



CONSTRUCTION SUMMARY

Joshua Creek - 233-4 EDGEMERE (TH-03) B

Registere Plan Number: Municipal Address: Closing: 20-Sep-23

BONUS

Inv.438 22 Line 8840 29Jul22 / 26Mar23	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
Inv.712 51 Line 13302 21Aug24 / 6Sep24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:
Inv.712 52 Line 13303 21Aug24 / 6Sep24	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT Note:

CABINETRY

Inv.712 34 Line 13313 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL UPGRADE 2 HARDWARE ON KITCHEN CABINETS. INCLUDES STACKED UPPERS (G01 &G03) Note:
Inv.712 35 Line 13314 21Aug24 / 6Sep24	3 - KITCHEN: INSTALL 3 FEET OF ADDITIONAL PANTRY, 30CM DEEP AT THE END OF THE STANDARD CABINETS (C01) Note:
Inv.712 24 Line 13211 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL LEVEL 3 CABINETS THROUGHOUT KITCHEN Note:
Inv.712 25 Line 13212 21Aug24 / 6Sep24	1 - MAIN BATH: INSTALL LEVEL 3 CABINETS THROUGHOUT MAIN BATH Note:
Inv.712 26 Line 13213 21Aug24 / 6Sep24	1 - MASTER ENSUITE: INSTALL LEVEL 3 CABINETS THROUGHOUT MASTER ENSUITE Note:
Inv.712 27 Line 13214 21Aug24 / 6Sep24	1 - LAUNDRY ROOM: INSTALL OPTIONAL LAUNDRY UPPERS Note:



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Inv.712 28	16 - KITCHEN: INSTALL STACKED UPPER CABINETS (A03)
Line 13215	INCLUDES NEW PANTRY AREA Note:
21Aug24 / 6Sep24	
Inv.712 29	1 - KITCHEN: INSTALL DEEP STACKED UPPERS ABOVE FRIDGE (A04)
Line 13216	Note:
21Aug24 / 6Sep24	
Inv.712 30	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H04)
Line 13217	Note:
21Aug24 / 6Sep24	
Inv.712 31	2 - KITCHEN: INSTALL VALANCE FOR UNDER CABINETRY (J11). DOES NOT INCLUDE LIGHTS
Line 13218	Note:
21Aug24 / 6Sep24	
Inv.712 32	3 - KITCHEN: INSTALL CROWN MOULDING (J11)
Line 13219	INCLUDES NEW PANTRY AREA Note:
21Aug24 / 6Sep24	
Inv.712 33	1 - KITCHEN: INSTALL SMALL RECYCLE BIN (B17)
Line 13220	Note:
21Aug24 / 6Sep24	

CEILING

Inv.712 48	1 - FORMAL ROOM: INSTALL A-222, 5X5 CROWN INSIDE THE WAFFLE CEILING OF THE FORMAL ROOM
Line 13299	Note:
21Aug24 / 6Sep24	
Inv.712 49	1 - FAMILY ROOM: INSTALL A-222, 5X5 CROWN INSIDE THE WAFFLE CEILING OF THE FAMILY ROOM
Line 13300	Note:
21Aug24 / 6Sep24	

CEILING



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Inv.438 3	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR
Line 8820	Note:
29Jul22 / 26Mar23	

CERAMIC TILE

Inv.712 39	1 - ENTRY - POWDER ROOM: INSTALL UPGRADE 5 TILE THROUGHOUT THE ENTRY AND POWDER ROOM
Line 13224	Note:
21Aug24 / 6Sep24	

Inv.712 40	1 - MAIN BATH: INSTALL UPGRADE 5 TILE THROUGHOUT THE FLOOR AND SHOWER WALLS IN THE MAIN BATH
Line 13225	Note:
21Aug24 / 6Sep24	

Inv.712 41	1 - MASTER ENSUITE: INSTALL UPGRADE 5 TILE THROUGHOUT THE FLOOR AND SHOWER WALLS IN THE MASTER ENSUITE
Line 13226	Note:
21Aug24 / 6Sep24	

COUNTERTOP

Inv.712 36	1 - KITCHEN: INSTALL MSI 2 QUARTZ THROUGHOUT KITCHEN INCLUDING ISLAND
Line 13221	Note: NOTE THAT ISLAND SLAB WILL BE IN ONE PIECE WITHOUT A SEAM
21Aug24 / 6Sep24	

Inv.712 37	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2 QUARTZ ON ISLAND
Line 13222	Note:
21Aug24 / 6Sep24	

Inv.712 38	1 - KITCHEN: INSTALL MSI 2 QUARTZ ON KITCHEN BACKSPLASH
Line 13223	Note:
21Aug24 / 6Sep24	

Inv.712 46	1 - MAIN BATH: INSTALL UPGRADE 2 LEVEL CAESARSTONE THOUGHOUT COUNTERTOP
Line 13297	Note:
21Aug24 / 6Sep24	

Inv.712 47	1 - MASTER ENSUITE: INSTALL UPGRADE 2 LEVEL CAESARSTONE THOUGHOUT COUNTERTOP
Line 13298	Note:
21Aug24 / 6Sep24	



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ELECTRICAL

Inv.438 20 Line 8838 29Jul22 / 26Mar23	1 - KITCHEN: INSTALLRECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE Note:
Inv.438 21 Line 8839 29Jul22 / 26Mar23	1 - PRIMARY ENSUITE: INSTALL HEATED FLOOR Note:
Inv.438 7 Line 8825 29Jul22 / 26Mar23	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP ABOVE FIREPLACE FOR FUTURE TV Note:
Inv.438 11 Line 8829 29Jul22 / 26Mar23	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE Note:

FIREPLACE

Inv.438 10 Line 8828 29Jul22 / 26Mar23	1 - FAMILY ROOM: INSTALL FIREPLACE - ALLURAVISION 50 INCH SLIM ELECTRIC FIREPLACE - GLASS FRONT - BLACK - NEFL50CHS, IN LIEU OF STANDARD GAS Note:
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HARDWOOD FLOORING

Inv.712 42 Line 13227 21Aug24 / 6Sep24	1 - MAIN FLOOR - UPPER AND LOFT HALLS: INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD HARDWOOD Note:
Inv.712 43 Line 13228 21Aug24 / 6Sep24	1 - KITCHEN INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD TILES Note:
Inv.712 44 Line 13229 21Aug24 / 6Sep24	1 - 2ND FLOOR BEDROOMS AND LOFT: INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD CARPET IN MASTER BEDROOM, BEDROOM 2, 3, AND LOFT Note:

HVAC



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Inv.438 19	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE -
Line 8837	Note:
29Jul22 / 26Mar23	
Inv.438 8	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - ANX13 - 13 SEER - R - 410A - 3.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 8826	Note:
29Jul22 / 26Mar23	
Inv.438 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 8818	Note:
29Jul22 / 26Mar23	

INTERIOR DOOR & TRIM

Inv.438 4	24 - INTERIOR DOOR HARDWARE, PACE LINE IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH
Line 8821	Note:
29Jul22 / 26Mar23	
Inv.438 5	1 - GRIP SET- LONDON IN (MATTE BLACK)
Line 8822	Note:
29Jul22 / 26Mar23	

INTERIOR DOORS & TRIM

Inv.712 45	1 - UPGRADE TRIM THROUGHOUT HOUSE TO 7 1/4" STEP BEVEL BASEBOARDS WITH 3 1/2" BACKBAND AND CASING
Line 13230	Note:
21Aug24 / 6Sep24	

MISCELLANEOUS

Inv.438 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 8841	Note:
29Jul22 / 26Mar23	
Inv.712 53	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 13304	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
21Aug24 / 6Sep24	



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PLUMBING

Inv.712 50	7 - ALL VANITIES- POWDER ROOM (1) - MASTER ENSUITE (2) - MAIN BATH (2) - LOFT (1) - BASEMENT (1): INSTALL 7 UPGRADE MOEN FAUCETS VICHY #6710 SINGLE HANDLE LAV FAUCET WITH LIFT ROD DRAIN
Line 13301	Note:
21Aug24 / 6Sep24	
Inv.438 9	1 - PRIMARY ENSUITE: INSTALL SHOWER SEAT
Line 8827	Note:
29Jul22 / 26Mar23	
Inv.438 17	1 - PRIMARY ENSUITE: ADD ADDITIONAL PLUMBING WHEN ADDING HAND-HELD SHOWER
Line 8835	Note:
29Jul22 / 26Mar23	
Inv.438 18	1 - PRIMARY ENSUITE: INSTALL HAND HELD SHOWER: MOEN COLINET POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/ TRIM AND AND SLIDE BAR WITH HAND SHOWER MOEN: 362320/ TS44201/ S112EP/ 151380/ AT2199/ S5000
Line 8836	Note:
29Jul22 / 26Mar23	
Inv.438 12	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 8830	Note:
29Jul22 / 26Mar23	
Inv.438 13	1 - BACKFLOW PREVENTER VALVE
Line 8831	Note:
29Jul22 / 26Mar23	
Inv.438 14	1 - BASEMENT: INSTALL 3 PIECE BATHROOM - EXTRA 3-PIECE FINISHED BATH, COMPLETE
Line 8832	Note:
29Jul22 / 26Mar23	

VACCUM/BELL



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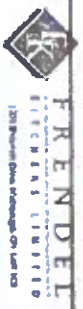
Inv.438 15	1 - CANAVAC PREMIUM CANISTER WITH RUG AND FLOOR HOSE KIT - INCLUDES C-VAC INLET VALVES AND INSTALLATION. COMPLETE
Line 8833	Note:
29Jul22 / 26Mar23	

Inv.438 16	1 - CENTRAL VACUUM - KICK PLATE ROUGH - IN AND KICKPLATE KIT
	TO GO UNDER KITCHEN SINK
Line 8834	Note:
29Jul22 / 26Mar23	

Inv.438 6	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV
Line 8823	Note:
29Jul22 / 26Mar23	

WINDOWS

Inv.438 2	1 - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOW TO- 36 X 30
Line 8819	Note:
29Jul22 / 26Mar23	



VALERY HOMES
JOSHUA CREEK
TH-3

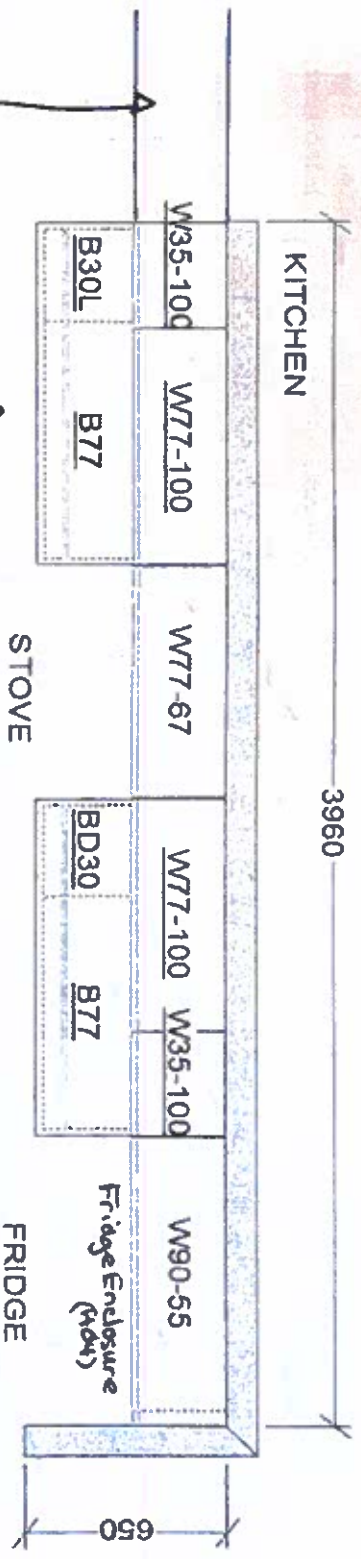
- STANDARD FEATURES:
- 100cm Upper cabinets
 - Backing on Kitchen and Bath cabinets except sinks
 - Kitchen & Bath countertops by others
 - Post-form laminate countertops in Laundry

Oct 23-4
Sept. 5, 24

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

Approved By Builder:

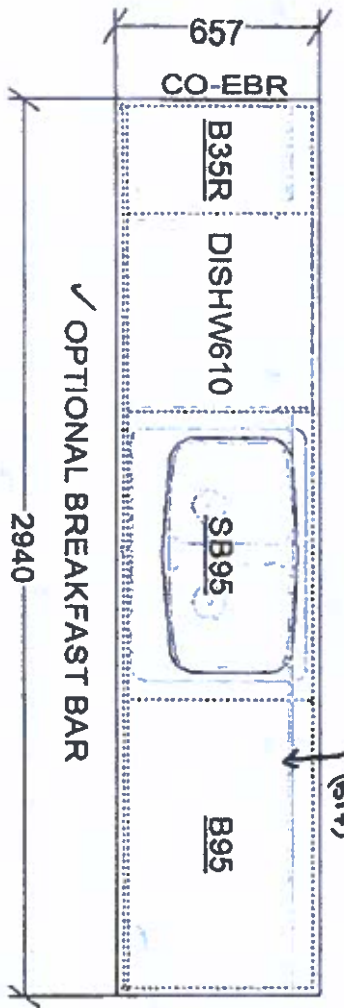
Date:



Install 3 feet of
30 cm deep pantry
(COI)

Recycle Bin
(617)

- Stacked Uppers
- Deep Stacked Uppers
- Valve Light
- Crown Moulding



✓ OPTIONAL BREAKFAST BAR

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

UPGRADE 2 HARDWARE OFFERING

HARDWARE SELECTION

4 Styles of Handles with 128mm Drilling

Colour offering:

Nickel (BN)

Gold (SB)

Black (MB)

Lot 233-4
Sept. 5, 2014

Customers may order hardware drilling only, in lieu of a hardware selection. No hardware will be supplied, and no credit will be given.

- Hole centers must be specified (c-c)
- Frendel standard locations on doors & drawers only
 - 1xx = single hole for knob
 - 96xx = handle with 96mm c-c
 - 128xx = handle with 128mm c-c

Frendel will not drill for any hardware on site.

Drilling and install for horizontal handles on cabinets doors is not available unless approved by Account Representative.



12829BN
NICKEL



12829SB
GOLD



12829MB
BLACK



12817BN
NICKEL



12817SB
GOLD



12817MB
BLACK



12877BN
NICKEL



12877SB
GOLD



12877MB
BLACK



12805BN
NICKEL



12805SB
GOLD

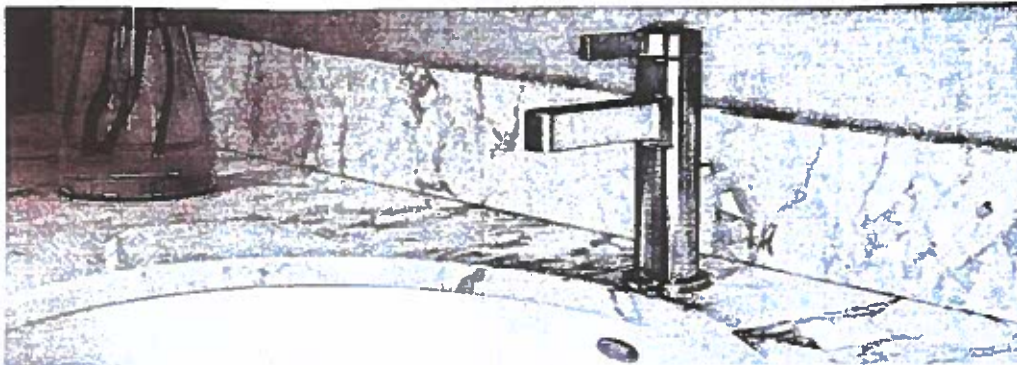


12805MB
BLACK



RECEIVED

Vichy™



VICHY

LAVATORY FAUCETS



Single Handle Lav Faucet
with Lift Rod Drain

6710

Chrome \$343.50

x 7

Decaplate sold separately | 172666 series

- Powder Room
- Master (2)
- Main (2)
- Loft bath
- Basement Bath

ROMAN TUB FAUCETS



One Handle Roman Tub Faucet
with Hand Shower

T967 / 4791

Chrome \$860.82



Tub Drain Half Kit
T90331 / 140680

Chrome \$79.32

Lot 233-4

Sept 5, 24

VICHY
FINISH
OPTION



Chrome

To order, use model
number only

RECEIVED