



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: ESTER WHITE and JOSEPH JOHN WHITE

TEL: RES.: 613-435-5158

LOT / PHASE 50 / 1	STREET 86 YELLOWTAIL WALK	HOUSE TYPE ROSEMERE (C10) ELEV C 4 BED	CLOSING DATE 26-Nov-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 24Jul14	1 - Cartier Kitchens - Add angled pantry (broom cabinet) - 12"w x 96"h Note:		5
2 0 24Jul14	1 - Cartier Kitchens - Add base cabinet for cook top and under counter oven Note:*Purchaser must provide appliance specs		5
3 0 24Jul14	1 - Cartier Kitchens - Re-design Kitchen - change from u-shape with peninsula to L-shape with island (sink & dishwasher moved to island) Note:		5
4 0 24Jul14	1 - Cartier Kitchens - Extend height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:		
5 0 24Jul14	1 - Cartier Kitchens - Relocate fridge to stove wall Note:		5
6 0 24Jul14	1 - Cartier Kitchens - 24"d fridge upper and (2) side panels (increase fridge space to 36"w) Note:		5
7 0 24Jul14	1 - Cartier Kitchens - Delete upper above stove and leave space for chimney style hood fan Note:*Hood fan must be purchased through Phoenix Homes		5
8 0 24Jul14	1 - Cartier Kitchens - (4) double width top drawers in lieu of standard bank of drawers Note:		
9 0 24Jul14	1 - Cartier Kitchens - Base microwave cabinet with drawer below (in lieu of standard) Note:		5
10 0 24Jul14	1 - Cartier Kitchens - Add 4ft to length of Kitchen cabinets on stove wall Note:		5
11 0 24Jul14	1 - Cartier Kitchens - (1) Mullion door w/ clear glass and matching interior Note:		5
12 0 24Jul14	1 - Cartier Kitchens - Accommodate for microwave trim kit Note:		

Carpet

13 0 24Jul14	1 - Westboro - S/I Level 1 carpet in lieu of standard carpet in all Bedrooms (including walk-in closet) Note:	
14 0 24Jul14	1 - Westboro - S/I Level 1 9mm (7lb) underpad in lieu of standard underpad in all Bedrooms (including walk-in closet) Note:	

Ceramic

15 0 24Jul14	1 - Extra to S/I 12x24 tile in Powder Room in staggered pattern Note:	5
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16 0 24Jul14	1 - S/I (1) Upgraded grout colour Note:		
17 12,827 24Jul14	1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Powder Room Note:~		6
18 0 24Jul14	1 - Extra to S/I 12x24 tile in Kitchen/Breakfast Area in staggered pattern Note:		6
19 0 24Jul14	1 - S/I Sarana Glass Mosaic 8029 Strips (Multi-Size on 30x30 Mesh) ceramic backsplash in Kitchen in lieu of standard Olympia 3x6 Colour & Dimension - ceramic to extend up behind chimney hood fan and line up with top of cabinets as per plan Note:		
20 0 24Jul14	1 - S/I Ceramic wall tile on ceiling above 3x4 shower in Ensuite Bathroom Note:		6
21 14,205 24Jul14	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~		
22 12,824 24Jul14	1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Kitchen/Breakfast Area Note:~		6
23 12,839 24Jul14	1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Foyer Note:~		6
24 0 24Jul14	1 - Extra to S/I 12x24 tile in Foyer in staggered pattern Note:		

Doors and Windows

25 0 28May14	1 - S/I (1) Additional window in Basement - 56x24 - Garage Side Note:		6
26 0 28May14	1 - Enlarge windows in Bedrooms #2, #3 and #4 from 32x48 to 48x48 - casement Note:		6
27 0 28May14	1 - Relocate (1) existing Basement window as per plan Note:		6
28 14,486 28May14	1 - Upgrade to Casement Windows - Construction requirements may limit where casements can be employed. Casements sizes may vary from original specifications. Glazing requirements may restrict window sizes. Casements are not available in the basement. Note:~		6
29 0 28May14	1 - Relocate (1) existing window from Family Room to Dining Room as per plan Note:		6
30 14,325 24Jul14	1 - S/I (1) 1/2 Horse power belt Garage door opener for a metal door including (1) remote Note:~		6

Electrical

31 0 24Jul14	1 - S/I Wiring for GE PCT916SR Single Wall Oven Note:		6
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32 14,638 24Jul14	1 - S/I (1) GAL 680112 Pewter Light Fixture in Family Room - Connected to Existing Switch as per plan Note:~		5
33 0 24Jul14	1 - Keyesbury - S/I Falmec Potenza Saturno 36"w 280 CFM Chimney Hood Fan in lieu of Standard Hood Fan in Kitchen Note:		
34 14,648 24Jul14	3 - S/I (3) Standard Plug Outlets in Basement Note:~		5
35 0 24Jul14	1 - Delete (3) standard TEL jacks - S/I (2) Additional TV jacks Note:Total of (2) TEL and (5) TV for house		5
36 14,637 24Jul14	2 - S/I (2) Dedicated Data Outlets (RJ-45) as per plan Note:~		5
37 14,650 24Jul14	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace Note:~		5
38 0 24Jul14	1 - Delete (3) standard light fixtures in Kitchen - S/I (3) capped light outlets above island connected to existing switch Note:		5
39 14,623 24Jul14	1 - S/I (1) Capped Light Outlet in Living Room Connected to Existing Switch Note:~		5
40 0 24Jul14	1 - S/I Wiring for GE Profile PP975SM 36"w cooktop Note:		5

Fireplace

41 0 24Jul14	1 - Delete standard Oak beam fireplace mantle Note:	
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Granite

42 12,899 24Jul14	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Powder Room - Standard Colours Note:~	
43 0 24Jul14	1 - S/I Balenco Fairy White quartz countertop in lieu of standard granite countertop in Kitchen (incl. additional countertop needed for Kitchen re-design - see attached) Note:	
44 0 24Jul14	1 - S/I Ogee edge on countertop in Kitchen Note:	

Hardwood

45 0 27May14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered hardwood flooring in lieu of standard carpet in Living/Dining and Lower Hall NotePer Schedule B-1	5
46 12,889 24Jul14	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Family Room Note:~	5



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47	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall (including nosing) Note:~ 12,893 24Jul14		

Heating and Air Conditioning

48	1 - S/I Rinnai Tankless Hot Water System (R75LSIN) in lieu of standard 50 gallon tank (The system continues as a Rental with Direct Energy) Note:~ 14,444 24Jul14	
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Miscellaneous

49	1 - S/I 8' high doors throughout Main Floor Note: 0 28May14	
50	1 - Relocate Family Room wall as per plan - move back approx. 2' towards Dining Room - opening to remain Note: 0 28May14	
51	1 - Upgrade insulation in Garage ceiling from R31 to R50 where room above is heated Note: 0 24Jul14	

Paint

52	1 - S/I Upgraded stain on railings and spindles Note: 0 24Jul14	
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Plumbing

53	1 - S/I Ceramic tiled shower enclosure w/ 3x4 tileable base in lieu of standard shower stall in Ensuite Bathroom Note: 0 28May14	
54	1 - S/I 3-Piece plumbing rough-in (for future tub, toilet and sink) in lieu of standard 2-piece rough-in in Basement Note: 0 28May14	
55	1 - S/I Maax Reveal clear glass pivot door in lieu of standard in Ensuite Bathroom Note: 0 28May14	
56	1 - S/I Fridge Water Line in Kitchen Note:~ 19,479 24Jul14	
57	1 - S/I (1) Delta Trinsic 9159T-DST Chrome Single Handle Pull-Down Kitchen Faucet Featuring Touch2O® Technology in lieu of standard in Kitchen Note: 0 24Jul14	
58	2 - S/I (2) Delta In2ition 58045 Chrome Two-In-One Shower Arm Mount Shower Heads in lieu of standard - (1) Main Bathroom, (1) Ensuite Note: 0 24Jul14	

Stairs

59	1 - S/I Oak step at Foyer NotePer Schedule B-1 0 27May14	
60	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet Note: 0 28May14	



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61	1 - Upgrade Upper Basement Stairs to Oak including Landing in lieu of Standard Carpet		
0	Note:		
28May14		3	

Trim

62 14,683 24Jul14	1 - S/I 8' High White Framed Mirror Sliders in lieu of Standard Panel Sliders in Bedroom #2 Note:~		
63 0 24Jul14	1 - S/I (4) White MDF shelves in Bedroom #2 closet approx. 36"w Note:		

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	Supply and install Symmetry 3 1/2 inch X 3/4 inch Pre-finished Engineered Hardwood in the living/dining room,main hall to include 2 wooden steps to the front foyer. Type of wood and choice of colour to be chosen at the Decor center. included in the p Note:		

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