

**CONSTRUCTION SUMMARY****Fernbank Crossing - DCR Phoenix Development Corporation Limited****PURCHASERS:** Laurie Ann Monica MacLeod and Roderick Ryan Kyd**TEL:** RES.: 613-435-1952 BUS.: 613-858-3557

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
118 / 2A	173 BALIKUN HEIGHTS	SARATOGA (43-5) ELEV A 4 BED	11-Dec-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Aug14	1 - Cartier Kitchens - S/I Upgraded handles on drawers in Kitchen - Richelieu 82333 195 Cup Pull NoteCup pull to be installed on top rail of all top drawers	
2 0 20Aug14	1 - Cartier Kitchens - Increase length of Kitchen on stove/fridge wall by approx. 4ft. by adding approx. 3ft pantry and 1ft. base and upper - Line 3 Note:	h
3 0 20Aug14	1 - Cartier Kitchens - Increase height of uppers to reach 93" (36"h uppers installed at 21" above the counter to accommodate light valance - Line 3 Note:	
4 0 20Aug14	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 3 Note:	
5 0 20Aug14	1 - Cartier Kitchens - (1) Mullion glass door (upper corner cabinet) Note:	h
6 0 20Aug14	1 - Cartier Kitchens - Add light valance - recessed with detail (Richelieu #K1600115) Note:	
7 0 20Aug14	1 - Cartier Kitchens - (5) sets of pot/pan drawers c/w (1) wide top drawer each - Line 3 Note(1) handle per drawer	
8 14,202 20Aug14	1 - Cartier Kitchens - Accommodate for OTR MW/Fan - S/I Cabinet in lieu of Standard Microwave Shelf Note:~	h
9 0 20Aug14	1 - Cartier Kitchens - (2) Mullion glass doors (centre cabinet right of sink) Note:	h
10 0 20Aug14	1 - Cartier Kitchens - rotate island 90 degrees and widen by approx. 6" Note:	
11 0 20Aug14	1 - Cartier Kitchens - Add (6) dummy doors - (3) to each side of island - Line 3 Note:	
12 0 20Aug14	1 - Cartier Kitchens - Upgrade all drawers in Kitchen to soft close - Blumotion tandem box full extension Note:	
13 0 20Aug14	1 - Cartier Kitchens - Add crown moulding - 3.5" veneer Note:	
14 0 20Aug14	1 - Cartier Kitchens - 24"d fridge upper and side panel (fridge space increased to 37"w x 72"h) - Line 3 Note:	h
15 14,685 20Aug14	1 - Cartier Kitchens - Accomodate for Slide-In Stove (Filler Panels and Countertop Modifications) Note:~	
16 0 20Aug14	1 - Cartier Kitchens - Add 2-bin pull-out recycle centre attached to door next to sink (Richelieu #461321100) Note:	



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17 0 20Aug14	8 - Cartier Kitchens - Extend (8) upper cabinets out to 13"d Note:		
18 0 20Aug14	1 - Cartier Kitchens - increase depth of island by approx. 12" by adding 12"d cabinets on the back - Line 3 Note:		3
19 0 20Aug14	1 - Cartier Kitchens - Delete standard bank of drawers Note:		
20 0 20Aug14	2 - Cartier Kitchens - S/I (2) Pull-outs in bottom portion of pantry Note:		
21 0 20Aug14	1 - Cartier Kitchens - Replace (2) standard pantries and desk w/ base and uppers Note:		3
22 0 20Aug14	1 - Cartier Kitchens - flush furniture kick on island Note:		
23 0 20Aug14	1 - Cartier Kitchens - Modify Laundry Room cabinets with a base open shelf in place of (2) standard doors - inside dimension of each open shelf 14"h x 25.75"w Note:		3

Carpet

24 0 20Aug14	1 - Westboro - S/I Level 3 carpet in lieu of standard carpet in Upper Hall and all Bedrooms Note:		
25 0 20Aug14	1 - Westboro - S/I ViscoPro 10lb underpad in lieu of standard underpad in Home Office Note:		
26 0 20Aug14	1 - Westboro - S/I ViscoPro 10lb underpad in lieu of standard underpad in Upper Hall and all Bedrooms Note:		
27 0 20Aug14	1 - Westboro - S/I Level 3 carpet in lieu of standard carpet in Home Office Note:		

Ceramic

28 0 20Aug14	1 - S/I Listello in Main Bathroom shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		
29 0 20Aug14	1 - S/I (1) Upgraded grout colour Note:		
30 0 20Aug14	1 - S/I Listello around soaker tub in Ensuite Bathroom - (1) band, (3) tiles high Note:		
31 14,205 20Aug14	1 - Delete all Ceramic Bathroom Accessories Throughout Note:-		
32 0 20Aug14	1 - S/I Standard ceramic Kitchen backsplash in brick pattern Note:		



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INV#	QTY	EXTRA / CHANGE	
33 0 20Aug14	1 - S/I Level B ceramic tile in lieu of standard ceramic tile in Kitchen Note:		5
34 0 20Aug14	1 - S/I Level B ceramic tile in lieu of standard ceramic tile in Foyer and Powder Room Note:		5
35 0 20Aug14	1 - Standard wall tile in Ensuite shower to be installed horizontally Note:		
36 0 20Aug14	1 - Extra to S/I 12x24 tile in Kitchen in staggered pattern Note:		5
37 0 20Aug14	1 - Extra to S/I 12x24 tile in Foyer and Powder Room in staggered pattern Note:		5

Doors and Windows

38 0 18Jun14	1 - Relocate and enlarge (1) existing Basement window from 36x24 to 56x24 - Opposite Garage Side Note:	5
39 0 18Jun14	1 - Enlarge (1) existing Basement window from 36x24 to 48x24 - Opposite Garage Side Note:	5
40 0 20Aug14	1 - S/I R16 Insulated Garage door in lieu of standard Garage door Note:	5

Electrical

41 14,624 20Aug14	1 - S/I (1) Directional 4" PAR 20 Potlight over Kitchen sink - Brushed Nickel (Non-Insulated) Connected to Separate Switch Note:~	5
42 14,623 20Aug14	1 - Delete (2) standard light fixtures in Kitchen - S/I (3) Capped Light Outlets centered above island - connected to separate switch Note:~	5
43 14,318 20Aug14	1 - S/I 2 inch PVC Conduit from Basement to Attic Note:~	5
44 24,086 20Aug14	4 - S/I (4) GAL 301090 Black Exterior Light Fixtures in lieu of Standard - (1) at front door, (2) at Garage, (1) at patio door Note:~	5
45 14,649 20Aug14	1 - S/I Join all Central Vacuum Rough-in and running master pipe in Garage NoteIncludes (1) electrical outlet	
46 0 20Aug14	1 - Delete (2) standard TEL jacks - S/I (7) Data Outlets Note:	5
47 14,641 20Aug14	1 - S/I (1) Soffit Outlet w/ Switch as per plan Note:~	5
48 14,365 20Aug14	1 - S/I (1) Separate circuit plug in Basement - 15amp, 120v - Central Vac Canister/Mircrowave/Freezer/Sump Pump/Gas Dryer Note:~	5



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49	2 - S/I (2) Standard Plug Outlets in Garage Note:- 14,648 20Aug14		✓
50	1 - Delete (2) standard TEL jacks - S/I (1) Additional TV jack Note: 0 20Aug14		✓
51	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:- 14,650 20Aug14		✓
52	1 - S/I (1) Vac Pan in Kitchen as per plan - includes plate, wiring & flex piping - White Note:- 14,652 20Aug14		✓
53	4 - S/I (4) A16013-11 Three Light Vanity Fixtures - Brushed Nickel w/ Marble Glass - in lieu of Standard Vanity Light Fixtures - (1) Powder Room, (1) Main Bathroom, (2) Ensuite Note:- 17,137 20Aug14		✓
54	7 - S/I (7) Directional 4" PAR 20 Potlights in Kitchen - Brushed Nickel (Non-Insulated) Connected to Existing Switch Note:- 14,624 20Aug14		✓
55	6 - Reinforce Existing Light Outlets in Dining Room, above Main Staircase, Master Bedroom, Bedroom #2, #3, and #4 for Heavier Fixtures Note:- 19,538 20Aug14		✓
56	1 - S/I (7) Halogen Puck Lights c/w Transformer and Switch as per Plan Note:- 14,647 20Aug14		✓
57	1 - Orbital - S/I Single speaker pre-wire and (1) speaker binding post single gang wall plate in Great Room Note: 0 20Aug14		✓
58	1 - S/I Straight Run Conduit for Cables w/ Blank Finishing Plates and (1) Additional Standard Electrical Outlet in Home Office - conduit to terminate in Basement Note: 0 20Aug14		✓
59	1 - Delete (2) standard GAL 680112 pewter light fixtures - S/I (6) Directional 4" PAR 20 Potlights in Great Room - White (Non-Insulated Ceiling) Connected to 3-Way Switch Note:- 14,621 20Aug14		✓
60	1 - S/I (1) Additional standard plug outlet in Kitchen island (20amp) Note:- 16,709 20Aug14		✓
61	3 - S/I (3) 2-port wall plates for Data and Cable - (1) Great Room, (1) Home Office, (1) Master Bedroom Note: 0 20Aug14		✓

Fireplace

62	1 - S/I Drywall box around fireplace approx. 5'w x 9'h w/ 4"d returns - raise fireplace box 6" AFF Note: 0 18Jun14		✓
63	1 - Fireplace Accessory - Variable Speed Blower - To supply and install a variable speed fan kit. Wiring for Fan Kit is included in price. Note:- 14,379 20Aug14		

Granite



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64	0	1 - S/I Level 4 granite countertop in lieu of standard colour selections in Kitchen Note: go from redesigned kitchen with standard granite to redesigned kitchen with level 4 granite.
65	0	1 - Additional granite needed for Kitchen re-design - standard colour selections Note: 17.14 sq.ft.
66	0	1 - Stone Design to contact Purchasers to select slab for Kitchen Rod Kyd & Laurie MacLeod (613) 295-4507 laumacleod@hotmail.com Note:

Hardwood

67	0	1 - S/I Symmetry 3-1/2"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Great Room and Dining Room Note: *B-1
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Heating and Air Conditioning

68	14,444	1 - S/I Rinnai Tankless Hot Water System (R75LSIN) in lieu of standard 50 gallon tank (The system continues as a Rental with Direct Energy) Note: ~
69	14,661	1 - S/I Terminated Gas Line for Future BBQ as per plan Note: ~

Miscellaneous

70	0	1 - S/I Open shelves in Ensuite Bathroom as per plan - approx. 2'3" wide w/ (4) white MDF shelves Note:
71	0	1 - S/I Linen closet in Upper Hall as per plan - c/w (4) white MDF shelves and (1) pair of Colonial swing closet doors Note:
72	0	1 - Close opening between Dining Room and Kitchen - extend adjacent wall to 28" Note:
73	0	1 - S/I Roxul sound dampening insulation between Bedroom #4 and Upper Hall Note:
74	0	1 - S/I Finished Garage c/w R22 insulation, vapour barrier and drywall (muted, sanded, ready for paint) - concrete portion of foundation to remain exposed Note:
75	0	1 - S/I Roxul sound dampening insulation between Bedroom #2 and Master Bedroom Note:
76	0	1 - Extend standard bulkhead in Kitchen to approx. 11.5"h x 28"d and angle at corner cabinet Note:
77	0	1 - Upgrade insulation in Garage ceiling from R31 to R50 where room above is heated Note:



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78	0	1 - S/I Flat ceilings in lieu of standard stippled ceiling throughout Main Floor	
20Aug14		Note:	
79	0	1 - Delete all standard Bathroom mirrors throughout	
20Aug14		Note:	

Paint

80	0	1 - S/I Upgraded stain on railings and spindles	
20Aug14		Note:	
81	0	1 - S/I Upgraded stain on standard Oak beam fireplace mantle	
20Aug14		Note:	

Plumbing

82	14,616	1 - S/I Rough-In for Future Bar Sink in Basement	5
18Jun14		Note:~	
83	0	1 - S/I Rough-In for Future Laundry Tub in Basement	5
18Jun14		Note:	
84	14,613	6 - S/I (6) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (1) Main Bathroom, (2) Ensuite, (1) Laundry Room	
20Aug14		Note:~	
85	19,479	1 - S/I Fridge Water Line in Kitchen	5
20Aug14		Note:~	
86	0	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard shower stall in Ensuite Bathroom	5
20Aug14		Note:	
87	0	1 - S/I (1) Delta Pilar 980T-AR-DST Brilliance Stainless Faucet w/ H2O Technology with RP50781-AR Soap Dispenser in lieu of standard in Kitchen	
20Aug14		Note:~ Faucet to be installed in the centre of the sink - off/on handle to be installed on left hand side - soap to be installed on right hand side	
88	14,304	1 - S/I Maax Casa Soaker Tub (101092-000) in lieu of Standard Tub in Main Bathroom - 60x30	5
20Aug14		Note:~	
89	0	1 - S/I Maax Reveal clear glass shower doors in lieu of standard sliding shower doors in Ensuite Bathroom	
20Aug14		Note:	
90	14,769	1 - S/I Delta T4705 Classic Roman Tub Faucet with Handshower in lieu of standard in Ensuite	
20Aug14		Note:~	

Railings

91	0	1 - S/I Oak nosing under spindles in Upper Hall	5
20Aug14		Note:	

Stairs

92	0	1 - Upgrade Main Staircase to Oak	5
18Jun14		Note:	



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Trim

93 0 18Jun14	3 - S/I Colonial swing closet doors in lieu of standard panel sliding closet doors in Bedrooms #2, #3, and #4 Note:	✓
94 0 20Aug14	1 - S/I Level 1 Baseboards and Casings in lieu of standard throughout Note:	
95 14,532 20Aug14	1 - S/I Single French Door - paint grade, clear glass - in lieu of existing Colonial Swing Door at Home Office Note:~	✓

1A Offer Worksheet	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:	
2A Offer Worksheet	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 Worksheet	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 Worksheet	Supply and install Symmetry 3 1/2 inch X 3/4 inch Pre-Finished Engineered Hardwood in the Great room (living room) and Dining room-noted on attached Schedule B-2 . Selection of wood and stain to be done at the Decor Center. Included in the purchase Note:	