



CONSTRUCTION SUMMARY

Fernbank Crossing - DCR Phoenix Development Corporation Limited

PURCHASERS: KIM HIENG UNG and MICHAEL WRIGHT

TEL: RES.: 613-836-0598

LOT / PHASE 103 / 2A	STREET 68 GINSENG TERRACE	HOUSE TYPE YARMOUTH (511) ELEV B (+MEDIA) 4 BED	CLOSING DATE 08-Jan-15
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 15Jul14	1 - Enlarge window in Laundry Room from 28x48 to 36x48 Note:		5
2 0 15Jul14	1 - Delete (1) standard 72x64 window in Breakfast Area - S/I (1) 60x48 window as per plan Note:*Kitchen Re-design		5
3 0 15Jul14	1 - S/I (3) 48x64 casement windows in lieu of (2) standard 60x48 windows in Family Room Note:		5
4 0 15Jul14	1 - Enlarge (2) existing windows in Basement from 36x24 to 56x24 and relocate as per plan Note:		5
5 0 15Jul14	1 - Enlarge front entry door from 32"w to 36"w (sidelights reduced to 10"w each) Note:		5
6 0 15Jul14	1 - Enlarge window in Media Centre from 48x48 to 60x48 Note:		5
7 14,486 15Jul14	1 - Upgrade to Casement Windows - Construction requirements may limit where casements can be employed. Casements sizes may vary from original specifications. Glazing requirements may restrict window sizes. Casements are not available in the basement. Note:~		5
8 0 15Jul14	1 - Delete (1) standard 56x24 window in Basement Note:*Use credit towards enlarged windows in Basement		
9 0 15Jul14	1 - Relocate patio door to Breakfast Area in Kitchen to accomodate Kitchen re-design Note:Operable side next to Family Room		5

Fireplace

10 0 15Jul14	1 - Relocate gas fireplace in Great Room as per plan Note:		5
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Hardwood

11 0 15Jul14	1 - S/I Silhouette Classic Collection 3-1/4"x3/4" Hardwood Flooring in lieu of standard carpet in Lower Hall, Living/Dining Room Note:*Select and Better		5
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Miscellaneous

12 0 15Jul14	1 - Delete door and nib walls to water closet in Main Bathroom Note:		5
13 0 15Jul14	1 - Raise height of openings between Lower Hall and Kitchen/Great Room AND between Breakfast Area and Great Room - drywall tight to underside of beams Note:		5
14 0 15Jul14	1 - Delete coffered ceiling in Dining Room Note:		5
15 0 15Jul14	1 - Create opening between Kitchen and Dining Room approx. 36"w and raise door height - drywall tight to underside of beam Note:*Kitchen Re-design		5



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16 0 15Jul14	1 - Build drywall box around fireplace approx. 5'w x 9'h w/ 4"d returns and raise box 12" AFF Note:		
17 0 15Jul14	1 - S/I (2) Equal sized walk-in closets in Master Bedroom - approx. 6'5"x6' each Note:		
18 0 15Jul14	1 - Relocate and enlarge closet in Bedroom #2 from 5'w to 8'w as per plan Note:		
19 0 15Jul14	1 - S/I Pass thru between Bedroom #3 and #4 approx. 64"w x 6'10"h - drywall opening, no jam or casing Note:		
20 0 15Jul14	1 - Delete half wall next to toilet in Ensuite Bathroom Note:		

Plumbing

21 0 15Jul14	1 - S/I 3-piece plumbing rough-in (for future tub, toilet and sink) in lieu of standard 2-piece rough-in in Basement Note:	
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Stairs

22 0 15Jul14	1 - Upgrade Upper Basement Stairs to Oak in lieu of Standard Carpet including Landing Note:	
23 0 15Jul14	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet including Landing Note:	

Trim

24 0 15Jul14	1 - S/I Double Colonial entry swing doors in lieu of standard single entry swing door at Bedroom #2 Note:	
25 0 15Jul14	1 - Enlarge vestibule French door from 32"w to 36"w (sidelights reduced to 10"w each) Note:	



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1A	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:			
Offer				
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:			
Offer				
Workshee				
3A	THE LOT PREMIUM OF \$25,000 IS INCLUDED IN THE PURCHASE PRICE Note:			
Offer				
Workshee				
4A	Supply and install Symmetry 3 1/2 inch X 3/4 inch Pre-Finished Engineered hardwood in the living and dining room as indicated on attached Schedule B-2. Choice of wood and stain colour to be determined at the Decor Center. Included in the purchase price Note:			
Offer				
Workshee				
5A	The Purchasers are to receive \$500 in upgrades for the referral from Phoenix Home Owners Vivian Peh and Winston Gaw (Heritage Hills) at 321 Wallaceburg Court Kanata K2T0C3 are to receive a cheque for \$250 after this closes for the referral. Note:			
Offer				
Workshee				

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