



CONSTRUCTION SUMMARY

Lot: 13-4
Model: 31-04 B UPG Rosecliff Manor
Project/Phase: The Manors at Pine Valley / 4

CERAMIC

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	FOYER: UPGRADE FLOOR TILE - 24X48" ROYALE STONE 'ALMOND' LAID IN STRAIGHT STACKED PATTERN, SEE PLAN FOR TILE DIRECTION. INCLUDES ALMOND GROUT
3245 18Jul25 NoCat	1	POWDER ROOM: UPGRADE FLOOR TILE - 12x24" ROYALE STONE - ALMOND LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION. INCLUDES ALMOND GROUT
3245 18Jul25 NoCat	1	POWDER ROOM: ADD TILE TO WALL BEHIND TOILET (floor to ceiling, like in model home) 5" PORTO 'STAR AND CROSS' MATTE BLACK INCLUDES NORTH SEA GREY GROUT
3245 18Jul25 NoCat	1	LAUNDRY ROOM: UPGRADE FLOOR TILE - 24X48" ROYALE STONE - ALMOND LAID IN STRAIGHT, STACKED PATTERN. SEE PLAN FOR TILE DIRECTION INCLUDES ALMOND GROUT
3245 18Jul25 NoCat	1	LAUNDRY ROOM: ADD BACKSPLASH - 2X6" 'GLEEZE' BEIGE INSTALL VERTICAL STACKED, INCLUDES ALMOND GROUT
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE FLOOR TILE - 24X48" ROYALE STONE 'ALMOND' LAID IN STRAIGHT, STACKED PATTERN - SEE PLAN FOR TILE DIRECTION INCLUDES ALMOND GROUT
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER WALL TILE - 5X10" GEM 'WHITE' - KITKAT LAID VERTICAL STACKED INCLUDES BONE GROUT
3245 18Jul25 NoCat	1	BASEMENT BATH: STANDARD 13X13" FLOOR TILE - COSTA 'WHITE' LAID IN STRAIGHT STACKED PATTERN.
3245 18Jul25 NoCat	1	BASEMENT BATH: STANDARD SHOWER WALL TILE - 8X10" UNIWALL 'WHITE' GLOSSY
3245 18Jul25 NoCat	1	BASEMENT BATH: STANDARD SHOWER FLOOR TILE - 2X2" ONTARIO 'SNOW WHITE' MATTE
3245 18Jul25 NoCat	1	LOFT BATH: UPGRADE FLOOR TILE - 12X24" TREVI 'BIANCO' LAID IN STRAIGHT, STACKED PATTERN, SEE PLAN FOR DIRECTION. INCLUDES BONE GROUT
3245 18Jul25 NoCat	1	LOFT BATH - UPGRADE TUB ENCLOSURE WALL TILE - 2.5x10" GEM 'BIANCO' GLOSSY LAID HORIZONTAL STACKED INCLUDES BONE GROUT



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CROWN MOULDING

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3245	1	GREAT ROOM: ADD CEILING BEAMS - LIKE IN MODEL HOME
18Jul25 NoCat		



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ELECTRICAL

Invoice	Qty.	Description
3162 164,749 20Dec23	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
3162 164,749 20Dec23	5	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
3162 164,757 20Dec23	1	FOYER: S/I HINGED SWITCH - EACH INCLUDES 1 LED POTLIGHT
3162 164,749 20Dec23	8	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE INCLUDED IN APS, SEE PLAN FOR LOCATION. INCLUDES 1 SWITCH
3162 164,749 20Dec23	1	KITCHEN: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE INCLUDED ON SAME SWITCH AS STANDARD. SEE PLAN FOR LOCATION
3162 164,741 20Dec23	1	KITCHEN: RELOCATE STANDARD CEILING MOUNT FIXTURE LOCATE APPROX CENTERED ABOVE ISLAND, SEE PLAN FOR LOCATION
3162 164,753 20Dec23	1	KITCHEN: S/I CAPPED CEILING OUTLET LOCATE APPROX CENTRED ABOVE ISLAND, ON SAME SWITCH AS STANDARD CEILING LIGHT. SEE PLAN FOR LOCATION
3162 164,747 20Dec23	1	KITCHEN: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FOR WALL OVEN
3162 164,743 20Dec23	1	KITCHEN: S/I 110V WALL RECEPTACLE ON SEPARATE CIRCUIT FOR GAS APPLIANCE
3162 164,759 20Dec23	4	DINETTE: S/I LED POT LIGHT AT OPEN TO BELOW HIGH CEILING IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION
3162 164,749 20Dec23	6	GREAT ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN LIEU OF STANDARD CEILING LIGHTS, USE STANDARD SWITCHES. SEE PLAN FOR LOCATION
3162 164,742 20Dec23	1	GREAT ROOM: S/I 110V WALL RECEPTACLE (NOT ON SEPARATE CIRCUIT) LOCATE APPROX 66" A.F.F. SEE PLAN FOR LOCATION
3162 164,749 20Dec23	4	PRIMARY BEDROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD CEILING LIGHT. SEE PLAN FOR LOCATION



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ELECTRICAL

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3162 164,752 20Dec23	1	PRIMARY BEDROOM: S/I ADDITIONAL INTERIOR SWITCH. SINGLE POLE FOR POTLIGHTS
3162 164,749 20Dec23	2	PRIMARY ENSUITE: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE ON SAME SWITCH AS STANDARD VANITY LIGHT
3162 164,761 20Dec23	1	PRIMARY ENSUITE: S/I SHOWER POT LIGHT: LED SHOWER POT LIGHT IN ADDITION TO STANDARD SHOWER POT LIGHT, ON SAME SWITCH AS STANDARD. SEE PLAN FOR LOCATION
3162 164,747 20Dec23	1	GARAGE: S/I 240V (50 AMP) RECEPTACLE ON A SEPARATE CIRCUIT FUTURE CAR CHARGER
3162 164,749 20Dec23	2	POWDER ROOM: S/I 4” E/S LED INTERIOR POT LIGHT - EACH. WHITE IN ADDITION TO STANDARD VANITY LIGHT, ON SAME SWITCH
3162 164,749 20Dec23	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
3245 18Jul25 NoCat	1	KITCHEN: ADD WALL SCONCE ROUGH-IN + SWITCH LOCATE CENTERED ABOVE KITCHEN SINK - LIKE MODEL HOME

FIREPLACE - ELECTRIC

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	GREAT ROOM: ADD RAISED LINEAR ELECTRIC FIREPLACE BUILD OUT TO CEILING (raised hearth not included here) INCLUDES ELECTRICAL FOR FIREPLACE (INCLUDES RELOCATION OF NETWORK COMPONENTS) *FINISHED TRIM ON FIREPLACE NOT INCLUDED*

FORMING

Invoice	Qty.	Description
3162 164,803 20Dec23	1	BASEMENT: S/I BACK -FLOW PREVENTER VALVE (BASEMENT)



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FRAMING

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3162 164,770 20Dec23	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.
3162 164,775 20Dec23	1	KITCHEN: S/I TALLER UPPER, FURRING PANEL WITH CROWN MOULDING TO CEILING. OPTION ONLY AVAILBLE WITH DELETED BULKHEAD.
3162 164,774 20Dec23	1	PRIMARY 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 - BASED ON STANDARD FINISHES.

GLASS AND MIRROR

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	POWDER ROOM: UPGRADE TO FULL HEIGHT CLEAR MIRROR WITH 3/4 BEVEL - TOP OF VANITY TO CEILING, WIDTH OF VANITY. - INCLUDES CUT OUT FOR FAUCET. LIKE MODEL HOME
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: ADD FULL WIDTH AND HEIGHT CLEAR GLASS MIRROR WITH 3/4 BEVEL INCLUDES CUTS FOR LIGHTS
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER DOOR HARDWARE + HINGES
3245 18Jul25 NoCat	1	BASEMENT BATH: UPGRADE SHOWER DOOR HANDLE AND HINGES



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GRANITE MARBLE QUARTZ

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	POWDER ROOM: UPGRADE QUARTZ COUNTER 'HALCYON' 3" APRON FRONT AND SIDE
3245 18Jul25 NoCat	1	LAUNDRY ROOM: UPGRADE TO QUARTZ COUNTER TOP - BLANCO MAPLE
3245 18Jul25 NoCat	1	KITCHEN: UPGRADE QUARTZ COUNTER TOP - 'ETHEREAL GLOW' INCLUDES SINK CUT OUT, APRON AT SINK AND COOKTOP, AND EDGE PROFILE - 1-1/2" AT PERIMETER AND 4" AT ISLAND
3245 18Jul25 NoCat	1	KITCHEN ISLAND - FLUTED SLABS AT SIDE AND REAR OF ISLAND WITH BUMPOUTS AND TOE KICK - 'BROMO'
3245 18Jul25 NoCat	1	KITCHEN: ADD FULL HEIGHT SLAB BACKSPLASH - 'ETHEREAL GLOW' INCLUDES AROUND WINDOW TO CEILING, LIKE MODEL HOME
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE SHOWER BASE TO ONE-PIECE DEKTON 'KATRAL'
3245 18Jul25 NoCat	1	PRINICPAL ENSUITE: UPGRADE QUARTZ COUNTER TOP 'LIME DELIGHT' INCLUDES EDGE PROFILE, 10" BACKSPLASH AND BANJO TOP LIKE IN MODEL HOME
3245 18Jul25 NoCat	1	BASEMENT BATH: STANDARD QUARTZ COUNTER 'ICE SNOW'
3245 18Jul25 NoCat	1	LOFT BATH: UPGRADE QUARTZ COUNTER TOP + BACKSPLASH 'LIME DELIGHT'
3245 18Jul25 NoCat	1	GREAT ROOM: ADD RAISED HEARTH, LIKE IN MODEL HOME - PLAIN BROMO



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HARDWOOD

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	THRU OUT STANDARD AREAS: UPGRADE HARDWOOD - VINTAGE 3/4x5" WHITE OAK 'APOLLO' SCULPTED
3245 18Jul25 NoCat	1	KITCHEN: ADD HARDWOOD TO KITCHEN AREA - 3/4X5" VINTAGE WHITE OAK SCULPTED 'APOLLO'
3245 18Jul25 NoCat	1	BASEMENT REC ROOM: UPGRADE FLOORING TO LAMINATE - CLASSIC+ 'WARM BROWN' included in aps

HVAC

Invoice	Qty.	Description
3162 164,780 20Dec23	1	KITCHEN: GAS LINE ROUGH-IN - MAIN FLOOR FOR APPLIANCE
3245 164,813 18Jul25	1	STEAM HUMIDIFIER- APRILAIRE (UPTO 4000 SQ. FT.)- COMPLETE WITH HI VOLTAGE WIRING, 240V DOUBLE BREAKER 20 AMP, SHUT OFF VALVE
3245 18Jul25 NoCat	1	ADD A/C UNIT

INTERIOR DOORS AND TRIM

Invoice	Qty.	Description
3162 164,784 20Dec23	8	2ND FLOOR; S/I 8FT HIGH DOOR THROUGHOUT SECOND FLOOR IN LIEU OF STANDARD HEIGHT DOOR. PRICE IS PER DOOR. (Hollow core)

INTERIOR TRIM AND DOORS

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	THRU OUT: UPGRADE INTERIOR DOORS TO 'LINCOLN'
3245 18Jul25 NoCat	1	THRU OUT: UPGRADE INTERIOR TRIM PACKAGE TO BOARD 2
3245 18Jul25 NoCat	1	THRU OUT: UPGRADE INTERIOR DOOR HARDWARE TO 'HALIFAX' WITH SQUARE ROSETTE + RECTANGLE HINGES - MATTE BLACK



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KITCHEN AND BATH CABINETRY

Invoice	Qty.	Description
3245	1	THRU OUT: SEE ATTACHED CABINETRY SCHEDULE
18Jul25 NoCat		

MISC.

Invoice	Qty.	Description
3245	1	BASEMENT BATH: ADD COORDINATING ACCESSORIES - TOWEL BAR, TISSUE HOLDER, HAND TOWEL
18Jul25 NoCat		
3245	1	*****P ACKAGE PRICE
18Jul25 NoCat		

NETWORK AND WIRING

Invoice	Qty.	Description
3162 164,787 20Dec23	1	GREAT ROOM: S/I ADDITIONAL CAT6 ETHERNET OUTLET SEE PLAN FOR LOCATION
3162 164,789 20Dec23	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.
3162 164,794 20Dec23	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
3245	1	MAIN STAIRS - 2ND FLOOR TO BASEMENT - STAIN STAIRS VINTAGE 'APOLLO' ON RED OAK
18Jul25 NoCat		
3249	1	THRU OUT STANDARD AREAS: UPGRADE PAINT SELECTION - like model home main space (not powder room). BM-Ice Formations Walls: Eggshell Ceiling: Flat Trim: Pearl
07Aug25 NoCat		



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PLUMBING

Invoice	Qty.	Description
3162 164,798 20Dec23	1	KITCHEN: S/I ROUGH-IN 1/4" COLD WATER LINE TO FRIDGE
3162 20Dec23 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TO MOEN 'ALIGN' SUITE INCLUDING RAIN SHOWER + LAV FAUCET
3245 18Jul25 NoCat	1	POWDER ROOM: UPGRADE TOILET
3245 18Jul25 NoCat	1	POWDER ROOM: UPGRADE FAUCET TO WALL MOUNT FAUCET. ADD COORDINATING ACCESSORIES - PAPER HOLDER AND TOWEL RING
3245 18Jul25 NoCat	1	LAUNDRY ROOM: UPGRADE SINK + FAUCET
3245 18Jul25 NoCat	1	KITCHEN: UPGRADE FAUCET + SINK (INCLUDING STRAINER + GRID)
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE - CHANGE FINISH OF LAV AND SHOWER TRIM TO 'MATTE BLACK'
3245 18Jul25 NoCat	1	PLUMBING - ADD COORDINATING ACCESSORIES - HAND TOWEL, ROBE HOOKx2, PAPER HOLDER PRINCIPAL ENSUITE
3245 18Jul25 NoCat	1	PRINCIPAL ENSUITE: UPGRADE TO WASHLET INCLUDES GFI FOR WASHLET
3245 18Jul25 NoCat	1	BASEMENT BATH: UPGRADE TRIM LAV + SHOWER TRIM - RIZON MATTE BLACK
3245 18Jul25 NoCat	1	LOFT BATH: UPGRADE TRIM FOR LAV FAUCET + TUB/SHOWER TRIM - BLACK

STAIRS AND RAILINGS

Invoice	Qty.	Description
3245 18Jul25 NoCat	1	MAIN STAIRS - 2ND FLOOR TO BASEMENT: UPGRADE TO 'DUBAI' PACKAGE **WITH BLACK HANDRAIL** - LIKE MODEL HOME



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WINDOWS - BASEMENT

Invoice	Qty.	Description
3162 164,802 20Dec23	3	BASEMENT: UPGRADE BASEMENT WINDOW TO 24" X 30" IN LIEU OF STANDARD - WHITE. WINDOW WELLS MAY BE REQUIRED.