



CONSTRUCTION SUMMARY

Lot: 14-1  
Model: 31-02 A CORNER Stanford Manor  
Project/Phase: The Manors at Pine Valley / 4

CARPET

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	BASEMENT, STANDARD AREAS - STANDARD CARPET COZY CLASSIC 'MUSHROOM'

CERAMIC

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	POWDER ROOM: UPGRADE 1 FLOOR TILE - 12X24" MADISON 'LIGHT GREY'  LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3235  21Apr25 NoCat	1	MUD ROOM: UPGRADE 1 FLOOR TILE - 12X24" MADISON 'LIGHT GREY'  LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION
3235  21Apr25 NoCat	1	BASEMENT BATH: STANDARD FLOOR TILE - 13X13" COSTA WHITE MATTE  LAID IN STRAIGHT, STACKED PATTERN.
3235  21Apr25 NoCat	1	BASEMENT BATH: STANDARD SHOWER WALL TILE - 8X10" UNIWALL WHITE GLOSSY
3235  21Apr25 NoCat	1	BASEMENT BATH: STANDARD SHOWER FLOOR TILE - 2X2" ONTARIO SNOW WHITE MATTE
3235  21Apr25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 3 FLOOR TILE - 12X24" ETERNA POLISHED 'NERO MARQUINA'  LAID IN STRAIGHT STACKED PATTERN. SEE PLAN FOR TILE DIRECTION UPGRADE GROUT: CHARCOAL
3235  21Apr25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE 2 SHOWER WALL TILE - 8X20" CDC 'ARCTIC WHITE' BRIGHT  LAID IN VERTICAL STACKED PATTERN UPGRADE GROUT: DOVE GREY
3235  21Apr25 NoCat	1	PRINCIPAL ENSUITE: STANDARD SHOWER FLOOR TILE 2X2" ONTARIO SNOW WHITE MATTE  UPGRADED GROUT: DOVE GREY
3235  21Apr25 NoCat	1	LAUNDRY ROOM: UPGRADE 1 FLOOR TILE - 18X18" MADISON WHITE MATTE  LAID IN STRAIGHT, STACKED PATTERN.
3235  21Apr25 NoCat	1	ENSUITE 2: STANDARD FLOOR TILE - 13X13" ALTEZZA CARRARA MATTE  LAID IN STRAIGHT STACKED PATTERN
3235  21Apr25 NoCat	1	ENSUITE 2 - STANDARD SHOWER WALL TILE - 8X10" WEAVE 'WHITE' GLOSSY



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CERAMIC

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3235  21Apr25 NoCat	1	ENSUITE 2: STANDARD SHOWER FLOOR TILE - 2X2" ONTARIO SNOW WHITE MATTE
3235  21Apr25 NoCat	1	ENSUITE 3 - STANDARD SHOWER WALL TILE - 8X10" WEAVE WHITE GLOSSY

DRYWALL

Invoice	Qty.	Description
3055  11Oct23 NoCat	1	GREAT ROOM: ADD 9-BOX WAFFLE CEILING CTR-B07.



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ELECTRICAL

Invoice	Qty.	Description
3055 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.
3055 164,749 11Oct23	6	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.
3055 164,749 11Oct23	4	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.
3055 164,749 11Oct23	3	MUDROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE  IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION.
3055 164,749 11Oct23	5	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE  IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3055 164,752 11Oct23	1	KITCHEN: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE  FOR POTLIGHTS
3055 164,741 11Oct23	1	KITCHEN: RELOCATE STANDARD CEILING MOUNT FIXTURE  LOCATE APPROX CENTERED ABOVE ISLAND, SEE PLAN FOR LOCATION.
3055 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.
3055 164,743 11Oct23	1	KITCHEN: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT  FOR GAS APPLIANCE
3055 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.
3055 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.
3055 164,743 11Oct23	1	GREAT ROOM: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT  LOCATE APPROX 66" A.F.F. ABOVE FIREPLACE. SEE PLAN FOR LOCATION.
3055 164,749 11Oct23	1	POWDER ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE  IN ADDITION TO STANDARD LIGHTS, SAME SWITCH AS STANDARD VANITY LIGHT. SEE PLAN FOR LOCATION.



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ELECTRICAL

Invoice	Qty.	Description
3055 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.
3055 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.
3055 164,752 11Oct23	1	PRINCIPAL BEDROOM: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE  FOR POTLIGHTS
3055 164,761 11Oct23	1	PRINCIPAL ENSUITE: S/I SHOWER POT LIGHT: 4 INCH RECESSED SHOWER POT LIGHT COMPLETE WITH SWITCH  IN ADDITION TO STANDARD CEILING LIGHTS. SEE PLAN FOR LOCATION.
3055 164,747 11Oct23	1	GARAGE: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT  FOR FUTURE CAR CHARGER

FORMING

Invoice	Qty.	Description
3092  07Nov23 NoCat	1	BASEMENT: S/I BACK-FLOW PREVENTER VALVE (BASEMENT)

FRAMING

Invoice	Qty.	Description
3055 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.
3055 164,775 11Oct23	1	KITCHEN: S/I TALLER UPPER, FURRING PANEL WITH CROWN MOULDING TO CEILING. OPTION ONLY AVAILBLE WITH DELETED BULKHEAD.
3055 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.



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GLASS AND MIRROR

Invoice	Qty.	Description
3235	1	BASEMENT BATH: UPGRADE SHOWER DOOR HARDWARE
21Apr25 NoCat		STD HINGES
3235	1	PRINCIPAL ENSUITE: UPGRADE SHOWER DOOR HANDLE AND HINGES
21Apr25 NoCat		
3235	1	ENSUITE 2: UPGRADE SHOWER DOOR HANDLE (STANDARD HINGES)
21Apr25 NoCat		

GRANITE MARBLE QUARTZ

Invoice	Qty.	Description
3235	1	POWDER ROOM: STANDARD QUARTZ COUNTER TOP - ICE SNOW
21Apr25 NoCat		
3235	1	KITCHEN: UPGRADE QUARTZ COUNTER TOP - 'ORGANIC WHITE'
21Apr25 NoCat		
3235	1	PRINCIPAL ENSUITE: UPGRADE 1 QUARTZ COUNTER TOP 'TOBUS BLACK'
21Apr25 NoCat		
3235	1	ENSUITE 2: STANDARD QUARTZ COUNTER TOP - ICE SNOW
21Apr25 NoCat		
3235	1	ENSUITE 3 - STANDARD FLOR TILE - 13X13" ALTEZZA CARRARA MATTE
21Apr25 NoCat		LAID IN STRAIGHT STACKED PATTERN
3235	1	ENSUITE 3: STANDARD QUARTZ COUNTER TOP 'ICE SNOW'
21Apr25 NoCat		
3242	1	BASEMENT BATH: STANDARD QUARTZ COUNTER TOP 'ICE SNOW'
05Jun25 NoCat		



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HARDWOOD

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	THRU OUT STANDARD AREAS: UPGRADE HARDWOOD FLOOR TO 3/4 X 4-3/8" VINTAGE RED OAK SMOOTH 'KAHLUA'
3235  21Apr25 NoCat	1	FOYER *&* KITCHEN: UPGRADE TO HARDWOOD FLOOR - 3/4 X 4-3/8" VINTAGE RED OAK SMOOTH 'KAHLUA'  There is no step at foyer/main hall, the steps are from the garage to house instead

HVAC

Invoice	Qty.	Description
3055 164,780 11Oct23	1	KITCHEN: GAS LINE ROUGH-IN - MAIN FLOOR FOR APPLIANCE  FOR FUTURE GAS APPLIANCE

INTERIOR DOORS AND TRIM

Invoice	Qty.	Description
3055 164,784 11Oct23	11	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
3235  21Apr25 NoCat	1	THRU OUT STANDARD AREAS: CARRARA INTERIOR DOORS
3235  21Apr25 NoCat	1	THRU OUT STANDARD AREAS: STANDARD INTERIOR DOOR HARDWARE
3235  21Apr25 NoCat	1	THRU OUT: STANDARD INTERIOR TRIM PACKAGE - BASE BOARD AND CASINGS

KITCHEN AND BATH CABINETRY

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	THRU OUT: SEE ATTACHED CABINETRY SCHEDULE



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NETWORK AND WIRING

Invoice	Qty.	Description
3055 164,788 11Oct23	1	GREAT ROOM: S/I ADDITIONAL RG6 HIGH SPEED TV / INTERNET OUTLETS  SEE PLAN FOR LOCATION.
3055 164,789 11Oct23	1	GREAT ROOM: S/I CONDUIT PIPE FOR WALL MOUNT TV   LOCATED APPROX. 66" A.F.F. ABOVE FIREPLACE THROUGH BASEMENT TO CABLE LOCATION. SEE PLAN FOR LOCATION.
3055 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)

PAINT

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	MAIN STAIRS: 2ND FLOOR TO BASEMENT - STAIN STAIRS 'VINTAGE 'KAHLUA' ON RED OAK

PLUMBING

Invoice	Qty.	Description
3055 164,798 11Oct23	1	KITCHEN: S/I ROUGH-IN 1/4" COLD WATER LINE TO FRIDGE
3055  11Oct23 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TO MOEN 'ALIGN' SUITE INCLUDING RAIN SHOWER + TUB FILLER + LAV FAUCET x2
3235  21Apr25 NoCat	1	PRINCIPAL ENSUITE: CHANGE TRIM COLOUR TO 'MATTE BLACK' (LAVx2, TUB, SHOWER FAUCETS)

STAIRS AND RAILINGS

Invoice	Qty.	Description
3235  21Apr25 NoCat	1	MAIN STAIRS: 2ND FLOOR TO BASEMENT: STANDARD RAILING - SIENNA (METAL PICKETS)

WINDOWS - BASEMENT

Invoice	Qty.	Description
3092  07Nov23 NoCat	4	BASEMENT: S/I BASEMENT WINDOW SIZE 30" X 24" IN LIEU OF STANDARD – 10" WHITE. WINDOW WELLS MAY BE REQUIRED. 50'S & 60'S