



CONSTRUCTION SUMMARY

Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Kenneth Branco and Nancy Coelho

TEL: RES.: 613-370-3333

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
63 / 2	Street 3	YARMOUTH (511) ELEV B (+MEDIA) 4 BED	30-Aug-12
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 26Jul13	1 - Cartier Kitchens - Upgrade Ensuite Bathroom vanity to Line 3 Note:	
2 0 26Jul13	1 - Cartier Kitchens - Upgrade standard Kitchen cabinets to Line 3 Note:	
3 0 26Jul13	1 - Cartier Kitchens - Accommodate for fridge/freezer combo - delete 36" of standard uppers and lowers and standard fridge upper; add (2) 36"w x 24"d x 12"h fridge uppers; (2) side panels; horizontal filler at top and vertical fillers to accommodate trim kit Note:	
4 0 26Jul13	1 - Cartier Kitchens - Delete upper above stove (leave space for Chimney style hood fan) Note:	
5 0 26Jul13	1 - Cartier Kitchens - S/I Extra bank of drawers Note:	
6 0 26Jul13	1 - Cartier Kitchens - Custom base MW cabinet with drawer and panel with cut-out for built-in drawer style microwave Note:	
7 0 26Jul13	1 - Cartier Kitchens - Do not fasten island to floor Note:	
8 0 26Jul13	1 - Cartier Kitchens - Upgrade Powder Room vanity to Line 3 Note:	
9 0 26Jul13	1 - Cartier Kitchens - Re-design Kitchen similar to Platina - re-locate stove to outside wall (centered on wall); add upper cabinets in corner; re-locate sink (center on new window); re-locate DW; increase length of Kitchen on window wall approx. 11ft Note:	
10 0 26Jul13	1 - Cartier Kitchens - Increase height of uppers to reach 93" (39"h doors) Note:	
11 0 26Jul13	1 - Cartier Kitchens - S/I Pot and pans drawers c/w one wide top drawer in island Note:	
12 0 26Jul13	1 - Cartier Kitchens - Increase length of island to 60" (from 48") Note:	
13 0 26Jul13	1 - Cartier Kitchens - Accommodate for future pull-out re-cycle bins - ship door loose, no drilling for handles or hinges (cabe cabinet far right on sink wall) Note:	
14 0 26Jul13	1 - Cartier Kitchens - Build up all base cabinets 3/4" for future hardwood flooring Note:	

Carpet

15 0 26Jul13	1 - S/I Level 1 carpet in lieu of standard carpet in Master Bedroom (including walk-in closet) Note:	
16 0 26Jul13	1 - S/I 11mm Visco-Bond memory foam underpad in lieu of standard underpad in Master Bedroom (including walk-in closet) Note:	



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17 0 26Jul13	1 - S/I Level 1 carpet in lieu of standard carpet in Bedroom #2, #3 and #4 Note:		
18 0 26Jul13	1 - S/I 11mm Visco-Bond memory foam underpad in lieu of standard underpad in Bedroom #2, #3, and #4 Note:		

Ceramic

19 14,205 26Jul13	1 - Delete all Ceramic Bathroom Accessories Throughout Note:-	
20 0 26Jul13	1 - S/I Ceramic flooring in lieu of standard vinyl in Powder Room Note:	
21 0 26Jul13	1 - S/I Ceramic flooring in lieu of standard vinyl in Main Bathroom Note:	
22 0 26Jul13	1 - S/I (1) Upgraded grout colour Note:	
23 0 26Jul13	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Main Bathroom shower Note:	
24 0 26Jul13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:12x24 tile installed in staggered pattern	
25 0 26Jul13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Vinyl in Main Bathroom Note:12x24 tile installed in staggered pattern	

Doors and Windows

26 0 26Jul13	1 - Delete standard window in Breakfast Area and relocate patio door as per plan Note:*Kitchen re-design	
27 0 26Jul13	1 - S/I 36"w front entry door w/ (2) 10" clear glass sidelights (no mullion bars) in lieu of standard Note:	
28 0 26Jul13	1 - S/I 36"w French door w/ (2) 10" sidelights in lieu of standard in Vestibule Note:Standard as per Jim at Canada Trim	
29 0 26Jul13	1 - S/I Clear glass transom above front entry door in lieu of standard transom w/ mullion bars Note:	
30 0 26Jul13	1 - Delete (2) standard 40x48 windows in Kitchen - S/I (1) 48x48 window above Kitchen sink Note:*Kitchen re-design	
31 0 26Jul13	1 - Relocate and enlarge (1) existing window in Basement from 36x24 to 56x24 - Opposite Garage Side Note:	
32 0 26Jul13	3 - Enlarge (3) existing rear Basement windows from 36x24 to 56x24 Note:	



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Electrical

33	0	26Jul13	1 - S/I (1) GAL 301401 Soffit light at front porch in lieu of standard GAL 301020 exterior light fixture Note:	
34	14,623	26Jul13	1 - S/I (1) Capped Light Outlet Connected to Existing Switch in Family Room Note:~	
35	14,630	26Jul13	1 - S/I (1) Reinforced Capped Light Outlet Connected to Existing Switch Living Room Note:~	
36	14,630	26Jul13	1 - S/I (1) Reinforced Capped Light Outlet Connected to 3-way Switch above Main Staircase Note:~	
37	14,659	26Jul13	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen Note:~	

Granite

38	0	26Jul13	1 - S/I Level 4 granite in lieu of standard colour selections in Kitchen - NO 4" backsplash NoteNot standard Yarmouth Kitchen - see attached cabinet layout	
39	0	26Jul13	1 - S/I Granite countertop w/ 4" back and side splash in lieu of standard laminate countertop in Powder Room - standard colour selections NoteIncludes (1) undermount sink	
40	0	26Jul13	1 - Additional granite needed for Kitchen re-design - standard colour selections NoteSee cabinet layout	

Heating and Air Conditioning

41	0	26Jul13	1 - S/I 2-Stage DC motor furnace in lieu of standard furnace Note:	
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Miscellaneous

42	0	26Jul13	1 - S/I Brampton Mediterranean Series Crystal Grey in lieu of standard brick selections on front of house Note:	
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Paint

43	14,422	26Jul13	1 - Upgrade to Custom Stain Throughout - Mantle, Railings and Newel Posts Note:~	
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Plumbing

44	14,613	26Jul13	6 - S/I (6) Sink Shut Off Valves - (1) Powder Room, (1) Kitchen, (1) Laundry Tub, (1) Main Bathroom, (2) Ensuite Bathroom Note:~	
45	14,301	26Jul13	1 - S/I (1) Delta Signature 141-WF Chrome Single Handle Faucet in lieu of Standard in Kitchen Note:~	
46	14,578	26Jul13	4 - S/I (4) Delta Lahara 2538 Chrome 4" Centreset Lavatory Faucets in lieu of Standard - (1) Powder Room, (1) Main Bathroom, (2) Ensuite Bathroom Note:~	



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47	1 - S/I 3pc Rough-in in Basement (for Future Sink, Tub and Toilet) includes Sewage Pit and Vent 14,442 26Jul13			
Railings				
48	1 - S/I Oak Modern Newel Posts (w/ cap) and Painted White Modern Spindles in lieu of standard throughout Main Staircase 0 26Jul13			
49	1 - S/I Oak nosing under spindles in Upper Hall 0 26Jul13			
Stairs				
50	1 - Upgrade Main Staircase to Oak in lieu of standard carpet 0 26Jul13			
Trim				
51	4 - S/I Colonial Swing Doors in lieu of Standard Sliders (Pair) - Laundry Room, Bedroom #2, Bedroom #3, Bedroom #4 14,681 26Jul13			
52	22 - S/I Masonite Square Top Interior Swing Doors in lieu of Standard Colonial Swing Doors 14,663 26Jul13			
1A	Offer Note:			