



CONSTRUCTION SUMMARY

Joshua Creek - 42 · ALDERCREST (42-02) C

Registere Plan Number: Municipal Address: Closing: 14-Aug-23

BONUS

Inv.446 39 Line 9293 11Aug22 / 8Sep22	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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CABINETRY

Inv.626 42 Line 12353 14May24 / 14May24	1 - PURCHASER WILL NOT BE UPGRADING KITCHEN. PLEASE DISREGARD ALL PREVIOUS SPEC SHEETS SUBMITTED AND BUILD STANDARD KITCHEN. Note:
Inv.626 45 Line 12356 14May24 / 14May24	3 - KITCHEN: AS PER ITEM 21 ON PE 446: PURCHASER MUST BUY VALANCE TO COVER THE LIGHTS PURCHASED AT STRUCTURAL (J11) Note:

CEILING

Inv.446 12 Line 8974 11Aug22 / 8Sep22	2 - SECOND FLOOR & BASEMENT: SMOOTH CEILING, SECOND FLOOR AND BASEMENT Note:
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CONSTRUCTION

Inv.446 35 Line 9288 11Aug22 / 8Sep22	1 - FAMILY ROOM - DEN: DELETE WALL BETWEEN DEN AND FAMILY ROOM. LVL BEAM NEEDED Note:
Inv.446 33 Line 9286 11Aug22 / 8Sep22	1 - PRIMARY ENSUITE: DELETE TOILET ROOM WALLS AND EXTEND GLASS SHOWER. SEE SKETCH Note:

ELECTRICAL

Inv.446 31 Line 9043 11Aug22 / 8Sep22	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE (NO CONDUIT) Note:
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Inv.446 15 Line 8977 11Aug22 / 8Sep22	3 - PRIMARY - SHARED - ENS. 4: INSTALL THREE (3) RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTACLE (INTERIOR) Note:
Inv.446 16 Line 8978 11Aug22 / 8Sep22	1 - PRIMARY ENSUITE: INSTALL HEATED FLOOR - PRICE PER SQ FEET Note:
Inv.446 17 Line 8980 11Aug22 / 8Sep22	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note:
Inv.446 18 Line 8981 11Aug22 / 8Sep22	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, COMPLETE WITH 1 SWITCH, TO GO IN KITCHEN, ON THE SAME LINE (LOCATION) AS THE STANDARD LIGHT Note:
Inv.626 43 Line 12354 14May24 / 14May24	1 - PURCHASER WILL NOT BE UPGRADING KITCHEN. PLEASE DISREGARD ALL PREVIOUS SPEC SHEETS SUBMITTED AND BUILD STANDARD KITCHEN. *NOTE ALL ELECTRICAL PURCHASED AT STRUCTURAL WILL REMAIN AS ORIGINALLY PLACED, ALTHOUGH STANDARD KITCHEN WILL BE BUILT OVER Note:
Inv.626 44 Line 12355 14May24 / 14May24	1 - KITCHEN: AS PER ITEM 20 ON PE 446, THE PUCK LIGHT WILL NOW BE INSTALLED IN THE STANDARD CABINETS, AS THEY DID NOT BUY STACKED CABINETS Note:
Inv.446 4 Line 8964 11Aug22 / 8Sep22	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE Note:
Inv.446 5 Line 8967 11Aug22 / 8Sep22	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR HOOD FAN Note:
Inv.446 6 Line 8968 11Aug22 / 8Sep22	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN Note:



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Inv.446 7	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN SPEED OVEN
Line 8969	Note:
11Aug22 / 8Sep22	
Inv.446 8	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR FREEZER
Line 8970	Note:
11Aug22 / 8Sep22	
Inv.446 9	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP BUILT-IN WARMING DRAWER
Line 8972	Note:
11Aug22 / 8Sep22	
Inv.446 20	1 - KITCHEN: INSTALL CABINET LIGHTING - ONE (1) PUCK LIGHT FOR GLASS SHELVES (EACH). TO GO IN FUTURE STACKED CABINETS- TO BE PURCHASED AT THE TIME OF COLOURS.
IF STACKED CABINETS ARE NOT PURCHASED, THE LIGHT WILL GO IN THE STANDARD CABINET	
Line 8985	Note: **WE DO NOT SUPPLY GLASS SHELVES
11Aug22 / 8Sep22	
Inv.446 21	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. WOOD VALANCE TO BE PURCHASED AT THE TIME OF COLOURS
Line 8987	Note:
11Aug22 / 8Sep22	

HVAC

Inv.446 1	1 - CAT 6-A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 8960	Note:
11Aug22 / 8Sep22	
Inv.446 2	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR BASEMENT OR MAIN FLOOR - STOVE
Line 8961	Note:
11Aug22 / 8Sep22	
Inv.446 3	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 8 INCH,
Line 8962	Note:
11Aug22 / 8Sep22	



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Inv.446 19 Line 8982	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - 16 SEER - AC - 168CX - 4.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER Note:
11Aug22 / 8Sep22	

INTERIOR DOOR & TRIM

Inv.446 14 Line 8976	25 - INTERIOR DOOR HARDWARE, BERGEN IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH *GRIP SET IS STANDARD Note:
11Aug22 / 8Sep22	

INTERIOR DOORS & TRIM

Inv.446 13 Line 8975	19 - SECOND FLOOR & BASEMENT: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84" (19 DOORS) Note:
11Aug22 / 8Sep22	

MISCELLANEOUS

Inv.446 40 Line 9294	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 Note:
11Aug22 / 8Sep22	
Inv.626 41 Line 12352	1 - AS PER SCHEDULE J, SECTION 12 (a), COLOURS ARE BEING SUBMITTED ON THE PURCHASER'S BEHALF Note:
14May24 / 14May24	
Inv.626 47 Line 12358	1 - Purchaser has NOT 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 Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
14May24 / 14May24	

PAINT

Inv.626 46 Line 12357	2 - STAIRS: AS PER ITEM 36 ON PE 446 PURCHASER MUST STAIN ADDITIONAL STEPS ON OPEN STAIRCASE Note:
14May24 / 14May24	



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PLUMBING

Inv.446 37	4 - SHARED BATH - ENSUITE 4- PRIMARY ENSUITE - BASEMENT BATH: INSTALL POSI TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/ TRIM SLIDE BAR WITH HAND HELD SHOWER TS2713EP/ U361CI/ UTS4172/ 62320/ S3879EP/ A721
Line 9291	Note:
11Aug22 / 8Sep22	
Inv.446 38	4 - SHARED BATH - ENSUITE 4- PRIMARY ENSUITE - BASEMENT BATH:ADD ADDITIONAL PLUMBING WHEN ADDING HAND-HELD SHOWER
Line 9292	Note:
11Aug22 / 8Sep22	
Inv.446 34	1 - PRIMARY ENSUITE: DELETE TOILET ROOM WALLS AND EXTEND GLASS SHOWER. SEE SKETCH
Line 9287	Note:
11Aug22 / 8Sep22	
Inv.446 22	1 - SHARED BATH: CONVERT TUB TO SHOWER, INCLUDES 1 SIDE OF FRAMELESS GLASS, CHROME
Line 8988	Note:
11Aug22 / 8Sep22	
Inv.446 23	1 - BASEMENT: CONVERT TUB TO SHOWER, INCLUDES 1 SIDE OF FRAMELESS GLASS, CHROME
Line 8989	Note:
11Aug22 / 8Sep22	
Inv.446 24	3 - PRIMARY ENSUITE - SHARED BATH- ENSUITE #4: INSTALL PLUMBING FOR RAIN SHOWERHEAD FROM CEILING, MUST PURCHASE SHOWERHEAD. *KEEP TOE TAP IN ALL 3 WASHROOMS
Line 8990	Note:
11Aug22 / 8Sep22	
Inv.446 25	2 - PRIMARY ENSUITE - SHARED BATH: KEEP STANDARD SHOWERHEAD, IN ADDITION TO UPGRADED RAIN SHOWER (REMOVE STD. FROM ENSUITE 4 ONLY)
Line 8991	Note:
11Aug22 / 8Sep22	
Inv.446 26	1 - PRIMARY ENSUITE: INSTALL MOEN RAIN SHOWERHEAD MOEN 12" RAINSHOWER WITH IMMERSION #S1004, CHROME
Line 8993	Note:
11Aug22 / 8Sep22	



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Inv.446 27	2 - SHARED BATH- ENSUITE #4: INSTALL MOEN RAIN SHOWERHEAD
Line 8994	MOEN 10" RAINSHOWER WITH IMMERSION #S1003, CHROME
	Note:
11Aug22 / 8Sep22	
Inv.446 28	3 - PRIMARY ENS. - SHARED BATH - ENSUITE 4: INSTALL MOEN STRAIGHT SHOWER ARM
Line 9040	MOEN 116651, CHROME
	Note:
11Aug22 / 8Sep22	
Inv.446 29	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9041	
	Note:
11Aug22 / 8Sep22	
Inv.446 30	1 - BACKFLOW PREVENTER VALVE
Line 9042	
	Note:
11Aug22 / 8Sep22	

STAIRS

Inv.446 36	2 - STAIRCASE: INSTALL OPEN STAIRCASE, PRICE IS PER FLIGHT (STAIN EXTRA) - TWO FLIGHTS
	FROM MAIN FLOOR TO SECOND FLOOR, FROM MAIN FLOOR TO BASEMENT
Line 9289	
	Note:
11Aug22 / 8Sep22	

VACCUM/BELL

Inv.446 32	2 - EXTERIOR: INSTALL INTERNET - IP CAMERA ROUGH-IN - CAT-5E NETWORK CABLE. SEE SKETCH FOR LOCATIONS. LOCATIONS MAY VARY SLIGHTLY
Line 9044	
	Note:
11Aug22 / 8Sep22	

WINDOWS

Inv.446 10	1 - BASEMENT: INSTALL BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16
Line 9290	
	Note:
11Aug22 / 8Sep22	



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Inv.446	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30
11	
	*INCLUDES NEW WINDOW
Line 8973	Note:
11 Aug22 / 8Sep22	

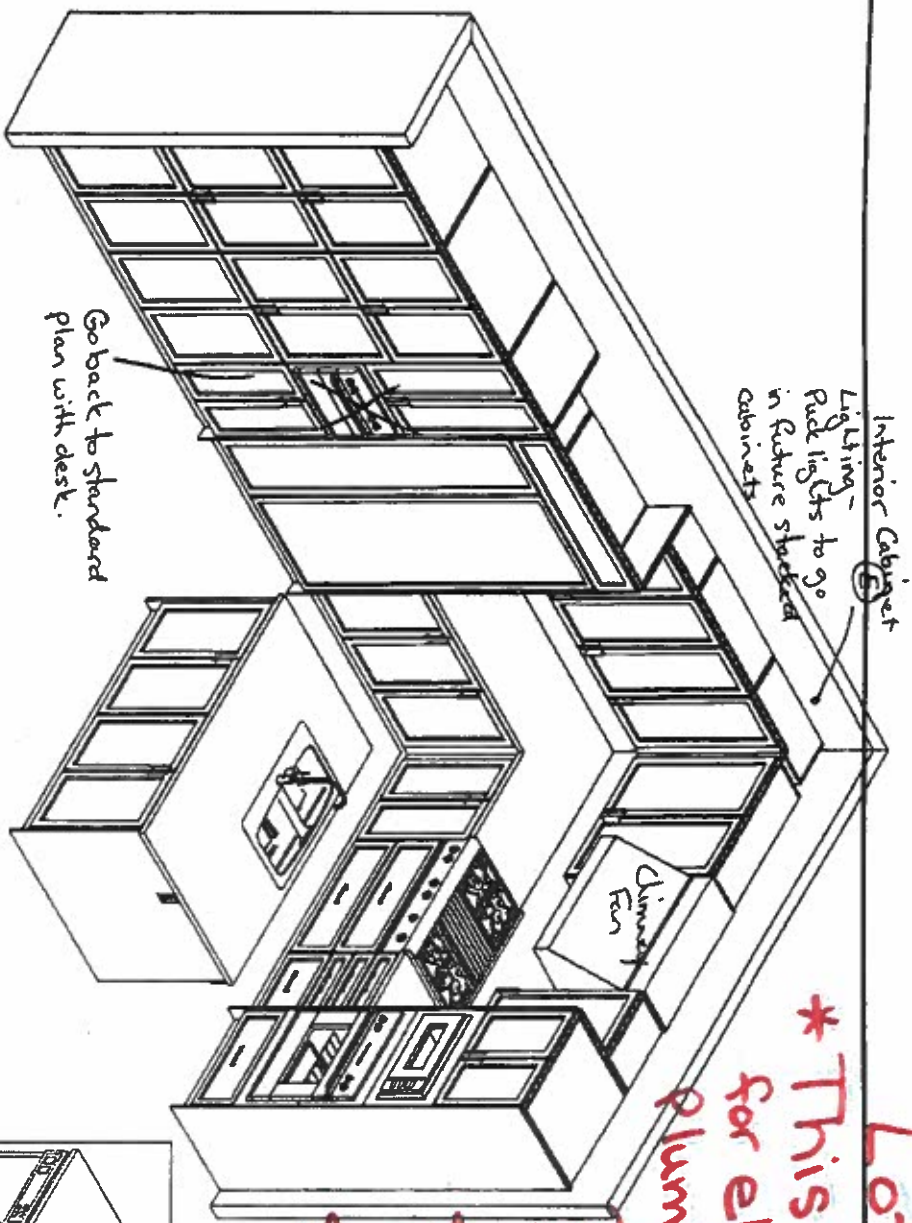
RECEIVED
MAY 13 2024

Lot 42

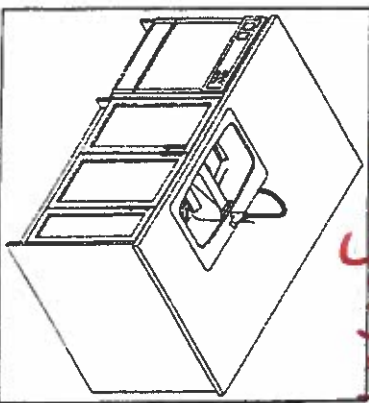
* This plan is for electrical & plumbing only.

Purchaser is keeping standard kitchen design. Plumbing only. See attached plan


May 14, 24

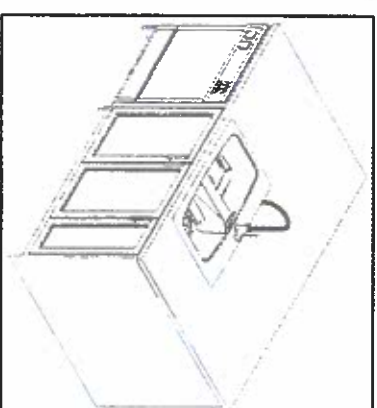
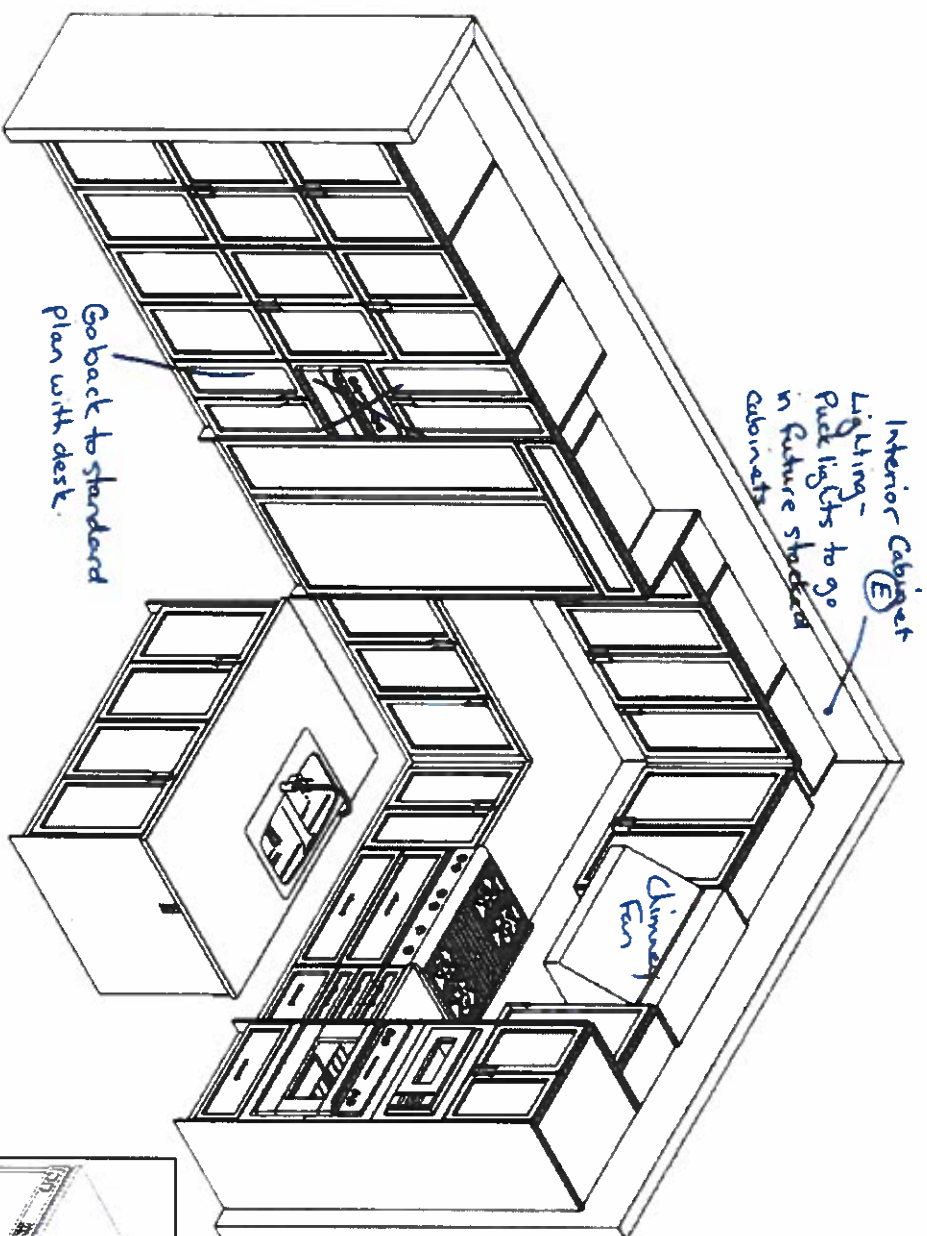


* Any electrical installed will remain



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

 F R E N D E L P R O P E R T I E S L I M I T E D <small>1000 Dominion Drive, Scarborough, ON M1V 1C5</small>	VALERY HOMES JOSHUA CREEK LOT 42	* Not Final Kitchen Plan For electrical / Plumbing Only (S14)	Sept 7, 22
Drawn By: Date: August 3, 2022 Scale: Not To Scale			
Approved By Builder:			
Date:			



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FRENDEL
KITCHENS LIMITED
1900 Strachan Drive, Markham, ON L3R 9C3

VALERY HOMES
JOSHUA CREEK
LOT 42

* Not Final
Kitchen Plan
For electrical/
Plumbing Only

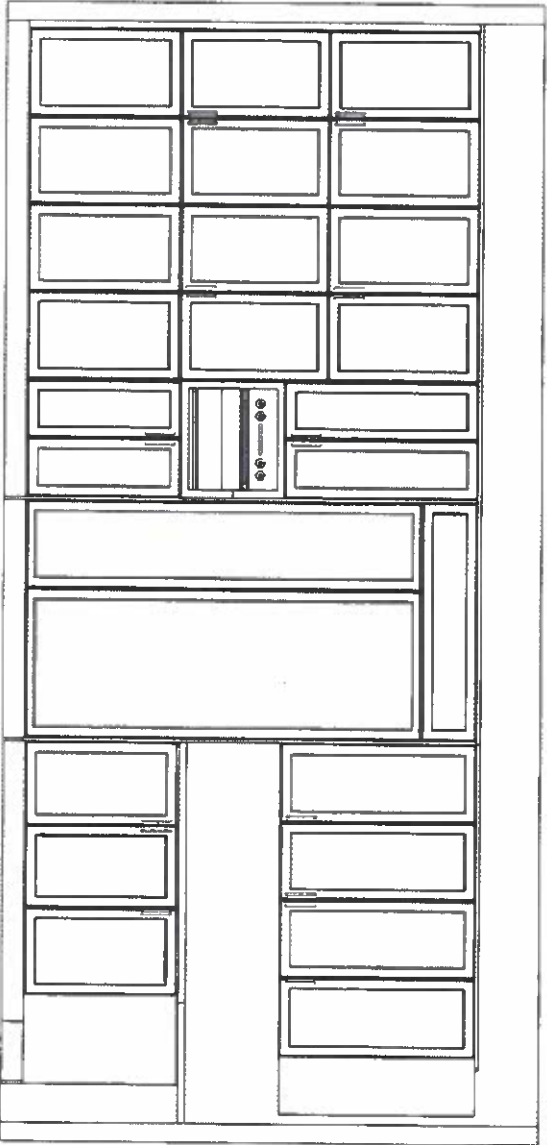
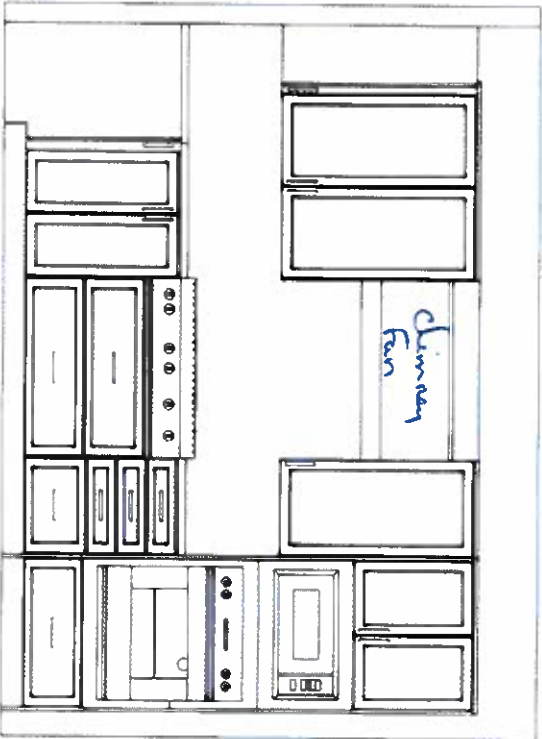
S.Y.

Sept 7, 22

Drawn By:
Date: August 3, 2022
Scale: Not To Scale

Approved By Builder:

Date:



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 F R E N D E L H O M E S L I M I T E D 1200 Pioneer Drive, Las Vegas, NV 89119	VALERY HOMES JOSHUA CREEK LOT 42	* Not Final Kitchen Plan For electrical / Plumbing only S.Y. Sept 7, 22	Drawn By: Date: August 3, 2022 Scale: Not To Scale Approved By Builder: Date:
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Rainshowers

Lot 42

S-4

Sept 7, 22



10" Rainshower with
Immersion™

S1001

Chrome \$606.05



Chrome



12" Rainshower with
Immersion™

S1002

Chrome \$643.48



Chrome

To order Chrome (CJ) model, use model number only.



10" Rainshower with
Immersion™

S1003

Chrome \$635.95



Chrome

• Shared
• Ens. 4

x2



12" Rainshower with
Immersion™

S1004

Chrome \$673.44



Chrome

Primary
Ens. x1

Showering Arms & Flanges

Lot 42
54
Sept 7, 22



16" Overhead Shower Arm

151380
Chrome \$100.40
Other \$172.16



Chrome, LifeShine® Brushed Nickel (BN),
Oil Rubbed Bronze (ORB), Matte Black (BL),
Brushed Gold (BG)



8" Curved Shower Arm

123815
Chrome \$37.61
Oil Rubbed Bronze \$85.73
Other \$83.38



Chrome, LifeShine® Brushed Nickel (BN), LifeShine®
Polished Nickel (NL), Oil Rubbed Bronze (ORB),
Matte Black (BL), Brushed Gold (BG)



12" Straight Shower Arm

226651
Chrome \$67.56
Other \$122.59



Chrome, LifeShine® Brushed Nickel (BN), LifeShine®
Polished Nickel (NL), Oil Rubbed Bronze (ORB),
Wrought Iron (WR), Brushed Gold (BG)



6" Straight Shower Arm

116651
Chrome \$26.34
Other \$43.30



Chrome, LifeShine® Brushed Nickel (BN), LifeShine®
Polished Nickel (NL), Oil Rubbed Bronze (ORB),
Wrought Iron (WR), Brushed Gold (BG)

Primary
Shared
Ens. 4

x3



Round Shower Flange

137488
Chrome \$11.95
Other \$30.71
Matte Black /
Polished Nickel \$32.49



Chrome, LifeShine® Brushed Nickel (BN),
LifeShine® Polished Nickel (NL),
Matte Black (BL), Brushed Gold (BG)



Square Shower Flange

147572
Chrome \$24.21
Other \$48.42



Chrome, LifeShine® Brushed Nickel (BN)



Round Shower Flange

AT2199
Chrome \$15.07
Other \$40.14



Chrome, LifeShine® Brushed Nickel (BN), LifeShine®
Polished Nickel (NL), Oil Rubbed Bronze (ORB),
Wrought Iron (WR), Brushed Gold (BG)

To order, combine the model number with one of these finish letters: LifeShine® Brushed Nickel (BN), LifeShine® Polished Nickel (NL), Oil Rubbed Bronze (ORB), LifeShine® Polished Nickel (NL), Wrought Iron (WR), Brushed Gold (BG) & Matte Black (BL)
To order Chrome (C) model, use model number only.

90°TM

POSI-TEMP®



Primary
Shared
Eno 2
Basement

Posi-Temp® Tub/Shower Faucet
with 3 Function Transfer Valve/Trim
and Slide Bar with Hand Shower*

TS2713EP / U361CI / UTS4172 /
62320 / S3879EP / A721

Chrome \$1,719.42

Other \$2,685.54



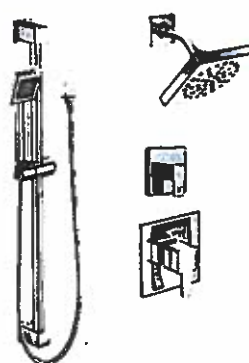
Eco-Performance Posi-Temp®
Tub/Shower Faucet*

TS2713EP / 62320

Chrome \$612.15

Other \$912.47

Lot 42 ~~S.Y.~~
Sept 7, 22



Posi-Temp® Shower Only with 3
Function Transfer Valve/Trim and
Slide Bar with Hand Shower*

TS2712EP / U361CI / UTS4172 / 62320
/ S3879EP / A721

Chrome \$1,623.86

Other \$2,531.44



Eco-Performance Posi-Temp®
Shower Only*

TS2712EP / 62320

Chrome \$516.58

Other \$758.37

90° FINISH OPTIONS



Chrome, LifeShine®
Brushed Nickel (BN)

To order, combine the model
number with one of these
finish identifiers: LifeShine®
Brushed Nickel (BN). To
order Chrome (C) model,
use model number only.

*Refer to the Shower
Design Guide for Installation
Instructions