



CONSTRUCTION SUMMARY

Lot: 16-5

Model: 31-04 A CORNER Rosecliff Manor
Project/Phase: The Manors at Pine Valley / 4

CERAMIC

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	FOYER: UPGRADE 7 FLOOR TILE - 24X48" ROYALE STONE 'ALMOND' MATTE SEE PLAN FOR TILE DIRECTION
3187 08Jul24 NoCat	1	POWDER ROOM: UPGRADE FLOOR TILE - 'STAR AND CROSS' - EQUIPE PORTO BLACK MATTE 5X5" CROSS (30618) & 6.5X6.5" STAR (30618) EQ10D
3187 08Jul24 NoCat	1	POWDER ROOM: ADD TILE TO WALL BEHIND TOILET- STAR AND CROSS, SAME AS FLOOR TILE SEE ATTACHED SKETCH
3187 08Jul24 NoCat	1	BASEMENT BATH: UPGRADE FLOOR TILE UPGRADE 6 - PENNY ROUND SNOW WHITE + TAUPE (BOTH GLOSSY) IN STRIPED PATTERN. SEE ATTACHED SKETCH 9 ROWS TAUPE / 3 ROWS SNOW WHITE
3187 08Jul24 NoCat	1	BASEMENT BATH: UPGRADE SHOWER WALL TILE - LEVEL 4 - 3X12" CITY 'LIGHT GREY' LAID IN VERTICAL STACKED PATTERN
3187 08Jul24 NoCat	1	BASEMENT BATH: UPGRADE SHOWER FLOOR TILE - LEVEL 3 PENNY ROUND SNOW WHITE + TAUPE (BOTH GLOSSY) - LAID IN PATTERN. SEE ATTACHED SKETCH 9 ROWS TAUPE / 3 ROWS SNOW WHITE (IN LINE WITH FLOOR TILE)
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE FLOOR TILE LEVEL 7 -24X48" ROYALE STONE MATTE 'ALMOND' LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER WALL TILE - LEVEL 4 5X10" GEM KITKAT DECOR BIANCO- AT SHOWER SHORT WALLS + IN NICHE BACKER + WALL BEHIND TOILET (below counter) SEE SKETCH FOR TILE PATTERN
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER FLOOR TO DEKTON 'REM' SHOWER PAN
3187 08Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE 7 FLOOR TILE - 24X48" ROYALE STONE 'ALMOND' MATTE SEE PLAN FOR TILE DIRECTION
3187 08Jul24 NoCat	1	LAUNDRY ROOM: ADD LEVEL 4 BACKSPLASH ' 2X6" GLEEZE BEIGE GLOSSY INSTALL VERTICAL STACKED PATTERN
3187 08Jul24 NoCat	1	LOFT BATH: UPGRADE FLOOR TILE LEVEL 3 - 12X24" TREVI BIANCO MATTE LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3187 08Jul24 NoCat	1	LOFT BATH: UPGRADE TUB WALL TILE - LEVEL 4 - 2.5X10" GEM 'BIANCO' GLOSSY LAID HORIZONTAL STACKED



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Invoice	Qty.	Description
3187	1	THRU OUT: UPGRADE GROUT - SEE ATTACHED GROUT SCHEDULE
08Jul24 NoCat		

CROWN MOULDING

Invoice	Qty.	Description
3187	1	GREAT ROOM: ADD BEAMS TO CEILING - CUSTOM COLOUR - TBD
08Jul24 NoCat		JUST BEAMS, NO T&G



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ELECTRICAL

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3069 164,749 05Jan24	10	BASEMENT: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION.
3069 164,749 05Jan24	5	BASEMENT HALLWAY: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION.
3069 164,749 05Jan24	1	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE ON SAME SWITCH AS STANDARD. SEE PLAN FOR LOCATION.
3069 164,749 05Jan24	8	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION. INCLUDES 1 SWITCH
3069 164,741 05Jan24	1	KITCHEN: RELOCATE STANDARD CEILING MOUNT FIXTURE LOCATE APPROX CENTERED ABOVE ISLAND, SEE PLAN FOR LOCATION.
3069 164,753 05Jan24	1	KITCHEN: S/I ADDITIONAL REINFORCED CEILING OUTLET. SUPPORTS UP TO APPROX. 40 LBS. LOCATE APPROX CENTERED ABOVE ISLAND, AS SAME SWITCH AS STANDARD LIGHT. SEE PLAN FOR LOCATION.
3069 164,743 05Jan24	1	KITCHEN: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT FOR GAS APPLIANCE
3069 164,743 05Jan24	1	GREAT ROOM: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT LOCATE APPROX 66" A.F.F.. SEE PLAN FOR LOCATION.
3069 164,749 05Jan24	4	DINETTE: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3069 164,752 05Jan24	1	DINETTE: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3069 164,757 05Jan24	1	FOYER: S/I HINGED SWITCH - EACH INCLUDES 1 LED POTLIGHT
3069 164,749 05Jan24	2	POWDER ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD VANITY LIGHT, SAME SWITCH AS STANDARD. SEE PLAN FOR LOCATION.
3069 164,749 05Jan24	6	UPPER HALL: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION.



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ELECTRICAL

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3069 164,749 05Jan24	6	PRINCIPAL BEDROOM: S/I 4" E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3069 164,752 05Jan24	1	PRINCIPAL BEDROOM: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3069 164,761 05Jan24	1	PRINCIPAL ENSUITE: S/I SHOWER POT LIGHT: 4 INCH RECESSED SHOWER POT LIGHT IN ADDITION TO STANDARD SHOWER POTLIGHT, ON SAME SWITCH.
3069 164,749 05Jan24	2	PRINCIPAL ENSUITE: S/I 4" E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD VANITY LIGHT. SEE PLAN FOR LOCATION.
3069 164,747 05Jan24	1	GARAGE: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FOR FUTURE CAR CHARGER
3069 164,749 05Jan24	6	GREAT ROOM: S/I 4" E/S LED INTERIOR POT LIGHT - EACH. WHITE IN LIEU OF STANDARD CEILING LIGHT, USE STANDARD SWITCH. SEE PLAN FOR LOCATION
3069 164,747 05Jan24	1	KITCHEN: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FOR WALL OVEN

FIREPLACE

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	GREAT ROOM: ADD LINEAR ELECTRIC FIREPLACE - DIMPLEX IGNITE BOLD XL

FORMING

Invoice	Qty.	Description
3115 13Nov23 NoCat	1	BASEMENT: S/I BACK-FLOW PREVENTER VALVE (BASEMENT)



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FRAMING

Invoice	Qty.	Description
3069 164,770 05Jan24	1	KITCHEN: DELETE KITCHEN BULKHEAD, IF POSSIBLE, SITE APPROVAL REQUIRED AND IF MECHANICAL LAYOUTS ALLOW. GAP ABOVE UPPER KITCHEN CABINETS WILL BE PRESENT UNLESS ADDITIONAL CABINETRY IS PURCHASED.
3069 164,775 05Jan24	1	KITCHEN: S/I TALLER UPPER, FURRING PANEL WITH CROWN MOULDING TO CEILING. OPTION ONLY AVAILBLE WITH DELETED BULKHEAD.
3069 164,774 05Jan24	1	PRINCIPAL ENSUITE: S/I RECESSED SHOWER NICHE [SHAMPOO SHELF] - COMPLETE WITH MATCHING STONE ON 4 SIDES, STANDARD TILE, APPROX. 12 X 42 INSTALLED VERTICALLY WITH STONE SHELF DIVIDERS - MUST SPECIFY LOCATION. BASED ON STANDARD FINISHES.
3187 08Jul24 NoCat	1	GREAT ROOM: ADD FIREPLACE 'FLOATING HEARTH' CLAD WITH DEKTON 'BROMO'

GLASS AND MIRROR

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	BASEMENT BATH: UPGRADE SHOWER DOOR HARDWARE AND HINGES
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER DOOR HARDWARE AND HINGES
3187 08Jul24 NoCat	1	POWDER ROOM: ADD BEVELLED CLEAR GLASS MIRROR WITH CUT OUT FOR PLUMBING (vanity top to ceiling, full width of vanity)
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE: ADD CLEAR BEVELLED MIRROR ABOVE VANITY SPLASH TO CEILING WITH CUT OUTS FOR LIGHTS (FULL WIDTH OF VANITY TOP)
3229 10Feb25 NoCat	1	BASEMENT / PRINCIPAL ENSUITE / POWDER ROOM: UPGRADE TO FULL HEIGHT MIRROR



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GRANITE MARBLE QUARTZ

Invoice	Qty.	Description
3187	1	POWDER ROOM: UPGRADE TO 'KHALO' PORCELAIN SLAB VANITY
08Jul24 NoCat		SEE ATTACHED SKETCH
3187	1	KITCHEN: UPGRADE 6 QUARTZ COUNTER TOP 'ETHEREAL GLOW' + APRON DETAILING AT ISLAND AND DEKTON PORCELAIN SLAB 'BROMO' FLUTED ISLAND CLADDING
08Jul24 NoCat		SEE ATTACHED SKETCH
3187	1	KITCHEN: FULL HEIGHT QUARTZ SLAB BACKSPLASH 'ETHEREAL GLOW'
08Jul24 NoCat		INCLUDING AROUND WINDOW TO CEILING
3187	1	BASEMENT BATH: UPGRADE VANITY COUNTER TOP LEVEL 2 QUARTZ 'LIME DELIGHT'
08Jul24 NoCat		
3187	1	PRINCIPAL ENSUITE: ADD DEKTON 'REM' PORCELAIN SLAB TO LONG SHOWER WALL
08Jul24 NoCat		SEE ATTACHED SKETCH
3187	1	PRINCIPAL ENSUITE: UPGRADE VANITY COUNTER TOP LEVEL 2 QUARTZ 'LIME DELIGHT' - BANJO + 13" SPLASH,
08Jul24 NoCat		SEE ATTACHED SKETCH
3187	1	LAUNDRY ROOM: UPGRADE TO QUARTZ COUNTER TOP LEVEL 2 QUARTZ 'LIME DELIGHT'
08Jul24 NoCat		
3187	1	LOFT BATH: UPGRADE QUARTZ VANITY COUNTER TOP - LEVEL 2 'LIME DELIGHT'
08Jul24 NoCat		

HARDWOOD

Invoice	Qty.	Description
3187	1	THRU OUT STANDARD AREAS: UPGRADE 4 HARDWOOD - VINTAGE 3/4X5" WHITE OAK SCULPTED 'APOLLO' UVF
08Jul24 NoCat		
3187	1	KITCHEN: UPGRADE 4 HARDWOOD - VINTAGE 3/4X5" WHITE OAK SCULPTED 'APOLLO' UVF
08Jul24 NoCat		
3187	1	BASEMENT: ADD LAMINATE FLOORING THRU OUT BASEMENT (excluding bathroom) - TORLYS CLASSIC PLUS #QS-UM5789 'WARM BROWN OAK' 5/16 x 7-1/2 x 47-1/4"
08Jul24 NoCat		



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HVAC

Invoice	Qty.	Description
3069 164,780 05Jan24	1	KITCHEN: GAS LINE ROUGH-IN - MAIN FLOOR FOR APPLIANCE
3214 18Sep24 NoCat	1	THRU OUT: ADD A/C 2.0 TON
3214 164,812 18Sep24	1	NON STEAM HUMIDIFIER-LENNOX MODEL WB3-17 (UPTO 3000 SQ. FT.)

INTERIOR DOORS AND TRIM

Invoice	Qty.	Description
3069 164,784 05Jan24	8	2ND FLOOR: S/I 8FT HIGH DOOR THROUGHOUT SECOND FLOOR IN LIEU OF STANDARD HEIGHT DOOR. PRICE IS PER DOOR

INTERIOR TRIM AND DOORS

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR DOORS TO LINCOLN PARK
3187 08Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR DOOR HANDLES AND HINGES - HALIFAX WITH SQUARE ROSETTE AND RECTANGULAR FLAT TIP HINGES - MATTE BLACK
3187 08Jul24 NoCat	1	FOYER: ADD SLAT WALL PANELLING WITH HIDDEN DOOR TO POWDER ROOM AND GREAT ROOM FIREPLACE BUMP OUT
3187 08Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR TRIM PACKAGE 'BOARD 2'

KITCHEN AND BATH CABINETRY

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	THRU OUT: SEE ATTACHED CABINETRY SCHEDULE



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NETWORK AND WIRING

Invoice	Qty.	Description
3069 164,787 05Jan24	1	GREAT ROOM: S/I ADDITIONAL CAT6 ETHERNET OUTLET SEE PLAN FOR LOCATION.
3069 164,789 05Jan24	1	GREAT ROOM: S/I CONDUIT PIPE FOR WALL MOUNT TV LOCATED APPROX. 66" A.F.F. TERMINATING AT CABLE LOCATION. SEE PLAN FOR LOCATION.
3069 164,794 05Jan24	1	EXTERIOR: S/I SECURITY PACKAGE - ROUGH - IN WIRING FOR: 1 RING DOOR BELL + 2 CAMERAS - 1 AT FRONT AND 1 AT REAR. COMPONENTS NOT INCLUDED. (CAT6)
3214 18Sep24 NoCat	1	THRU OUT: ADD CENTRAL VACUUM COMPLETE WITH ACCESSORIES

PAINT

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	THRU OUT: PAINT WALLS - OC-15 BABY FAWN EGGSHELL FINISH
3187 08Jul24 NoCat	1	FOYER + GREAT ROOM: PAINT ON SITE SLAT WALL PANELLING - COLOUR TBD



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PLUMBING

Invoice	Qty.	Description
3069 164,798 05Jan24	1	KITCHEN: S/I ROUGH-IN 1/4" COLD WATER LINE TO FRIDGE
3069 05Jan24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TO MOEN 'ALIGN' SUITE INCLUDING RAIN SHOWER + LAV FAUCET x1 SEE ATTACHED SPEC
3187 08Jul24 NoCat	1	POWDER ROOM: UPGRADE VANITY SINK, LAV FAUCET & TOILET AND ACCESSORIES SEE ATTACHED SPEC
3187 08Jul24 NoCat	1	BASEMENT BATH: UPGRADE SHOWER FAUCET, VANITY SINK, LAV FAUCET, TOILET AND ACCESSORIES SEE ATTACHED SPEC
3187 08Jul24 NoCat	1	PRINCIPAL ENSUITE UPGRADE FAUCET, VANITY SINK, WASHLET AND ACCESSORIES SEE ATTACHED SPEC
3187 08Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE SINK AND FAUCET AND ACCESSORIES SEE ATTACHED SPEC
3187 08Jul24 NoCat	1	LOFT BATH: UPGRADE TUB/SHOWER FAUCET, VANITY SINK, LAV FAUCET, TOILET AND ACCESSORIES SEE ATTACHED SPEC

STAIRS AND RAILINGS

Invoice	Qty.	Description
3187 08Jul24 NoCat	1	MAIN STAIRS: UPGRADE RAILING TO MANHATTAN WITH BLACK HANDRAIL AND FASTENERS
3187 08Jul24 NoCat	1	MAIN STAIRS: *STAIN* STAIRS (TREADS AND RISERS) VINTAGE 'APOLLO' ON RED OAK *PAINT* STRINGERS AND HANDRAIL 'BLACK'

WINDOWS - BASEMENT

Invoice	Qty.	Description
3115 164,802 13Nov23	3	BASEMENT: UPGRADE BASEMENT WINDOW TO 24" X 30" IN LIEU OF STANDARD - WHITE. WINDOW WELLS MAY BE REQUIRED.