

**CONSTRUCTION SUMMARY**

New Heritage Hills - Kanata Road Inc.

PURCHASERS: INDRAWTEE CHETA and VIVAKANAND CHETA

TEL: RES.: 613-837-0255

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
28 / 2	320 Wallaceburg Court	PLATINA (512) ELEV A 4 BED	25-Jul-12
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 15Dec11	1 - MR Kitchens - Upgrade Kitchen cabinetry to Gold Line in lieu of standard Bronze Line Note:	
2 10,389 15Dec11	2 - MR Kitchens - Stagger (2) Upper Corner Cabinets by 6" - Gold Line - To be Paired with 36" High Uppers Note:-	
3 10,377 15Dec11	1 - MR Kitchens - S/I 36 inch high Upper Cabinets in lieu of standard 30 inch high Upper Cabinets - Gold Line Note:-This price does not include upgrading the line to Gold just increasing the height	
4 1,711 15Dec11	1 - MR Kitchens - S/I Flip-Down Tray at Kitchen sink Note:-	
5 0 15Dec11	1 - MR Kitchens - S/I 36"w Deco Hood Fan (Square) - Gold Line Note:*Price does not include hood fan insert	
6 0 15Dec11	1 - MR Kitchens - Kitchen island redesign - Accomodate bar fridge, add 12"deep cabinets on back of island, and (2) table legs to support granite countertop on Breakfast side Note:	
7 10,396 15Dec11	1 - MR Kitchens - Stagger Hood Fan Cabinet by 6" - Gold Line - To be Paired with 36" High Uppers Note:	
8 10,421 15Dec11	2 - MR Kitchens - (2) Glass Cabinet Doors (clear) with Mullion Bars and Matching Interior in Kitchen - (1) glass door per upper angled corner cabinet Note:- Glass Shelves NOT included in price	
9 10,433 15Dec11	1 - MR Kitchens - S/I Wood Crown Moulding (Large CR #3) in Kitchen Note:-	
10 10,453 15Dec11	1 - MR Kitchens - S/I Single Wall Oven Cabinet with Microwave Shelf in Kitchen as per plan - Gold Line Note:-	
11 10,418 15Dec11	1 - MR Kitchens - S/I 24 inch Deep Fridge Upper Cabinet with Side Gable for Upgraded 36 inch high Upper Cabinets Note:-	<
12 0 15Dec11	1 - MR Kitchens - S/I 36"w Cooktop Cabinet w/ Pots and Pans Drawers - Gold Line Note:	<

Carpet

13 60,895 15Dec11	1 - S/I 11mm Memory Visco-Bond Underpad in lieu of Standard Underpad in all Bedrooms (excluding Master Bedroom) Note:-	
14 60,872 15Dec11	1 - S/I Level 3 Carpet in lieu of Standard in Master Bedroom (including walk-in closet where applicable) Note:-	
15 60,873 15Dec11	1 - S/I Level 3 Carpet in lieu of Standard in all Bedrooms (excluding Master Bedroom) Note:-	
16 60,894 15Dec11	1 - S/I 11mm Memory Visco-Bond Underpad in lieu of Standard Underpad in Master Bedroom (including walk-in closet where applicable) Note:-	



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Ceramic

17 51,428 15Dec11	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:~	
18 0 15Dec11	1 - Delete standard 4" granite backsplash in Kitchen - S/I Avenue Mosaic Confections Toffee Twist backsplash Note:	
19 11,481 15Dec11	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~	
20 0 15Dec11	1 - S/I Ceramic listello in Main Bath shower - (1) band to be installed 2/3 up wall Note:	
21 0 15Dec11	2 - S/I (2) Upgraded grout colours Note:	
22 0 15Dec11	1 - S/I Ceramic listello in Ensuite #2 shower - (1) band, approx. 4"h to be installed 2/3 up wall Note:	
23 0 15Dec11	1 - S/I Ceramic listello around Ensuite soaker tub - (1) band, (4) tiles high Note:	

Doors and Windows

24 0 05Oct11	1 - Enlarge (1) existing window in Basement from 36x24 to 56x24 - Opposite Garage Side Note:	✓
25 6,911 15Dec11	2 - S/I (2) Protege (8x7) R12 Insulated Garage Doors in lieu of Standard Garage Doors Note:~	✓
26 6,889 15Dec11	1 - Door Handles interior- Taymor Essex C15 Satin Nickel - To supply and install Taymor Essex C15 Satin Nickel Lever interior door handles in lieu of standard door knobs Note:~	
27 10,341 15Dec11	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:	✓
28 6,898 15Dec11	1 - S/I Insulated Garage complete with R-12 batt insulation in the walls, vapour barrier, drywall and tape (concrete portion of foundation to remain exposed) Note:~	✓
29 0 15Dec11	1 - Windows to be Energy Star Zone B Note:~Estar Package	

Electrical

30 11,062 15Dec11	1 - S/I (1) Standard GAL 680112 Pewter Light Fixture Connected to Separate Switch in Ensuite Bathroom Note:~	✓
31 6,995 15Dec11	2 - S/I (2) Additional standard plug outlets in Garage Note:~	✓

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32	1 - S/I (1) Reinforced capped outlet above Main Staircase - connected to 3-way dimmer switches		5
11,052	Note~		
15Dec11			
33	1 - Security System - Rough-in - To supply and install security system rough-in to include; 1 Keypad, 3 Doors, 2 Motion Detectors, Basement windows only, and 1 smoke detector		
7,069	Note~Henderson		
15Dec11			
34	1 - S/I Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Standard Electrical Outlet w/ Backing for Wall Mount TV in Master Bedroom installed @ 60" AFF		5
11,077	Note~		
15Dec11			
35	1 - S/I Decora Switches and Outlets in lieu of Standard Throughout		
11,058	Note~		
15Dec11			
36	1 - S/I Separate circuit plug - 15amp, 120v - in Basement		5
7,051	Note~ For Central vac/Microwave/Freezer/Sump pump/Gas dryer		
15Dec11			
37	2 - S/I (2) Additional standard cable outlets		
6,993	Note~		
15Dec11			
38	2 - S/I Single Pole Dimmer Switches in lieu of Standard Switches - (1) Dining Room, (1) Breakfast Area - Decora		
11,057	Note~		
15Dec11			
39	1 - S/I (1) Capped Light Outlet Connected to Existing Switch in Family Room		5
11,051	Note~		
15Dec11			
40	3 - S/I (3) Directional 4" PAR 20 Potlights in Upper Hall in lieu of standard (3) GAL 680112 pewter light fixtures - White (Insulated) Connected to Existing Switch		5
11,044	Note~		
15Dec11			
41	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Standard Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace		5
11,077	Note~		
15Dec11			
42	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen		5
11,089	Note~		
15Dec11			
43	1 - Join All Central Vacuum Rough-In and Running Master Pipe in Basement		
11,076	Note~ Includes Electrical Outlet		
15Dec11			
44	2 - Reinforce Existing Light Outlets in Home Office and Breakfast Area for Heavier Fixtures		5
11,053	Note~		
15Dec11			
45	1 - S/I (6) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated) Connected to Separate Switch		5
11,043	Note~		
15Dec11			
46	1 - S/I Wiring for Wall Oven in Kitchen		
11,081	Note~Connection by others		
15Dec11			
47	1 - S/I (2) Directional 4" PAR 20 Potlight in Bedroom #2 - White (Insulated) Connected to Dimmer Switch		5
11,044	Note~		
15Dec11			
48	1 - S/I (2) Directional 4" PAR 20 Potlights in Master Bedroom - White (Insulated) Connected to Dimmer Switch		5
11,044	Note~		
15Dec11			

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49 11,044 15Dec11		1 - S/I (2) Directional 4" PAR 20 Potlights in Bedroom #3 - White (Insulated) Connected to Dimmer Switch Note:-	Σ
50 0 15Dec11		1 - S/I GE Monogram 36" Custom Hood Insert (Model #ZVC36LSS) in Kitchen Note:-	
51 7,051 15Dec11		1 - S/I Separate circuit plug - 15amp, 120v - in Kitchen island for bar fridge Note:- For Central vac/Microwave/Freezer/Sump pump/Gas dryer	Σ
52 0 15Dec11		1 - S/I Compact fluorescent bulbs wherever possible and air tight electrical boxes Note:Estar Package	

Fireplace

53 7,204 15Dec11	1 - S/I Model 500 Surround Mantle - Finished - in lieu of Standard Beam Mantle - 68 inch Wide Note:-	
54 0 15Dec11	1 - S/I Granite surround at Family Room fireplace approx. 6" w - standard colour selections Note:-	
55 7,195 15Dec11	1 - Fireplace Accessory - Variable Speed Blower - To supply and install a variable speed fan kit including electrical for the standard gas fireplace as per plan Note:-	

Granite

56 47,406 15Dec11	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Main Bathroom - Standard Colours Note:- includes undermount sink	Σ
57 47,416 15Dec11	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite #2 - Standard Colours Note:- includes undermount sink	Σ
58 47,411 15Dec11	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite Bathroom - Standard Colours Note:- includes undermount sink	Σ

Hardwood

59 0 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Ceramic Tile in Kitchen/Breakfast Area Note:-	Σ
60 42,316 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room Note:-	Σ
61 42,315 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note:- includes nosing and Oak Steps between Mud Room and Lower Hall	Σ
62 42,319 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Upper Hall Note:-	Σ
63 42,317 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Home Office Note:-	Σ

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64 42,314 15Dec11	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Family Room Note:-		5

Heating and Air Conditioning

65 11,092 15Dec11	1 - S/I Terminated Gas Line c/w 110V Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:-		5
66 0 15Dec11	1 - S/I HRV system NoteEstar Package		
67 0 15Dec11	1 - All ducts on the interior of the building envelope, main trunks and takeoffs sealed NoteEstar Package		
68 0 15Dec11	1 - Furnace to be Energy Star qualified - minimum 92" AFUE (No ECM) NoteEstar Package		
69 0 15Dec11	1 - Thermostat to be Energy Star qualified NoteEstar Package		
70 0 15Dec11	1 - Bath fans to be Energy Star qualified NoteEstar Package		

Miscellaneous

71 0 05Oct11	1 - Extend Foundation wall to approx. 9 FEET high Note:		5
72 0 05Oct11	1 - S/I 2" Rigid foam insulation under Basement slab Note:		5
73 0 15Dec11	1 - Upgrade to Energy Star as per brochure details Note:		
74 0 15Dec11	1 - Upgrade insulation throughout - R50 Ceilings; R40 Vaults; R22 Main Walls; R31 Exposed Floor; R12 Basement (up to 6" above slab); R10 Slab or Walkout frost wall NoteEstar Package		

Paint

75 61,645 15Dec11	1 - S/I Custom Stain on Railings and Newel Posts Note:-		
76 0 15Dec11	1 - S/I (2) Paint colours throughout - Sherwin Williams Lo-Sheen Note:		

Plumbing

77 10,901 05Oct11	1 - S/I 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet and Sink Note:-		5
78 10,902 05Oct11	1 - S/I Rough-In for Future Bar Sink in Basement as per plan Note:-		5

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79 0 05Oct11	1 - Relocate Laundry hook-ups (including laundry tub) to Basement Note:		✓
80 0 15Dec11	1 - S/I Double Maax Kleara clear glass pivot doors in Ensuite #2 - (1) fixed pane, (1) operable pane Note:*ceramic shower being installed in lieu of standard bathtub		✓
81 0 15Dec11	1 - S/I Double Maax Kleara clear glass pivot doors in lieu of standard sliding shower doors in Ensuite Bathroom Note:		✓
82 0 15Dec11	1 - S/I Ceramic tiled shower enclosure w/ 4x4 tileable base in lieu of standard shower stall in Ensuite Bathroom Note:		✓
83 0 15Dec11	1 - S/I Double Maax Kleara clear glass pivot doors in Main Bathroom - (1) fixed pane, (1) operable pane Note:*ceramic shower being installed in lieu of standard bathtub		✓
84 10,899 15Dec11	8 - S/I (8) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (2) Main Bathroom, (2) Ensuite, (1) Ensuite #2, (1) Basement Bath Note:~		
85 0 15Dec11	1 - Delete standard bathtub in Ensuite #2 - S/I Ceramic tiled shower enclosure w/ 3x4 tileable base Note:		✓
86 8,297 15Dec11	1 - S/I (1) Fridge Water Line in Kitchen Note:~		✓
87 0 15Dec11	1 - Delete standard bathtub in Main Bathroom - S/I Ceramic tiled shower enclosure w/ 3x4 tileable base Note:		✓
88 0 15Dec11	1 - S/I Finished bathroom in Basement - c/w standard vanity, toilet, sink, bathtub, lighting and (1) GFI outlet Note:Flooring to be ceramic		✓
89 0 15Dec11	1 - S/I Energy Star qualified instantaneous hot water tank - minimum .82 EF Note:*Tankless hot water system; Estar Package		

Railings

90 41,969 15Dec11	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned Note:~	
91 0 15Dec11	1 - S/I Full volute railing and extend step at base of Main Staircase Note:*To be used w/ Standard Oak Colonial newel posts	✓
92 0 15Dec11	1 - Extra to supply and install Oak handrail and Colonial spindles in lieu of standard full wall at Basement staircase Note:See attached picture/diagram	✓

Stairs

93 39,958 15Dec11	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet Note:~	
94 0 15Dec11	1 - Extra to supply and install Oak stairs in lieu of carpeted stairs on Basement staircase Note:	



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Trim

95 0 15Dec11	1 - S/I Level 1 Crown Moulding throughout Second Floor (including Bathrooms, but not inside closets) Note:	
96 0 15Dec11	1 - Close off Mechanical Room in Basement as per plan - no flooring or drywall on inside of room Note 36"w door	
97 0 15Dec11	1 - S/I Level 1 Crown Moulding throughout Main Floor (including Powder Room and Mud Room) Note:	
98 0 15Dec11	1 - S/I Optional low walls and decorative colonial columns between Breakfast Area and Family Room Note:	8
99 0 15Dec11	1 - S/I Level 2 Baseboards and Casings in lieu of standard throughout Note:	
100 11,118 15Dec11	1 - S/I Colonial Sliding Doors in lieu of Standard Sliders (Pair) in Mud Room Note:-	5
101 11,117 15Dec11	1 - S/I Colonial Swing Doors in lieu of Standard Sliders (Pair) in Bedroom #4 Note:-	5
102 0 15Dec11	1 - Delete cabinetry in Computer Centre and standard closets in Bedroom #2 and #3 - S/I Walk-in closets c/w Colonial swing doors and GAL 680112 pewter light fixtures as per plan Note:	5
103 11,113 15Dec11	1 - S/I (1) Pair of French Doors - Paint Grade, Clear Glass - to Existing Opening at Home Office Note:-	5

1A 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:	
2A 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:	
3A Offer Workshee	The Purchasers are current Phoenix Home Owners at their present address 1654 Agatha Street Orleans. They will receive \$1000 in upgrades at the Decor Center. Note:	
4A Offer Workshee	The Purchase price includes the lot premium of \$60,000 and the rear walk out cost of \$17,000 Note:	

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