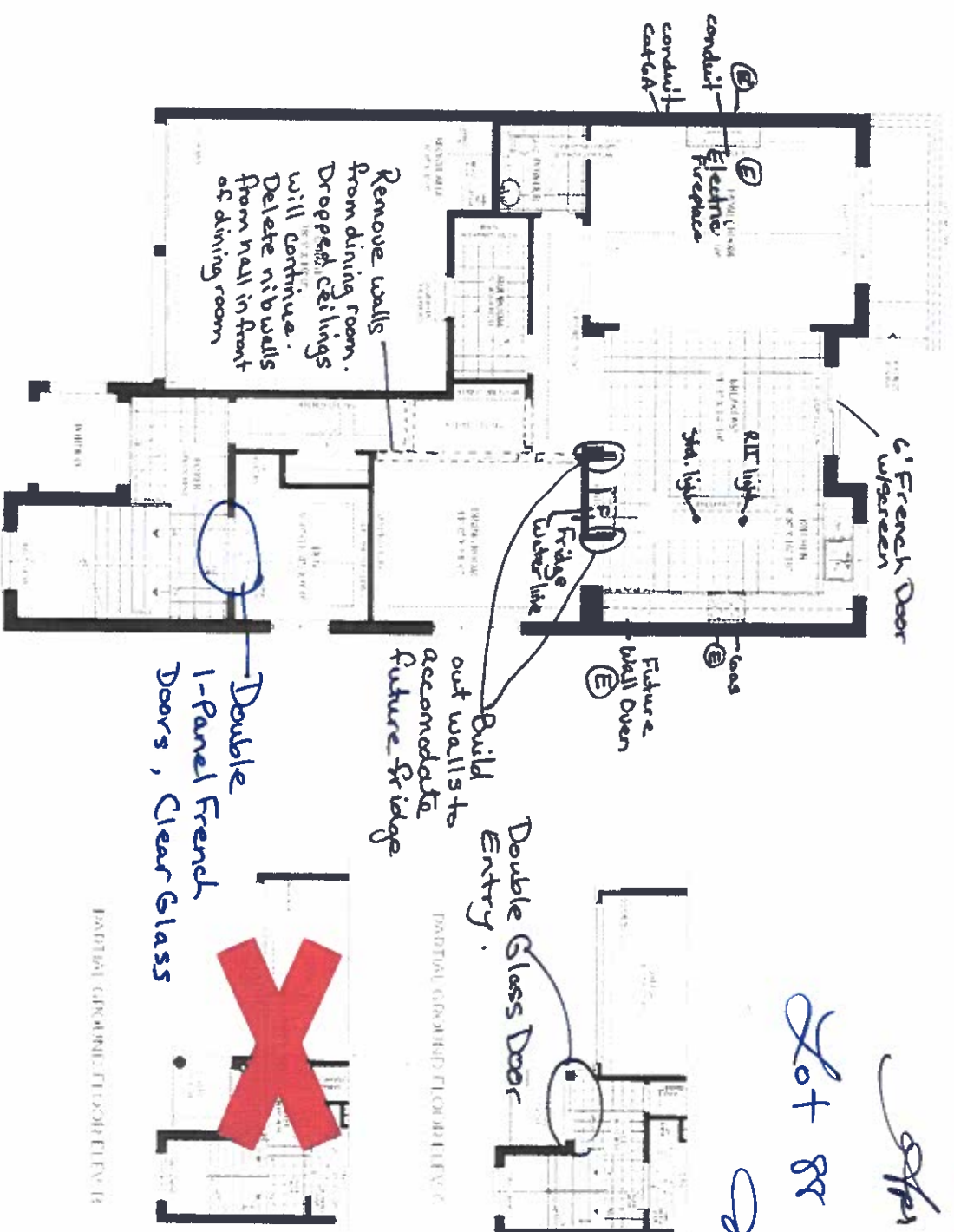
Inv.539	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30
6	
Line 10784	Note: MAY REQUIRE A WINDOW WELL
18Apr23 / 2Jan24	

Lot 88 ○ ○

Apr. 27, 23

Lot 88 ○ ○

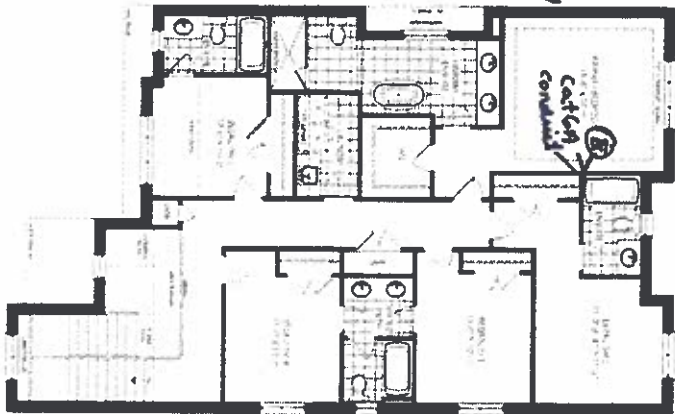
Apr. 25, 24



LIBERTY

42-3

Primary Bdrm
* Conduit and plug
to be 5' off finished
floor



OPTIONAL SECOND FLOOR ELEV. A
5 BED ROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BED ROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BED ROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C



SECOND FLOOR ELEV. A

Lot 88 () ()

after .27, 23

Lot 88

() ()

after .25, 24

JOSHUA CREEK

MONTAGE

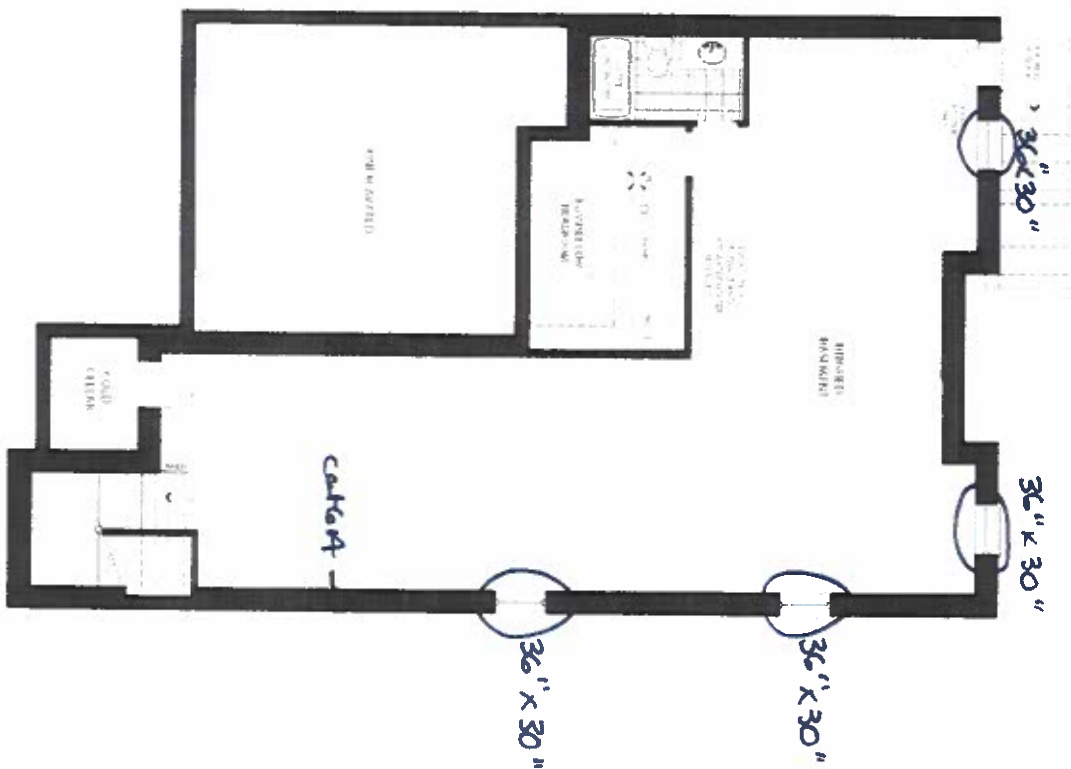
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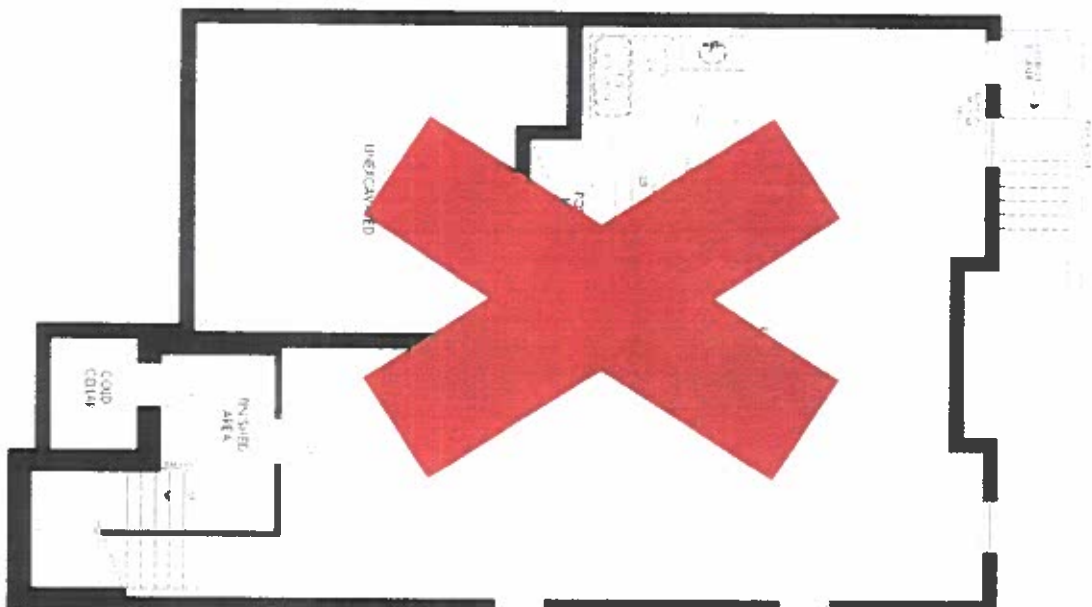
VALENTINE HOMES

LIBERTY

423



FINISHED BASEMENT ELEV. A & B



UNFINISHED BASEMENT ELEV. A & B

Lot 88

Apr. 27, 23

Lot 88



Apr. 25, 24



UNFINISHED BASEMENT ELEV. C



UNFINISHED BASEMENT ELEV. D

JOSHUA CREEK MONTAGE

THESE FLOOR PLANS ARE FOR INFORMATIONAL PURPOSES ONLY. THEY DO NOT REPRESENT A CONTRACT. THE ACTUAL FLOOR PLAN MAY VARY FROM THE FLOOR PLAN SHOWN HERE. THE FLOOR PLAN SHOWN HERE IS NOT A CONTRACT. THE ACTUAL FLOOR PLAN MAY VARY FROM THE FLOOR PLAN SHOWN HERE. THE FLOOR PLAN SHOWN HERE IS NOT A CONTRACT. THE ACTUAL FLOOR PLAN MAY VARY FROM THE FLOOR PLAN SHOWN HERE.

VALENTINE HOMES

