



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 DÉCOR 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:



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

CERAMIC TILE

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

CONSTRUCTION

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

COUNTERTOP

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



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



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Inv.526 13	7 - SIDE AND REAR OF HOUSE: INSTALL COACH LIGHT ROUGH IN - EXTERIOR - ROUGH-INS ONLY
	7 TOTAL, STANDARD HEIGHT.
Line 10613	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.
22Feb23 / 2Jan24	
Inv.526 14	1 - SECOND FLOOR ROUGH-IN: REINFORCE FOR FUTURE CHANDELIER, MAX WEIGHT 50 POUNDS
Line 10615	Note:
22Feb23 / 2Jan24	

EXTERIOR DOOR

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

HVAC

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

INTERIOR DOOR & TRIM

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

INTERIOR DOORS & TRIM



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

MISCELLANEOUS

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

PLUMBING

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

VACCUM/BELL

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

WINDOWS

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

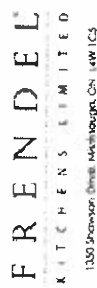


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Inv.526	1 - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND
3	MAKE EGRESS- 56 X 30
Line 10603	Note:
22Feb23 / 2Jan24	



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

57

June 6, 24

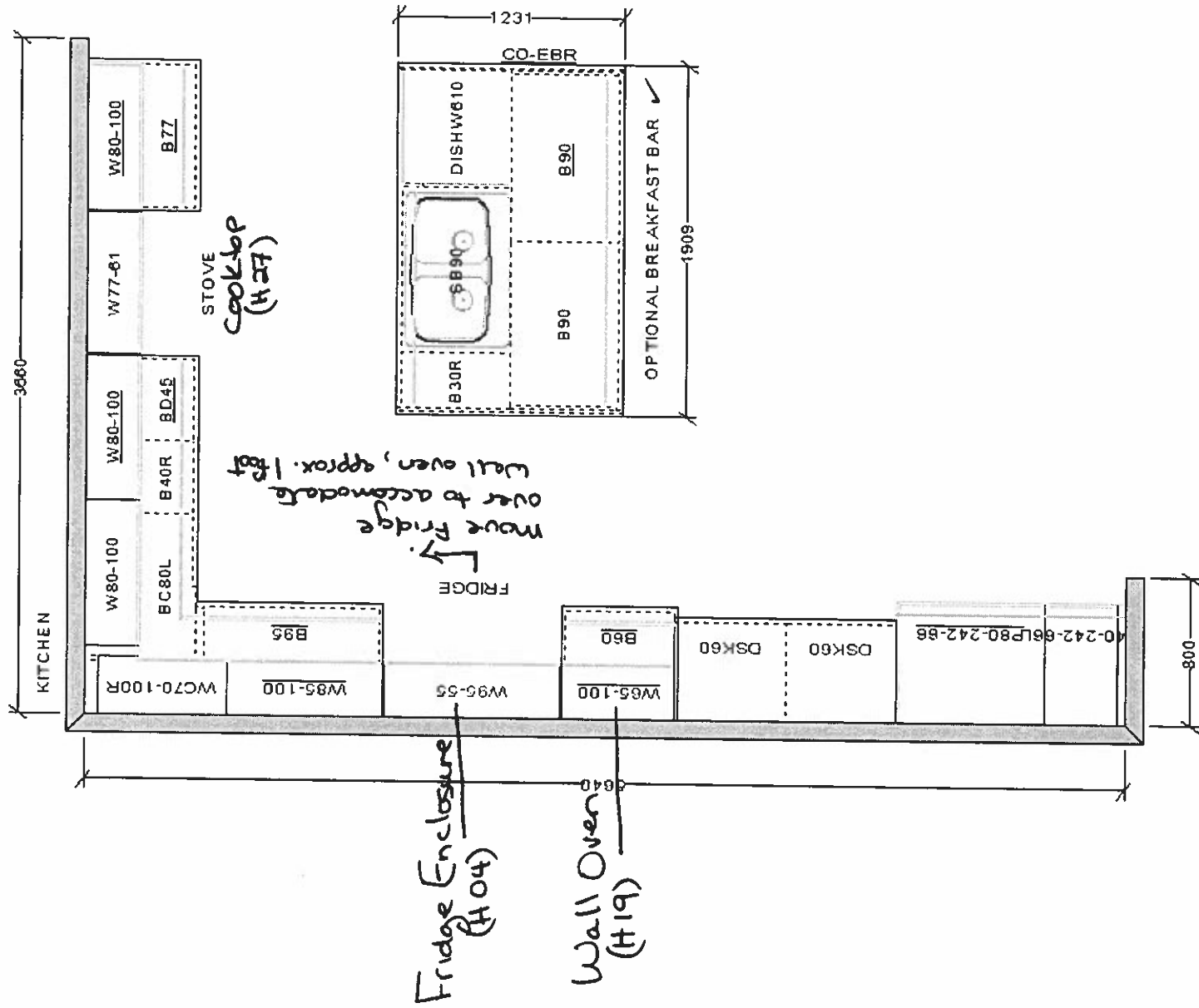
Drawn By:

Date: November 27, 2023

Scale: Not To Scale

Approved By Builder:

Date:



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

Lot 57 (PK) (26) June 6, 24

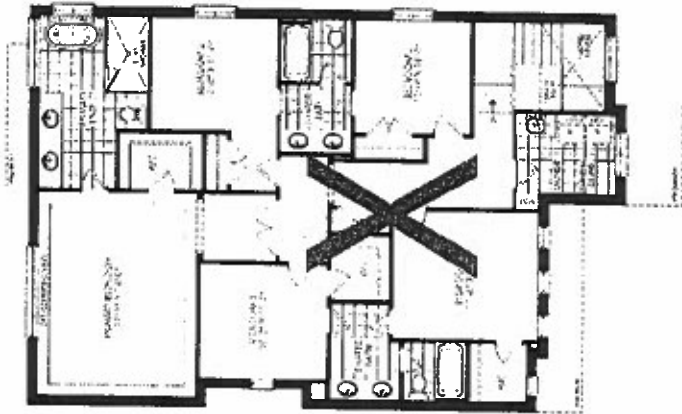
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Lot 57 (R+)(PK)

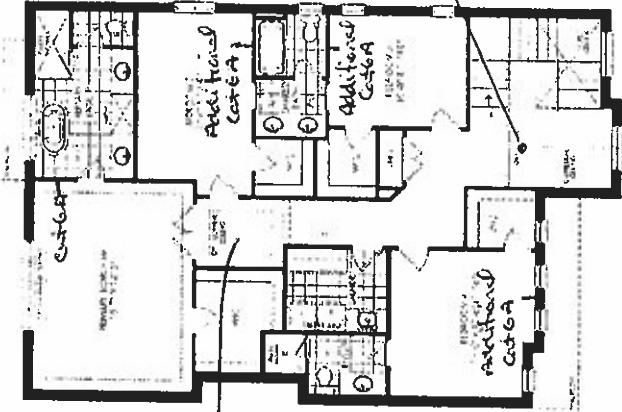
Feb. 22, 23

Lot 57 (PK)(DK)

June 6, 24



OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM



SECOND FLOOR ELEV. A

Install Skylight
2'x4'

Additional
Ct6A

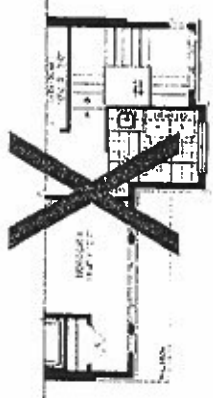
Additional
Ct6A

2/1 light on separate
switch to be reinforced

8 Extended
Height Doors
Hallway Only



PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B

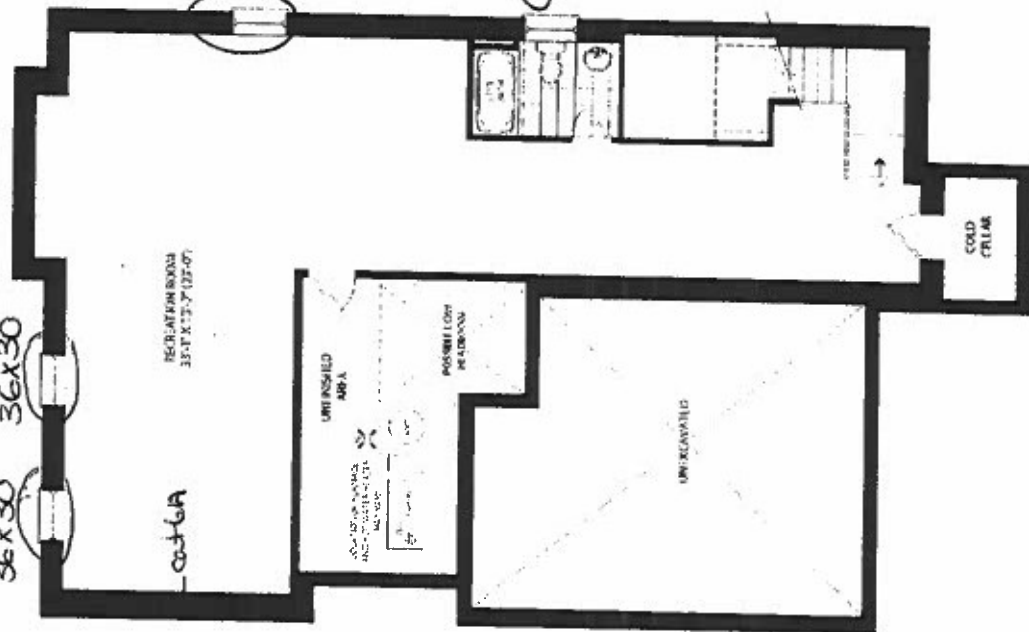


PARTIAL SECOND FLOOR ELEV. C

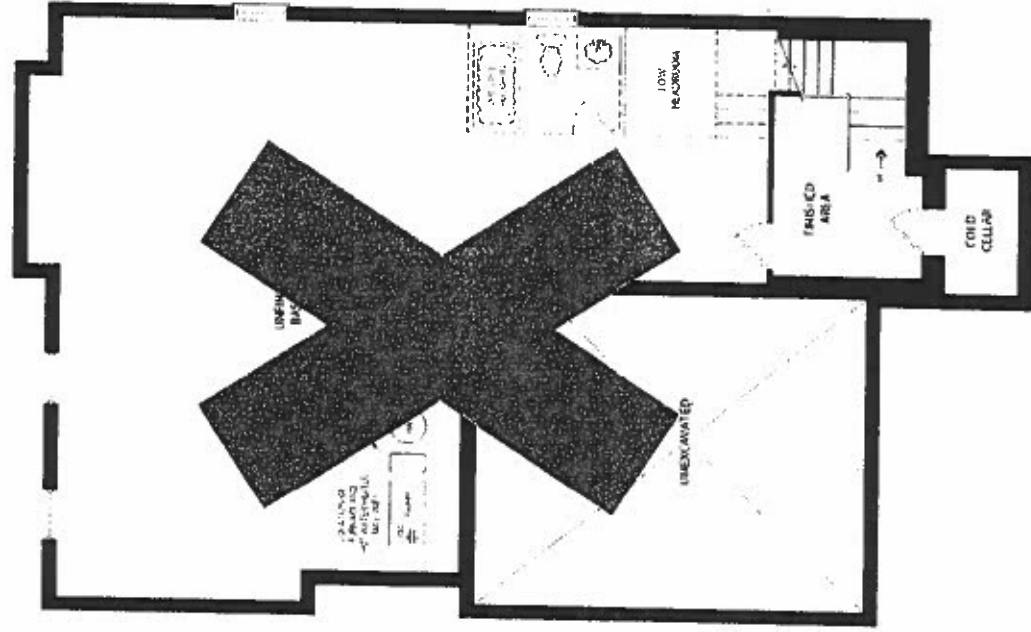
42-2

RECEPTION ROOM
35' 0" X 35' 0" (32' 0" X 30' 0")

(pts)



FINISHED BASEMENT ELEV. A B & C



UNFINISHED BASEMENT ELEV. A B & C

Feb. 22, 23

⑤ ⑥

June 6, 24



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

the 1990s, the number of people who have been infected with HIV has increased significantly. In 1990, there were approximately 1 million people living with HIV worldwide. By 2000, this number had risen to over 40 million. The World Health Organization (WHO) estimates that there are currently over 40 million people living with HIV worldwide. The WHO also estimates that there are over 10 million people living with AIDS worldwide. The WHO also estimates that there are over 10 million people living with AIDS worldwide. The WHO also estimates that there are over 10 million people living with AIDS worldwide.