



CONSTRUCTION SUMMARY

Lot: 16-4
Model: 31-03 A INT Ashton Manor
Project/Phase: The Manors at Pine Valley / 4

CERAMIC

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	FOYER + POWDER ROOM: UPGRADE 4 FLOOR TILE - 8x8" FORM 'SAND' AND 'IVORY' LAID IN DIAGONAL CHECKERBOARD PATTERN.
3186 02Jul24 NoCat	1	POWDER ROOM: ADD UPGRADE 6 TILE TO WALL BEHIND VANITY - 12X24" PRESTIGIO 'MACHAUBAS' VERTICAL STACKED PATTERN.
3186 02Jul24 NoCat	1	KITCHEN: TILE BACKSPLASH - 6X6" LUX RICE BIANCO LAID STRAIGHT STACKED PATTERN
3186 02Jul24 NoCat	1	BASEMENT BATH: UPGRADE 6 FLOOR *and* SHOWER FLOOR TILE - PENNY ROUND MULTI COLOUR, TENDER GREY/TAUPE/WHITE GLOSSY
3186 02Jul24 NoCat	1	BASEMENT BATH: UPGRADE 6 SHOWER WALL TILE - 2.5X10" OCEANI 'PEARL' AND 'WHITE' LAID IN VERTICAL STACK WITH ALTERNATING BANDS OF COLOUR, SEE ATTACHED SKETCH FOR PATTERN
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 9 FLOOR TILE - 24X48" THE ROOM 'CREMO DELICATO' LAID PER INSTALLERS DIRECTION FOR LEAST CUT TILES
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 9 SHOWER WALL TILE **SHORT WALLS** - 24X48" THE ROOM 'CREMO DELICATO' LAID PER INSTALLERS DIRECTION TO MINIMIZE CUT TILES
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 4 WALL TILE ON *SHOWER LONG WALL and WINDOW WALL* - 2X6" RICE LUX BIANCO VERTICAL STACKED PATTERN - SEE SKETCH ATTACHED
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 3 SHOWER FLOOR TILE - PENNY ROUND 'SNOW WHITE' GLOSSY
3186 02Jul24 NoCat	1	ENSUITE 4: UPGRADE 7 FLOOR TILE- MERINO HEX 'IVORY'
3186 02Jul24 NoCat	1	ENSUITE 4: UPGRADE 4 TUB WALL TILE - 3X8" MALLORA 'WHITE' HORIZONTAL STACKED PATTERN
3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE 3 FLOOR TILE - 12X24" NATURE 'DOLOMITE' LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE SHOWER WALL TILE - LEVEL 4 TILE ON *SHORT WALLS* - 3X8" MALLORCA 'BLUE' HORIZONTAL STACKED PATTERN.



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3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE 3 SHOWER FLOOR TILE - PENNY ROUND SNOW WHITE MATTE
3186 02Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE 5 FLOOR TILE - 12X24" DESIGN INDUSTRY 'RAW LIGHT PEARL' LAID IN STRAIGHT STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3186 02Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE 6 BACKSPLASH TILE - FAN MOSAIC 'MIST' GLOSSY
3186 02Jul24 NoCat	1	THRU OUT: UPGRADE GROUT - SEE ATTACHED GROUT SCHEDULE

CROWN MOULDING

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	GREAT ROOM: ADD DECORATIVE BEAMS TO CEILING - oak/white oak #116 (Beams ONLY, not T&G) FOYER: ADD FRIEZE AND SCALLOP AT COFFERED CEILING TIC-385A POWDER ROOM: ADD PERIMETER CORNICE MOULDING IWC-514

DRYWALL

Invoice	Qty.	Description
3068 11Oct23 NoCat	1	GREAT ROOM: ADD 9-BOX WAFFLE CEILING #CTR-B07.



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ELECTRICAL

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3068 164,749 11Oct23	8	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.
3068 164,749 11Oct23	2	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.
3068 164,749 11Oct23	6	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3068 164,752 11Oct23	1	KITCHEN: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3068 164,741 11Oct23	1	KITCHEN: RELOCATE STANDARD CEILING MOUNT FIXTURE LOCATE APPROX CENTERED ABOVE ISLAND, SEE PLAN FOR LOCATION.
3068 164,753 11Oct23	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.
3068 164,747 11Oct23	1	KITCHEN: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FOR WALL OVEN
3068 164,743 11Oct23	1	KITCHEN: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT FOR GAS APPLIANCE
3068 164,749 11Oct23	8	GREAT ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE INCLUDED IN APS. SEE PLAN FOR LOCATION. INCLUDES 1 SWITCH.
3068 164,752 11Oct23	1	GREAT ROOM: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3068 164,749 11Oct23	1	GREAT ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE INCLUDE ON SAME SWITCH AS OTHER POTLIGHTS. SEE PLAN FOR LOCATION.
3068 164,742 11Oct23	1	GREAT ROOM: S/I 110V WALL RECEPTACLE (NOT ON SEPARATE CIRCUIT) LOCATE APPROX 66" A.F.F. ABOVE FIREPLACE. SEE PLAN FOR LOCATION.
3068 164,749 11Oct23	5	MAIN 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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3068 164,757 11Oct23	1	FOYER: S/I HINGED SWITCH - EACH INCLUDES 1 LED POTLIGHT
3068 164,749 11Oct23	5	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.
3068 164,749 11Oct23	4	PRINCIPAL BEDROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3068 164,752 11Oct23	1	PRINCIPAL BEDROOM: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3068 164,761 11Oct23	1	PRINCIPAL ENSUITE: S/I SHOWER POT LIGHT: 4 INCH RECESSED SHOWER POT LIGHT COMPLETE WITH SWITCH IN LIEU OF STANDARD SHOWER POTLIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION.
3068 164,747 11Oct23	1	GARAGE: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FOR FUTURE CAR CHARGER

FIREPLACE

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	GREAT ROOM: ADD ELECTRIC FIREPLACE - 42" DIMPLEX REVILLUSION 'WEATHERED CONCRETE'

FORMING

Invoice	Qty.	Description
3114 13Nov23 NoCat	1	BASEMENT: S/I BACK-FLOW PREVENTER VALVE (BASEMENT)



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FRAMING

Invoice	Qty.	Description
3068 164,770 11Oct23	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.
3068 164,775 11Oct23	1	KITCHEN: S/I TALLER UPPER, FURRING PANEL WITH CROWN MOULDING TO CEILING. OPTION ONLY AVAILBLE WITH DELETED BULKHEAD.
3068 164,774 11Oct23	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.
3186 02Jul24 NoCat	1	KITCHEN + GREAT ROOM: KITCHEN: FRAME FOR CURVED ARCH ABOVE COOKTOP AREA (SEE PLAN FOR LOCATION) GREAT ROOM: FRAME FOR FIREPLACE BUMP IN AND CURVED ARCHES (SEE PLAN FOR LOCATION)

GLASS AND MIRROR

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	BASEMENT BATH: UPGRADE SHOWER DOOR HANDLE AND HINGES
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER DOOR HARDWARE
3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE SHOWER DOOR HARDWARE AND HINGES
3228 10Feb25 NoCat	1	BASEMENT BATH / SHARED ENSUITE / ENSUITE 4: UPGRADE TO FULL HEIGHT MIRROR
3228 10Feb25 NoCat	1	KITCHEN AND GREAT ROOM: ADD MIRROR BACKER AT ARCHED SHELVING UNITS.



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GRANITE MARBLE QUARTZ

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	POWDER ROOM: UPGRADE 4 QUARTZ APRON TOP VANITY 'LONDON GREY'
3186 02Jul24 NoCat	1	KITCHEN: UPGRADE TO PORCELAIN COUNTER TOP 'MIRABEL'
3186 02Jul24 NoCat	1	GREAT ROOM: FIREPLACE SURROUND - 'SOLENNA'
3186 02Jul24 NoCat	1	BASEMENT BATH: UPGRADE 4 QUARTZ COUNTER TOP 'BIANCO DRIFT'
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 3 QUARTZ 'ATERA BLANCO' FOR COUNTER TOP + 6" BACKSPLASH *AND* LEDGE CAP AT TUB AND SHOWER + UPGRADE EDGE PROFILE
3186 02Jul24 NoCat	1	ENSUITE 4: UPGRADE 4 QUARTZ COUNTER TOP 'BIANCO DRIFT'
3186 02Jul24 NoCat	1	SHARED ENSUITE: ADD PORCELAIN SLAB ON LONG WALL OF SHOWER 'ARCHETTA' HONED
3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE 4 QUARTZ COUNTER TOP 'LONDON GREY'
3186 02Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE 3 QUARTZ COUNTER TOP 'GEORGIAN BLUFFS'

HARDWOOD

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	THRU OUT STANDARD AREAS *and* KITCHEN: UPGRADE 3 HARDWOOD - VINTAGE 3/4X5" WHITE OAK WIREBRUSHED 'ATLANTIS' UVF
3186 02Jul24 NoCat	1	BASEMENT: ADD LAMINATE FLOORING THRU OUT BASEMENT (excluding bathroom) - TORLYS LEXINGTON W #TL-LW1314 - PERFE 'CHARLEROI OAK' 5/16 x 7-9/16 x 49-5/8"



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HVAC

Invoice	Qty.	Description
3068 164,780 11Oct23	1	KITCHEN: GAS LINE ROUGH-IN - MAIN FLOOR FOR COOKTOP
3213 164,812 18Sep24	1	THRU OUT: NON STEAM HUMIDIFIER-LENNOX MODEL WB3-17 (UPTO 3000 SQ. FT.)
3213 18Sep24 NoCat	1	THRU OUT: ADD A/C UNIT - 2.5 TON

INTERIOR DOORS AND TRIM

Invoice	Qty.	Description
3068 164,784 11Oct23	18	UPPER HALL: 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
3186 02Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR DOORS TO LOGAN
3186 02Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR DOOR HANDLES 'HALIFAX MATTE BLACK WITH ROUND ROSETTE' AND HINGES 'RECTANGULAR FLAT TIP'
3186 02Jul24 NoCat	1	THRU OUT: UPGRADE INTERIOR TRIM PACKAGE 'BOARD 6'

KITCHEN AND BATH CABINETRY

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	THRU OUT: SEE ATTACHED CABINETRY SCHEDULE revised july 2 2024



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NETWORK AND WIRING

Invoice	Qty.	Description
3068 164,787 11Oct23	1	GREAT ROOM: S/I ADDITIONAL CAT6 ETHERNET OUTLET SEE PLAN FOR LOCATION
3068 164,794 11Oct23	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)
3213 18Sep24 NoCat	1	THRU OUT: ADD CENTRAL VAC UNIT - COMPLETE WITH ACCESSORIES

PAINT

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	MAIN STAIRS: STAIN STAIRS VINTAGE 'ATLANTIS' ON RED OAK
3186 02Jul24 NoCat	1	THRU OUT: PAINT WALLS 'NATURAL CREAM' TRIM - BASEBOARD, CASING, DOORS, CROWN TO BE STANDARD WHITE



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PLUMBING

Invoice	Qty.	Description
3068 164,798 11Oct23	1	KITCHEN: S/I ROUGH-IN 1/4" COLD WATER LINE TO FRIDGE
3068 11Oct23 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TO MOEN 'ALIGN' SUITE INCLUDING RAIN SHOWER + TUB FILLER + LAV FAUCET x2
3186 02Jul24 NoCat	1	POWDER ROOM: UPGRADE LAV SINK + FAUCET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	POWDER ROOM: UPGRADE TOILET
3186 02Jul24 NoCat	1	KITCHEN: UPGRADE SINK, FAUCET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	BASEMENT BATH: UPGRADE PLUMBING - SHOWER FAUCET, VANITY SINK, LAV FAUCET, TOILET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TUB FAUCET, VANITY SINK, VANITY FAUCET, SHOWER TRIM, TOILET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	ENSUITE 4: UPGRADE VANITY SINK, LAV FAUCET, TUB/SHOWER FAUCET, TOILET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	SHARED ENSUITE: UPGRADE SHOWER FAUCET, VANITY SINK, LAV FAUCET, TOILET AND ACCESSORIES SEE ATTACHED SPEC
3186 02Jul24 NoCat	1	LAUNDRY ROOM: UPGRADE SINK AND FAUCET AND ACCESSORIES SEE ATTACHED SPEC

STAIRS AND RAILINGS

Invoice	Qty.	Description
3186 02Jul24 NoCat	1	MAIN STAIRS: UPGRADE RAILING TO 'DUBAI' WITH BLACK HANDRAIL



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WINDOWS - BASEMENT

Invoice	Qty.	Description
3114 164,802 13Nov23	2	BASEMENT: UPGRADE BASEMENT WINDOW TO 24" X 30" IN LIEU OF STANDARD - WHITE. WINDOW WELLS MAY BE REQUIRED.