CONSTRUCTION SUMMARY

Joshua Creek - 57 - 1 - ALDERCREST (42-02) C

Registere Plan Number: Municipal Address: Closing: **27-Oct-23**

BONUS

Inv.**526** **22** Line **10621** 22Feb23 / 2Jan24	**1** - BONUS PACKAGE: $5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
Inv.**633** **37** Line **12510** 26May24 / 6Jun24	**1** - CREDIT: $9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING. Note:

CABINETRY

Inv.**633** **29** Line **12509** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL FRIDGE ENCLOSURE (H04) Note:
Inv.**633** **33** Line **12414** 26May24 / 6Jun24	**1** - SHARED BATH: INSTALL LEVEL 4 CABINET Note:
Inv.**633** **34** Line **12415** 26May24 / 6Jun24	**1** - MASTER ENSUITE: INSTALL LEVEL 3 CABINET Note:
Inv.**633** **24** Line **12407** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL WALL OVEN, PROUD INSTALLATION (H19) Note:
Inv.**633** **25** Line **12408** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL COOKTOP CABINET W/ DRAWERS (H27) Note:
Inv.**633** **27** Line **12410** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL LEVEL 6 CABINETS THROUGHOUT KITCHEN AND ISLAND Note:
Inv.**633** **28** Line **12411** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL TWO-TONE ISLAND (L01) Note:

CONSTRUCTION SUMMARY

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Inv.**644** **39** Line **12526** 6Jun24 / 7Jun24	**1** - LAUNDRY ROOM - BASEMENT BATH - MUDROOM: INSTALL LEVEL 3 CABINETS THROUGHOUT THE LAUNDRY ROOM, BASEMENT BATH AND MUDROOM BENCH Note:

CERAMIC TILE

Inv.**633** **35** Line **12417** 26May24 / 6Jun24	**1** - MAIN FLOOR: ENTRY - POWDER ROOM - MUDROOM - KITCHEN: INSTALL UPGRADE 5 TILE Note:

CONSTRUCTION

Inv.**526** **15** Line **10616** 22Feb23 / 2Jan24	**1** - UPPER HALL: INSTALL SKY LIGHT. 2' X 4' Note: LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATION. LOCATION TO BE APPROVED BY CONSTRUCTION

COUNTERTOP

Inv.**633** **36** Line **12508** 26May24 / 6Jun24	**1** - MASTER ENSUITE - SHARED BATH - ENSUITE 4 - BASEMENT BATH: INSTALL 4" SPLASH ON ALL FOUR VANITIES Note:
Inv.**633** **32** Line **12416** 26May24 / 6Jun24	**1** - SHARED BATH: INSTALL 1ST UPGRADE CAESARSTONE COUNTER Note:
Inv.**633** **30** Line **12412** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL EXTENDED BREAKFAST BAR IN MSI 2 Note:
Inv.**633** **31** Line **12413** 26May24 / 6Jun24	**1** - KITCHEN: INSTALL MSI 2 THROUGHOUT KITCHEN AND ISLAND Note:

CONSTRUCTION SUMMARY

Joshua Creek - 57 - 1 - ALDERCREST (42-02) C

Registere Plan Number: Municipal Address: Closing: **27-Oct-23**

Inv.**633** **26** Line **12409** 26May24 / 6Jun24	**1** - KITCHEN: COOKTOP CUT OUT Note:

ELECTRICAL

Inv.**526** **16** Line **10617** 22Feb23 / 2Jan24	**1** - KITCHEN: INSTALL APPLIANCE - RELOCATE STANDARD APPLIANCE- FRIDGE TO MOVE TOWARDS THE CORNER BY APPROX. ONE FOOT TO ACCOMODATE THE WALL OVEN. SEE SKETCH Note:
Inv.**526** **17** Line **10618** 22Feb23 / 2Jan24	**1** - KITCHEN: INSTALL CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
Inv.**526** **18** Line **10619** 22Feb23 / 2Jan24	**1** - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE). TO GO BESIDE THE STANDARD KITCHEN LIGHT THAT HAS BEEN MOVED OVER THE ISLAND Note: Location may vary slightly due to joist location
Inv.**526** **7** Line **10607** 22Feb23 / 2Jan24	**1** - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN, COOK TOP OR SPEED OVEN Note:
Inv.**526** **10** Line **10610** 22Feb23 / 2Jan24	**2** - FAMILY ROOM: INSTALL TWO (2) WALL SCONE ROUGH IN - COMPLETE WITH 1 SWITCH, ON EITHER SIDE OF FIREPLACE. 5'-7" HIGH OFF FINISHED FLOOR Note:
Inv.**526** **11** Line **10611** 22Feb23 / 2Jan24	**2** - STAIRS- MAIN FLOOR TO SECOND FLOOR LANDINGS: INSTALL TWO (2) WALL SCONE ROUGH IN - COMPLETE WITH 1 SWITCH ON EACH LANDING OF THE STAIRCASE Note:
Inv.**526** **12** Line **10612** 22Feb23 / 2Jan24	**1** - 2ND FLOOR UPPER HALL ABOVE FOYER: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE) TO GO PAST RAILING, BUT BEFORE THE CATHEDRAL CEILING STARTS. SEE SKETCH Note: Location may vary slightly due to joist location

CONSTRUCTION SUMMARY

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Inv.526 13 Line **10613** 22Feb23 / 2Jan24	**7** - SIDE AND REAR OF HOUSE: INSTALL COACH LIGHT ROUGH IN - EXTERIOR - ROUGH-INS ONLY 7 TOTAL, STANDARD HEIGHT. Note: THE 2 ROUGH-INS ON THE LEFT SIDE OF THE HOUSE TO BE ON THE SAME SWITCH. THE 2 ON THE RIGHT TO BE ON THE SAME SWITCH, AND THE 3 AT THE REAR TO BE ON THEIR OWN SWITCH.
Inv.526 14 Line **10615** 22Feb23 / 2Jan24	**1** - SECOND FLOOR ROUGH-IN: REINFORCE FOR FUTURE CHANDELIER, MAX WEIGHT 50 POUNDS Note:

EXTERIOR DOOR

Inv.526 21 Line **10623** 22Feb23 / 2Jan24	**1** - EXTERIOR DOOR - ADDITIONAL FRONT DOOR TO MAKE DOUBLE DOOR ENTRY - WITHOUT GLASS SIDE LITE MUST BE DELETED TO ACCOMODATE ADDITIONAL DOOR Note:
Inv.526 20 Line **10624** 22Feb23 / 2Jan24	**1** - EXTERIOR DOOR - CHANGE EXISTING FRONT DOOR TO HAVE NO GLASS. IT WILL BE SOLID Note:

HVAC

Inv.526 19 Line **10620** 22Feb23 / 2Jan24	**1** - AIR CONDITIONER - ML 14 SEER - 3.5 TON Note:

INTERIOR DOOR & TRIM

Inv.526 5 Line **10605** 22Feb23 / 2Jan24	**1** - INTERIOR DOOR HARDWARE-SINGLES, PACE LINE IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. Note:
Inv.526 6 Line **10606** 22Feb23 / 2Jan24	**1** - GRIP SET- STRAIT IN MATTE BLACK Note:

INTERIOR DOORS & TRIM

CONSTRUCTION SUMMARY

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Inv.**526** **4** Line **10604** 22Feb23 / 2Jan24	**8** - SECOND FLOOR: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84" **ONLY THE HALLWAY DOORS ON SECOND FLOOR Note:

MISCELLANEOUS

Inv.**633** **38** Line **12511** 26May24 / 6Jun24	**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 colour or 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 .
Inv.**526** **23** Line **10622** 22Feb23 / 2Jan24	**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: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to an administration Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted

PLUMBING

Inv.**526** **8** Line **10608** 22Feb23 / 2Jan24	**1** - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF Note:

VACCUM/BELL

Inv.**526** **9** Line **10609** 22Feb23 / 2Jan24	**4** - BEDROOM 2, 3, 4 AND DEN: CAT-6A NETWORK CABLE FOR WIRELESS ACCESS POINT - TERMINATED Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Inv.**526** **1** Line **10601** 22Feb23 / 2Jan24	**1** - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD) Note:

WINDOWS

Inv.**526** **2** Line **10602** 22Feb23 / 2Jan24	**2** - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOW TO- 36 X 30 Note: MAY REQUIRE A WINDOW WELL

CONSTRUCTION SUMMARY

Joshua Creek - 57 - 1 - ALDERCREST (42-02) C

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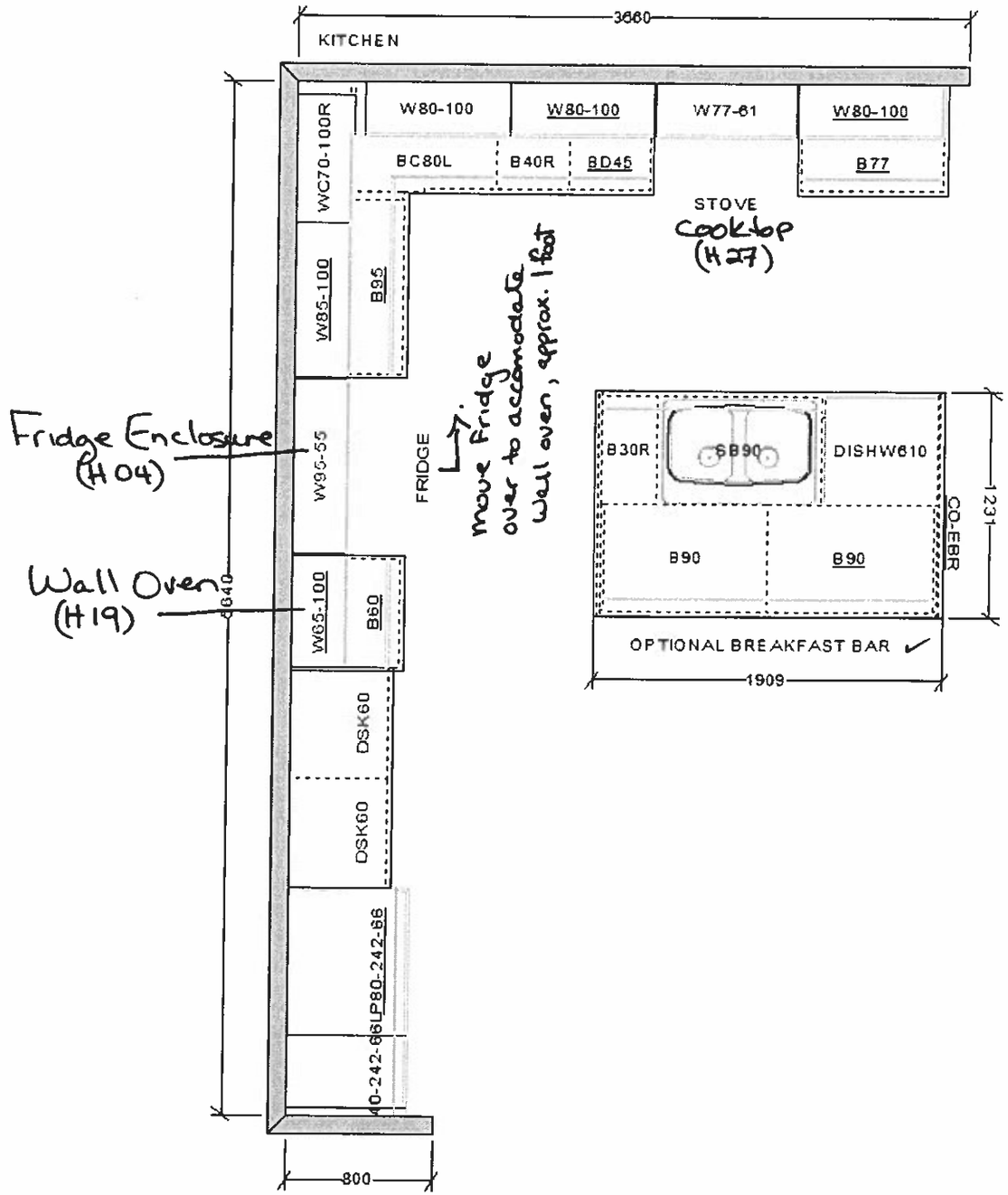
Inv.**526** **3** Line **10603** 22Feb23 / 2Jan24	**1** - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND MAKE EGRESS- 56 X 30 Note:



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

FRENDEL KITCHENS LIMITED
1350 Shawson Drive, Mississauga, ON L4W 1C5

VALERY HOMES
JOSHUA CREEK
42-2

STANDARD FEATURES:

- 100cm Upper cabinets
- Backing on Kitchen and Bath cabinets except sinks
- Kitchen & Bath countertops by others
- Post-form laminate countertops in Laundry

Lot 57

RK RK

June 6, 24

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date:

ALDERCREST

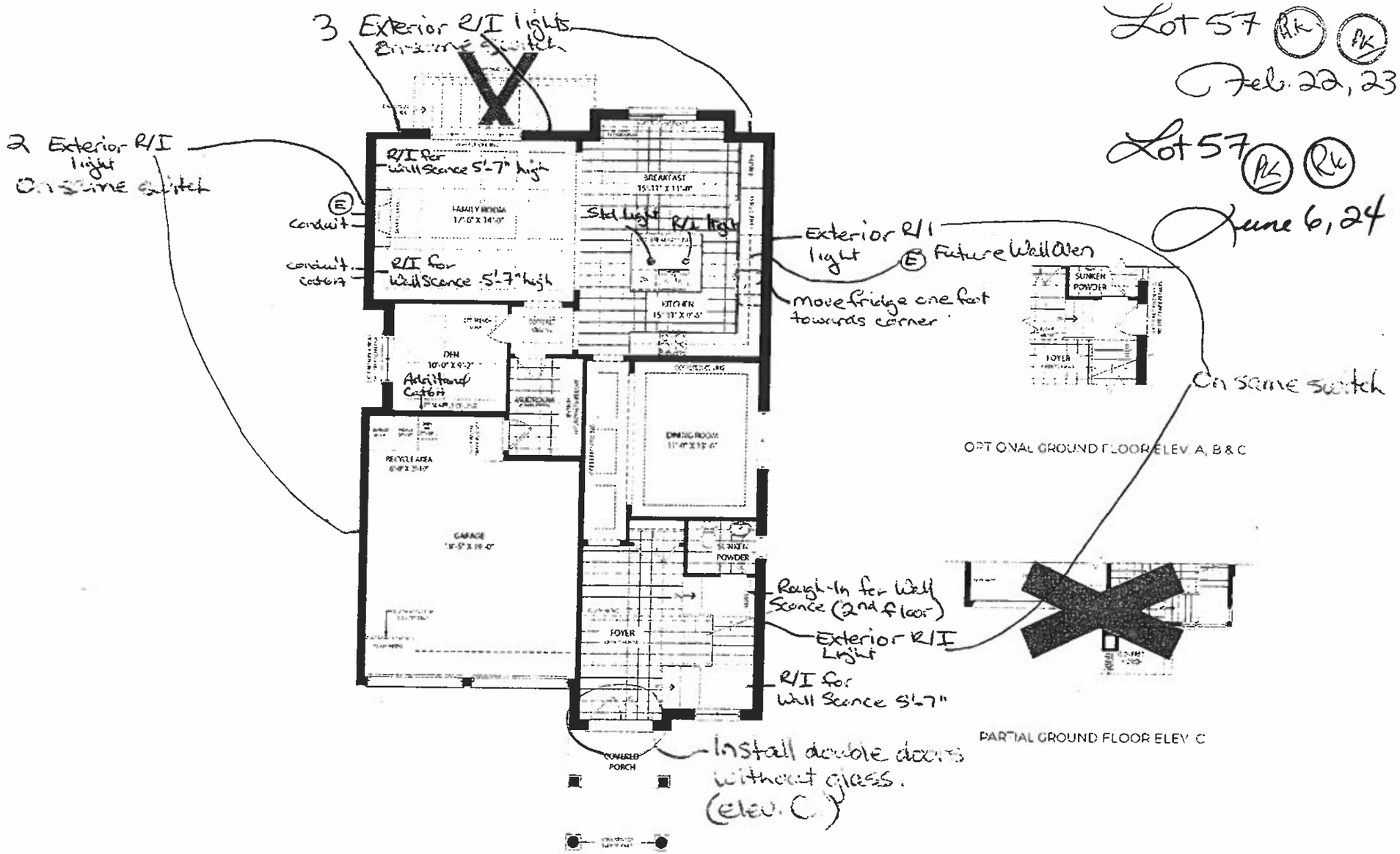
42-2

Lot 57 (RK) (RK)

Feb. 22, 23

Lot 57 (RK) (RK)

June 6, 24



GROUND FLOOR ELEV A & B

JOSHUA CREEK

MONTAGE

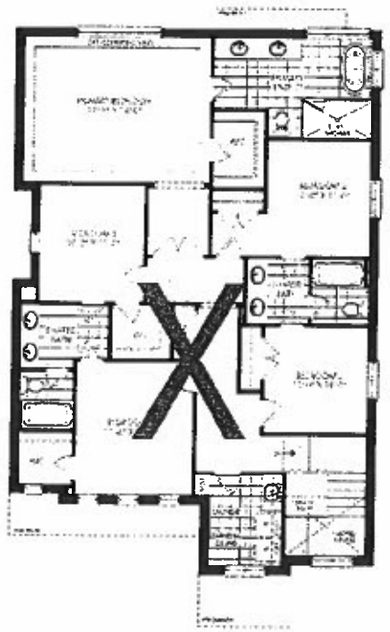
VALERY HOMES

ALDERCREST

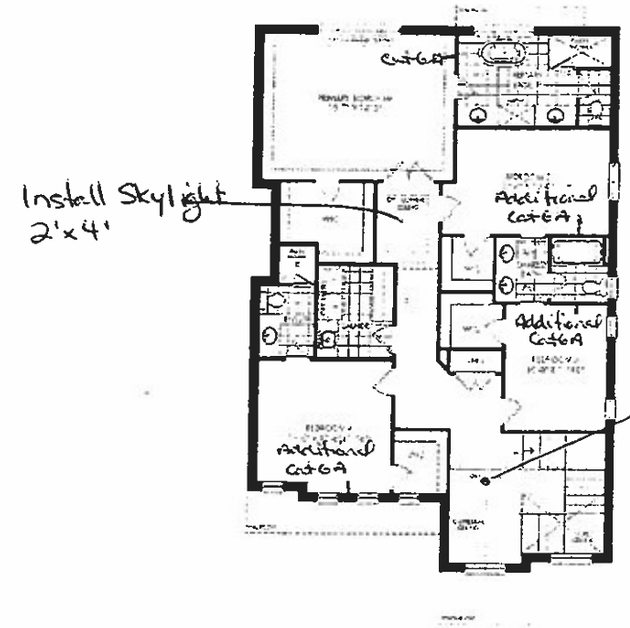
42-2

Lot 57 (R.K.) (PK)
Feb. 22, 23

Lot 57
(PK) (RK)
June 6, 24

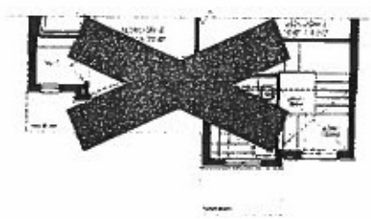


OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM

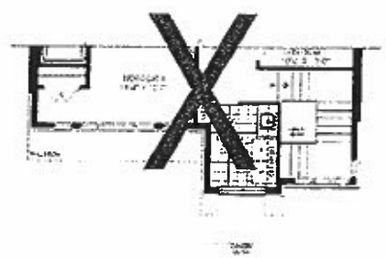


8 Extended
Height Doors
Hallway Only

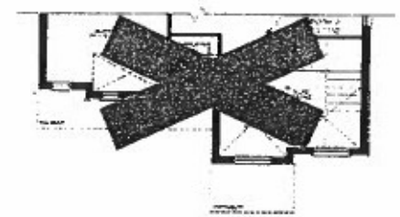
SECOND FLOOR ELEV. A



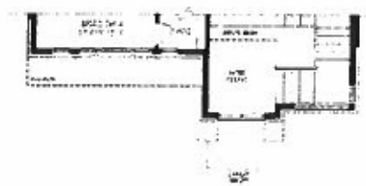
PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK

MONTAGE

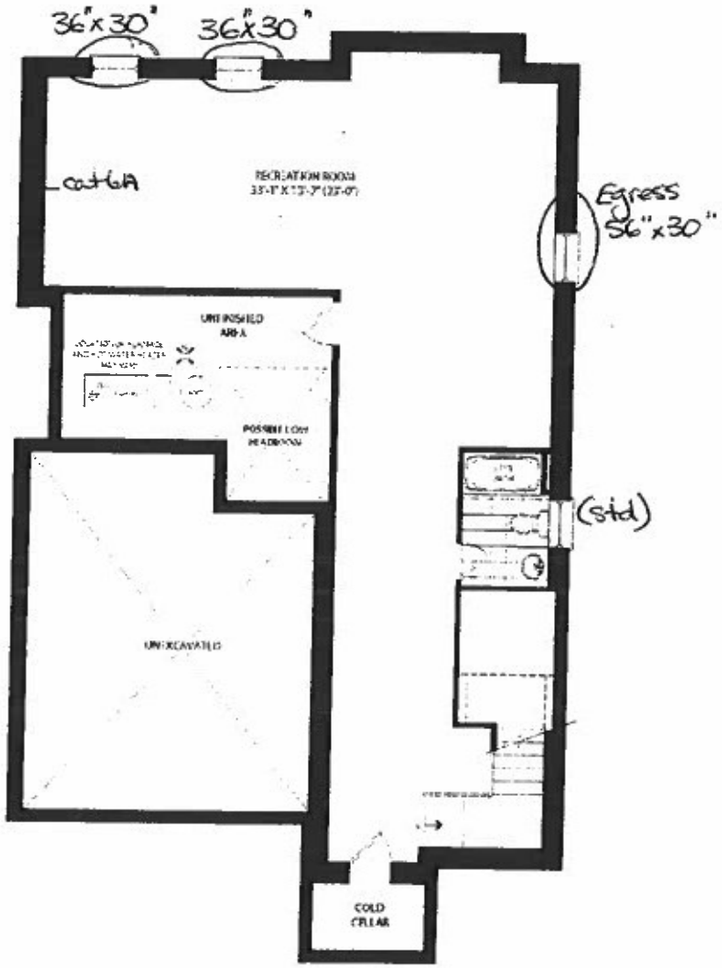
VALERY
HOMES

ALDERCREST

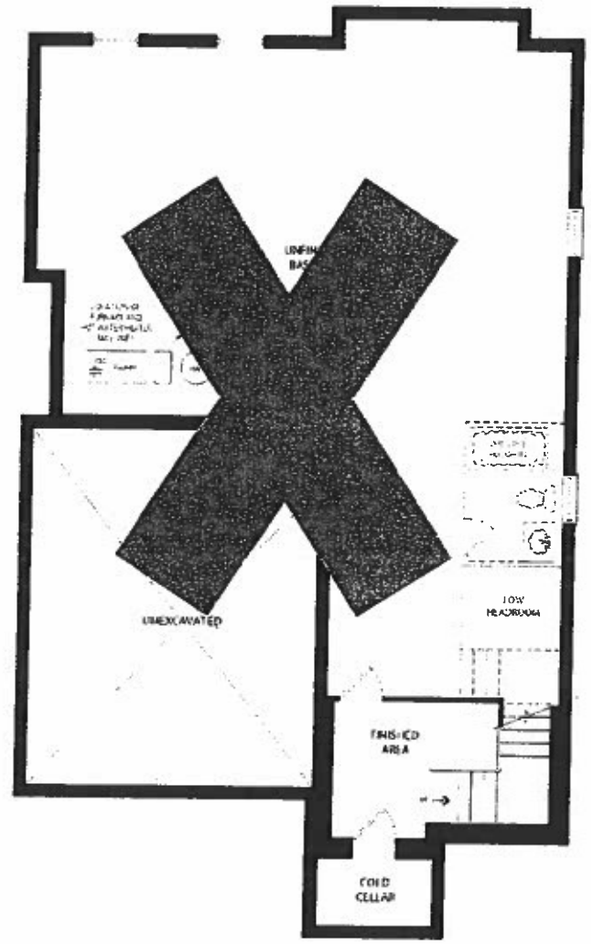
42-2

Lot 57 (R.K) (PK)
Feb. 22, 23

Lot 57
(PK) (RK)
June 6, 24



FINISHED BASEMENT ELEV. A, B & C



UNFINISHED BASEMENT ELEV. A, B & C

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

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

JOSHUA CREEK
MONTAGE

VALERY
HOMES