



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 (S11) ELEV B (+MEDIA) 4 BED	30-Aug-12
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 03Sep13	1 - Cartier Kitchens - Upgrade Ensuite Bathroom vanity to Line 3 Note:		
2 0 03Sep13	1 - Cartier Kitchens - Upgrade standard Kitchen cabinets to Line 3 Note:		
3 0 03Sep13	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 03Sep13	1 - Cartier Kitchens - Delete upper above stove (leave space for Chimney style hood fan) Note:		✓
5 0 03Sep13	1 - Cartier Kitchens - S/I Extra bank of drawers Note:		✓
6 0 03Sep13	1 - Cartier Kitchens - Custom base MW cabinet with drawer and panel with cut-out for built-in drawer style microwave Note:		✓
7 0 03Sep13	1 - Cartier Kitchens - Do not fasten island to floor Note:		
8 0 03Sep13	1 - Cartier Kitchens - Upgrade Powder Room vanity to Line 3 Note:		
9 0 03Sep13	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 03Sep13	1 - Cartier Kitchens - Increase height of uppers to reach 93" (39"h doors) Note:		
11 0 03Sep13	1 - Cartier Kitchens - S/I Pot and pans drawers c/w one wide top drawer in island Note:		✓
12 0 03Sep13	1 - Cartier Kitchens - Increase length of island to 60" (from 48") Note:		✓
13 0 03Sep13	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 03Sep13	1 - Cartier Kitchens - Build up all base cabinets 3/4" for future hardwood flooring Note:		

Carpet

15 0 03Sep13	1 - S/I Level 1 carpet in lieu of standard carpet in Master Bedroom (including walk-in closet) Note:		
16 0 03Sep13	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 03Sep13	1 - S/I Level 1 carpet in lieu of standard carpet in Bedroom #2, #3 and #4 Note:	
18 0 03Sep13	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 03Sep13	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~	
20 0 03Sep13	1 - S/I Ceramic flooring in lieu of standard vinyl in Powder Room Note:	✓
21 0 03Sep13	1 - S/I (1) Upgraded grout colour Note:	
22 0 03Sep13	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Main Bathroom shower Note:	
23 0 03Sep13	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:12x24 tile installed in staggered pattern	✓
24 0 03Sep13	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

25 0 03Sep13	1 - Delete standard window in Breakfast Area and relocate patio door as per plan Note:*Kitchen re-design	✓
26 0 03Sep13	1 - S/I 36" w front entry door w/ (2) 10" clear glass sidelights (no mullion bars) in lieu of standard Note:	✓
27 0 03Sep13	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	
28 0 03Sep13	1 - S/I Clear glass transom above front entry door in lieu of standard transom w/ mullion bars Note:	✓
29 0 03Sep13	1 - Delete (2) standard 40x48 windows in Kitchen - S/I (1) 48x48 window above Kitchen sink Note:*Kitchen re-design	✓
30 0 03Sep13	1 - Relocate and enlarge (1) existing window in Basement from 36x24 to 56x24 - Opposite Garage Side Note:	✓
31 0 03Sep13	3 - Enlarge (3) existing rear Basement windows from 36x24 to 56x24 Note:	✓

Electrical



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32	0	1 - S/I (1) GAL 301401 Soffit light at front porch in lieu of standard GAL 301020 exterior light fixture	✓
	03Sep13	Note:	
33	14,623	1 - S/I (1) Capped Light Outlet Connected to Existing Switch in Family Room	✓
	03Sep13	Note:~	
34	14,630	1 - S/I (1) Reinforced Capped Light Outlet Connected to Existing Switch Living Room	✓
	03Sep13	Note:~	
35	14,630	1 - S/I (1) Reinforced Capped Light Outlet Connected to 3-way Switch above Main Staircase	✓
	03Sep13	Note:~	
36	14,659	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen	✓
	03Sep13	Note:~	

Granite

37	0	1 - S/I Level 4 granite in lieu of standard colour selections in Kitchen - NO 4" backplash	
	03Sep13	Note:Not standard Yarmouth Kitchen - see attached cabinet layout	
38	0	1 - Additional granite needed for Kitchen re-design - standard colour selections	
	03Sep13	Note:See cabinet layout	

Heating and Air Conditioning

39	0	1 - S/I 2-Stage DC motor furnace in lieu of standard furnace	
	03Sep13	Note:	

Miscellaneous

40	0	1 - S/I Brampton Vivace Siena w/ Charcoal Stone in lieu of standard brick selections on front of house	
	03Sep13	Note:	

Paint

41	14,422	1 - Upgrade to Custom Stain Throughout - Mantle, Railings and Newel Posts	
	03Sep13	Note:~	

Plumbing

42	14,613	6 - S/I (6) Sink Shut Off Valves - (1) Powder Room, (1) Kitchen, (1) Laundry Tub, (1) Main Bathroom, (2) Ensuite Bathroom	
	03Sep13	Note:~	
43	14,301	1 - S/I (1) Delta Signature 141-WF Chrome Single Handle Faucet in lieu of Standard in Kitchen	
	03Sep13	Note:~	
44	14,578	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	
	03Sep13	Note:~	
45	14,442	1 - S/I 3pc Rough-in in Basement (for Future Sink, Tub and Toilet) includes Sewage Pit and Vent	✓
	03Sep13	Note:~	

Railings



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46	1 - S/I 5" Oak Modern Newel Posts (w/ cap) and Painted White Modern Spindles in lieu of standard throughout Main Staircase		
0	Note:		
03Sep13			
47	1 - S/I Oak nosing under spindles in Upper Hall		
0	Note:		
03Sep13			
Stairs			
48	1 - Upgrade Main Staircase to Oak in lieu of standard carpet		
0	Note:		
03Sep13			
Trim			
49	4 - S/I Colonial Swing Doors in lieu of Standard Sliders (Pair) - Laundry Room, Bedroom #2, Bedroom #3, Bedroom #4		
14,681	Note:~		
03Sep13			
50	22 - S/I Masonite Square Top Interior Swing Doors in lieu of Standard Colonial Swing Doors		
14,663	Note:~ 22 doors; includes upgraded closets in Laundry Room and Bedrooms #2, #3, #4		
03Sep13			
1A	Note:		
Offer			