



CONSTRUCTION SUMMARY				
Fernbank Crossing - DCR Phoenix Development Corporation Limited				
PURCHASERS: KIM HIENG UNG and MICHAEL WRIGHT			TEL: RES.: 613-836-0598	
LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE	
103 / 2A	68 GINSENG TERRACE	YARMOUTH (S11) ELEV B (+MEDIA) 4 BED	08-Jan-15	
INV#	QTY	EXTRA / CHANGE		

Cabinetry

1 0 20Aug14	1 - Cartier Kitchens - Re-design Kitchen - add approx. 5ft of base cabinets to right of sink and delete approx. 4ft of base and upper cabinets on wall backing on to Dining Room Note:		5
2 0 20Aug14	1 - Cartier Kitchens - Re-locate stove and microwave to outside wall Note:		5
3 0 20Aug14	1 - Cartier Kitchens - Re-locate bank of drawers to left of stove Note:		5
4 0 20Aug14	1 - Cartier Kitchens - Re-locate dishwasher to right of sink Note:		5
5 0 20Aug14	1 - Cartier Kitchens - Increase fridge space to 36" w Note:		5
6 0 20Aug14	1 - Cartier Kitchens - Pot & Pans drawers c/w (2) top drawers Note:		5
7 0 20Aug14	1 - Cartier Kitchens - Delete (1) standard upper above dishwasher Note:		5

Carpet

8 0 20Aug14	1 - Westboro - S/I Level 1 carpet in lieu of standard carpet in Master Bedroom, Bedroom #2, #3 and #4 Note:	
9 0 20Aug14	1 - Westboro - S/I Level 1 carpet in lieu of standard carpet in Library Note:	

Ceramic

10 0 20Aug14	1 - S/I Euro 6x12 Pasha Pulpis Ivory HD Glossy Wall Tile in lieu of standard ceramic backsplash in Kitchen Note:	
11 0 20Aug14	1 - S/I (1) Upgraded grout colour Note:	

Doors and Windows

12 0 15Jul14	1 - Enlarge window in Laundry Room from 28x48 to 36x48 Note:	5
13 0 15Jul14	1 - Delete (1) standard 72x64 window in Breakfast Area - S/I (1) 60x48 window as per plan Note*Kitchen Re-design	5
14 0 15Jul14	1 - S/I (3) 48x64 casement windows in lieu of (2) standard 60x48 windows in Family Room Note:	5
15 0 15Jul14	1 - Enlarge (2) existing windows in Basement from 36x24 to 56x24 and relocate as per plan Note:	5

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LOT / PHASE 103 / 2A	STREET 68 GINSENG TERRACE	HOUSE TYPE YARMOUTH (S11) ELEV B (+MEDIA) 4 BED	CLOSING DATE 08-Jan-15
INV#	QTY	EXTRA / CHANGE	
16 0 15Jul14	1 - Enlarge front entry door from 32"w to 36"w (sidelights reduced to 10"w each) Note:		3
17 0 15Jul14	1 - Enlarge window in Media Centre from 48x48 to 60x48 Note:		3
18 14,486 15Jul14	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:~		3
19 0 15Jul14	1 - Delete (1) standard 56x24 window in Basement Note:*Use credit towards enlarged windows in Basement		3
20 0 15Jul14	1 - Relocate patio door to Breakfast Area in Kitchen to accomodate Kitchen re-design Note:Operable side next to Family Room		3

Electrical

21 14,621 20Aug14	1 - S/I (2) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~	3
22 19,536 20Aug14	1 - S/I (2) Capped Light Outlets for Future Wall Sconces in Lower Hall as per plan - Installed at approx. 9-1/2' AFF - Connected to Separate 3-way Switch Note:~	3
23 19,538 20Aug14	4 - Reinforce Existing Light Outlets in Media Centre, Master Bedroom, Bedroom #2 and Bedroom #4 for Heavier Fixture Note:~	3
24 0 20Aug14	1 - Delete standard hanging light fixture above Lower Hall - S/I (1) GAL 680112 pewter light fixture in Lower Hall near Powder Room as per plan - connected to 3-way switch Note:	3
25 14,623 20Aug14	2 - S/I (2) Capped Light Outlets for Future Wall Sconces in Living Room - Installed at approx. 9-1/2' AFF - Connected to Existing Switch Note:~	3
26 14,623 20Aug14	1 - S/I (1) Capped Light Outlet in Great Room - Connected to Existing Switch Note:~	3
27 14,638 20Aug14	1 - S/I (1) Additional Standard GAL 680112 Pewter Light Fixture in Upper Hall - Connected to Existing Switches as per plan Note:~	3
28 0 20Aug14	1 - Delete (2) standard TEL jacks - S/I (1) Additional TV jack Note:Total of (3) TEL and (4) TV	3

Fireplace

29 0 15Jul14	1 - Relocate gas fireplace in Great Room as per plan Note:	3
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Granite

30 0 20Aug14	1 - S/I Level 4 granite countertop in lieu of standard colour selections on Kitchen island only Note:*See plan for measurements	
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103 / 2A	68 GINSENG TERRACE	YARMOUTH (S11) ELEV B (+MEDIA) 4 BED	08-Jan-15

INV#	QTY	EXTRA / CHANGE	
31	0	1 - S/I Full Bullnose edge throughout Kitchen - perimeter and island	
20Aug14		Note:	
32	0	1 - Additional granite needed for Kitchen re-design - standard colour selections	
20Aug14		Note:	
33	0	1 - Stone Design to contact Purchaser to select slabs for Kitchen	
20Aug14		Kim Ung & Mike Wright (613) 864-1969 mike_hieng@hotmail.com	
		Note:	

Hardwood

34	0	1 - S/I Silhouette Classic Collection 3-1/4"x3/4" Hardwood Flooring in lieu of standard carpet in Lower Hall, Living/Dining Room	5
15Jul14		Note:*Select and Better	
35	0	1 - S/I Silhouette Classic Collection 3-1/4"x3/4" Hardwood Flooring in lieu of standard carpet in Upper Hall and Media Centre	5
20Aug14		Note:*Select and Better	
36	0	1 - S/I Silhouette Classic Collection 3-1/4"x3/4" Hardwood Flooring in lieu of standard carpet in Great Room	5
20Aug14		Note:*Select and Better	

Miscellaneous

37	0	1 - Delete door and nib walls to water closet in Main Bathroom	5
15Jul14		Note:	
38	0	1 - Raise height of openings between Lower Hall and Kitchen/Great Room AND between Breakfast Area and Great Room - drywall tight to underside of beams	5
15Jul14		Note:	
39	0	1 - Delete coffered ceiling in Dining Room	5
15Jul14		Note:	
40	0	1 - Create opening between Kitchen and Dining Room approx. 36"w and raise door height - drywall tight to underside of beam	5
15Jul14		Note:*Kitchen Re-design	
41	0	1 - Build drywall box around fireplace approx. 5'w x 9'h w/ 4"d returns and raise box 12" AFF	5
15Jul14		Note:	
42	0	1 - S/I (2) Equal sized walk-in closets in Master Bedroom - approx. 6'5"x6' each	5
15Jul14		Note:	
43	0	1 - Relocate and enlarge closet in Bedroom #2 from 5'w to 8'w as per plan	5
15Jul14		Note:	
44	0	1 - S/I Pass thru between Bedroom #3 and #4 approx. 64"w x 6'10"h - drywall opening, no jam or casing	5
15Jul14		Note:	
45	0	1 - Delete half wall next to toilet in Ensuite Bathroom	5
15Jul14		Note:	



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INV#	QTY	EXTRA / CHANGE	

46	0	1 - Upgrade insulation in Garage ceiling from R-31 to R-50 where room above is heated	5
20Aug14		Note:	

Paint

47	0	1 - S/I Upgrade stain on railings and spindles	
20Aug14		Note:	

Plumbing

48	0	1 - S/I 3-piece plumbing rough-in (for future tub, toilet and sink) in lieu of standard 2-piece rough-in in Basement	5
15Jul14		Note:	
49	19,479	1 - S/I Fridge Water Line in Kitchen	5
20Aug14		Note:~	
50	14,613	5 - S/I (5) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (1) Main Bathroom, (2) Ensuite	
20Aug14		Note:~	
51	24,085	1 - S/I (1) Delta Leland 9178-AR-DST- Arctic Stainless Single Handle Pull Down Faucet in lieu of standard in Kitchen	
20Aug14		Note:~	

Stairs

52	0	1 - Upgrade Upper Basement Stairs to Oak in lieu of Standard Carpet including Landing	5
15Jul14		Note:	
53	0	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet including Landing	5
15Jul14		Note:	

Trim

54	0	1 - S/I Double Colonial entry swing doors in lieu of standard single entry swing door at Bedroom #2	5
15Jul14		Note:	
55	0	1 - Enlarge vestibule French door from 32"w to 36"w (sidelights reduced to 10"w each)	5
15Jul14		Note:	
56	0	1 - S/I Extended window sills throughout	
20Aug14		Note:	
57	0	1 - S/I Level 2 Baseboards and Level 1 Casings in lieu of standard throughout	
20Aug14		Note:	
58	19,444	1 - S/I Essex Interior Lever Door Handles in lieu of Standard Interior Door Knobs Throughout	
20Aug14		Note:~	



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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	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. Note:		

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