



CONSTRUCTION SUMMARY

Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Erin Elizabeth Browning and Jason Lawrence Viseskie

TEL: RES.: 613-425-0513 BUS.: 613-952-9243

LOT / PHASE 53 / 2	STREET Street 3	HOUSE TYPE GREGORIAN (S1) ELEV A 3 BED	CLOSING DATE 16-Jan-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 24Jul13	1 - Cartier Kitchens - S/I Pot and pan drawers c/w one top drawer Note:		
2 0 24Jul13	1 - Cartier Kitchens - 24"d fridge upper and side panel Note:		5
3 0 24Jul13	1 - Cartier Kitchens - Upgrade Main Bathroom vanity to Line 3 Note:		
4 0 24Jul13	1 - Cartier Kitchens - Add open shelf cabinet at end of island Notew/ fixed shelving		
5 0 24Jul13	1 - Cartier Kitchens - S/I Beadboard panel at back and side of Kitchen island Note:		
6 0 24Jul13	1 - Cartier Kitchens - Re-design Kitchen - change configuration from U-shape with peninsula to L-shape with island (island to retain standard extended flush bar top) Note:		5
7 0 24Jul13	1 - Cartier Kitchens - Upgrade Ensuite vanity to Line 3 Note:		
8 0 24Jul13	1 - Cartier Kitchens - Add uppers, base and countertop in Laundry Room as per sketch - Line 2 Note:		5
9 0 24Jul13	1 - Cartier Kitchens - Add extra bank of drawers in Ensuite vanity Note:		5
10 0 24Jul13	1 - Cartier Kitchens - Crown moulding - 2" wood veneer Note:		
11 0 24Jul13	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 3 Note:		
12 0 24Jul13	1 - Cartier Kitchens - Increase height of upper cabines to reach 96" (39"h uppers installed at 21" off counter) Note:		
13 0 24Jul13	1 - Cartier Kitchens - Light valance - recessed wood veneer (39"h uppers installed at 21" above counter) Note:		
14 0 24Jul13	1 - Cartier Kitchens - S/I Pantry - 30"w x 24"d x 96"h Note:		5
15 0 24Jul13	1 - Cartier Kitchens - S/I Panel and crown across top of uppers in Laundry Room Note:		
16 0 08Sep14	1 - Cartier Kitchens - Accommodate for microwave in Kitchen island w/ (1) drawer below NoteLine 3 Electrical outlet will have to be installed in island to accomodate microwave.		5
17 0 08Sep14	1 - Cartier Kitchens - S/I (3) Pull-outs in bottom portion of pantry Note:		



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18 0 08Sep14	1 - Cartier Kitchens - Accommodate for microwave trim kit Note:		
19 0 08Sep14	1 - Cartier Kitchens - leave 3" gap on either side of chimney hood fan Note:		
20 0 08Sep14	1 - Cartier Kitchens - Delete standard cabinet above stove and accommodate for chimney hood fan Note:		5
21 0 08Sep14	1 - Cartier Kitchens - S/I Upgraded hardware in Kitchen - Richelieu 10734 195 Brushed Nickel knob on doors; 82333 195 Brushed Nickel cup pull on drawers NoteCup pulls to be installed on top rails of all 6" drawers		
22 14,208 08Sep14	1 - Cartier Kitchens - S/I (1) Mullion Route with Clear Glass insert in lieu of Standard Cabinet in Kitchen - upper corner cabinet Note:~		5
Carpet			
23 0 08Sep14	1 - Westboro - S/I Level 3 carpet in lieu of standard carpet on Main Staircase and throughout Second Floor Note:		
24 0 08Sep14	1 - Westboro - S/I ViscoPro II (9lbs) underpad in lieu of standard underpad on Main Staircase and throughout Second Floor Note:		
Ceramic			
25 0 24Jul13	3 - S/I (3) Upgraded grout colours Note:		
26 10,178 24Jul13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Vinyl in Main Bathroom Note:~ 12x24 tile installed in staggered pattern		5
27 10,174 24Jul13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Vinyl in Powder Room Note:~		5
28 0 24Jul13	1 - Extra to S/I floor tile in lieu of standard wall tile around soaker tub in Ensuite Bathroom - 18" backsplash only Note:		
29 14,205 24Jul13	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~		
30 10,188 24Jul13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:~		5
31 0 24Jul13	1 - S/I Upgraded ceramic flooring in lieu of standard ceramic flooring in Ensuite Bathroom - Centura 6x24 Wood Series Pallisandro W0PA624 - installed in staggered pattern Note:		5
32 0 24Jul13	1 - S/I Vertical listello in Ensuite Shower - Full sized sheets of 12x12 Sarana Glass Mosaic (RK) GL01-ST Strips installed from floor to ceiling on wall with shower head - see attached plan for reference Note:		
33 0 24Jul13	1 - S/I Listello in Main Bath shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		



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34 0 08Sep14	1 - S/I Ceramic backsplash in Kitchen - Olympia 3x6 Colour & Dimension installed in brick pattern - backsplash carries up and behind chimney hood fan and stops at top of cabinets Note: Couple of rows of Tile will have to be installed behind the hoodfan chimney to furr out from drywall and eliminate gap.	

Doors and Windows

35 0 24Jul13	2 - Enlarge (2) existing rear Basement windows from 36x24 to 48x24 Note:	S
36 0 24Jul13	1 - S/I (1) Additional window in Basement - 56x24 - Opposite Garage Side Note:	S
37 0 24Jul13	1 - S/I (1) 36x48 casement window above Kitchen sink Note:*Kitchen re-design	S

Electrical

38 14,634 24Jul13	1 - S/I Upgrade (1) standard switch to single pole dimmer switch - Dining Room Note:~	S
39 14,647 24Jul13	1 - S/I (5) Halogen Puck Lights c/w Transformer and Switch in Kitchen Note:~	S
40 14,631 24Jul13	1 - Reinforce Existing Light Outlet for Heavier Fixture in Master Bedroom Note:~	S
41 16,709 24Jul13	1 - S/I (1) Standard plug outlet in Kitchen island as per plan (20amp) Note:~	S
42 14,829 24Jul13	1 - Delete (2) standard Telephone jacks - S/I (1) Additional Standard Cable Outlet Note:	S
43 14,623 24Jul13	1 - Delete standard cloud light in Kitchen - S/I (2) Capped Light Outlets over Breakfast Bar - Connected to Separate Switch Note:~	S
44 14,621 24Jul13	4 - S/I (4) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated) Connected to Existing Switch Note:~	S
45 14,641 24Jul13	1 - S/I (1) Soffit Outlet w/ Switch as per plan Note:~	S
46 14,350 24Jul13	1 - S/I (1) Standard plug outlet in Basement Note:~	S
47 14,652 24Jul13	2 - S/I (2) Vac Pan Under Counter Sweep - White - (1) Kitchen, (1) Laundry Room Note:~	S
48 14,621 24Jul13	1 - S/I (5) Directional 4" PAR 20 Potlights in Great Room - White (Non-Insulated) Connected to Dimmer Switch Note:~	S
49 14,651 24Jul13	1 - S/I (1) 6" Juno (SAN-T661W) Potlight in Ensuite Shower - Connected to Existing Switch Note:~	S



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50 14,649 24Jul13	1 - Join All Central Vacuum Rough-In and Running Master Pipe in Basement Note:~ Includes (1) standard electrical outlet		
51 14,342 24Jul13	1 - S/I (1) Additional Standard Exterior Light Fixture at Front Door - GAL 301020 Black - Connected to Existing Switch Note:~		5
52 14,621 24Jul13	1 - S/I (1) Directional 4" PAR 20 Potlight over Kitchen sink - White (Non-Insulated) Connected to Separate Switch Note:~		5
53 14,650 24Jul13	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:~ Conduit to terminate in Basement below fireplace - NOT in Great Room		5
54 14,787 24Jul13	1 - S/I Decora Light Switches and Outlet throughout in lieu of Standard for - 50' Product and S type Models Note:		
55 17,136 24Jul13	3 - S/I (3) A16013-7 Three Light Vanity Fixture - Chrome w/ White Glass - in lieu of standard vanity light fixture - (1) Powder Room, (1) Main Bathroom, (1) Ensuite Bathroom Note:~		5
56 19,563 08Sep14	1 - Keyesbury - S/I Falmec Potenza Vulcano 280 CFM Chimney Hood Fan in lieu of Standard Hood Fan in Kitchen Note: SEE NOTE UNDER TILE FOR ADDITIONAL TILE REQ.		

Fireplace

57 14,379 24Jul13	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:~		
58 0 24Jul13	1 - Raise fireplace box 6" AFF Note:		5
59 0 24Jul13	1 - Fireplace mantle to be installed 12" above Fireplace frame Note:		
60 0 08Sep14	1 - S/I (1) Box of grey river rocks and rock adapter for standard Napoleon BGD36NTR Note:		

Granite

61 10,200 24Jul13	1 - S/I Granite Countertop with 4" Backsplash in lieu of Standard Laminate in Main Bathroom - Standard Colours Note:~		
62 0 24Jul13	1 - Additional granite needed for Kitchen re-design - standard colour selections Note:		
63 0 08Sep14	1 - S/I Zodiaq Coarse Carrara quartz countertop in lieu of standard granite countertop in Kitchen - NO 4" backsplash Note:		
64 0 08Sep14	1 - S/I Silestone Lyra quartz countertop with 4" backsplash in lieu of standard laminate countertop in Ensuite Bathroom Note:		

Heating and Air Conditioning



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65	1 - S/I Terminated Gas Line c/w 110V Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen 14,660 24Jul13	Note:~ 5

Miscellaneous

66	1 - Delete decorative columns, half walls and (1) telepost in Kitchen 0 24Jul13	Note:Kitchen re-design 5
67	1 - S/I Flat ceilings in lieu of standard stippled ceiling in Lower Hall, Great Room and Dining Room 0 24Jul13	Note:~

Paint

68	1 - S/I (1) Paint colour throughout - Sherwin Williams Lo-Sheen 0 24Jul13	Note:~
69	1 - Upgrade to Custom Stain Throughout - Mantle, Railings, Newel Posts and Nosing 0 24Jul13	Note:~

Plumbing

70	1 - S/I (1) Fridge Water Line in Kitchen 14,440 24Jul13	Note:~ 5
71	1 - S/I (1) American Standard 0641.100 Boulevard Pedestal Sink in lieu of standard vanity in Powder Room 14,612 24Jul13	Note:~ 5
72	2 - S/I (2) American Standard 0614000 Studio Undermount Sinks in lieu of Standard - (1) Main Bathroom, (1) Ensuite Bathroom 14,611 24Jul13	Note:~
73	1 - S/I (1) Delta Dryden 3551-SS Brilliance Stainless 8" Widespread Lavatory Faucet in lieu of Standard in Ensuite Bathroom 14,555 24Jul13	Note:~
74	1 - S/I (1) Delta Lahara 3538-SS Brilliance Stainless 8" Widespread Lavatory Faucet in lieu of Standard in Main Bathroom 14,580 24Jul13	Note:~
75	1 - S/I (1) Delta Lahara T17438-SS Brilliance Stainless Monitor 17 Series Tub/Shower Faucet in lieu of Standard in Main Bathroom 14,588 24Jul13	Note:~
76	1 - S/I (1) Delta Dryden T14251-SS Brilliance Stainless Shower Faucet in lieu of Standard in Ensuite Bathroom 14,563 24Jul13	Note:~
77	1 - S/I (1) Delta Victorian 554LF-RB Venetian Bronze Single-Hole Channel Spout in lieu of Standard in Powder Room 0 24Jul13	Note:~
78	1 - S/I Maax Living 7236 (model #102759) soaker tub w/ Hydromax Rest system in lieu of standard soaker in Ensuite Bathroom 0 24Jul13	Note:~
79	1 - S/I 3pc Rough-in in Basement (for Future Sink, Tub and Toilet) includes Sewage Pit and Vent 14,442 24Jul13	Note:~ 5



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80 14,558 24Jul13	1 - S/I (1) Delta Dryden T2751-SS Brilliance Stainless 3-Hole Roman Tub Faucet in lieu of Standard in Ensuite Bathroom Note:~		
81 0 08Sep14	1 - S/I (1) Kindred QSL2020/10 Single Bowl Laundry Sink and (1) Delta 570 Chrome Single-Handle Utility Faucet in lieu of standard Laundry Tub Note:		
82 14,424 08Sep14	1 - S/I (1) Delta Leland 978-SS-DST Brilliance Stainless Single Handle Pull Down Faucet in lieu of Standard in Kitchen Note:~ 2-hole installation		
Railings			
83 0 24Jul13	1 - S/I Oak nosing under spindles in Upper Hall Note:		5
84 0 24Jul13	1 - S/I (1) 5" Oak Modern newel posts (NO inset) at base of Main Staircase - S/I 3-1/2" Oak Modern newel posts w/ cap throughout rest of Main Staircase and in Upper Hall Note:(1) full 5" post; (2) full 3-1/2" posts and (3) half 3-1/2" posts - price for 5" modern post, plain square, not the boxed newel.		
85 0 24Jul13	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned Note:		
Trim			
86 14,681 24Jul13	2 - S/I Colonial swing closet doors in lieu of standard sliding closet door in Bedroom #2 and #3 Note:~		5
87 14,663 24Jul13	16 - S/I (16) Masonite 2-Panel Square Top Interior Swing Doors in lieu of Standard Colonial Swing Doors Note:~ Includes Bedroom #2 and #3		
88 0 24Jul13	1 - S/I Level 1 Baseboards and Casings in lieu of standard throughout Note:		
89 0 24Jul13	1 - S/I Aged Bronze Bristol lever handles and hinges in lieu of standard knobs throughout Note:		
90 0 24Jul13	1 - S/I Jam and casing to drywall opening between Kitchen and Great Room Note:*Half walls, columns and telepost have been deleted - left with rectangular drywall opening		5



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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 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:		
4A 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:		
5A 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:		
6A Offer Workshee	Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters. Note:		
7A Offer Workshee	Ceramic flooring in the foyer and ensuite bath 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:		

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