



CONSTRUCTION SUMMARY				
White Tail Ridge - DCR Phoenix Development Corporation				
PURCHASERS: Joanne Arvilla Beaton and John Kenneth Beaton			TEL: RES.: 613-256-2556 BUS.: 613-407-4309	
LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE	
18 / 1	STREET #2	CARTESIAN (B4) ELEV A 3 BED	01-Dec-15	
INV#	QTY	EXTRA / CHANGE		

Cabinetry

1	3,675 21Aug14	1 - Cartier Kitchens - S/I 33" inch High Upper Cabinets installed at 21" above counter in lieu of Standard 30 inch High Upper Cabinets in Kitchen - Line 1 and 2 Note:~	
2	0 21Aug14	1 - Cartier Kitchens - Stagger height of (4) upper cabinets by 6" and increase depth to accommodate crown moulding - pantry, stove, far end of stove wall, fridge cabinet Note:	
3	14,335 21Aug14	2 - Cartier Kitchens - S/I (2) Sets of Pots and Pans Drawers in lieu of Standard Base Cabinets in Kitchen - Line 2 Note:~	
4	14,238 21Aug14	1 - Cartier Kitchens - S/I Light Valence in Kitchen - Recessed Veneer - Cabinet Lines 2 to 5 Note:~	
5	14,226 21Aug14	1 - Cartier Kitchens - S/I Crown Moulding in Kitchen - Large 3.5 inch - Veneer - Cabinet Lines 1 to 5 Note:~	
6	14,202 21Aug14	1 - Cartier Kitchens - Accommodate for OTR MW/Fan - S/I Cabinet in lieu of Standard Microwave Shelf - Line 1 to Line 8 Note:~	5
7	14,212 21Aug14	1 - Cartier Kitchens - S/I 24 INCH Deep Fridge Upper c/w gable in Kitchen - Cabinet Lines 1 to 8 Note:~	5
8	0 21Aug14	2 - Cartier Kitchens - S/I (2) top drawers in Kitchen Note:	
9	0 21Aug14	1 - Cartier Kitchens - Delete standard hardware on drawers in Kitchen - standard KN-51 knob to be installed on doors only Note:	

Carpet

10	3,738 21Aug14	1 - S/I Level 1 Carpet in lieu of Standard on Basement Staircase Note:~	
11	3,770 21Aug14	1 - S/I 11mm Memory Visco-Bond Underpad in lieu of Standard Underpad on Basement Staircase Note:~	

Ceramic

12	0 03Jul14	1 - S/I Ceramic flooring (standard colour selections) in lieu of standard vinyl flooring in Kitchen/Breakfast Area Note:*B-1	5
13	14,205 21Aug14	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~	
14	0 21Aug14	1 - Delete standard 4" granite backsplash in Kitchen Note:	
15	0 21Aug14	1 - S/I Listello around soaker tub in Ensuite Bathroom - (1) band, (6) tiles high (approx. 2") of Centura 11x11 Marblesticks Series Purple/Grey MHMC60MS Note:	

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16 3,720 21Aug14	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Main Bathroom Note:~		5
17 29,872 21Aug14	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Laundry Room Note:		5
18 0 21Aug14	2 - S/I (2) Upgraded grout colours Note:		
19 0 21Aug14	1 - S/I Centura 6x24 Wood Series Palisandro W0PA624 ceramic flooring in lieu of standard vinyl flooring in Ensuite Bathroom - ceramic to be installed in staggered pattern Note:		
20 0 21Aug14	1 - S/I Listello in Main Bathroom shower - (1) band, (3) tiles high installed 2/3 up wall Note:		

Doors and Windows

21 0 03Jul14	1 - S/I Garden Doors in lieu of Standard Sliding Patio Doors in walk-out Basement - c/w (1) operating door (without mullion bars) Note:	5
22 0 03Jul14	1 - S/I (1) Additional window in Basement - 56x64 - Opposite Garage Side NoteBelow Kitchen	5
23 0 03Jul14	1 - S/I (1) Additional window in Basement - 56x24 - Oppoiste Garage Side NoteBelow Living Rm.	5
24 14,325 21Aug14	2 - S/I (2) 1/2 Horse power belt Garage door openers for a metal door including (2) remotes Note:~	
25 0 21Aug14	1 - S/I (1) Keypad for Garage door opener Note:	

Electrical

26 0 03Jul14	1 - Upgrade electrical panel to 200 amp Note:	
27 14,641 21Aug14	1 - S/I (1) Soffit Outlet w/ Switch as per plan Note:~	5
28 14,652 21Aug14	1 - S/I (1) Vac Pan under Kitchen sink - includes plate, wiring & flex piping - Black Note:~	5
29 14,622 21Aug14	1 - S/I (5) Directional 4" PAR 20 Potlights in Kitchen - White (Insulated ceiling) Connected to Separate Switch Note:~	5
30 24,086 21Aug14	5 - S/I (5) GAL 301090 Black Exterior Light Fixtures in lieu of Standard - (1) at front door, (2) at Garage, (1) at patio door in Kitchen, (1) at patio door in Basement Note:~	5
31 14,347 21Aug14	1 - S/I (6) Exterior PAR 20 soffit potlights - White (non-insulated) connected to separate switch Note:~	5



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32 14,649 21Aug14	1 - S/I Join all Central Vacuum Rough-in and running master pipe in Basement Note:~		
33 14,640 21Aug14	1 - S/I (1) Outlet for Future Ceiling Fan c/w 3 Wires in Great Room - Reinforced for Heavier Fixture - Connected to Existing Switch Note:~		✓
34 17,137 21Aug14	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, (1) Ensuite Note:~		✓
35 19,538 21Aug14	1 - Reinforce Light Outlet in Master Bedroom for Heavier Fixture Note:~		✓
36 14,646 21Aug14	1 - S/I (4) Halogen Puck Lights under Kitchen cabinets c/w Transformer and Switch as per Plan Note:~		✓
37 14,648 21Aug14	1 - S/I (1) Standard plug outlet and (1) standard TV jack above fireplace in Great Room Note:~		✓

Fireplace

38 0 03Jul14	1 - S/I (1) Additional Napoleon BGD36NTR gas fireplace in Basement as per plan Note:		✓
39 14,377 21Aug14	1 - S/I Flat Ceramic Fireplace Hearth Approx. 12" Deep x 60" Wide - Standard Colour Selections Note:~		✓
40 14,379 21Aug14	2 - Fireplace Accessory - Variable Speed Blower - To supply and install (2) variable speed fan kits - Wiring for Fan Kit is included in price - (1) Great Room, (1) Basement Note:~		

Granite

41 0 03Jul14	1 - S/I Granite countertop w/ 4" backsplash in lieu of standard laminate countertop in Kitchen - standard colour selections Note:*B-1		
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Hardwood

42 0 03Jul14	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Great Room Note:*B-1		✓
43 3,693 21Aug14	1 - S/I Symmetry 3-1/2" x 3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Hall (including nosing) Note:~		✓
44 3,694 21Aug14	1 - S/I Symmetry 3-1/2" x 3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room Note:~		✓
45 3,695 21Aug14	1 - S/I Symmetry 3-1/2" x 3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Library/Bedroom 3 Note:~		✓
46 3,697 21Aug14	1 - S/I Symmetry 3-1/2" x 3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Bedroom 2 Note:~		✓



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47	1 - S/I Symmetry 3-1/2" x 3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Master Bedroom (including walk-in closet) Note:-		
3,696			
21Aug14			

Heating and Air Conditioning

48	1 - Custom Change - Relocate furnace, hot water tank and HRV location (pre construction only) Note:		
0			
03Jul14			
49	1 - S/I Terminated Gas Line for Future BBQ as per plan Note:-		
14,661			
21Aug14			
50	1 - S/I Air Conditioner - 2.0 Ton GSX13-024 Note:		
0			
21Aug14			

Miscellaneous

51	1 - S/I Gentek Sequoia Select dark siding in lieu of standard colour selections Note:		
0			
03Jul14			
52	1 - Flat Ceiling up to 2000 sq ft (including paint) Note:-		
14,370			
21Aug14			

Paint

53	1 - Upgrade to Custom Stain throughout - includes (1) fireplace Note:-		
19,460			
21Aug14			
54	1 - S/I (4) Paint ColourS throughout - Sherwin Williams Low Sheen Note:		
0			
21Aug14			

Plumbing

55	1 - S/I 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet and Sink Note:		
0			
03Jul14			
56	1 - S/I Fridge Water Line in Kitchen Note:-		
19,479			
21Aug14			
57	3 - S/I (3) Delta Lahara 2538-SS Brilliance Stainless 4" Centreset Lavatory Faucets in lieu of Standard - (1) Main Bathroom, (2) Ensuite Note:-		
14,579			
21Aug14			
58	1 - S/I (1) Delta Lahara T17238-SS Brilliance Stainless Shower Faucet in lieu of Standard in Ensuite Note:-		
14,589			
21Aug14			
59	4 - S/I (4) Sink Shut Off Valves - (1) Kitchen, (1) Main Bathroom, (2) Ensuite Note:-		
14,613			
21Aug14			
60	1 - S/I (1) Delta Leland 9178-AR-DST- Arctic Stainless Single Handle Pull Down Faucet in lieu of standard in Kitchen Note:-		
24,085			
21Aug14			
61	1 - S/I (1) Delta Lahara T14438-SS Brilliance Stainless Tub/Shower Faucet in lieu of Standard in Main Bathroom Note:-		
14,588			
21Aug14			



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62	1 - S/I (1) Delta Lahara T2738-SS Brilliance Stainless 3-Hole Roman Tub Faucet in lieu of Standard in Ensuite Note:- 21Aug14			
63	1 - Accommodate for stackable washer/dryer in Laundry Room Note: 21Aug14			5

Railings

64	1 - S/I 5" Boxed Newel Posts w/ cap (no inset) in lieu of standard newel posts throughout Basement staircase Note: 21Aug14			
65	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned Note:- 21Aug14			

Trim

66	1 - S/I Double Colonial swing doors in lieu of standard single Colonial swing door to Master Bedroom Note: 03Jul14			5
67	1 - S/I Level 2 Baseboards and Casings in lieu of standard throughout Note: 21Aug14			

1A	The Purchaser is a licensed real estate agent and is waiving his 2% co operating commission of \$8246.00 (which is 2% of net of Hist purchase price \$412,300) in exchange for a reduction in purchase price of \$8246.00 Note: Workshee			
2A	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			
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	Ceramic tile from Builders Bonus Selection, installed in foyer and the kitchen and eatin area as per plan Note: Workshee			
5A	#1 Common Natural Oak from Builders Bonus selection, installed in the great room, as per plan Note: Workshee			
6A	Included in this purchase price is a total of \$39,550.00 (including HST) in upgrades, which the purchaser is to select at Phoenix decor centre Note: Workshee			