

CONSTRUCTION SUMMARY

Joshua Creek - 45 - 1 - ALDERCREST (42-02) B

Register Plan Number: Municipal Address: Closing: **11-Sep-23**

BONUS

Inv. 454	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT.
42	
Line 9190	Note:
24Aug22 / 24Aug22	

CABINETRY

Inv. 604	1 - KITCHEN: INSTALL LEVEL 3 CABINETS THROUGHOUT KITCHEN
46	
Line 12080	Note:
20Apr24 / 20Apr24	
Inv. 604	1 - MASTER ENSUITE: INSTALL LEVEL 3 CABINETS ON MASTER ENSUITE VANITY
47	
Line 12081	Note:
20Apr24 / 20Apr24	
Inv. 604	1 - KITCHEN: INSTALL 2ND UPGRADE HARDWARE (G2)
48	
Line 12082	Note:
20Apr24 / 20Apr24	
Inv. 604	1 - KITCHEN: INSTALL TWO-TONE KITCHEN ISLAND (L01)
49	
Line 12083	Note:
20Apr24 / 20Apr24	
Inv. 604	1 - KITCHEN: INSTALL MICROWAVE CABINET (H36)
50	
Line 12084	*NOTE THIS WILL BE ON LEFT SIDE OF FRIDGE. SEE KITCHEN REDESIGN
20Apr24 / 20Apr24	
Inv. 604	1 - KITCHEN: INSTALL FASCIA WITH STACK MOULDING THROUGHOUT KITCHEN (J13)
51	
Line 12085	Note:
20Apr24 / 20Apr24	
Inv. 604	4 - KITCHEN: INSTALL CROWN MOULDING (J08)
52	
Line 12086	Note:
20Apr24 / 20Apr24	
Inv. 604	4 - KITCHEN: INSTALL FOUR (4) DUMMY DOORS ON THE SIDES OF THE KITCHEN ISLAND
53	(J02)
Line 12087	Note:
20Apr24 / 20Apr24	

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Inv.604	1 - KITCHEN: INSTALL FLUSH FRIDGE ENCLOSURE (H07)
54	
	*NOTE FRIDGE DOORS MUST STILL BE ABLE TO OPEN 115 DEGREES
Line 12088	Note:
20Apr24 / 20Apr24	

CEILING

Inv.454	2 - SERCOND FLOOR & BASEMENT: INSTALL SMOOTH CEILING, SECOND FLOOR AND BASEMENT
3	
Line 9149	Note:
24Aug22 / 24Aug22	

CERAMIC TILE

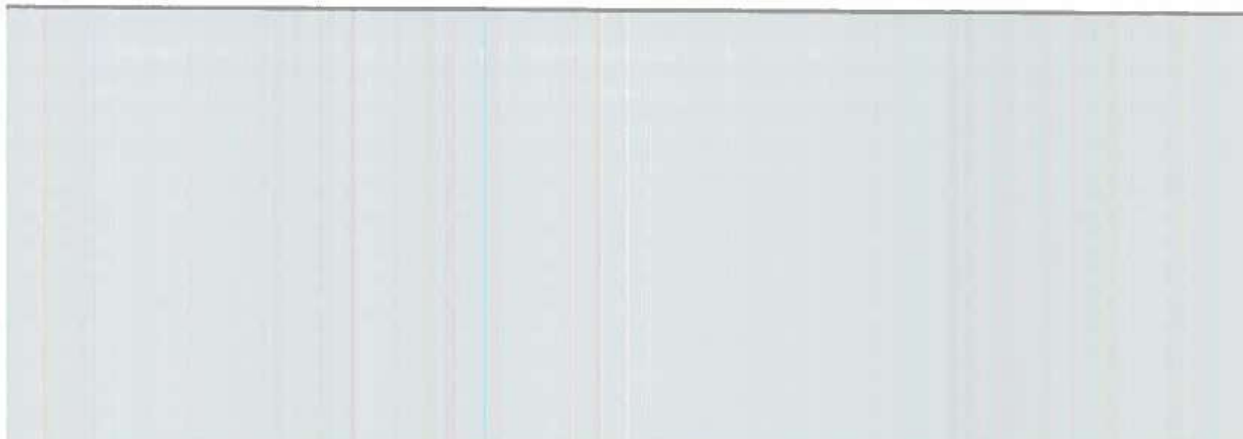
Inv.604	1 - MAIN FLOOR: INSTALL UPGRADE 5 TILES THROUGHOUT STANDARD TILED AREAS ON MAIN FLOOR. ENTRY, POWDER ROOM, MUDROOM AND KITCHEN
58	
Line 12092	Note:
20Apr24 / 20Apr24	
Inv.604	1 - BASEMENT WHERE ROUGH-IN WET BAR AND LAUNDRY WILL GO. APPROXIMATELY A 10' X 6' AREA REQUIRED
60	
Line 12093	Note:
20Apr24 / 20Apr24	
Inv.604	1 - MASTER ENSUITE: INSTALL UPGRADE 2 TILE ON FLOOR ONLY (SHOWER WALL TO REMAIN IN STANDARD)
59	
Line 12103	Note:
20Apr24 / 20Apr24	

CONSTRUCTION

Inv.454	1 - GARAGE INSULATION - ALL WALLS AND CEILING
4	
Line 9150	Note:
24Aug22 / 24Aug22	

COUNTERTOP

Inv.604	1 - KITCHEN: INSTALL MSI 3 COUNTERS THROUGHOUT KITCHEN
55	
Line 12089	Note:
20Apr24 / 20Apr24	



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Inv.604 56 Line 12090 20Apr24 / 20Apr24	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 3 COUNTERS ON KITCHEN ISLAND Note:
Inv.604 57 Line 12091 20Apr24 / 20Apr24	1 - KITCHEN: INSTALL MSI 3 ON KITCHEN SPLASH, INCLUDING AREA ABOVE DESK Note:

ELECTRICAL

Inv.604 44 Line 12078 20Apr24 / 20Apr24	1 - **CHANGE** KITCHEN: PLUG FOR MICROWAVE WAS ORIGINALLY LOCATED TO THE RIGHT OF THE FRIDGE. PLEASE NOTE THAT WE HAVE MOVED IT TO THE LEFT SIDE. PLEASE SEE SKETCH AND KITCHEN DRAWINGS FOR NEW LOCATION Note:
Inv.454 15 Line 9162 24Aug22 / 24Aug22	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR TV ABOVE FIREPLACE Note:
Inv.454 10 Line 9157 24Aug22 / 24Aug22	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE Note:
Inv.454 11 Line 9158 24Aug22 / 24Aug22	1 - ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR FREEZER Note:
Inv.454 12 Line 9159 24Aug22 / 24Aug22	1 - ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR MICROWAVE IN CABINETS Note:
Inv.454 18 Line 9165 24Aug22 / 24Aug22	1 - DEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V ADDITIONAL TO THE STANDARDS Note:

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Inv.454 19	1 - FURNACE ROOM IN BASEMENT: ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V
Line 9166	Note:
24Aug22 / 24Aug22	
Inv.454 20	2 - BASEMENT: INSTALL ELECTRICAL - ROUGH-IN FOR TWO (2) DEDICATED 15 AMP 120 V. SEE SKETCH FOR LOCATION
Line 9167	Note:
24Aug22 / 24Aug22	
Inv.454 21	1 - BASEMENT: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V SEE SKETCH FOR LOCATION
Line 9168	Note:
24Aug22 / 24Aug22	
Inv.454 24	9 - FAMILY ROOM: INSTALL NINE (9) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9171	Note:
24Aug22 / 24Aug22	
Inv.454 25	5 - KITCHEN: INSTALL FIVE (5) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9172	Note:
24Aug22 / 24Aug22	
Inv.454 26	4 - BREAKFAST AREA: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9173	Note:
24Aug22 / 24Aug22	
Inv.454 27	4 - DEN: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9174	Note:
24Aug22 / 24Aug22	
Inv.454 28	4 - DINING ROOM: INSTALL FOUR (4) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9175	Note:
24Aug22 / 24Aug22	
Inv.454 29	3 - MAIN HALL: INSTALL THREE (3) POT LIGHTS - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS. DELETE STANDARD LIGHT
Line 9176	Note:
24Aug22 / 24Aug22	

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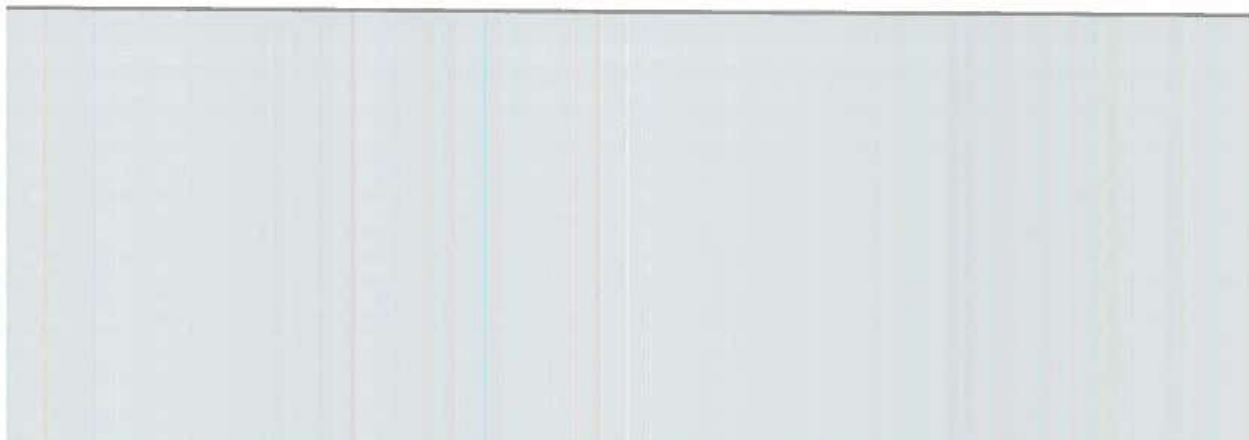
Inv. 454 30	1 - FOYER - SECOND STORY: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE)
	*TRY TO PUT AS CLOSE TO THE PEAK IN THE CEILING AS POSSIBLE. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9177	Note:
24Aug22 / 24Aug22	
Inv. 454 31	1 - FOYER: REINFORCE FIXTURE FOR CHANDELIER MAX WEIGHT IS 50 POUNDS
Line 9178	Note:
24Aug22 / 24Aug22	
Inv. 454 32	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE
Line 9179	Note:
24Aug22 / 24Aug22	

HVAC

Inv. 454 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9146	Note:
24Aug22 / 24Aug22	
Inv. 454 8	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 8 INCH
	PURCHASER WILL HAVE CABINETS ABOVE AS STANDARD
Line 9154	Note:
24Aug22 / 24Aug22	
Inv. 454 9	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR BASEMENT OR MAIN FLOOR - STOVE
Line 9156	Note:
24Aug22 / 24Aug22	

INTERIOR DOOR & TRIM

Inv. 454 5	1 - GRIP SET- STRAIT IN MATTE BLACK
Line 9151	Note:
24Aug22 / 24Aug22	
Inv. 454 6	25 - INTERIOR DOOR HARDWARE, PACE LINE IN MATTE BLACK INCLUDING. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH
Line 9152	Note:
24Aug22 / 24Aug22	



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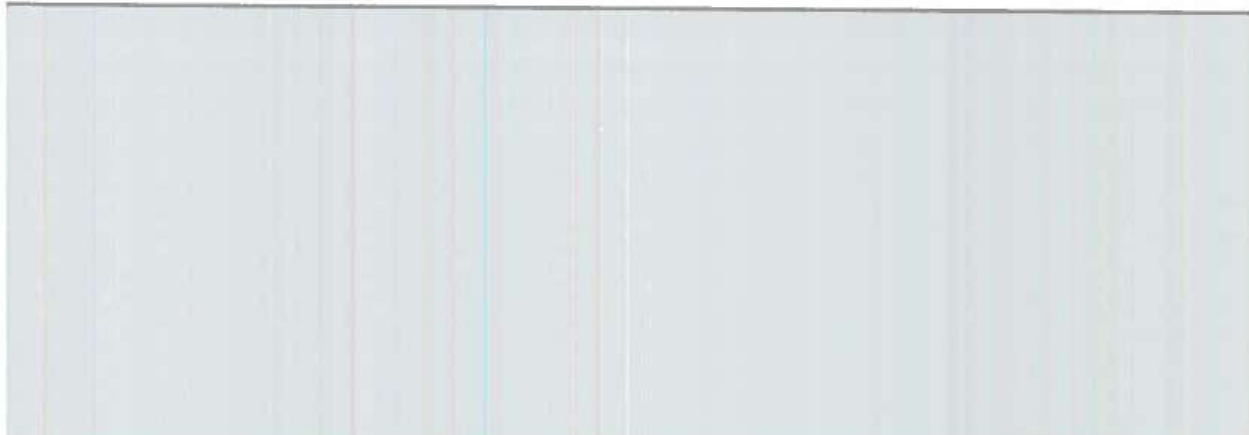
Inv.454 7	1 - DEN: INSTALL 3 PANEL FRENCH DOOR, WHITE, CLEAR GLASS 96" H
Line 9153	Note:
24Aug22 / 24Aug22	

MISCELLANEOUS

Inv.454 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 9191	Note:
24Aug22 / 24Aug22	
Inv.604 64	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT
Line 12097	Note:
20Apr24 / 20Apr24	

PLUMBING

Inv.604 62	1 - KITCHEN: INSTALL UPGRADE KITCHEN SINK
	KOHLER TASK SMART DIVIDE 32" K-5284-NA
	INCLUDES STRAINER AND ACCESORIES
Line 12095	Note:
20Apr24 / 20Apr24	
Inv.604 63	5 - 2ND FLOOR VANITY SINKS: MASTER ENSUITE (2) - SHARED BATH (2) - ENSUITE 4 (1)
	INSTALL TOTAL OF 5 UPGRADE VANITY SINKS
	KOHLER BRAZN 21" K-21058-0 (INCL. DRAIN AND COVER)
Line 12096	Note: NOTE BASEMENT TO REMAIN AS STANDARD
20Apr24 / 20Apr24	
Inv.454 22	1 - BASEMENT: INSTALL LAUNDRY: INSTALL ROUGH-IN LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL, VENTING. TILED FLOOR MUST BE PURCHASED IF ROUGH-IN IS ON CARPET. TILES *
	*LAUNDRY TUB R/I NOT INCLUDED
	DRYER TO BE ON TOP (FOR VENTING).
Line 9169	Note:
24Aug22 / 24Aug22	



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Inv. 454 23	1 - BASEMENT: INSTALL EXTRA WET BAR, ROUGH-IN ONLY
Line 9170	Note: *TILES MUST BE PURCHASED FOR WET AREA AT THE TIME OF COLOURS
24Aug22 / 24Aug22	
Inv. 454 13	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF FOR FRIDGE
Line 9160	Note:
24Aug22 / 24Aug22	
Inv. 454 14	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF * FOR FREEZER
Line 9161	Note:
24Aug22 / 24Aug22	
Inv. 454 33	1 - BACKFLOW PREVENTER VALVE
Line 9180	Note:
24Aug22 / 24Aug22	
Inv. 454 34	1 - PRIMARY ENSUITE: INSTALL PLUMBING FOR RAIN SHOWERHEAD FROM CEILING, MUST PURCHASE SHOWERHEAD. IN LIEU OF STANDARD SHOWERHEAD ON WALL
Line 9181	Note:
24Aug22 / 24Aug22	
Inv. 454 35	1 - PRIMARY ENSUITE: KEEP STANDARD SHOWERHEAD, IN ADDITION TO UPGRADED RAIN SHOWER
Line 9182	Note:
24Aug22 / 24Aug22	
Inv. 454 36	1 - PRIMARY ENSUITE: RAIN SHOWER HEAD
Line 9183	Note: 12" RAINSHOWER WITH IMMERSION MOEN #S1004
24Aug22 / 24Aug22	
Inv. 454 37	1 - KITCHEN: ADD ADDITIONAL PLUMBING WHEN ADDING POT FILLER
Line 9184	Note:
24Aug22 / 24Aug22	
Inv. 454 38	1 - PRIMARY ENSUITE: INSTALL 6" STRAIGHT SHOWER ARM
Line 9185	Note: MOEN #116651
24Aug22 / 24Aug22	

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Inv.454 39	1 - KITCHEN: INSTALL POT FILLER
	MOEN #S665 BLACK MATTE MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT-OFFS
Line 9186	Note:
24Aug22 / 24Aug22	

RAILING

Inv.604 61	1 - STAIRS: INSTALL 2ND UPGRADE RAILING THROUGHOUT.
	MOD SQUARE HANDRAIL WITH CHAMFERED POST. ONE COLLAR/ PLAIN COLLAR WITH SHOES
Line 12094	Note:
20Apr24 / 20Apr24	

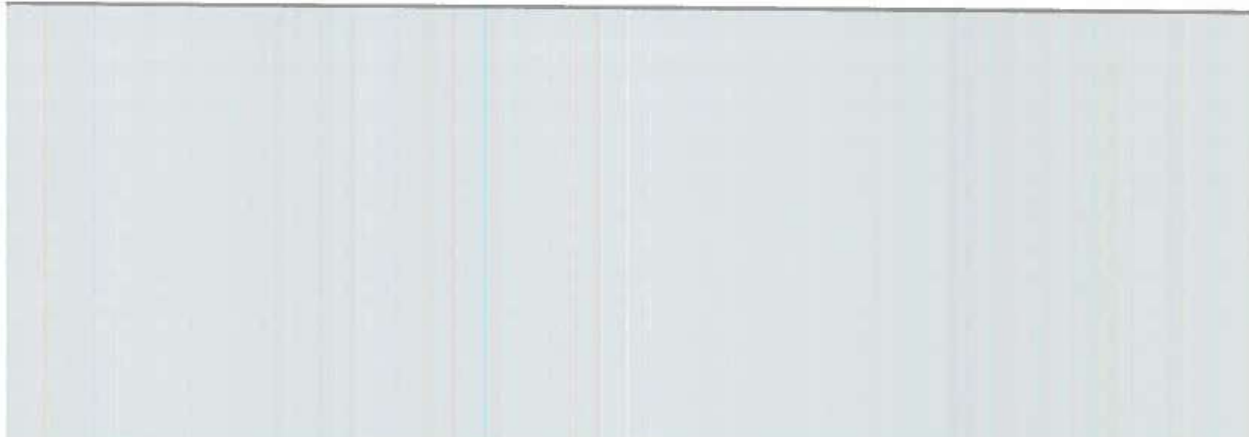
VACCUM/BELL

Inv.604 45	1 - ATTIC/BASEMENT: INSTALL 1 1/4" ORANGE FLEX CONDUIT (FROM ATTIC TO BASEMENT
Line 12079	Note:
20Apr24 / 20Apr24	
Inv.454 16	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV ABOVE FIREPLACE
Line 9163	Note:
24Aug22 / 24Aug22	
Inv.454 17	1 - 10G NETWORK PACKAGE - 4 CAT6A NETWORK CABLES FOR IPTVS - TERMINATED. ADDITIONAL TO GO IN DEN, DINING ROOM, BED 3 AND BED 4
Line 9164	Note:
24Aug22 / 24Aug22	
Inv.454 40	2 - EXTERIOR: CAT-5E NETWORK CABLE FOR PHONE, INTERNET OR IP CAMERA - TERMINATED. ONE ON EACH SIDE OF THE HOUSE. SEE SKETCH
Line 9187	Note:
24Aug22 / 24Aug22	

WINDOWS

Inv.454 41	1 - SECOND FLOOR: INSTALL SKY LIGHT IN UPPER HALL. LOCATION SHOWN IS APPROXIMATE
Line 9189	Note:
24Aug22 / 24Aug22	

WINDOWS

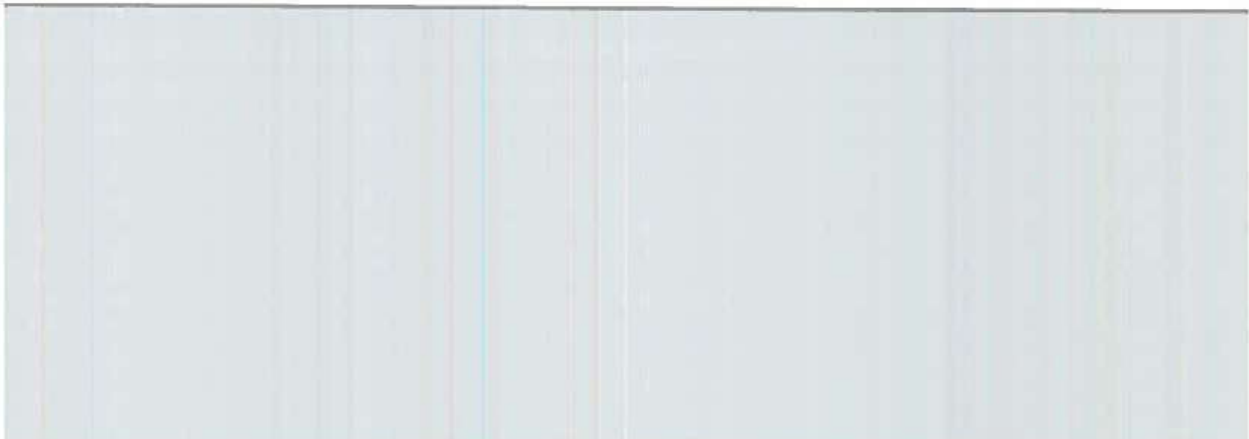


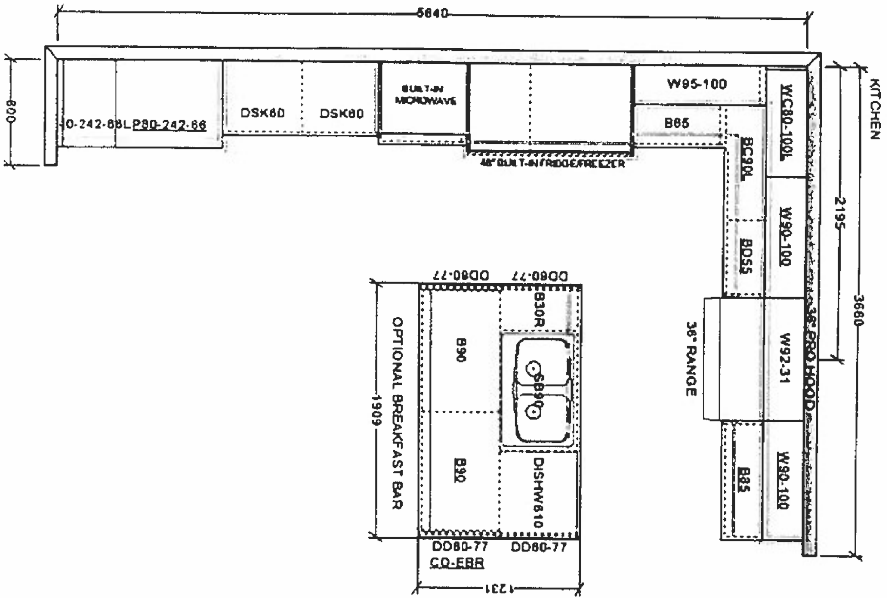
CONSTRUCTION SUMMARY

Joshua Creek - 45 - 1 - ALDERCREST (42-02) B


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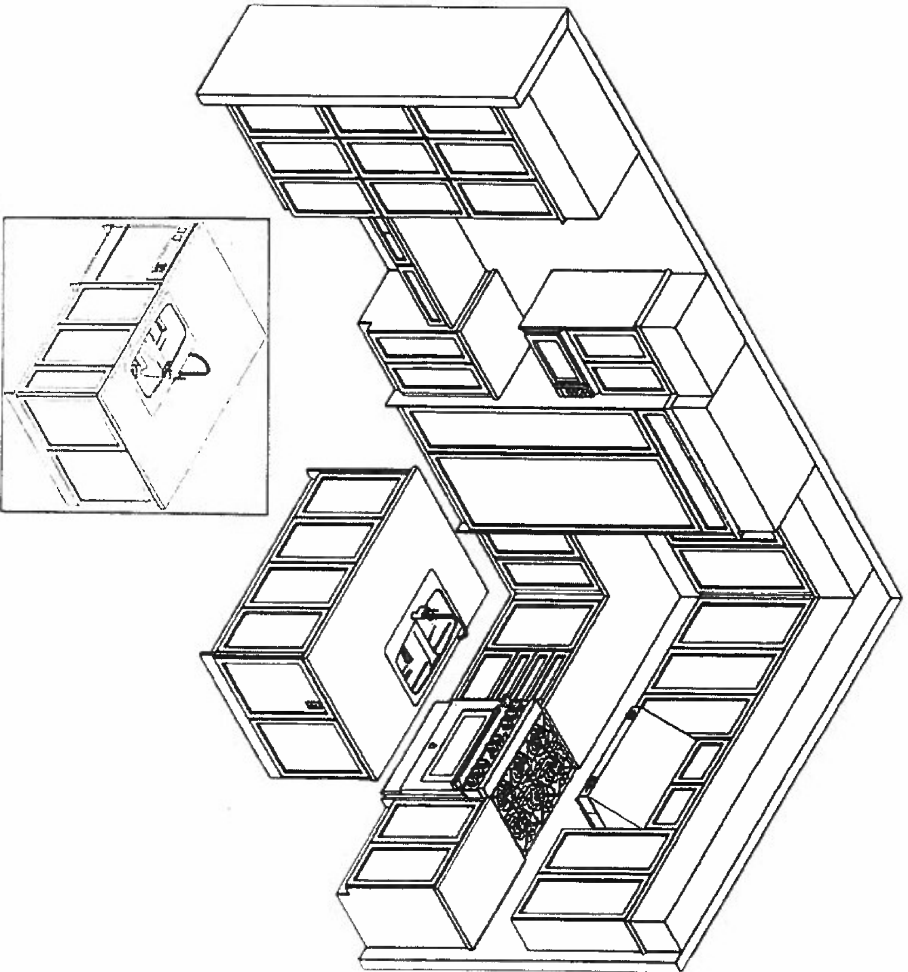
Inv. 454	1 - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND
2	MAKE EGRESS- 56 X 30
Line 9147	Note:
24Aug22 / 24Aug22	



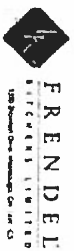


This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

 FRENDEL INTERIORS <small>1400 Highway 100, Suite 100, Fort Collins, CO 80504</small>		VALERY HOMES JOSHUA CREEK LOT 45	
Drawn By: _____ Date: April 18, 2024 Scale: Not To Scale		Approved By Builder: _____ Date: _____	
(KS) (JD)		Apr. 20, 24	



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



VALERY HOMES
JOSHUA CREEK
LOT 45

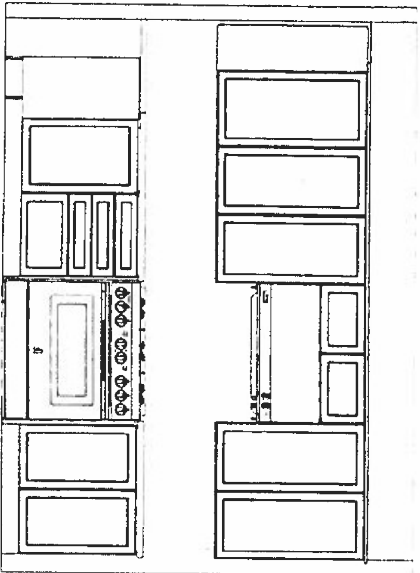
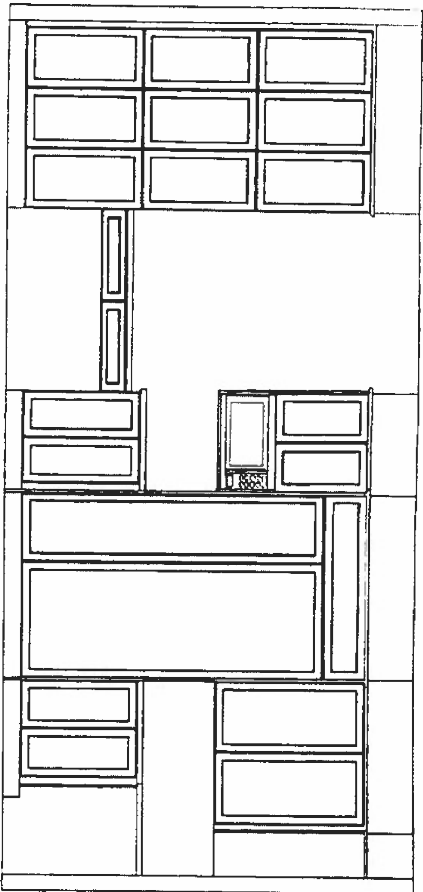
(KS) (JD)

20/01/20, 24

Drawn By:
Date: April 18, 2024
Scale: Not To Scale

Approved By Builder

Date:



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VALERY HOMES
JOSHUA CREEK
LOT 45

(KS) (JD)

20/02/2024

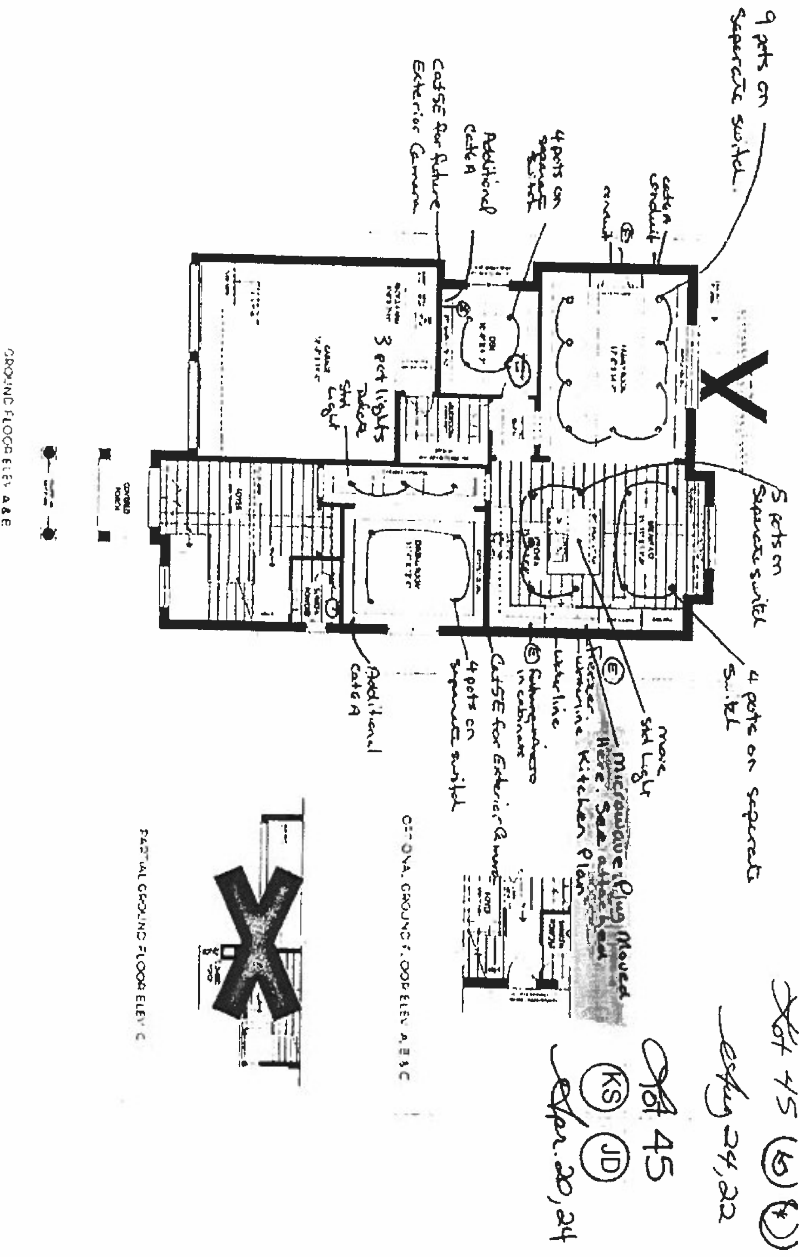
Drawn By:
Date: April 18, 2024
Scale: Not To Scale

Approved By: Builder

Date:

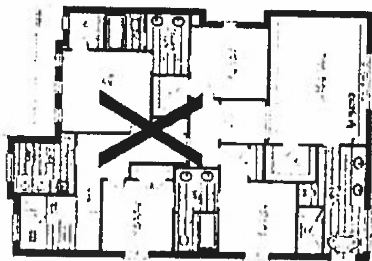
ALDERCREST
22

JOSHUA CREEK
MONTAGE

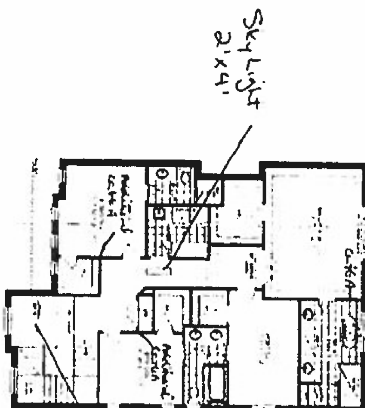


VALERY
MONTAGE

ALDERCREST



OPT OVAL SECOND FLOOR ELEV. A
5 BEDROOM



SECOND FLOOR ELEV. A

Handwritten notes:
 Lot 45
 (KS) (JD)
 2/1/20, 2/4
 Rough-in light on
 separate switch
 Keep rough-in as close
 to peak as possible
 on right side of peak

JOSHUA CREEK
MONTAGE



OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



ORIGINAL SECOND FLOOR ELEV. C
5 BEDROOM



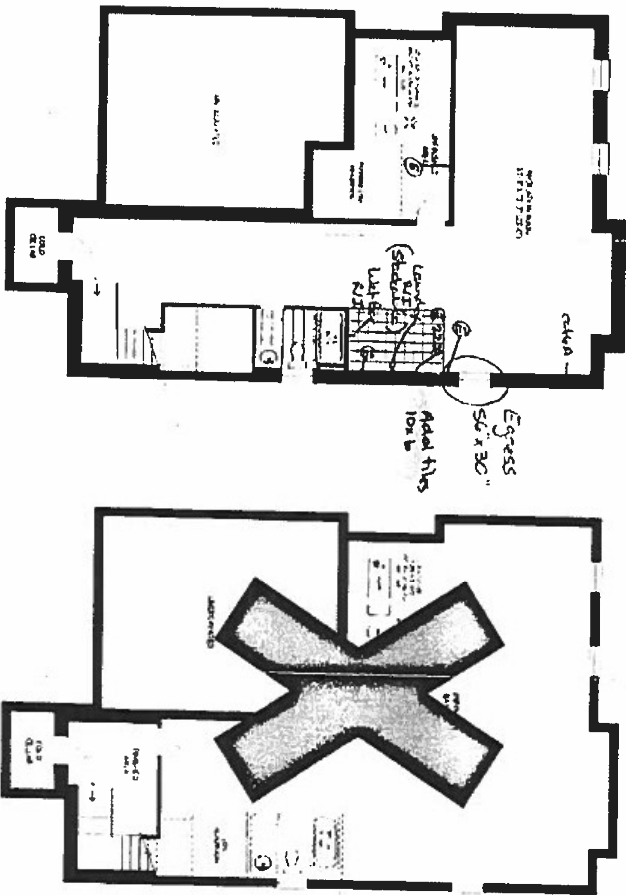
OPTIONAL SECOND FLOOR ELEV. B



OPTIONAL SECOND FLOOR ELEV. C

VALERY

ALDERCREST



2011 10 24
 2011 10 22

Lot 45
 (KS) (JD)

2011. 20, 24




Partial Finished Basement Elev. A & B & C
 with open exterior stairs



Partial Finished Basement Elev. A & B & C
 with open exterior stairs

JOSHUA CREEK MONTAGE

VALERY


 4/5
 KS JD
 04/20/24

Up-Grade

 VALERY HOMES
 LAVATORY SINKS

NOTA PLUMBING & HEATING
 11040 KEELEST MARLEON LGA 151

 UNDERMOUNT

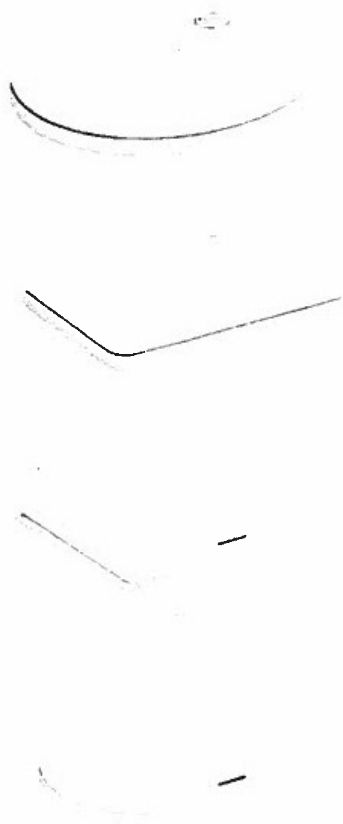
KOHLER.

Brazen 24-1/4" K-21057-0
 PRICE \$625 + hst
 Brazen Drain & Cover Included

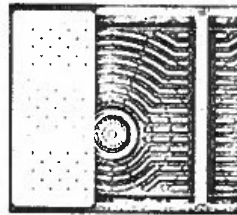
Brazen 21" K-21058-0
 PRICE \$580 + hst
 Brazen Drain & Cover Included
 Master (2)
 Shared (2)
 Ens. 4 (1)
 5 total

Ladena 21" K-2214-0
 PRICE \$780 + hst

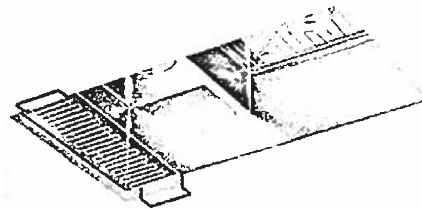
Caxton 21-1/4" K-2211-0
 PRICE \$975 + hst



Task Smart Divide 33"
K-80085-1PC-NA
Requires 2x K-8801-VS Strainer
Accessories Included
Can be Top or Undercounter mounted
PRICE \$1,595 + hst



Poise Smart Divide 32"
K-6284-NA
Requires 2x K-8801-VS Strainer
Accessories Included
PRICE \$2,705 + hst



Vault 32" K-3820-NA
Requires 2x K-8801-VS Strainer
PRICE \$2,235 + hst



KOHLER.

KITCHEN SINKS



Up-Grade

UNDERMOUNT



10/45
JD KS
20,24