



CONSTRUCTION SUMMARY

Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: MARIA SHEPPARD and VAN GERALD SHEPPARD

TEL: RES.: 613-270-8791 BUS.: 613-796-8939

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
46 / 1	94 YELLOWTAIL WALK	WINCHESTER (43-4) ELEV C 4 BED WITH LOFT	27-Nov-14

INV# QTY EXTRA / CHANGE

Cabinetry

1	0	17Jul14	1 - Cartier Kitchens - Accommodate for OTR MW/Hood (replace standard MW cabinet with full door upper) - Line 4 Note:
2	0	17Jul14	1 - Cartier Kitchens - Re-design Kitchen - accommodate for corner walk-in pantry; change layout from L-shape to U-shape with peninsula; add approx. 6ft. of cabinets on wall between Kitchen & Living/Dining Room Note:
3	0	17Jul14	1 - Cartier Kitchens - (2) plain glass doors - upper cabinet next to fridge (white interior) - Line 4 Note:
4	0	17Jul14	1 - Cartier Kitchens - Upgrade Powder Room vanity to Line 3 Note:
5	0	17Jul14	1 - Cartier Kitchens - Upgrade Ensuite vanity cabinets to Line 3 Note:
6	0	17Jul14	1 - Cartier Kitchens - Re-design Ensuite vanity to accommodate (2) sinks (bank of drawers moved to middle) - Line 3 Note:
7	0	17Jul14	1 - Cartier Kitchens - Increase depth of fridge upper and side panels to 30"d - Line 4 Note:
8	0	17Jul14	1 - Cartier Kitchens - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) - Line 4 Note:
9	0	17Jul14	1 - Cartier Kitchens - Upgrade Kitchen cabinetry to Line 4 Note:
10	0	17Jul14	1 - Cartier Kitchens - (2) sets of pot/pan drawers c/w (1) wide top drawer each - Line 4 Note:
11	0	17Jul14	1 - Cartier Kitchens - 24"d fridge upper and (2) side panels - Line 4 Note:
12	0	17Jul14	1 - Cartier Kitchens - Create open cubby below glass door upper next to fridge (add side panels and back panel to counter) - Line 4 Note:
13	0	17Jul14	1 - Cartier Kitchens - Upgrade all drawers in Kitchen to soft close - blumotion tandem box, full extension slides - Line 4 Note:
14	0	17Jul14	1 - Cartier Kitchens - Add (2) top drawers to Powder Room vanity - (1) each side of sink - Line 3 Note:
15	0	17Jul14	1 - Cartier Kitchens - Re-design Main Bathroom vanity to accommodate (2) sinks (bank of drawers moved to middle) - Line 2 Note:

Carpet

16	0	23Jul14	1 - S/I Level 1 9mm (7lb) underpad in lieu of standard 9mm (4lb) underpad on Main Staircase Note:
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EXTRA / CHANGE

INV#	QTY	
17	0	1 - S/I Level 1 9mm (7lb) underpad in lieu of standard 9mm (4lb) underpad in Upper Hall/Loft
23Jul14		Note:
18	0	1 - S/I Level 1 9mm (7lb) underpad in lieu of standard 9mm (4lb) underpad in Master Bedroom, Bedroom #2, #3, #4
23Jul14		Note:

Ceramic

19	0	2 - S/I (2) Upgraded grout colours
23Jul14		Note:
20	0	1 - S/I Sarana 2x4 Platinum Marble Polished Mosaic ceramic backsplash in lieu of standard Olympia 3x6 ceramic backsplash in Kitchen
23Jul14		Note:
21	14,205	1 - Delete all Ceramic Bathroom Accessories Throughout
23Jul14		Note:~

Doors and Windows

22	0	1 - Enlarge front entry door from 32"w to 34"w (reduce sidelights to accommodate)
05Jun14		Note:
23	0	2 - Enlarge (2) existing Basement windows from 36x24 to 56x24 - Opposite Garage Side
05Jun14		Note:
24	0	1 - Relocate (1) existing window in Basement and enlarge to 56x24
05Jun14		Note:
25	0	1 - Delete (1) existing 24x48 window in Mud Room - S/I Man Door c/w (1) exterior light fixture connected to switch
05Jun14		Note:
26	0	1 - Enlarge (2) existing windows in Living/Dining from 32x64 to 56x64
05Jun14		Note:

Electrical

27	14,641	1 - S/I (1) Soffit Outlet w/ Switch as per plan
23Jul14		Note:~
28	14,347	2 - S/I (2) Exterior PAR 20 soffit potlights at Garage - White (non-insulated) connected to existing switch
23Jul14		Note:~
29	14,652	2 - S/I (2) Vac Pan Under Counter Sweep, includes plate, wiring & flex piping - White - (1) Mud Room, (1) Kitchen
23Jul14		Note:~
30	19,538	3 - Reinforce Existing Light Outlets in Master Bedroom, Bedroom #4 and above Main Staircase for Heavier Fixtures
23Jul14		Note:~
31	14,651	1 - S/I (1) 6" Juno (SAN-T661W) Potlight in Ensuite shower - Shower/Tub Application - Connected to Fan Switch
23Jul14		Note:~



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INV#	QTY	EXTRA / CHANGE
32 17,137 23Jul14	5 - S/I (5) A16013-11 Three Light Vanity Fixtures - Brushed Nickel w/ Marble Glass - in lieu of Standard Vanity Light Fixture - (1) Powder Room, (2) Main Bathroom, (2) Ensuite Note:~	
33 14,621 23Jul14	1 - S/I (3) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated Ceiling) Connected to Separate 3-way Switch Note:~	
34 14,318 23Jul14	1 - S/I 2 inch PVC Conduit from Basement to Attic Note:~	
35 0 23Jul14	1 - Delete standard 3-way switches in Master Bedroom and relocate - connect (1) switch to outlet in Family Room; connect (1) switch to outlet in Living Room Note:	
36 14,659 23Jul14	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen Note:~	

Granite

37 0 23Jul14	1 - Upgrade corners on granite countertop in Kitchen to 1/4 round Note:*standard pencil edge remains - only corner are rounded	
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Heating and Air Conditioning

38 14,444 23Jul14	1 - S/I Rimnai Tankless Hot Water System (R75LSIN) in lieu of standard 50 gallon tank (The system continues as a Rental with Direct Energy) Note:~	
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Miscellaneous

39 0 05Jun14	1 - S/I 2" Rigid foam insulation under Basement slab Note:	
40 0 05Jun14	1 - Reduce opening between Living/Dining and Kitchen to accommodate future 36"w door Note:	
41 0 05Jun14	1 - S/I Walk in Pantry in Kitchen - approx. 4'x4' w/ (1) Colonial swing door, (1) GAL 680112 pewter light fixture and switch, and (5) white MDF shelves on each wall Note:	
42 0 05Jun14	1 - S/I Additional Linen Closet in Upper Hall approx. 5' wide w/ standard slidning doors - S/I Single door in lieu of double doors into Master Bedroom Note:	
43 0 05Jun14	1 - Entend Foundation wall to approx. 9' high Note:	
44 0 05Jun14	1 - S/I 2" Rigid foam insulation around Foundation wall (exterior) - approx. 8' high Note:	
45 0 05Jun14	1 - S/I 8' high doors throughout Main Floor Note:	



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INV#	QTY	EXTRA / CHANGE
46	1 - Delete (2) standard windows in Family Room and bring fireplace in - build drywall box approx. 5'w x 18'd x 5'h and raise fireplace approx. 6" AFF 0 05Jun14	
47	1 - Upgrade insulation in Garage ceiling from R31 to R40 where room above is heated 0 23Jul14	
48	1 - DELETE - S/I 8' high doors throughout Main Floor 0 10Sep14	
49	1 - S/I 8' high doors throughout Main Floor - does not include door to Basement and door to Mud Room (Lower Hall side) 0 10Sep14	

Paint

50	1 - S/I Upgraded stain on railings and spindles 0 23Jul14	
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Plumbing

51	1 - S/I 3-piece plumbing rough-in (for future shower, toilet and sinks) in lieu of standard 2-piece plumbing rough-in in Basement 0 05Jun14	
52	1 - S/I Additional standard bathroom sink - Marina 0185 - Rough-in included - in Ensuite Bathroom 14,443 23Jul14	
53	1 - S/I Additional standard bathroom sink - Marina 0185 - Rough-in included - in Main Bathroom 14,443 23Jul14	
54	1 - S/I (1) Delta Signature 141-WF Chrome Single Handle Faucet in lieu of Standard in Kitchen 14,301 23Jul14	
55	1 - S/I (1) Delta Lahara T4738-SS Brilliance Stainless 4-Hole Roman Tub Faucet w/ Handshower in lieu of Standard in Ensuite 14,584 23Jul14	
56	1 - S/I Shower head on Master Bedroom W.I.C. closet side - shower seat to be on left hand side 0 23Jul14	

Railings

57	1 - S/I Oak nosing under spindles in Upper Hall 0 23Jul14	
58	1 - S/I 3-1/2" Oak Modern Newel Posts w/ Cap and Oak Traditional Spindles in lieu of standard Oak Colonial Throughout Main Staircase 0 23Jul14	

Trim

59	1 - Delete standard doors (incl. jam and casing) on Laundry closet 0 05Jun14	
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INV#	QTY	EXTRA / CHANGE	
60	1 - S/I (1) 32"w Colonial swing door between Lower Hall and Mud Room as per plan		
0	Note:		
05Jun14			
61	1 - S/I Level 2 Baseboards and Casings in lieu of standard throughout		
0	Note:		
23Jul14			
62	2 - S/I White Framed Mirror Sliders in lieu of Standard Panel Sliders in Foyer and Mud Room		
19,442	Note:~		
23Jul14			
63	1 - S/I Extended window sills throughout		
0	Note:		
23Jul14			
64	1 - S/I Essex Interior Lever Door Handles in lieu of Standard Interior Door Knobs Throughout		
19,444	Note:~		
23Jul14			
65	1 - S/I 2nd shelf and wardrobe bar in "Her" Master Bedroom walk-in closet as per plan		
0	Note:		
23Jul14			
66	1 - S/I 2nd shelf and wardrobe bar in "His" Master Bedroom walk-in closet as per plan		
0	Note:		
23Jul14			
67	3 - S/I (3) Single French Doors - Paint grade, Frosted glass - in lieu of existing Colonial Swing Doors - (1) at top of Basement stairs, (1) at Mud Room (lower hall side), (1) at Home Office		
19,456	Note:		
23Jul14			

1A	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.	
Offer	Note:	
Workshee		
2A	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.	
Offer	Note:	
Workshee		
3A	Granite countertops in kitchen are included as a standard feature;commit; selected from 4 standard color options.Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Granite.	
Offer	Note:	
Workshee		