



CONSTRUCTION SUMMARY

Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Robert Sage and Sharon J.P.Sage

TEL: RES.: 613-823-3285

LOT / PHASE 13 LEFT / 2	STREET Street 1	HOUSE TYPE Indus SB-4 Elev A - 2 Bedroom Opt/Study	CLOSING DATE 06-Mar-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 18Sep13	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 3 Note:	
2 0 18Sep13	1 - Cartier Kitchens - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) - Line 3 Note:	
3 0 18Sep13	1 - Cartier Kitchens - Add crown moulding - 3" wood veneer installed tight to bulkhead Note:	
4 0 18Sep13	1 - Cartier Kitchens - Extend length of Kitchen on Fridge wall by 24" by adding a 24"w x 24"d x 96"h pantry next to Fridge - Line 3 Note:	5
5 0 18Sep13	1 - Cartier Kitchens - S/I 24"d Fridge upper with side gable Note:	5
6 14,201 18Sep13	1 - Cartier Kitchens - Accommodate for OTR MW/Fan - S/I Cabinet in lieu of Standard Microwave Shelf - Lines 1 to 5 Note:~	5
7 14,204 18Sep13	1 - Cartier Kitchens - S/I Pots and Pans Drawers w/ (1) wide top drawer in lieu of Standard Base Cabinet in Kitchen - Line 3 Note:	5
8 0 18Sep13	1 - Cartier Kitchens - Add Blumotion soft close drawer hardware to standard metal drawer boxed in Kitchen (Richelieu #Z700320) Note:	
9 0 18Sep13	1 - Delete standard laminate backsplash in Ensuite Bathroom Note:	
10 0 18Sep13	1 - Cartier Kitchens - Add (3) roll-outs to bottom of Pantry Note:	

Carpet

11 0 19Sep13	1 - S/I 11mm Visco-Bond Memory Foam underpad in lieu of standard underpad on Basement Stairs and landing Note:	
12 0 19Sep13	1 - S/I 11mm Visco-Bond Memory Foam underpad in lieu of standard underpad in Master Bedroom Note:	
13 0 19Sep13	1 - S/I 11mm Visco-Bond Memory Foam underpad in lieu of standard underpad in Bedroom #2 Note:	
14 0 19Sep13	1 - S/I 11mm Visco-Bond Memory Foam underpad in lieu of standard underpad in Study Note:	

Ceramic

15 0 19Sep13	1 - S/I Ceramic flooring in lieu of standard vinyl flooring in Main Bathroom Note:	5
16 0 19Sep13	1 - S/I Ceramic flooring in lieu of standard vinyl flooring in Mud Room Note:	5



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17 0 19Sep13	1 - Extend granite countertop on Kitchen island to create flush breakfast bar - increase top to 36" deep - standard color selections NoteSee attached cabinet plan for reference		
18 0 19Sep13	1 - Delete standard 4" granite backsplash - S/I Avenue Mosaic Confections Hot Chocolate glass backsplash in Kitchen Note:		
19 0 19Sep13	1 - S/I (1) Upgraded grout colour Note:		
20 0 19Sep13	1 - S/I Listello around countertop in Ensuite Bathroom - Sarana Glass Mosaic GMB8303 - (1) band, (6) tiles high to used as back and side splash around vanity Note:		

Doors and Windows

21 0 19Sep13	1 - S/I Frosted window in lieu of standard clear glass window in Ensuite Bathroom Note:		
22 0 19Sep13	1 - Enlarge (1) existing rear Basement window from 36x24 to 56x24 Note:		

Electrical

23 17,137 19Sep13	3 - S/I (3) A16013-11 Three Light Vanity Fixtures - Brushed Nickel w/ Marble Glass - in lieu of Standard Vanity Light Fixtures - (1) Main Bathroom, (2) Ensuite Note:-		
24 14,633 19Sep13	1 - S/I (1) Single Pole Dimmer Switch in lieu of Standard Switch in Dining Room Note:-		
25 14,365 19Sep13	1 - S/I Separate circuit plug in Basement - 15amp, 120v - Central Vac Canister/Microwave/Freezer/Sump Pump/Gas Dryer Note:-		
26 14,650 19Sep13	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 Note:-		
27 14,641 19Sep13	1 - S/I (1) Soffit Outlet w/ Switch as per plan Note:-		
28 14,350 19Sep13	1 - S/I (1) Standard plug outlet in Basement Note:-		
29 14,622 19Sep13	1 - S/I (4) Directional 4" PAR 20 Potlights in Kitchen - White (Insulated) Connected to Separate Dimmer Switch Note:-		
30 14,623 19Sep13	1 - Delete standard cloud light in Kitchen - S/I (2) Capped Light Outlets over Breakfast Bar in Kitchen - Connected to Dimmer Switch Note:-		
31 14,635 19Sep13	1 - S/I Decora Switches and Outlets in lieu of Standard Throughout Note:-		
32 0 19Sep13	1 - S/I (3) Upgraded exterior light fixtures in lieu of standard - GAL 301090 Black - (1) at Garage, (1) at Front door, (1) at Patio door Note:		

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33 14,622 19Sep13	3 - S/I (3) Directional 4" PAR 20 Potlights in Family Room - White (Insulated) Connected to Existing 3-way Switch Note:~		6
34 14,622 19Sep13	1 - S/I (1) Directional 4" PAR 20 Potlight at Family Room fireplace - White (Insulated) Connected to Separate Switch Note:~		5

Fireplace

35 0 19Sep13	1 - S/I Model 500 60" White MDF surround mantle in lieu of standard beam mantle at Fireplace Note:		5
36 14,379 19Sep13	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:~		5

Granite

37 0 19Sep13	1 - S/I Granite surround at fireplace approx. 6" wide - standard colour selections Note:		
38 0 19Sep13	1 - Stone Design to contact Purchaser to select slab for Kitchen Bob & Sharon Sage (613) 823-3285 robertsage@live.com Note:		

Hardwood

39 0 19Sep13	1 - S/I Symmetry 3-1/2" pre-finished engineered hardwood flooring in lieu of standard carpet in Great Room and hallways Note:		5
40 0 19Sep13	1 - S/I Symmetry 3-1/2" pre-finished engineered hardwood flooring in lieu of standard vinyl flooring in Kitchen Note:		5
41 0 19Sep13	1 - S/I Symmetry 3-1/2" pre-finished engineered hardwood flooring in lieu of standard carpet in Dining Room Note:		5

Heating and Air Conditioning

42 14,661 19Sep13	1 - S/I Terminated Gas Line for Future BBQ as per plan Note:~		5
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Miscellaneous

43 0 19Sep13	1 - S/I Drywall Bulkhead in Kitchen as per plan - approx. 8"h - 15"d above 12"d uppers; 27"d above 24"d uppers NoteSee attached cabinetry plan for reference		
44 0 19Sep13	1 - Wall adjacent to Fridge in Kitchen to be moved down 24" to accommodate Pantry - wall to be a minimum of 28"d - see cabinet plan for reference Note:		5

Plumbing



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45 14,442 19Sep13	1 - S/I 3pc Rough-in in Basement (for Future Sink, Tub and Toilet) includes Sewage Pit and Vent Note:~		6
46 16,725 19Sep13	1 - S/I (1) Laundry Tub in Basement with Pump Note:~		5
47 0 19Sep13	1 - Relocate standard Laundry hook-ups to Basement Note:~		6
48 14,613 19Sep13	5 - S/I (5) Sink Shut Off Valves - (1) Kitchen, (1) Main Bathroom, (2) Ensuite, (1) Laundry Tub Note:~		
49 14,485 19Sep13	1 - S/I (1) Delta Palo 467-SS-DST Brilliance Stainless Single Handle Pull Out Faucet in lieu of Standard in Kitchen Note:~ 1-hole installation; NO plate		
50 14,579 19Sep13	3 - S/I (3) Delta Lahara 2538-SS Brilliance Stainless 4" Centreset Lavatory Faucets in lieu of Standard - (1) Main Bathroom, (2) Ensuite Note:~		
51 14,588 19Sep13	1 - S/I (1) Delta Lahara T14438-SS Brilliance Stainless Tub/Shower Faucet in lieu of Standard in Main Bathroom Note:~		
52 14,584 19Sep13	1 - S/I (1) Delta Lahara T2738-SS Brilliance Stainless 3-Hole Roman Tub Faucet in lieu of Standard Note:~		
53 14,589 19Sep13	1 - S/I (1) Delta Lahara T17238-SS Brilliance Stainless Shower Faucet in lieu of Standard in Ensuite Bathroom Note:~		
54 0 19Sep13	1 - Mirror Works - S/I Custom glass wall on Ensuite shower - wall adjacent to soaker to sit on tub deck - S/I (1) clear glass pivot door w/ stainless handle and hinges NoteStandard		
55 0 19Sep13	1 - S/I Ceramic tiled shower enclosure w/ acrylic base in Ensuite Bathroom NoteStandard		

Railings

56 0 19Sep13	1 - S/I Natural Maple Colonial railings, spindles and newel posts in lieu of standard Oak Note:~	
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Trim

57 0 19Sep13	1 - S/I Level 1 Baseboards and Casings in lieu of standard throughout Note:~	
58 14,681 19Sep13	1 - S/I Colonial Swing Doors in lieu of Standard Sliders at Foyer Note:~	5
59 14,682 19Sep13	2 - S/I Colonial Sliding Doors in lieu of Standard Sliders in Bedroom #2 and Laundry Room Note:~	5
60 14,883 19Sep13	1 - S/I Essex Interior Lever Door Handles Throughout in lieu of Standard Interior Door Handles (Supplied by Canada Trim) Note:~	



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1A	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: Workshee	
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3A	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: Workshee	
4A	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: Workshee	
5A	Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters. Note: Workshee	
6A	Ceramic flooring in the foyer and ensuite is included to be selected from the Builders Standard selection. Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Ceramic. Note: Workshee	

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