

**CONSTRUCTION SUMMARY**
New Heritage Hills - 2287420 Ontario Inc.**PURCHASERS:** Hien Thi Minh Huynh and Thanh Van Duong Phan**TEL:** RES.: 613-686-5469

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
34 / Fernbank	Cavesson Street	PLATINA (512) ELEV A 4 BED	24-Jun-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 07Feb14	1 - Cartier Kitchens - Extend height of uppers to reach 96"h (39"h uppers installed @ 21" above counter) Note:	
2 14,211 07Feb14	2 - Cartier Kitchens - S/I (2) Plain Route w/ Clear Glass inserts in lieu of Standard Cabinet Doors in Kitchen - (1) Glass insert per upper corner cabinet Note~ Standard white interior	5
3 0 07Feb14	1 - Cartier Kitchens - S/I Wall oven cabinet to accommodate single wall oven and microwave combo c/w (1) pot/pan drawer at bottom and (2) doors at top - Line 4 Note:	5
4 0 07Feb14	1 - Cartier Kitchens - Upgrade upper cabinets to Line 3 Note:	
5 0 07Feb14	1 - Cartier Kitchens - Upgrade Bases, Fridge Uppers & Panel, and Wall Oven Cabinets to Line 4 Note:	
6 14,238 07Feb14	1 - Cartier Kitchens - S/I Light Valence in Kitchen - Recessed Veneer Note:~	
7 0 07Feb14	1 - Cartier Kitchens - S/I (2) pot/pan drawers and (1) false top drawer in lieu of 2 door cooktop cabinet - Line 4 Note:	
8 0 07Feb14	1 - Cartier Kitchens - Accommodate for Fridge/Freezer combo w/ trim kit (Electrolux Double Trim Kit - PN #TRIMKITSS2) - Standard Fridge upper and Pantry replaced w/ (2) 24"d Fridge uppers - S/I (2) side gables; horizontal and vertical fillers for trim kit Note:	5
9 0 07Feb14	1 - Cartier Kitchens - S/I Base cabinet for cook top - Line 4 Note:	
10 0 07Feb14	1 - Cartier Kitchens - S/I (5) Sets of pot/pan drawers c/w (1) wide top drawer each - Line 4 Note:	
11 0 07Feb14	1 - Cartier Kitchens - Increase length of cabinets (eliminating breakfast bar overhang at end) - Line 4 Note:	5
12 0 07Feb14	1 - Cartier Kitchens - Add (2) double thick panels approx. 34"w - one at each end of island Note:	
13 0 07Feb14	1 - Cartier Kitchens - S/I (1) False drawer and (2) pot/pan drawers below Kitchen sink - Line 4 Note:	
14 0 07Feb14	1 - Cartier Kitchens - S/I Pot/pan drawers in lieu of standard bank of (4) drawers in Kitchen - Line 4 Note:	
15 0 07Feb14	1 - Cartier Kitchens - S/I Upgraded cabinet hardware in Kitchen - #C9 Note:	
16 0 07Feb14	1 - Cartier Kitchens - S/I Upgraded laminate countertop in Ensuite Bathroom - Arborite P124-CA Notesupplier's stock & standard finish	

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17 0 07Feb14	1 - Cartier Kitchens - S/I Upgraded cabinet hardware in Ensuite Bathroom - Richelieu 57680-140 Note:		
18 0 07Feb14	1 - Cartier Kitchens - Add base cabinet and countertop for drop-in laundry sink in Laundry Room - Line 2 Note:		
19 0 07Feb14	1 - Cartier Kitchens - Add 30"h upper cabinet in Laundry Room (installed @ 54" above floor) - Line 2 Note:		
20 0 07Feb14	1 - Cartier Kitchens - Supply but do not install shelf in base corner cabinet next to wall oven - Purchaser wants area open so they can install a lazy susan after closing Note:		
21 0 07Feb14	1 - Cartier Kitchens - S/I Countertop over washer/dryer in Laundry Room approx. 30"d installed at approx. 41"h c/w support brackets Note:		5
Carpet			
22 0 07Feb14	1 - Westboro - S/I Level 1 carpet in lieu of standard carpet in Upper Hall and all Bedrooms Note:		
23 0 07Feb14	1 - Westboro - S/I 9mm (7lb) underpad in lieu of standard underpad in Upper Hall and all Bedrooms Note:		
Ceramic			
24 0 07Feb14	1 - S/I Ceramic Tile - Level A - in lieu of standard wall tile in Main Bathroom Note:10x20 tile installed horizontally		
25 0 07Feb14	1 - S/I Ceramic Tile - Level B - in lieu of standard wall tile in Ensuite shower and at soaker tub (apron, deck and backsplash) Note:12x24 tile installed horizontally		
26 0 07Feb14	2 - S/I (2) Upgraded grout colours Note:		
27 12,213 07Feb14	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Main Bathroom Note~ 12x24 tile installed in staggered pattern		5
28 0 07Feb14	1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Ensuite Bathroom Note:Floor only - do not install on tub apron or deck; 12x24 tile installed in staggered pattern		5
29 0 07Feb14	1 - S/I Listello in Main Bath shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		
30 14,205 07Feb14	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~		
31 12,228 07Feb14	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Kitchen/Breakfast Area Note:~		5
32 0 07Feb14	1 - Delete standard ceramic backsplash in Kitchen - S/I Olympia 3x6 Colour & Dimensions ceramic backsplash in Laundry Room approx. 18"h x 8'8"w on rear wall and approx. 18"h x 24"w on both side walls Note:		



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33		
12,223		
07Feb14		

1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Foyer
Note:~ 12x24 tile installed in staggered pattern

Doors and Windows

34		
0		
08Oct13		

3 - Enlarge (3) existing Basement windows from 36x24 to 56x24
Note:

35		
0		
08Oct13		

1 - S/I (1) Additional window in Basement - 56x24 - Opposite Garage Side
Note:

Electrical

36		
14,621		
07Feb14		

1 - S/I (6) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated) Connected to Separate Switch
Note:~

37		
14,644		
07Feb14		

1 - S/I (2) LED Puck Lights in Kitchen - (1) puck light in each upper corner cabinet - connected to same switch used for LED puck lights under Kitchen cabinets
Note:~

38		
14,350		
07Feb14		

1 - S/I (1) Standard plug outlet in Kitchen as per plan
Note:~ *for future water dispenser

39		
14,318		
07Feb14		

1 - S/I 2 inch PVC Conduit from Basement to Attic
Note:~

40		
14,350		
07Feb14		

1 - S/I (1) Plug outlet and (1) standard TV jack in Dining Room as per plan - installed @ 60" AFF
Note:~

41		
14,654		
07Feb14		

1 - S/I Wiring for Cooktop - (40 amp)
Note:~

42		
14,350		
07Feb14		

1 - S/I (7) LED Puck Lights under Kitchen cabinets c/w Transformer and Switch as per plan
Note:

43		
14,200		
07Feb14		

1 - Delete (3) standard telephone jacks - S/I (3) Additional cable jacks
Note:~

44		
19,538		
07Feb14		

1 - Reinforce existing light outlet in Home Office for heavier fixture
Note:~

45		
0		
07Feb14		

1 - All TV jacks to be installed @ 60" AFF
Note:

46		
14,621		
07Feb14		

4 - S/I (4) Directional 4" PAR 20 Potlights in Great Room - White (Non-Insulated) Connected to Existing Switch
Note:~

47		
14,621		
07Feb14		

1 - S/I (4) Directional 4" PAR 20 Potlights in Dining Room - White (Non-Insulated) Connected to Separate Switch
Note:~

48		
14,621		
07Feb14		

4 - S/I (4) Directional 4" PAR 20 Potlights in Living Room - White (Non-Insulated) Connected to Existing Switch
Note:~



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49 14,621 07Feb14	1 - S/I (2) Directional 4" PAR 20 Potlights Lower Hall - (1) in Niche near Foyer, (1) in Niche near Breakfast Area - White (Non-Insulated) Connected to (1) Switch Note:~		h
50 14,760 07Feb14	1 - S/I Wiring for Wall Oven C/W Connection (40amp) Note:~		h
51 14,621 07Feb14	1 - S/I (1) Directional 4" PAR 20 Potlight above Kitchen sink - White (Non-Insulated) Connected to Separate Switch Note:~		h
52 14,630 07Feb14	1 - S/I (1) Reinforced Capped Light Outlet Above Main Staircase - Connected to 3-way Switch Note:~		h
53 16,709 07Feb14	1 - S/I (1) Plug outlet in Kitchen island (20amp) Note:~ Stove side of island		h
54 0 07Feb14	1 - S/I (1) Plug outlet and (1) standard TV jack in Master Bedroom as per plan - installed @ 60" AFF Note:		h
55 0 07Feb14	3 - Upgrade (3) standard TEL jacks to DATA Note:		h

Fireplace

56 0 07Feb14	1 - Delete standard Oak beam fireplace mantle Note:	
57 0 07Feb14	1 - S/I (1) Box of Grey river rocks and rock adapter for standard Napoleon BGD36NTR fireplace in Family Room Note:	

Granite

58 0 07Feb14	1 - S/I Granite surround at Family Room fireplace approx. 6"w w/ polished edges - Level 4 colour selections Note:	
59 0 07Feb14	1 - S/I Zodiac Quartz in lieu of standard granite colour selections in Kitchen Note:Not standard Kitchen layout - see attached	

Miscellaneous

60 0 08Oct13	1 - Extend Foundation wall to approx. 9' high Note:	h
61 0 07Feb14	1 - Upgrade insulation in Garage ceiling from R-31 to R-40 where room above is heated Note:	h
62 14,344 07Feb14	1 - Flat Ceilings Over 2000 sq ft (including paint) Note:~	

Paint

63 0 07Feb14	1 - S/I Upgraded stain on railing and newel posts Note:	
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64	1 - S/I (2) Paint colours throughout - Sherwin Williams Lo-Sheen		
0	Note:		
07Feb14			

Plumbing

65 14,616 08Oct13	1 - S/I Rough-In for Future Bar Sink in Basement Note:~		
66 14,610 07Feb14	2 - S/I (2) American Standard 0504001 Boxe Vessel Sinks w/ Centre Hole in lieu of Standard in Ensuite Note:~		
67 0 07Feb14	1 - S/I (1) Bristol B706 Single Bowl Sink in lieu of Standard Laundry Tub in Laundry Room Note:*Laundry cabinet upgraded separately		
68 0 07Feb14	1 - S/I (1) Bristol B907 undermount sink in lieu of standard undermount sink in Kitchen Note:		
69 0 07Feb14	1 - S/I Ceramic tiled shower enclosure w/ 4x4 acrylic base in lieu of standard 3x4 shower stall in Ensuite Bathroom Note:		
70 19,479 07Feb14	1 - S/I Fridge water line in Kitchen Note:~		
71 14,565 07Feb14	2 - S/I (2) Delta Grail 585 Chrome 1-Hole Centreset Lavatory Faucets in lieu of Standard in Ensuite Note:~		
72 0 07Feb14	1 - Mirror Works - S/I Custom glass wall w/ (1) clear glass pivot door - wall adjacent to soaker to sit on tub deck Note:*shower has been enlarged to 4x4		
73 0 07Feb14	1 - S/I (1) Delta Collins 141-DST Chrome Single Handle Faucet in lieu of Standard Faucet in Laundry Room Note:		
74 14,301 07Feb14	1 - S/I (1) Delta Signature 141-WF Chrome Single Handle Faucet in lieu of Standard in Kitchen Note:~		

Railings

75 0 07Feb14	1 - S/I 3-1/2" Oak Modern newel post and Oak Modern spindles in lieu of standard full wall at Basement Staircase as per plan - bottom 8 risers Note:		
76 0 07Feb14	1 - S/I Oak nosing under spindles and accross top step in Upper Hall Note:		
77 12,271 07Feb14	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned Note:~		
78 0 07Feb14	1 - S/I 3-1/2" Oak Modern newel posts in lieu of standard Oak Colonial newel posts throughout Main Staircase Note:		

Stairs

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79 12,260 07Feb14	1 - Upgrade Main Staircase to Oak w/ White risers in lieu of Standard Carpet Note:		5
Trim			
80 0 07Feb14	3 - S/I Double Colonial swing closet doors in lieu of standard panel sliding closet doors in Bedroom #2, #3, and #4 Note:		5
81 19,444 07Feb14	1 - S/I Essex Interior Lever Door Handles throughout in lieu of Standard Interior Door Handles throughout Note:~		
82 14,665 07Feb14	1 - S/I Jam and casing to existing opening at Home Office - size to accommodate (2) 30"w doors Note:~		5
1A Offer Workshee	Granite is a naturally occurring product in nature and therefore while every effort is made to match the colour/design to samples in our Decor Centre, there will be a slight variation in each piece, therefore Phoenix can not guarantee an exact match. Note:		
2A Offer Workshee	Granite countertops in kitchen are included as a standard feature; selected from 4 standard color options. Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Granite. Note:		
3A Offer Workshee	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:		
4A Offer Workshee	The lot premium of \$25,000 is included in the purchase price Note:		
5A Offer Workshee	The Purchasers are to receive \$1000 in upgrades in the Decor center for previously purchasing a Townhome Block 173 Unit 5 Battersea Cres. in Heritage Hills Kanata Note:		
6A Offer Workshee	The Purchaser has the option at their own expense to upgrade to a 8ft 10 inch basement height at a further date in the Decor center, if this option is available for this lot. Note:		
7A Offer Workshee	The Vendor agrees to contact the Purchaser to review the location of pipes before the basement floor is poured with concrete . The Purchaser requests that the Radon gas pipe be located in the area with the other Mechanical equipment Note:		
8A Offer Workshee	Upgrade to a 3-pc basement plumbing rough-in . Located where indicated on the basement sketch Schedule B-2. Note:		
9A Offer Workshee	Move the basement window on the side wall under the living room over approximately 6 ft-see Schedule b-2 Included in the purchase price Note:		

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