



CONSTRUCTION SUMMARY

Joshua Creek - 236-2 EDGEMERE (TH-03) A

Registere Plan Number: Municipal Address: Closing: 16-Aug-23

BONUS

Inv.426 18 Line 8673 14Jul22 / 28Jul22	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
Inv.711 46 Line 13309 21Aug24 / 6Sep24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:
Inv.711 47 Line 13310 21Aug24 / 6Sep24	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT. Note:

CABINETRY

Inv.711 20 Line 13190 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL LEVEL 3 CABINETS IN THE KITCHEN Note:
Inv.711 21 Line 13191 21Aug24 / 6Sep24	1 - MAIN BATH: INSTALL LEVEL 3 CABINETS IN THE MAIN BATH Note:
Inv.711 22 Line 13192 21Aug24 / 6Sep24	1 - MASTER ENSUITE: INSTALL LEVEL 3 CABINETS IN THE MASTER ENSUITE Note:
Inv.711 23 Line 13193 21Aug24 / 6Sep24	1 - LAUNDRY ROOM: INSTALL OPTIONAL LAUNDRY UPPERS Note:
Inv.711 24 Line 13194 21Aug24 / 6Sep24	13 - KITCHEN: INSTALL STACKED UPPER CABINETS (A03) Note:
Inv.711 25 Line 13195 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL DEEP STACKED UPPERS ABOVE FRIDGE (A04) Note:



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Inv.711 26 Line 13196 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (H04) Note:
Inv.711 27 Line 13197 21Aug24 / 6Sep24	2 - KITCHEN: INSTALL VALANCE FOR UNDER CABINETRY (J11). DOES NOT INCLUDE LIGHTS Note:
Inv.711 28 Line 13198 21Aug24 / 6Sep24	2 - KITCHEN: INSTALL CROWN MOULDING (J08) Note:
Inv.711 29 Line 13199 21Aug24 / 6Sep24	1 - KITCHEN: INSTALL SMALL RECYCLE BIN (B17) Note:
Inv.711 33 Line 13203 21Aug24 / 6Sep24	1 - KITCHEN: NOTE THAT THERE WILL BE NO HOLES IN THE KITCHEN CABINETRY. PURCHASER UNDERSTANDS THAT IF HOLES ARE DRILLED IN ERROR, THEY WILL ACCEPT THEM AS IS Note:

CEILING

Inv.711 41 Line 13306 21Aug24 / 6Sep24	1 - FORMAL ROOM: INSTALL A-222, 5X5 CROWN INSIDE THE WAFFLE CEILING OF THE FORMAL ROOM Note:
Inv.711 42 Line 13307 21Aug24 / 6Sep24	1 - FAMILY ROOM: INSTALL A-222, 5X5 CROWN INSIDE THE WAFFLE CEILING OF THE FAMILY ROOM Note:

CEILING

Inv.426 3 Line 8654 14Jul22 / 28Jul22	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR Note:
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CERAMIC TILE



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Inv.711 34 Line 13204	1 - ENTRY - POWDER ROOM: INSTALL UPGRADE 5 THROUGHOUT THE ENTRY AND POWDER ROOM Note:
21Aug24 / 6Sep24	
Inv.711 35 Line 13205	1 - MAIN BATH: INSTALL UPGRADE 5 THROUGHOUT THE FLOOR AND SHOWER WALLS OF THE MAIN BATH Note:
21Aug24 / 6Sep24	
Inv.711 36 Line 13206	1 - MASTER ENSUITE: INSTALL UPGRADE 5 THROUGHOUT THE FLOOR AND SHOWER WALLS OF THE MASTER ENSUITE Note:
21Aug24 / 6Sep24	

COUNTERTOP

Inv.711 30 Line 13200	1 - KITCHEN: INSTALL MSI 2 QUARTZ THROUGHOUT KITCHEN, INCLUDING ISLAND Note:
21Aug24 / 6Sep24	
Inv.711 31 Line 13201	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2 QUARTZ ON ISLAND Note: NOTE THAT ISLAND WILL BE ONE LONG SLAB WITHOUT A SEAM
21Aug24 / 6Sep24	
Inv.711 32 Line 13202	1 - KITCHEN: INSTALL MSI 2 QUARTZ ON KITCHEN BACKSPLASH Note:
21Aug24 / 6Sep24	
Inv.711 44 Line 13311	1 - MASTER ENSUITE: INSTALL UPGRADE 2 CAESARSTONE COUNTER THROUGHOUT VANITY Note:
21Aug24 / 6Sep24	
Inv.711 45 Line 13312	1 - MAIN BATH: INSTALL UPGRADE 2 CAESARSTONE COUNTER THROUGHOUT VANITY Note:
21Aug24 / 6Sep24	

ELECTRICAL

Inv.426 11 Line 8672	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE Note:
14Jul22 / 28Jul22	



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Inv.426 7	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR TV ABOVE FIREPLACE
Line 8658	Note:
14Jul22 / 28Jul22	

FIREPLACE

Inv.426 10	1 - FAMILY ROOM: INSTALL FIREPLACE - ALLURAVISION 50 INCH SLIM ELECTRIC FIREPLACE - GLASS FRONT - BLACK - NEFL50CHS
Line 8661	Note:
14Jul22 / 28Jul22	

HARDWOOD FLOORING

Inv.711 37	1 - MAIN FLOOR - UPPER AND LOFT HALLS: INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD HARDWOOD IN FORMAL ROOM, FAMILY ROOM, UPPER AND LOFT HALLS
Line 13207	Note:
21Aug24 / 6Sep24	

Inv.711 38	1 - KITCHEN/ BREAKFAST AREA: INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD TILES
Line 13208	Note:
21Aug24 / 6Sep24	

Inv.711 39	1 - 2ND FLOOR BEDROOMS AND LOFT: INSTALL UPGRADED BISTRO 5" OAK HARDWOOD IN LIEU OF STANDARD CARPET. TO GO IN MASTER ENSUITE, BEDROOM 2, 3, AND LOFT
Line 13209	Note:
21Aug24 / 6Sep24	

HVAC

Inv.426 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 8659	Note:
14Jul22 / 28Jul22	

Inv.426 1	1 - CAT 6-A CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 8590	Note:
14Jul22 / 28Jul22	

INTERIOR DOOR & TRIM



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Inv.426 4	24 - INTERIOR DOOR HARDWARE, PACE LINE IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH
Line 8655	Note:
14Jul22 / 28Jul22	

Inv.426 5	1 - GRIP SET- LONDON IN (MATTE BLACK)
	WITH PACE HANDLE
Line 8656	Note:
14Jul22 / 28Jul22	

INTERIOR DOORS & TRIM

Inv.711 40	1 - UPGRADE TRIM THROUGHOUT HOUSE TO 7 1/4" STEP BEVEL BASEBOARDS WITH 3 1/4" BACKBAND AND CASING
Line 13210	Note:
21Aug24 / 6Sep24	

MISCELLANEOUS

Inv.426 19	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 8674	Note:
14Jul22 / 28Jul22	

PLUMBING

Inv.426 15	1 - BASEMENT: 3 PIECE BATHROOM - EXTRA 3-PIECE FINISHED BATH, COMPLETE
Line 8668	Note:
14Jul22 / 28Jul22	

Inv.426 16	1 - PRIMARY ENSUITE: ADD ADDITIONAL PLUMBING WHEN ADDING HAND-HELD SHOWER
Line 8669	Note:
14Jul22 / 28Jul22	

Inv.426 17	1 - PRIMARY ENSUITE: INSTALL HAND HELD SHOWER: MOEN COLINET
	POSI-TEMP TUB/SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE/ TRIM AND SLIDE BAR WITH HAND SHOWER
	MOEN #62320/ TS44201/ SI12EP/ 151380/ AT2199/ S5000
Line 8670	Note:
14Jul22 / 28Jul22	



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Inv.426 12	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 8663	Note:
14Jul22 / 28Jul22	
Inv.426 13	1 - BACKFLOW PREVENTER VALVE
Line 8664	Note:
14Jul22 / 28Jul22	
Inv.426 9	1 - PRIMARY ENSUITE: INSTALL SHOWER SEAT
Line 8660	Note:
14Jul22 / 28Jul22	
Inv.711 43	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 13308	Note:
21Aug24 / 6Sep24	

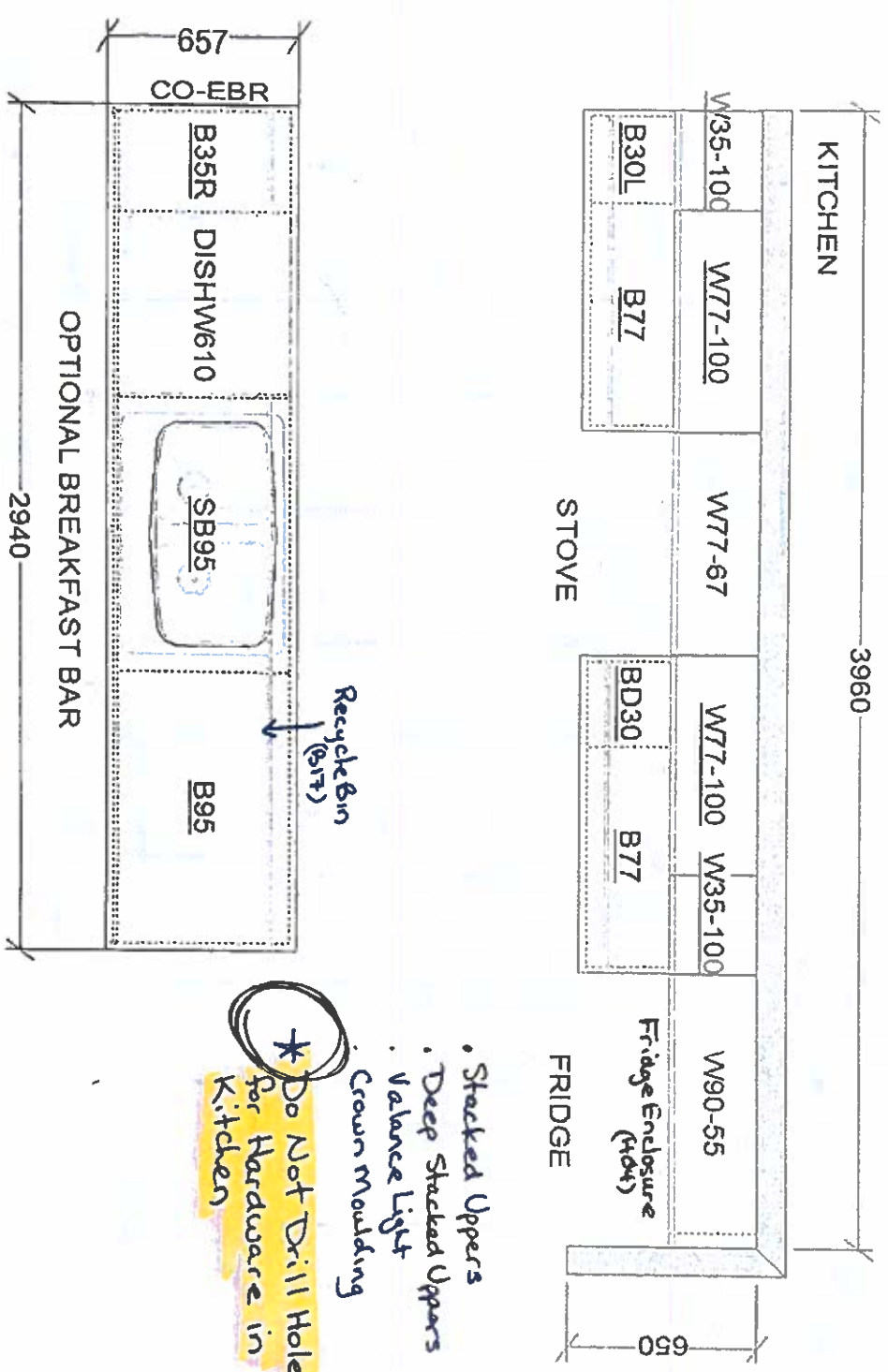
VACCUM/BELL

Inv.426 6	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV
Line 8657	Note:
14Jul22 / 28Jul22	
Inv.426 14	1 - CANAVAC PREMIUM CANISTER WITH RUG AND FLOOR HOSE KIT - INCLUDES C-VAC INLET VALVES AND INSTALLATION. COMPLETE
Line 8667	Note:
14Jul22 / 28Jul22	

WINDOWS

Inv.426 2	2 - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOWS TO- 36 X 30
Line 8653	Note:
14Jul22 / 28Jul22	

RECEIVED
17th Nov 2023



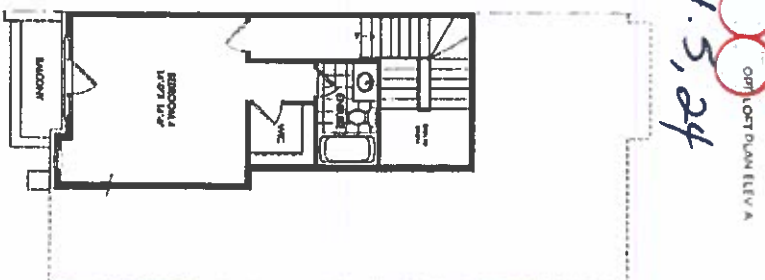
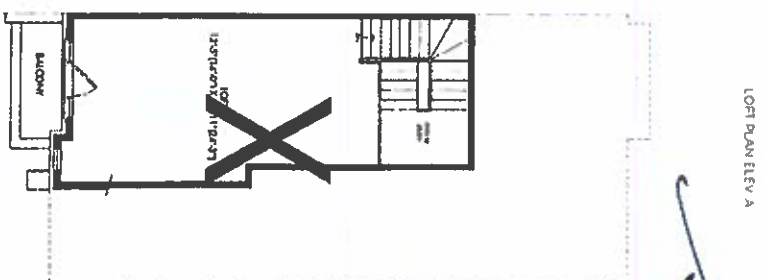
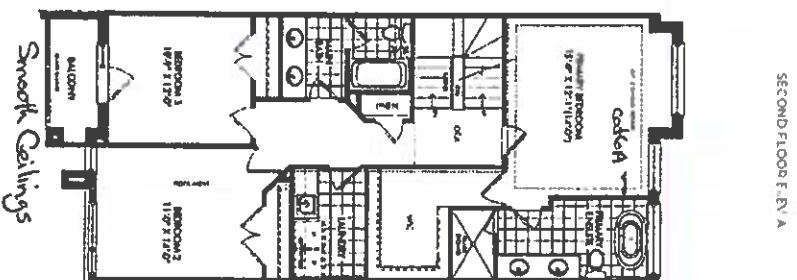
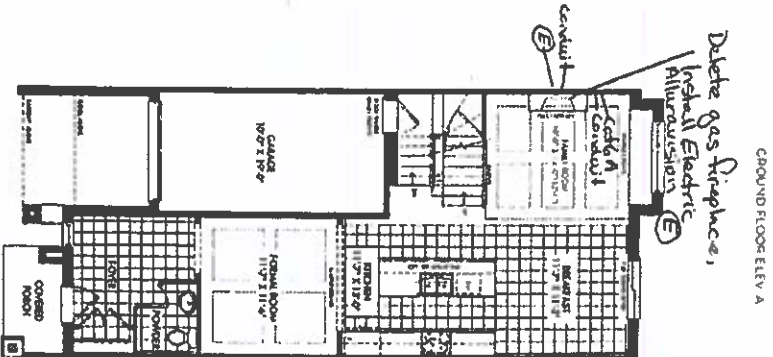
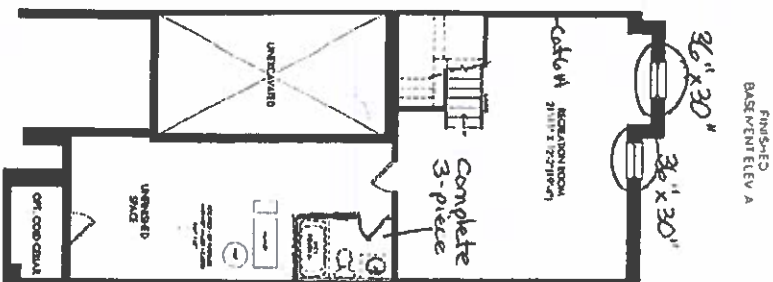
This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

- Stacked Uppers
 - Deep Stacked Uppers
 - Valve Light
 - Crown Moulding
- * Do Not Drill Holes for Hardware in Kitchen

 F R E N D E L K I T C H E N ' S L I M I T E D 1885 Sherman Drive, Richmond BC V6V 1K2	
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 236-2 Sept. 5, 24	
Drawn By:	
Date: November 27, 2023	
Scale: Not To Scale	
Approved By Builder:	
Date:	

TH-3
EDGEEMERE
ELEV. 22914 SQ. FT.

ⓔ — Electrical



JOSHUA CREEK
MONTAGE

VALERY
HOME

Lot 236-2 00
July 26, 22

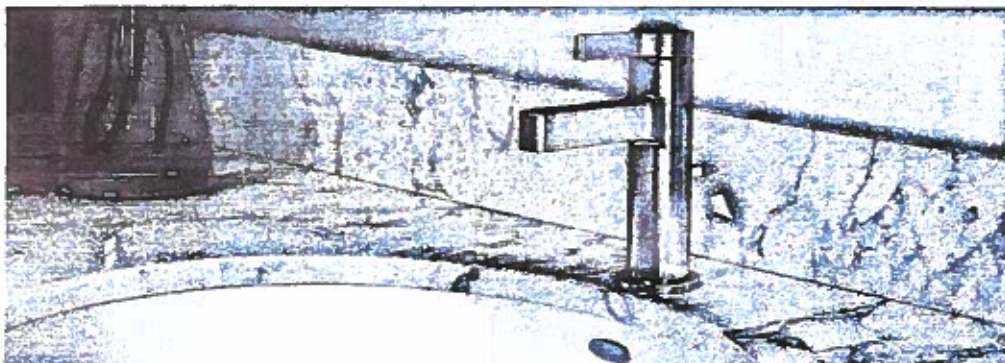
SCHEDULE "H"
Lot 236-2

Lot 5, 24

NOT TO SCALE
THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS PLAN. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR MODIFICATIONS TO THIS PLAN.

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LAVATORY FAUCETS




**Single Handle Lav Faucet
with Lift Rod Drain**
6710
Chrome \$343.50 **x 7**
Deckplate sold separately | 172666 series

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

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Chrome \$860.82



Tub Drain Half Kit
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Chrome \$79.32

Lot 236-2
Sept. 5, 24

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