



CONSTRUCTION SUMMARY

Joshua Creek - 94      BAYSHIRE (44-03) C

Registere Plan Number:    Municipal Address:    Closing: 15-Sep-23

BONUS

Inv.457 44 Line 9540  1Sep22 / 13May24	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT  Note:
Inv.624 60  Line 12348  13May24 / 21May24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING.  **NOTE THERE IS NO MONITARY VALUE TO THIS CREDIT. PURCHASER IS AWARE THAT THE REMAINING CREDIT IS NOW UNAVAILABLE TO THEM  Note:

CABINETRY

Inv.560 46  Line 11187  8Jan24 / 13May24	1 - PLEASE NOTE THAT PURCHASER WILL NOT BE UPGRADING ANY CABINETS. ALL CABINETRY WILL BE STANDARD. **Any electrical will remain as purchased at the structural appointment, but no valance will be installed, and where the wall oven was will be drywalled  Note: *DISREGARD ALL APPLIANCE SPEC SHEETS. PURCHASER WILL STILL GET A GAS STOVE, BUT IT WILL BE STANDARD
Inv.560 47  Line 11189  8Jan24 / 13May24	1 - DISREGARD ALL APPLIANCE SPECS.  STOVE WILL BE GAS, BUT STANDARD  Note:
Inv.457 31  Line 9324  1Sep22 / 13May24	1 - KITCHEN: ELECTRICAL - ROUGH-IN FOR 15 AMP TO GO UNDER SINK FOR FUTURE GARBORATOR  *CABINET COMPANY TO TAKE NOTE OF OPENING UNDER SINK. SPECS TO FOLLOW  Note:

CABINETRY ACCESSORIES

Inv.624 58 Line 12346  13May24 / 21May24	1 - ENSUITE 2: INSTALL UPGRADE 2 HARDWARE ON VANITY  Note:
Inv.624 59 Line 12347  13May24 / 21May24	1 - ENSUITE 3: INSTALL UPGRADE 2 HARDWARE ON VANITY  Note:



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CARPET

Inv.624	1 - BASEMENT - 2ND FLOOR BEDROOMS: INSTALL 1ST UPGRADE CARPET THROUGHOUT
54	BASEMENT AND 2ND FLOOR BEDROOMS, IN LIEU OF STANDARD
Line 12342	Note:
13May24 / 21May24	

Inv.624	1 - BASEMENT - 2ND FLOOR BEDROOMS: INSTALL 2ND UPGRADE UNDERPAD
55	THROUGHOUT BASEMENT AND 2ND FLOOR BEDROOMS, IN LIEU OF STANDARD
Line 12343	Note:
13May24 / 21May24	

CEILING

Inv.457	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR
3	
Line 9257	Note:
1Sep22 / 13May24	

CERAMIC TILE

Inv.560	1 - KITCHEN: DELETE STANDARD BACKSPLASH
50	
Line 11191	Note: NO CREDIT
8Jan24 / 13May24	

CONSTRUCTION

Inv.457	1 - BREAKFAST AREA: MOVE SLIDING GLASS DOOR TO THE LEFT, AWAY FROM KITCHEN
33	TO MAKE ROOM FOR MORE CABINETS. APPROX. 1.5'. SEE KITCHEN SKETCH ATTACHED
Line 9326	Note:
1Sep22 / 13May24	

Inv.457	1 - EXTERIOR SIDE DOOR: MOVE DOOR OVER TO THE RIGHT, AS MUCH AS POSSIBLE.
26	
	WHERE GRADE PERMITS
Line 9319	Note:
1Sep22 / 13May24	

Inv.457	1 - LAUNDRY ROOM: REMOVE THE WALLS AND DOOR OF THE LAUNDRY ROOM TO OPEN
27	IT UP TO THE UPPER HALL. MOVE LAUNDRY ROOM TO THE MUDROOM
Line 9320	Note:
1Sep22 / 13May24	



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Inv.457 29	1 - STAIRCASE: REVERSE THE STAIRCASE. WHERE YOU ORIGINALLY WENT UP, YOU WILL BE GOING DOWN.
	*TO BE APPROVED BY THE ARCHITECT
Line 9322	Note:
1Sep22 / 13May24	

CONSTRUCTION

Inv.457 4	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10' TO 12')
Line 9258	Note:
1Sep22 / 13May24	

Inv.457 5	1 - SECOND FLOOR: INCREASE CEILING HEIGHT BY 3 FEET (9' TO 12')
Line 9271	Note:
1Sep22 / 13May24	

COUNTERTOP

Inv.624 56	1 - ENSUITE 2: INSTALL UPGRADE LEVEL CAESARSTONE COUNTER
Line 12344	Note:
13May24 / 21May24	

Inv.624 57	1 - ENSUITE 3: INSTALL UPGRADE LEVEL CAESARSTONE COUNTER
Line 12345	Note:
13May24 / 21May24	

ELECTRICAL

Inv.560 48	1 - PLEASE NOTE THAT PURCHASER WILL NOT BE UPGRADING ANY CABINETS. ALL CABINETRY WILL BE STANDARD.
	**Any electrical will remain as purchased at the structural appointment, but no valance will be installed, and where the wall oven was will be drywalled
Line 11188	Note: *DISREGARD ALL APPLIANCE SPEC SHEETS. PURCHASER WILL STILL GET A GAS STOVE, BUT IT WILL BE STANDARD
8Jan24 / 13May24	

Inv.457 35	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE
Line 9330	Note:
1Sep22 / 13May24	



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Inv.457 20	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. INCLUDES NEW AREA.
Line 9275	Note:  PURCHASER MUST BY WOOD VALANCE AT COLOUR APPOINTMENT
1Sep22 / 13May24	
Inv.457 17	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE
Line 9269	Note:
1Sep22 / 13May24	
Inv.457 18	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR DISHWASHER
Line 9270	Note:
1Sep22 / 13May24	
Inv.457 12	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN
Line 9264	Note:
1Sep22 / 13May24	
Inv.457 13	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN MICROWAVE OVEN
Line 9265	Note:
1Sep22 / 13May24	
Inv.457 30	1 - KITCHEN: ELECTRICAL - ROUGH-IN FOR 15 AMP TO GO UNDER SINK FOR FUTURE GARBORATOR
Line 9323	Note:  *CABINET COMPANY TO TAKE NOTE OF OPENING UNDER SINK. SPECS TO FOLLOW
1Sep22 / 13May24	
Inv.457 24	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE
Line 9280	Note:
1Sep22 / 13May24	

FIREPLACE

Inv.457 23	1 - FAMILY ROOM: FIREPLACE - ALLURAVISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD.
Line 9279	Note:
1Sep22 / 13May24	

HARDWOOD FLOORING



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Inv.560 52	1 - OLD LAUNDRY ROOM/ PART OF BED #4: INSTALL HARDWOOD TO CONTINUE FROM UPPER HALL. OLD LAUNDRY ROOM HAS BEEN MOVED TO THE MAIN FLOOR, THE WALLS WERE REMOVED AND THE WOOD WILL CONTINUE INTO ONLY A SMALL PORTION OF THE COMPUTER NOOK. SEE SKETCH
Line 11193	Note:
8Jan24 / 13May24	

HVAC

Inv.560 49	1 - KITCHEN: GAS PIPING AND OTHER - **DO NOT** UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 8 INCH
	**VENT WILL REMAIN AT THE STANDARD 6" OPENING.
Line 11190	Note: NO CREDIT FOR CHANGE
8Jan24 / 13May24	

Inv.457 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9252	Note:
1Sep22 / 13May24	

Inv.457 15	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9267	Note:
1Sep22 / 13May24	

Inv.457 16	1 - GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 8 INCH
Line 9268	Note:
1Sep22 / 13May24	

Inv.457 19	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - ML14 - 14 SEER - 3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 9274	Note:
1Sep22 / 13May24	

INTERIOR DOOR & TRIM

Inv.457 8	7 - PRIMARY - BED 2, BED 3 AND BED 4, LINEN CLOSET: INSTALL 1 PANEL FRENCH DOOR, WHITE ACID ETCHED GLASS 96" H
	*INSTALL FRENCH DOORS ON ALL BEDROOM DOORS AND LINEN CLOSET (TOTAL 7)
Line 9261	Note:
1Sep22 / 13May24	



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Inv.457 9	4 - MAIN FLOOR : INSTALL CONMORE DOOR, 5 PANEL, HOLLOW CORE 96" H
Line 9262	Note:
1Sep22 / 13May24	
Inv.457 11	1 - LAUNDRY ROOM: DELETE DOOR INTO LAUNDRY ROOM
	NO CREDIT
Line 9263	Note:
1Sep22 / 13May24	
Inv.457 10	16 - BASEMENT & INSIDE 2ND FLOOR BEDROOMS: INSTALL CONMORE DOOR, 5 PANEL, HOLLOW CORE 84" H
Line 9318	Note:
1Sep22 / 13May24	
Inv.457 42	2 - ORIGINAL LAUNDRY RM AREA ON 2ND FLOOR: INSTALL TWO 1 PANEL FRENCH DOORS, WHITE ACID ETCHED GLASS 96" H
Line 9415	Note:
1Sep22 / 13May24	

INTERIOR DOORS & TRIM

Inv.457 41	1 - ORIGINAL LAUNDRY RM AREA ON 2ND FLOOR: INTERIOR DOOR & TRIM - TRIM WALL BETWEEN ORIGINAL LAUNDRY ROOM AND BED. #4 FOR DOUBLE DOORS. ADD 2 EXTRA (STD) INTERIOR DOORS, 96"
Line 9413	Note:
1Sep22 / 13May24	
Inv.457 7	7 - SECOND FLOOR: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84" .DOORS IN HALLWAY ONLY, INCLUDING LINEN CLOSET
	**7 DOORS ONLY- LAUNDRY RM DOOR TO BE DELETED
Line 9260	Note:
1Sep22 / 13May24	

MISCELLANEOUS

Inv.457 45	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 9541	Note:
1Sep22 / 13May24	



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Inv.560	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
53	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made
Line 11194	Note: Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form
	are subject to a minimum administration fee
8Jan24 / 13May24	

PAINT

Inv.560	1 - STAIRCASE- MAIN TO SECOND FLOOR ONLY-
51	
	CHARGE TO STAIN OPEN STAIRS, ONE SET ONLY FROM MAIN TO SECOND FLOOR
Line 11192	Note:
8Jan24 / 13May24	

PLUMBING

Inv.457	1 - BEDROOM #4: INSTALL EXTRA WET BAR, ROUGH-IN ONLY.
43	
	*NOTE: PURCHASER MUST PURCHASE TILE OR HARDWOOD AT THE COLOUR
	APPOINTMENT, AS WE CANNOT PUT THE WET BAR ROUGH-IN WHERE THERE IS CARPET
Line 9539	Note:
1Sep22 / 13May24	

Inv.457	1 - KITCHEN: INSTALL GARBAGE DISPOSAL UNDER KITCHEN SINK
34	
	MOEN GXB75C
	**COST INCLUDED INSTALLATION**
Line 9327	Note:
1Sep22 / 13May24	

Inv.457	1 - GARAGE: INSTALL EXTRA HOT FAUCET IN GARAGE, INCL. MIXING VALVE
37	
Line 9409	Note:
1Sep22 / 13May24	

Inv.457	1 - KITCHEN: INSTALL ADDITIONAL PLUMBING WHEN ADDING POT FILLER
38	
Line 9410	Note:
1Sep22 / 13May24	

Inv.457	1 - KITCHEN: INSTALL MOEN POT FILLER
39	
	MOEN S665 BG
Line 9411	Note:
1Sep22 / 13May24	



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Inv.457 14	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9266	Note:
1Sep22 / 13May24	
Inv.457 21	1 - LAUNDRY: MOVE LAUNDRY TO MUDROOM AND INSTALL ELECTRICAL FOR STACKABLE UNIT
Line 9277	Note:
1Sep22 / 13May24	
Inv.457 22	1 - MUDROOM/ LAUNDRY ROOM: LAUNDRY: MOVE LAUNDRY TO MAIN FLOOR MUDROOM
	*LAUNDRY TUB TO GO IN UNFINISHED AREA OF BASEMENT. SEE SKETCH
	PURCHASER WAS ADVISED AGAINST THIS
Line 9278	Note: PURCHASER WAS ADVISED AGAINST THIS, AS THERE WILL BE A SPACE ISSUE
1Sep22 / 13May24	

STAIRS

Inv.457 6	1 - MAIN FLOOR TO SECOND FLOOR. INSTALL OPEN STAIRCASE, PRICE IS PER FLIGHT (STAIN EXTRA). PURCHASER ONLY WANTS ONE SET OF STAIRS FROM MAIN FLOOR TO SECOND FLOOR.
Line 9259	Note: IT WAS ADVISED THAT BOTH SETS SHOULD BE PURCHASED
1Sep22 / 13May24	
Inv.457 28	1 - STAIRCASE: REVERSE THE STAIRCASE. WHERE YOU ORIGINALLY WENT UP, YOU WILL BE GOING DOWN.
	*TO BE APPROVED BY THE ARCHITECT
Line 9321	Note:
1Sep22 / 13May24	
Inv.625 61	1 - **DELETE**
	ITEM 28, PE 457. WE CANNOT REVERSE THE STAIRCASE ON THIS HOUSE
Line 12349	Note:
13May24 / 21May24	

VACCUM/BELL

Inv.457 36	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV ABOVE FIREPLACE
Line 9331	Note:
1Sep22 / 13May24	





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Inv.457 25 Line 9281	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL  Note:
iSep22 / 13May24	

Inv.457 40 Line 9412	1 - FAMILY RM - DINING RM - UPPER HALL - BASEMENT: INSTALL SPEAKER ROUGH-IN - FOUR (4) ZONE HOME AUDIO ROUGH-IN LEFT AND RIGHT SPEAKER -SPEAKER WIRES (X8), CAT-5E CABELS (X2), 6.5 INCH SPEAKER BRACKETS (X4 PAIRS)  Note:
iSep22 / 13May24	

WINDOWS

Inv.457 32 Line 9325	1 - BREAKFAST AREA: MOVE SLIDING GLASS DOOR TO THE LEFT, AWAY FROM KITCHEN TO MAKE ROOM FOR MORE CABINETS. APPROX. 1.5'. SEE KITCHEN SKETCH ATTACHED  Note:
iSep22 / 13May24	

WINDOWS

Inv.457 2 Line 9254	3 - BASEMENT: BASEMENT WINDOW - ENLARGE THREE (3) STANDARD WINDOW TO- 36 X 30  Note:
iSep22 / 13May24	