



CONSTRUCTION SUMMARY

Decor Misc - DCR Phoenix Development Corporation Limited

PURCHASER: Naveed Zafar TEL: RES.: 613-723-9227

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
45 Palsen / Misc		Unknown	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 06Jan21	1 - Cabinetry layout and upgrades as per Spectrum Kitchen plans Note:	
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Ceramic

2 0 30Jul21	1 - Income Suite - Level A ceramic backsplash in Kitchen - 3x6 tile installed horizontally and in brick pattern Note:	
3 0 30Jul21	1 - Main House - Coffee Bar - Ceratec 1x4 Stone Gatsby Cabaret Herringbone ceramic backsplash - installed vertically Note:	
4 0 30Jul21	1 - Main House - Ensuite - Level B ceramic floor tile in Ensuite (floor, tub apron/deck/backsplash) - 12x24 tile installed in stacked pattern Note:	
5 0 30Jul21	1 - Main House - Ensuite - Level C wall tile in shower - 3x12 tile installed horizontally and in brick pattern Note:	
6 0 30Jul21	1 - Main House - Kitchen - Ceratec 1x4 Stone Gatsby Art Deco Herringbone ceramic backsplash - installed vertically; tile continues up and behind chimney hood fan Note:	
7 0 30Jul21	1 - Main House - Olympia Roma Series Grafite FO.RM.GFT.10.HEX ceramic floor tile in Foyer Note:	
8 0 30Jul21	1 - Main House - Olympia Roma Series Statuario/Grafite FO.RM.STT/GFT.10.HEX ceramic floor tile in Powder Room Note:	

Electrical

9 0 30Jul21	1 - Income Suite - (1) 15 AMP standard electric outlet in Living Room for future wall mount TV - installed @ 72" above finished floor Note:	
10 0 30Jul21	1 - Income Suite - (1) A16012-11 two light brushed nickel vanity light fixture in Powder Room Note:	
11 0 30Jul21	1 - Income Suite - (1) A16013-11 three light brushed nickel vanity light fixture in Main Bathroom Note:	
12 0 30Jul21	2 - Income Suite - Add light outlet and electrical junction box to vanity light fixtures - (1) Powder Room, (1) Main Bathroom Note:	
13 0 30Jul21	1 - Main House - (1) 15 AMP standard electric outlet in Bedroom #2 for future wall mount TV - installed @ 60" above finished floor Note:	
14 0 30Jul21	1 - Main House - (1) 15 AMP standard electric outlet in Great Room for future wall mount TV - installed @ 72" above finished floor Note:	



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15 0 30Jul21	1 - Main House - (1) 4" interior white potlight in Ensuite shower (HALO Slim LED) - connected to (1) switch Note:	
16 0 30Jul21	1 - Main House - (1) A16012-11 two light brushed nickel vanity light fixture in Powder Room Note:	
17 0 30Jul21	1 - Main House - (1) A16013-11 three light brushed nickel vanity light fixture in Ensuite #2 Note:	
18 0 30Jul21	1 - Main House - (1) A16013-11 three light brushed nickel vanity light fixture in Main Bathroom Note:	
19 0 30Jul21	1 - Main House - (1) Data outlet - Great Room Note:	
20 0 30Jul21	1 - Main House - (1) Reinforced capped light outlet above Dining Room - connected to (1) 3-way switch Note:	
21 0 30Jul21	1 - Main House - (1) Reinforced capped light outlet above Foyer - connected to (1) 3-way switch Note:	
22 0 30Jul21	1 - Main House - (1) Reinforced capped light outlet above Kitchen island - connected to (1) switch Note:	
23 0 30Jul21	1 - Main House - (1) Straight run conduit in Great Room for future wall mount TV - installed @ 72" above finished floor Note:	
24 0 30Jul21	1 - Main House - (2) A16013-11 three light brushed nickel vanity light fixtures in Ensuite Note:	
25 0 30Jul21	1 - Main House - (2) LED Puck lights under Coffee Bar cabinets - connected to (1) switch Note:	
26 0 30Jul21	1 - Main House - (4) 4" interior white potlights in Great Room (HALO Slim LED) - connected to (1) switch Note:	
27 0 30Jul21	1 - Main House - (4) 4" interior white potlights in Kitchen (HALO Slim LED) - connected to (1) switch Note:	
28 0 30Jul21	1 - Main House - (5) LED Puck lights under Kitchen cabinets - connected to (1) switch Note:	
29 0 30Jul21	1 - Main House - Add light outlet and electrical junction box to vanity light fixtures - (1) Powder Room, (1) Main Bathroom, (2) Ensuite, (1) Ensuite #2 Note:	
30 0 30Jul21	1 - Main House - Reinforced light outlet for future ceiling fan (c/w 3 wires) - connected to (1) switch - Bedroom #2 Note:	
31 0 30Jul21	1 - Main House - Reinforced light outlet for future ceiling fan (c/w 3 wires) - connected to (1) switch - Great Room Note:	



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32 0 30Jul21	1 - Main House - Reinforced light outlet for future ceiling fan (c/w 3 wires) - connected to (1) switch - Master Bedroom Note:	
33 0 30Jul21	1 - Main House - Wire for wall oven - 40 AMP 120/240V Note:	

Fireplace

34 0 30Jul21	1 - Main House - Napoleon BL46 gas fireplace in Great Room w/ stainless surround and optional blower - bottom of glass installed approx. 19" above finished floor Note:	
35 0 30Jul21	1 - Main House - Napoleon BL46 gas fireplace in Master Bedroom w/ stainless surround and optional blower - bottom of glass installed approx. 19" above finished floor Note:	

Granite

36 0 23Jul21	1 - Main House - Coffee Bar - Bristol Virtuo Granite Sinks - Single Bow – Pearl Black – 306 Note:	
37 0 23Jul21	1 - Main House - Kitchen Sink - Bristol Virtuo Granite - Single Bowl Undermount Sink – Pearl Black – B323 Note:	
38 0 30Jul21	1 - Income Suite - Kitchen sink - Bristol B927 Undermount Stainless Steel Sink w/ 15mm Radius Corners Note:	
39 0 30Jul21	1 - Income Suite - Level B Radianz quartz countertop in Kitchen - 3cm; pencil edge Note:	
40 0 30Jul21	1 - Main House - Level F Radianz quartz countertop in Kitchen - 3cm; pencil edge Note:	
41 0 30Jul21	1 - Main House- Level D Radianz Quartz countertop (3cm & pencil edge) w/ (2) standard undermount sinks- Master Ensuite Note:	

Hardwood

42 0 30Jul21	1 - Income Suite - Torly’s LVT in Lower Hall, Powder Room, Kitchen, Living Room, Master Bedroom, Bedroom #2 and Loft Note:	
43 0 30Jul21	1 - Main House - Torly’s LVT in Den, Lower Hall (incl. Garage entry), Dining Room, Great Room, Kitchen (incl. Pantry), Upper Hall and all Bedrooms (incl. walk-in closets where applicable) Note:	

Heating and Air Conditioning

44 0 30Jul21	1 - Main House - Gas line for future BBQ Note:	
45 0 30Jul21	1 - Main House - Gas line for future cooktop Note:	



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Miscellaneous

46 0 30Jul21	1 - Finished Garage - insulated walls w/ R12 and ceiling w/ R40 - one coat Note:	
47 0 30Jul21	1 - Main House - Flat ceilings throughout Note:	

Paint

48 0 30Jul21	1 - Income Suite - Stain on oak stairs, railings, spindles and newel posts to complement Torlys LVT Crestview EW25001 Note:	
49 0 30Jul21	1 - Main House - Stain on oak stairs, railings, spindles, newel posts and fireplace mantle to complement Torlys LVT Brook Falls EW25006 Note:	

Plumbing

50 0 30Jul21	1 - Income suite - (1) American Standard Boulevard Pedastal Sink 0641400 in Powder Room Note:	
51 0 30Jul21	1 - Income Suite - (1) Delta Lahara 2538-SSMPU-DST Stainless Two Handle Centerset Bathroom Faucet in Main Bathroom Note:	
52 0 30Jul21	1 - Income Suite - (1) Delta Lahara 2538-SSMPU-DST Stainless Two Handle Centerset Bathroom Faucet in Powder Room Note:	
53 0 30Jul21	1 - Income Suite - (1) Delta Lahara T14438-SS Stainless Monitor 14 Series Tub & Shower Trim in Main Bathroom Note:	
54 0 30Jul21	1 - Income Suite - (1) Delta Leland 9178-AR-DST Arctic Stainless Kitchen faucet Note:	
55 0 30Jul21	1 - Income Suite - Fridge water line Note:	
56 0 30Jul21	1 - Main House - (1) American Standard Boulevard Pedastal Sink 0641400 in Powder Room Note:	
57 0 30Jul21	1 - Main House - (1) Delta Lahara T14438-SS Stainless Monitor 14 Series Tub & Shower Trim in Main House Note:	
58 0 30Jul21	1 - Main House - (1) Delta Lahara 2538-SSMPU-DST Stainless Two Handle Centerset Bathroom Faucet in Ensuite #2 Note:	
59 0 30Jul21	1 - Main House - (1) Delta Lahara 2538-SSMPU-DST Stainless Two Handle Centerset Bathroom Faucet in Main Bathroom Note:	
60 0 30Jul21	1 - Main House - (1) Delta Lahara 2538-SSMPU-DST Stainless Two Handle Centerset Bathroom Faucet in Powder Room Note:	



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61 0 30Jul21	1 - Main House - (1) Delta Lahara T14238-SS Stainless Monitor 14 Series Shower Trim in Ensuite Note:		
62 0 30Jul21	1 - Main House - (1) Delta Lahara T4738-SS Stainless Roman Tub Trim w/ Handshower on Soaker Tub in Ensuite Note:		
63 0 30Jul21	1 - Main House - (1) Delta Leland 9178-AR-DST Arctic Stainless Kitchen faucet Note:		
64 0 30Jul21	1 - Main House - (1) Delta RP50781AR Arctic Stainless Soap Dispenser - installed right corner of sink Note:		
65 0 30Jul21	1 - Main House - (1) Maax Eterne 7242 Soaker Tub in Ensuite Note:		
66 0 30Jul21	1 - Main House - (2) Delta Lahara 538-SSMPU-DST Stainless Single Handle Bathroom Faucets in Ensuite Note:		
67 0 30Jul21	1 - Main House - Ensuite - Ceramic tiled shower enclosure w/ 3x5 acrylic base and (1) Maax Kameleon 134565 sliding shower door - 6mm; Brushed Nickel finish; Mistelite glass Note:		
68 0 30Jul21	1 - Main House - Ensuite #2 - Maax Carleton I 102720 Acrylic Shower Stall w/ Maax Kameleon 134563 sliding shower door - 6mm; Brushed Nickel finish; Mistelite glass Note:		
69 0 30Jul21	1 - Main House - Fridge water line Note:		
70 0 30Jul21	1 - Main House- S/I (1) Delta Leland Single Handle pull down bar sink faucet in Arctic Stainless- 9678-AR-DST for Bar Sink Note:		

Stairs

71 0 30Jul21	1 - Income Suite - Oak stairs - stairs to Basement and stairs to Loft Note:	
72 0 30Jul21	1 - Main House - Oak stairs - Main Staircase w/ LVT on landing; and Upper Basement Staircase Note:	

Trim

73 0 30Jul21	1 - Income Suite - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Main Bathroom Note:	
74 0 30Jul21	1 - Income Suite - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Powder Room Note:	
75 0 30Jul21	1 - Income Suite - by-pass sliding closet doors in Master Bedroom (x2 closets) and Bedroom #2 Note:	



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76 0 30Jul21	1 - Income Suite - CT#14 5-1/2" Baseboards and CT#14 3-1/2" Casings Note:		
77 0 30Jul21	1 - Main House - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Ensuite Note:		
78 0 30Jul21	1 - Main House - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Ensuite #2 Note:		
79 0 30Jul21	1 - Main House - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Main Bathroom Note:		
80 0 30Jul21	1 - Main House - (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Astral 04-SN2848 Satin Nickel Toilet Paper Holder in Powder Room Note:		
81 0 30Jul21	1 - Main House - add privacy locks to entry doors to Bedroom #2, #3 and #4 Note:		
82 0 30Jul21	1 - Main House - by-pass sliding closet doors in Mudroom (x2 closets), Bedroom #3, Bedroom #4 and on Linen Closet in Upper Hall Note:		
83 0 30Jul21	1 - Main House - CT#14 5-1/2" Baseboards and CT#14 3-1/2" Casings Note:		
1A Offer	Note:		

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