



CONSTRUCTION SUMMARY

Strandherd Meadows - 1351083 Ontario Inc.

PURCHASERS: Lila Selela Turenne and Placide Pierre Turenne

TEL: RES.: 613-440-3117 BUS.: 613-951-6172

LOT / PHASE 24 / 5	STREET Street 4	HOUSE TYPE PLATINA ELEV B	CLOSING DATE 30-Sep-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 04Jun14	1 - Cartier Kitchens - Custom cabinets to accomodate built-in fan - staggered to reach 103" (plus 4" crown moulding and filler to ceiling) - includes (2) hutch cabinets - 66"h x 21"d and 24"h x 21"d upper cabinets equalling total width of 66" Note: Centre cabinet = 33" wide to accomodate built in hood fan	
2 0 04Jun14	1 - Cartier Kitchens - Pot & pans drawers - c/w one wide top drawer (next to stove) Note:	5
3 0 04Jun14	1 - Cartier Kitchens - Add 9"d base cabinets to back of island (eliminate eating bar overhang) Note:	
4 0 04Jun14	1 - Cartier Kitchens - Add light valance - plain recessed Note:	
5 0 04Jun14	1 - Cartier Kitchens - Upgrade Ensuite cabinets to Line 3 Note:	
6 0 04Jun14	1 - Cartier Kitchens - Add upper cabinet above make-up area 30"w x 36"h x 8"d Note:	5
7 0 04Jun14	1 - Cartier Kitchens - Vanity cabinet in Basement Bathroom - approx. 36"w Note:	5
8 0 04Jun14	1 - Cartier Kitchens - S/I Basement Bar - cabinets only as per plan Note:	5
9 0 04Jun14	1 - Cartier Kitchens - Add (4) dummy doors to island - (2) at each end Note:	
10 0 04Jun14	1 - Cartier Kitchens - Upgrade all drawers in Kitchen to Blumotion Tandem box full extension soft close Note:	
11 0 04Jun14	1 - Cartier Kitchens - Add (2) doors below make-up drawers Note:	
12 0 04Jun14	1 - Cartier Kitchens - Upgrade handles to Richelieu #57680140 in Ensuite Note:	
13 0 04Jun14	1 - Cartier Kitchens - Upper and lower cabinets as per sketch - (1) base cabinet and laminate countertop for drop-in laundry sink; (2) upper cabinets. Appliance specs required to determine mounting height of uppers above washer/dryer Note:	5
14 0 04Jun14	1 - Cartier Kitchens - Increase height of uppers to reach 96" Note:	
15 0 04Jun14	1 - Cartier Kitchens - 24"d fridge upper and side panel Note:	5
16 0 04Jun14	1 - Cartier Kitchens - (2) Regular mullion glass doors - one each upper corner (white interiors) Note:	5



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17	0	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 3		
04Jun14		Note:		
18	0	1 - Cartier Kitchens - Add crown moulding - 4" solid wood		
04Jun14		Note:		
19	0	1 - Cartier Kitchens - Extend length of island cabinets by 12" (eliminate eating bar overhang		
04Jun14		Note:		

Central Vacuum

20	0	1 - S/I Complete central vac system w/ canister and all hoses/accessories		
04Jun14		Note:		

Ceramic

21	0	1 - S/I Listello around soaker tub in Ensuite Bathroom - (1) band, (4) tiles high		
04Jun14		Note:		
22	14,205	1 - Delete all Ceramic Bathroom Accessories Throughout		
04Jun14		Note:~		
23	0	1 - S/I Ceramic backplash in Kitchen - Sarana Glass & Stone Mosaic BAHWO1PT Multi-Size 30x30 Mesh		
04Jun14		Note:		
24	0	1 - S/I Ceramic flooring in lieu of standard carpet in Lower Hall - standard colour selections		
04Jun14		Note:		
25	0	1 - S/I Level B ceramic tile in lieu of standard ceramic tile in Foyer, Lower Hall, Powder Room and Kitchen/Breakfast		
04Jun14		Note:		
26	0	1 - Extra to S/I 12x24 ceramic tile in staggered pattern in Foyer, Lower Hall, Powder Room and Kitchen/Breakfast Area		
04Jun14		Note:		
27	0	1 - S/I Listello in Ensuite #2 shower - (1) band, (4) tiles high installed 2/3 up wall		
04Jun14		Note:		
28	0	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Main Bathroom		
04Jun14		Note:		
29	0	2 - S/I (2) Upgraded grout colours		
04Jun14		Note:		
30	0	1 - S/I Listello in Main Bathroom shower - (1) band, (4) tiles high installed 2/3 up wall		
04Jun14		Note:		
31	0	1 - S/I Listello in Basement Bathroom shower - (1) band, (4) tiles high installed 2/3 up wall		
04Jun14		Note:		
32	0	1 - S/I Level A ceramic tile on face and sides of fireplace in Family Room approx. 5'w x 9'h w/ 6" returns - 12x24 tile installed horizontally and in staggered pattern		
04Jun14		Note:		



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33	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Laundry Room	
0	Note:	
04Jun14		5

Doors and Windows

34	1 - S/I (1) Keypad for Garage door opener	
0	Note:	
04Jun14		
35	2 - S/I (2) 1/2 Horse power belt Garage door openers for a metal door including (2) remotes	
14,325	Note:~	
04Jun14		

Electrical

36	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen - over island	
14,659	Note:~	5
04Jun14		
37	1 - Relocate (2) existing potlights in Kitchen - S/I (3) Additional Directional 4" PAR 20 Potlights - White (Non-Insulated Ceiling) Connected to Existing Switch	
14,621	Note:Total of (7) potlights in Kitchen; *Inventory home - electrical complete. Price is to re:re	5
04Jun14		
38	1 - S/I (6) Directional 4" PAR 20 Potlights in Family Room - White (Non-Insulated Ceiling) Connected to Existing Switch	
14,621	Note:*Inventory home - electrical complete.	5
04Jun14		
39	1 - S/I (4) Directional 4" PAR 20 Potlights in Living Room - White (Non-Insulated Ceiling) Connected to Existing Switch	
14,621	Note:*Inventory home - electrical complete.	5
04Jun14		
40	1 - S/I (4) Directional 4" PAR 20 Potlights in Dining Room - White (Non-Insulated Ceiling) Connected to Separate Switch	
14,621	Note:*Inventory home - electrical complete.	5
04Jun14		
41	1 - S/I (3) Directional 4" PAR 20 Potlights in Lower Hall Niches - (2) in niche near Foyer, (1) in niche near Breakfast Area - White (Non-Insulated Ceiling) Connected to Separate Switch	
14,621	Note:*Inventory home - electrical complete.	5
04Jun14		
42	1 - S/I (2) Capped Light Outlets on wall in Master Retreat as per plan - installed at approx. 60" AFF and 72" apart - connected to separate switch	
19,536	Note:*Inventory home - electrical complete.	5
04Jun14		
43	1 - S/I (2) Capped Light Outlets in Master Bedroom as per plan - installed at approx. 60" AFF and 90" apart - connected to separate 3-way switch	
19,536	Note:*Inventory home - electrical complete.	5
04Jun14		
44	1 - S/I (2) Capped Light Outlets in Upper Hall as per plan - installed at approx. 60" AFF and 90" apart - connected to separate switch	
19,536	Note:*Inventory home - electrical complete.	5
04Jun14		
45	1 - S/I (2) Capped Light Outlets in Upper Hall as per plan - installed at approx. 60" AFF and 60" apart - connected to separate switch	
0	Note:*Inventory home - electrical complete.	5
04Jun14		
46	1 - S/I (4) Additional standard TV jacks	
0	Note:*Inventory home - electrical complete. Price is to re:re	5
04Jun14		
47	1 - Keyesbury - S/I Palmec Sabina 28"- 280 CPM Hood Fan Insert for Custom Cabinet in lieu of Standard Hood Fan in Kitchen	
19,566	Note:~	
04Jun14		



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48 14,365 04Jun14	1 - S/I Separate circuit plug - 15amp, 120v - for wine fridge at Basement Bar Note:~		5
49 0 04Jun14	13 - Extra labour required for electrical (13) hrs Note:		
50 14,787 04Jun14	1 - S/I Decora Light Switches and Outlets throughout in lieu of Standard Note:		
51 14,372 04Jun14	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 Note:~		
52 16,720 04Jun14	1 - S/I (7) Halogen Puck Lights under Kitchen cabinets c/w Transformer and Switch as per plan Note:~		5
53 14,630 04Jun14	1 - S/I (1) Reinforced Capped Light Outlet Above Main Staircase Connected to 3-way Switch Note:~		5

Granite

54 0 04Jun14	1 - S/I Granite countertop with 4 inch Backsplash in lieu of Standard Laminate on Basement Bar - Standard Colours Note:		5
55 0 04Jun14	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Basement Bathroom - Standard Colours Note:		5
56 0 04Jun14	1 - Stone Design to contact purchasers to select slabs for Kitchen, Bathrooms and Basement Bar Placide & Lila Turenne setlur@yahoo.com Lila.Turenne@statcan.gc.ca Note:		
57 0 04Jun14	1 - S/I Level 4 Granite Countertops in lieu of Standard in Kitchen Note:		
58 0 04Jun14	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite Bathroom - Standard Colours Note:		5
59 0 04Jun14	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite #2 - Standard Colours Note:		5
60 0 04Jun14	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Main Bathroom - Standard Colours Note:		5

Hardwood

61 0 04Jun14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Home Office Note:		5
62 0 04Jun14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Living/Dining Room Note:		5



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63 0 04Jun14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Family Room Note:			
64 0 04Jun14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Upper Hall (includes nosing) Note:			
65 0 04Jun14	1 - S/I Uniboard 14 Laminiate Flooring in lieu of standard carpet in Master Bedroom Note:			
66 0 04Jun14	1 - S/I Uniboard 14 Laminiate Flooring in lieu of standard carpet in Bedroom #2 Note:			
67 0 04Jun14	1 - S/I Uniboard 14 Laminiate Flooring in lieu of standard carpet in Bedroom #3 Note:			
68 0 04Jun14	1 - S/I Uniboard 14 Laminiate Flooring in lieu of standard carpet in Bedroom #4 Note:			

Heating and Air Conditioning

69 14,407 04Jun14	1 - Harding - Humidifier - General Air 1099 Flow Through (for units over 2400 sq. ft.) - Price includes Electrical Note:*Inventory home - eletrical is complete.	
70 0 04Jun14	1 - Harding - S/I Air Conditioner - 3.5 ton GSX13042 Note:	

Miscellaneous

71 0 04Jun14	1 - Delete standard Computer Centre in Upper Hall and standard closets in Bedroom #2 and #3 - S/I (2) Walk-in closets for Bedroom #2 and #3 as per plan Note:*Inventory home - framing is complete. Price is to re:re	
72 0 04Jun14	1 - Upgrade insulation in Garage ceiling from R31 to R40 where room above is heated Note:	
73 0 04Jun14	1 - S/I Finished Garage c/w R12 insulation, vapour barrier and drywall - concrete portion of foundation to remain exposed - drywall to be muded, taped and ready for paint Note:	
74 0 04Jun14	1 - S/I Finished Basement as per plan c/w Level 1 baseboards and casings - Level 1 carpet w/ standard 9mm (4lb) underpad on stairs; Standard carpet and ViscoPro (10lb) underpad in Basement Bedroom; NO flooring throughout rest of Basement Note:	
75 0 04Jun14	1 - S/I Finished Bathroom in Basement c/w standard vanity, toilet, tub, and lighting - flooring to be ceramic Note:	
76 0 04Jun14	1 - Delete Bathroom mirrors throughout Note:	
77 14,344 04Jun14	1 - Flat Ceilings Over 2000 sq ft (including paint) Note:~	

Paint

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78	1 - S/I Upgraded stain on railing and newel posts 0 04Jun14		
79	1 - S/I (1) Paint colour throughout - Sherwin Williams Low Sheen 0 04Jun14		

Plumbing

80	1 - S/I Fridge Water Line in Kitchen 19,479 04Jun14		
81	7 - S/I (7) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (2) Main Bathroom, (2) Ensuite, (1) Ensuite #2 14,613 04Jun14		
82	1 - S/I (1) Delta Trinsic 9159T-AR-DST Single Handle Pull Down Kitchen Faucet in lieu of Standard Faucet 19,692 04Jun14		
83	1 - S/I (6) Delta Vero 553LF Chrome 4" Single Handle Centerset Lavatory in lieu of Standard - (1) Powder Room, (2) Main Bathroom, (2) Ensuite, (1) Ensuite #2 0 04Jun14		
84	1 - S/I (2) Delta Vero T14453 Chrome Monitor® 14 Series Tub and Shower Trim in lieu of standard - (1) Main Bathroom, (1) Ensuite #2 0 04Jun14		
85	1 - S/I (1) Delta Vero T2753 Chrome Roman Tub Trim in lieu of Standard in Ensuite 0 04Jun14		
86	1 - S/I (1) Delta Vero T14253 Chrome Monitor® 14 Series Shower Trim in lieu of Standard in Ensuite 0 04Jun14		
87	1 - S/I (1) Kindred QSL2020/10 stainless laundry sink and (1) Delta Collins 141-DST faucet in lieu of standard in Laundry Room 0 04Jun14		
88	1 - S/I (1) Delta RP1002AR Arctic Stainless Soap Dispenser in Kitchen 14,783 04Jun14		
89	3 - S/I Maax Halo 139398 2-Panel Tub/Shower Doors in Main Bathroom, Ensuite #2 and in Basement Bathroom 0 04Jun14		

Railings

90	1 - S/I Wrought Iron Spindles in lieu of standard Oak Colonial Spindles throughout Main Staircase - (2) plain, (1) pattern 0 04Jun14		
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Stairs

91	1 - Upgrade Main Staircase to Oak 0 04Jun14		
92	1 - Upgrade stairs to sunken Laundry Room to Oak 0 04Jun14		



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93	1 - S/I 3-1/2" Oak Modern Newel Posts w/ Cap in lieu of standard Oak Colonial Newel Posts throughout Main Staircase	
0	Note:	
04Jun14		

Trim

94	1 - S/I Board and batten wainscotting in Bedrooms #3 and #4 Note:Style 00653 installed around rooms @ approx. 34" AFF	
0		
04Jun14		
95	1 - S/I Double Colonial swing closet doors in lieu of standard panel sliding closet doors in Bedroom #4 Note:	5
0		
04Jun14		
96	1 - S/I Essex Interior Lever Door Handles in lieu of Standard Interior Door Knobs Throughout Note:~	
19,444		
04Jun14		
97	1 - S/I Level 1 Baseboards and Casings in lieu of standard throughout Note:Schedule B-1	
0		
04Jun14		



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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 cannot guarantee an exact match. Note:	
3A Offer Workshee		Under mount Stainless Steel double sink from Builder's Standard selection included with standard kitchen granite counters. Note:	
4A Offer Workshee		Ceramic flooring in foyer and ensuite bathrooms is included as a standard feature: Ceramic is selected from Builders Standard Ceramic selection. Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Ceramic. Note:	
5A Offer Workshee		Supply and install Level 1 baseboard and casing throughout. Note:	
6A Offer Workshee		Supply and install 4 potlights in kitchen. Note:	
7A Offer Workshee		Supply and install Man Door to Garage (6 Panel, no window) Note:	
8A Offer Workshee		Enlarge (3) Existing Windows in Basement from 36 x 24 to 56 x 24 Note:	
9A Offer Workshee		Supply and install 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet, and Sink Note:	
10A Offer Workshee		Upgrade basement to approximately 9 foot ceilings – 500 Series Note:	
11A Offer Workshee		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:	
12A Offer Workshee		Re-locate and enlarge existing window in Basement from 36 x 24 to 56 x 24 – opposite Garage side. Note:	
13A Offer Workshee		Build fireplace in to Family Room approximately 6" (drywall box approximately 6" d x 5' w x 9' h) and raise fireplace 12" AFF Note:	
14A Offer Workshee		The Purchaser understands and agrees that there are no major changes to be accepted in the décor centre, including but not limited to electrical, plumbing , and structural. Note:	
15A Offer Workshee		The Purchaser understands and agrees that the exterior color package cannot be selected from the Builders exterior color packages. Note:	
16A Offer Workshee		\$5,000 Décor Centre credit to be used in the Builders Décor Centre (includes HST) Note:	