



CONSTRUCTION SUMMARY

CUSTOM - DCR/Phoenix Development Corporation Limited.

PURCHASER: MISC 495r Duvernay

TEL: RES.: 613-723-9227

LOT / PHASE 495 Duvernay / 1	STREET	HOUSE TYPE Unknown	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 08Nov24	1 - DELETE** Primary ensuite - create floating vanity. Modify cabinet to 18" h and insall at 12" A.F.F. Note:	
2 0 19Nov24	1 - Kitchen: S/I RICHELIEU EDGE PULL 9898 - BLACK (BP989825990) Note:	
3 0 19Nov24	1 - Laundry Room: RICHELIEU MODERN PULL 5632 - MATTE BLACK (BP5632596900) Note:	
4 0 19Nov24	1 - Powder Room: S/I RICHELIEU MODERN PULL 5632 - MATTE BLACK (BP5632596900) Note:	
5 0 19Nov24	1 - Jack & Jill #1: S/I RICHELIEU MODERN PULL 5632 - MATTE BLACK (BP5632596900) Note:	
6 0 19Nov24	1 - Jack & Jill #2: S/I RICHELIEU MODERN PULL 5632 - MATTE BLACK (BP5632596900) Note:	
7 0 19Nov24	1 - Primary Ensuite: S/I RICHELIEU MODERN PULL 5632 - MATTE BLACK (BP5632596900) Note:	
8 0 19Nov24	1 - Kitchen: Add 4" filler to island for outlet to accommodate for waterfall ends Note:	
9 0 19Nov24	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
10 0 19Nov24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan + 3" Space each side (Hood fan upgrade by builder) Note:	
11 0 19Nov24	1 - Kitchen: Replace std. base cabinet with base MW cabinet (std MW upper cabinet changes to regular 2 door upper) Note:	
12 0 19Nov24	1 - Kitchen: Add 2 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) Note:	
13 0 19Nov24	1 - Kitchen: Add false drawer front to sink base cabinet Note:	
14 0 19Nov24	1 - Kitchen: Add top drawer above base door - Single width (9"w-21"w) Note:	
15 0 19Nov24	1 - Kitchen: Add 2 tray dividers to base cabinet Note:	
16 0 19Nov24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 2 side panels + tall filler at wall Note:	



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495 Duverney / 1				Unknown		
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17 0 19Nov24	1 - Kitchen: Replace upper cabinet with 2 floating shelves Note:					
18 0 19Nov24	1 - Powder room - create floating vanity. Modify cabinet to 18" h and insall at 12" A.F.F. Note:					
19 0 19Nov24	1 - Primary ensuite: Add 2 top drwrs - one each side of make-up drwr Note:					
20 0 19Nov24	1 - Primary ensuite: Add 2 false top drwrs - one for each sink cabinet Note:					
21 0 19Nov24	1 - Laundry room: Add upper cabinets to Laundry Room - wall to wall Note:					
22 0 19Nov24	1 - Laundry room: Replace middle uper cabinet with 2 floating shelves Note:					
23 0 19Nov24	1 - Laundry room: Extend height of uppers to reach 93" - 39"h cabs + 3" filler to ceiling Note:					
24 0 19Nov24	1 - Jack & Jill #1: S/I Line 1 cabinets Note:					
25 0 19Nov24	1 - Jack & Jill #2: S/I Line 1 cabinets Note:					
26 0 19Nov24	1 - Primary Ensuite: S/I Line 1 Cabinets Note:					
27 0 19Nov24	1 - Laundry Room: S/I Line 1 cabinets Note:					
28 0 19Nov24	1 - Powder Room: S/I Line 1 Cabinets Note:					
29 0 19Nov24	1 - Kitchen: S/I Line 1 cabinets Note:					
30 0 19Nov24	1 - Primary Ensuite: Extend height of vanity to 36in high (kitchen height) Note:					
31 0 19Nov24	1 - Powder Room: Extend height of vanity to 36in high (kitchen height) - Floating vanity, approx 8in A.F.F, install back panel to cover plumbing (same color as millwork selected) Note:					
32 0 19Nov24	1 - DELETE*** Kitchen: Increase height of uppers to reach 96" (39"h uppers installed at 20"above counter) Note:					
33 0 19Nov24	1 - Kitchen: Install taller uppers (42in high) with fill to ceiling and metro crown Note:					



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INV#	QTY	EXTRA / CHANGE	
34 0 19Nov24	1 - DELETE** Add Panel to ceiling Note:		

Carpet

35 0 19Nov24	1 - S/I Standard (4lb) carpet underpad throughout - basement vestibule, loft, office, 2nd floor hall, primary bedroom, 3rd flooor hall, bonus room, guest bedroom, bedroom #3, bedroom #4, bedroom #5 Note:		
36 0 19Nov24	1 - S/I Standard level beaulieu carpet throughout - basement vestibule, loft, office, 2nd floor hall, primary bedroom, 3rd flooor hall, bonus room, guest bedroom, bedroom #3, bedroom #4, bedroom #5 Note:		

Ceramic

37 0 19Nov24	1 - Primary Ensuite: Shower Floor - S/I Standard 2x2 Hex tiles Note:		
38 0 19Nov24	1 - Primary Ensuite: Shower Niche - S/I Level 2 24x24 tile Note:		
39 0 19Nov24	1 - Jack & Jill #1: Floor tile - S/I Standard 13x13 tile - Stacked Note:		
40 0 19Nov24	1 - Jack & Jill #2: Floor tile - S/I Standard 13x13 tile - Stacked Note:		
41 0 19Nov24	1 - Mudroom: Floor tile - S/I Standard 13x13 tile - Stacked Note:		
42 0 19Nov24	1 - Laundry Room: Floor tile - S/I Level A 12x24 tile - Stacked vertical from door Note:		
43 0 19Nov24	1 - Powder Room: Floor Tile - S/I Level 1 9x10 Hex tile Note:		
44 0 19Nov24	1 - Foyer: Floor tile - S/I Level 2 12x24 tile - stacked horizontal from front door Note:		
45 0 19Nov24	1 - Jack & Jill #1: Wall tile - S/I Standard 4x16 tile - Staggered horizontal Note:		
46 0 19Nov24	1 - Jack & Jill #2: S/I Standard 4x16 wall tile - Stacked vertical Note:		
47 0 19Nov24	1 - Kitchen Backsplash: S/I Standard 4x12 tile, to be continued to ceiling behind chimney hood - staggered horizontal Note:		
48 0 19Nov24	1 - Primary Ensuite: Floor tile - S/I level B 24x24 tile - stacked Note:		



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INV#	QTY	EXTRA / CHANGE	
49 0 19Nov24	1 - Primary Ensuite: Wall tile - S/I level B 24x24 tile- stacked Note:		

Electrical

50 0 08Nov24	1 - S/I Levven Lighting System and Switches Note:		
51 0 08Nov24	1 - Primary Bedroom: S/I x1 Std Electrical outlet and x1 CAT6 @ 70inches A.F.F as per plan Note:		
52 0 19Nov24	1 - CAT 6 Data outlets - Install 5 in Great Room (70" A.F.F above fireplace), Dining Room, Primary Bedroom, Office and Bonus Room Note:		
53 0 19Nov24	1 - Kitchen Upper Cabinets: Install 7 LED PUCK Light on New Switch - located as per plan Note:		
54 0 19Nov24	1 - Basement - Install 1 standard light fixture in finished area on a seperate switch Note:		
55 0 19Nov24	1 - Basement - Install 3 - keyless lights on a 3-way switch Note:		
56 0 19Nov24	1 - Basement Staircase - from main floor to basement floor - Install 2 HALO Slim LED potlights on a 3-way switch Note:		
57 0 19Nov24	1 - Basement - Under staircase - Install a wall mounted keyless light on a seperate switch Note:		
58 0 19Nov24	1 - Main Floor Lower Hall - Install 5 - Halo Slim LED Polights on a 4-way switch Note:		
59 0 19Nov24	1 - Great Room: Install Std Electrical Outlet 70" A.F.F above fireplace Note:		
60 0 19Nov24	1 - Bedroom #3: Install 1 - Capped Light Outlet – in Ceiling on seperate seperate switch Note:		
61 0 19Nov24	1 - Bedroom #4: Install 1 - Capped Light Outlet – in Ceiling on seperate switch Note:		
62 0 19Nov24	1 - Bedroom #5: Install 1 - Capped Light Outlet – in Ceiling on seperate switch Note:		
63 0 19Nov24	1 - Dining Room: Install 1 - Capped Light Outlet – in Ceiling on seperate switch Note:		
64 0 19Nov24	1 - Guest Bedroom: Install 1 Capped Light Outlet – in Ceiling on seperate switch Note:		



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INV#	QTY	EXTRA / CHANGE	
65 0 19Nov24	1 - Great Room - Open to Below : Install 1 - Capped Light Outlet – in Ceiling on seperate switch - with reinformet for future Heavy Fixture Note:		
66 0 19Nov24	1 - Office : Install 1 - Capped Light Outlet in Ceiling on exisitng switch Note:		
67 0 19Nov24	1 - Bedroom #3 W.I.C.: Install 1 - HALO Slim LED Potlight on seperate switch Note:		
68 0 19Nov24	1 - Bedroom #4 W.I.C.: Install 1 - HALO Slim LED Potlight on seperate switch Note:		
69 0 19Nov24	1 - Bedroom #5 W.I.C.: Install 1 - HALO Slim LED Potlight on seperate switch Note:		
70 0 19Nov24	1 - Guest Bedroom W.I.C.: Install 1 - HALO Slim LED Potlight on seperate switch Note:		
71 0 19Nov24	1 - Jack & Jill #1 Water Closet: Install 1 HALO Slim LED Potlight and 1 Slim Recessed Shower Light - White (AFR4-0930-WH) on one switch Note:		
72 0 19Nov24	1 - Jack & Jill #2 Water Closet: Install 1 HALO Slim LED Potlight and 1 Slim Recessed Shower Light - White (AFR4-0930-WH) on one switch Note:		
73 0 19Nov24	1 - Mudroom : Install 2 - HALO Slim LED Potlight on a 3-way switch Note:		
74 0 19Nov24	1 - Primary Ensuite - Water Closet : Install 1 - HALO Slim LED Potlight on seperate switch Note:		
75 0 19Nov24	1 - Upper Hall : Install 5 - HALO Slim LED Potlight on a 5-way switch Note:		
76 0 19Nov24	1 - Third Floor Balcony : Install 1 - Modern exterior wall sconce on seperate switch Note:		
77 0 19Nov24	1 - Kitchen Pantry : Install 1 - Standard light fixture in on seperate switch Note:		
78 0 19Nov24	1 - Garage: Install 1 - Standard light fixture on seperate 3-way switch Note:		
79 0 19Nov24	1 - Foyer: Install 1 - Standard light fixture on seperate switch Note:		
80 0 19Nov24	1 - Jack & Jill #1: Install 1 Standard vanity light fixture on a 3-way switch Note:		



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81 0 19Nov24	1 - Powder Room : Install 1 - Standard vanity light fixture on existing switch Note:		
82 0 19Nov24	1 - Dining Room: Install 8 - HALO Slim LED Potlight on seperate 3-way switch with a dimmer Note:		
83 0 19Nov24	1 - Great Room - Open to Below : Install 10 HALO Slim LED Potlight on seperate switch with a dimmer Note:		
84 0 19Nov24	1 - Primary Ensuite Shower : Install 2 - LED Slim Shower Recessed Light - White (AFR4-0930-WH) on seperate switch Note:		
85 0 19Nov24	1 - Primary Bedroom in Bulkhead : Install 2 - Capped Light Outlet – with 2 seperate switches on either side of bed nook and a portable switch Note:		
86 0 19Nov24	1 - Main Staircase - from first floor to second floor : Install 2 - HALO Slim LED Potlight at stairs and a Capped Light outlet at Open to Below portion (reinforce for future heavy light) on seperate 3-way switch Note:		
87 0 19Nov24	1 - Primary Bedroom W.I.C. #1 : Install 2 - HALO Slim LED Potlight on seperate switch Note:		
88 0 19Nov24	1 - Primary Bedroom W.I.C. #2 : Install 2 - HALO Slim LED Potlight on seperate switch Note:		
89 0 19Nov24	1 - Primary Ensuite : Install 2 - HALO Slim LED Potlight on seperate switch Note:		
90 0 19Nov24	1 - Main Floor - Rear Exterior : Install 2 - Modern exterior wall sconce on existing switch Note:		
91 0 19Nov24	1 - Jack & Jill #2 : Install 2 - Standard vanity light fixture on seperate 3-way switch Note:		
92 0 19Nov24	1 - Kitchen Island : Install 3 Capped Light Outlet – in Ceiling on 3-way switch Note:		
93 0 19Nov24	1 - Laundry Room : Install 3 - HALO Slim LED Potlight on a seperate switch Note:		
94 0 19Nov24	1 - Primary Ensuite : Install 4 - Capped Light Outlet – in Ceiling on a seperate switch Note:		
95 0 19Nov24	1 - Second Floor - Upper Hall: Install 4 - HALO Slim LED Potlight on a 3-way switch Note:		
96 0 19Nov24	1 - 2nd Floor Staircase - From Second Floor to Third Floor : Install 2 - HALO Slim LED Potlight on a 3-way switch Note:		
97 0 19Nov24	1 - Office : Install 4 - HALO Slim LED Potlight on seperate swich with a dimmer Note:		



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INV#	QTY	EXTRA / CHANGE	
98 0 19Nov24	1 - Bedroom #3: Install 4 - HALO Slim LED Potlights on seperate switch with a dimmer Note:		
99 0 19Nov24	1 - Bedroom #4: Install 4 - HALO Slim LED Potlight on seperate switch with a dimmer Note:		
100 0 19Nov24	1 - Guest Bedroom: Install 4 - HALO Slim LED Potlight on seperate switch with a dimmer Note:		
101 0 19Nov24	1 - Main Floor - Front Exterior : Install 4 - Modern exterior wall sconces and 1 Black Exterior Soffit Potlight on existing switch Note:		
102 0 19Nov24	1 - Bedroom #5: Install 4 - HALO Slim LED Potlight on seperate switch with a dimmer Note:		
103 0 19Nov24	1 - Loft : Install 6 - HALO Slim LED Potlight on a 3-way switch with a dimmer Note:		
104 0 19Nov24	1 - Second Floor - Front Exterior Soffit - Install 4 - Black Exterior Soffit PotLight on exisitng switch - as per plan Note:		
105 0 19Nov24	1 - Bonus Room: Install 7- HALO Slim LED Potlight on seperate 4-way switch with a dimmer Note:		
106 0 19Nov24	1 - Kitchen : Install 8 - HALO Slim LED Potlight on a 3-way switch Note:		
107 0 19Nov24	1 - Garage - Install Belt Drive Garage Door Opener 8155w w/ 2 Remotes and 1 Keypad Note:		
108 0 19Nov24	1 - Kitchen Hood Fan - Install Chimney hood - Cyclone SCB31630SS Stainless Steel-300 CFM c/w 6in Duct Note:		
109 0 06May25	1 - DELETE** Primary Bedroom - Install 1 - Capped light outlet - in ceiling on seperate switch Note:		
110 0 06May25	1 - DELETE** Primary Bedroom : Install 7 - HALO Slim LED Potlight on seperate switch Note:		
111 0 06May25	1 - Primary Bedroom : Install 8 - HALO Slim LED Potlights on seperate switch NoteLight in center of room changed to potlight, on same switch as other potlights		
112 0 06May25	1 - All other bedrooms with capped lights in center, to have builder standard light (L648330BK 12inch LED with black trim) Note:		
113 0 06May25	1 - Kitchen - S/I x3 C61002BKSM pendants Note:		



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495 Duverney / 1		Unknown	
INV#	QTY	EXTRA / CHANGE	
114 0 06May25	1 - Dining Room - S/I x1 C69824MB light fixture Note:		
115 0 06May25	1 - Great Room - S/I x1 C69836MB Light fixture Note:		
116 0 06May25	1 - Open to Below Staircase - S/I x1 C68907MB light fixture Note:		
117 0 06May25	1 - Primary Ensuite - S/I x4 IRPD-CC-BK 9IN BLOWN GLASS PENDANT Note:		
118 0 06May25	1 - Primary Bedroom - S/I x2 C38101MB light fixtures Note:		
119 0 06May25	1 - Office - S/I x1 SYM-153SF-MB-WH light fixture Note:		
120 0 06May25	1 - Foyer - S/I x1 FVA-203SF-MB light fixture Note:		
121 0 06May25	1 - Powder Room, Jack & Jill #1 and Jack & Jill #2 Vantiy fixtures to remain as per current install Note:		

Fireplace

122 0 19Nov24	1 - S/I Standard Gas fireplace Napoleon Ascent 36 B36NTRE flush to floor Note:	
123 0 19Nov24	1 - S/I Standard oak box beam mantle (stained) Note:	

Granite

124 0 19Nov24	1 - Kitchen: S/I Level D Hanstone Quartz (NO 4" Backsplash) Note:	
125 0 19Nov24	1 - Kitchen: S/I Level D Hanstone quartz waterfall ends on both sides of island and one side of perimeter near patio doors Note:	
126 0 19Nov24	1 - Jack & Jill #1: S/I Quartz (Includes 4" Backsplash and (1) Standard Undermount Sink B606) NoteColour TBD - Selected from SDC remnants	
127 0 19Nov24	1 - Jack & Jill #2: S/I Quartz (Includes 4" Backsplash and (2) Standard Undermount Sink B606) NoteColour TBD - Selected from SDC remnants	
128 0 19Nov24	1 - Laundry Room: S/I Quartz (NO 4" Backsplash and (1) Standard Undermount Sink B1206) NoteColour TBD - Selected from SDC remnants	



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129 0 19Nov24	1 - Powder Room: S/I Quartz (Includes 4" Backsplash and (1) Standard Undermount Sink B606) NoteColour TBD - Selected from SDC remnants		
130 0 19Nov24	1 - Primary Ensuite: S/I Quartz (Includes 4" Backsplash and (2) Standard Undermount Sink B606) NoteColour TBD - Selected from SDC remnants		

Hardwood

131 0 19Nov24	1 - S/I Level A+ Twelve oaks pre-finished engineered hardwood in great room, lower hall, kitchen and dining room Note:		
132 0 19Nov24	1 - S/I Oak nosing where applicable Note:		
133 0 19Nov24	1 - S/I Level A Hardwood on second floor in Upper Hall/lLoft and Primary Bedroom Note:		

Miscellaneous

134 0 08Nov24	1 - DELETE** Primary Ensuite: S/I (2) 12x12 Niches in shower - Side by side as per plan Note:		
135 0 08Nov24	1 - Primary Ensuite: S/I (x2) 12x24 (vertical) Niches in shower - Side by side as per plan Note:		
136 0 19Nov24	1 - Great Rom: Bump Std Fireplace into the Room Approx 8 inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:		
137 0 19Nov24	1 - Jack & Jill #1: S/I 3x5 Ceramic Shower with Acrylic Base and Maax Halo Sliding Doors (Black trim) Note:		
138 0 19Nov24	1 - S/I Basement Plumbing Rough-In - 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:		
139 0 19Nov24	1 - Primary Ensuite: S/I Custom glass shower, 60x60 ceramic shower with kerdi shower base, 42"h half wall capped with Each quartz sill (Black) shower door trim Note:		
140 0 19Nov24	1 - S/I Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		
141 0 06May25	1 - Delete all standard towel bars and toilet paper holders in all bathrooms (if installed on cabinet, please leave as is) Note:		

Paint

142 0 19Nov24	1 - S/I Standard white paint colour throughout - Dulux Diamond Note:		
143 0 19Nov24	1 - U/G to Flat ceilings throughout Note:		



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Plumbing

144 0 19Nov24	1 - Laundry Room: S/I Bristol B1206 stainless steel undermount laundry sink Note:	
145 0 19Nov24	1 - S/I Bristol B606 undermount sinks in all bathrooms Note:	
146 0 19Nov24	1 - S/I Contract carlin 4722BFV toilets throughout Note:	
147 0 19Nov24	1 - S/I Fridge water line Note:	
148 0 19Nov24	1 - Jack & Jill #2: S/I Maax Exhibit Alcove Tub Note:	
149 0 19Nov24	1 - Jack & Jill #2: S/I (2) Delta Portage 571LF-BL-LPU Black Basin Faucet Note:	
150 0 19Nov24	1 - Primary Ensuite: S/I (2) Delta Modern single handle bathroom faucet 567LF-BLGPM-PP matte black Note:	
151 0 19Nov24	1 - Jack & Jill #1: S/I Delta Portage T14271-BL Black Shower Faucet Note:	
152 0 19Nov24	1 - Jack & Jill #2: S/I Delta Portage T14471-BL Black Tub/Shower Faucet Note:	
153 0 19Nov24	1 - Jack & Jill #1: S/I (1) Delta Portage 571LF-BL-LPU Black Basin Faucet Note:	
154 0 19Nov24	1 - Powder Room: S/I Delta modern single handle bathroom faucet 567LF-BLGPM-PP matte black Note:	
155 0 19Nov24	1 - Primary Ensuite: S/I Delta Rainshower 52159-BL and Delta Handshower 51567-BL with standard shower valve, T14059-BL, R10000-px, T11859-BL, RP46870BL, RP6025BL, 50560-BL Note:	
156 0 19Nov24	1 - Kitchen: S/I Bristol Single Bowl Undermount Stainless Kitchen Sink B1926 Note:	
157 0 01May25	1 - DELETE*** Laundry Room: S/I Delta trinsic single handle faucet 559HA-BL-DST matte black Note:	
158 0 01May25	1 - Laundry Room: S/I Delta Trinsic single handle faucet 9959-BL-DST (Matte Black) Note:	
159 0 01May25	1 - Kitchen: S/I Delta Keele 940LF-BL Black Faucet Note:	

Railings



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INV#	QTY	EXTRA / CHANGE
160 0 19Nov24	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and square oak Modern spindles throughout Note:	

Stairs

161 0 19Nov24	1 - U/G basement staircase to oak Note:	
162 0 19Nov24	1 - U/G Main staircase to oak, from main floor to second floor Note:	
163 0 19Nov24	1 - U/G main staircase to oak, from second floor to third floor Note:	

Trim

164 0 19Nov24	1 - Mudroom: S/I By-pass closet doors Note:	
165 0 19Nov24	1 - S/I CT#10 Baseboards and casings throughout Note:	
166 0 19Nov24	1 - S/I Taymor Vega interior door levers (black, square rosette) throughout Note:	
167 0 19Nov24	1 - S/I Level 2 Lincoln interior doors throughout Note:	
168 0 19Nov24	1 - Foyer: U/G closet doors to swing Note:	
169 0 19Nov24	1 - Ensure all door hardware on bypass sliders and closets are black Note:	
170 0 19Nov24	1 - Primary Bedroom: U/G closet doors to swing Note:	
171 0 19Nov24	1 - U/G std door to 1 Lite Frosted Glass French door - Office Note:	

1A Offer	Note:	
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