



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
125 / 2	283 PERCHERON WAY	CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 09Sep15	1 - Cartier Kitchens - Delete 39" of base and upper cabinets on buffet wall Note:	
2 0 09Sep15	1 - Cartier Kitchens - Increase height of uppers to reach 96" (42"h uppers installed at 18" above countert) Note:	
3 0 09Sep15	1 - Cartier Kitchens - Delete upper above stove and 6" of uppers each side of stove to leave 42" space for 36"w chimney style hood fan Note:	
4 0 09Sep15	1 - Cartier Kitchens - Add crown moulding above upper cabinets - Large 3.5" wood veneer Note:	
5 0 09Sep15	1 - Cartier Kitchens - Add light valance below upper cabinets - plain recessed wood veneer Note:	
6 0 09Sep15	1 - Cartier Kitchens - Upgrade fridge upper to 24"d and add side panel Note:	
7 0 09Sep15	1 - Cartier Kitchens - Adjust position of stove to create equal uppers each side Note:	
8 0 09Sep15	1 - Cartier Kitchens - Increase fridge space to approx. 38.75"w x 72"h Note:	
9 0 09Sep15	1 - Cartier Kitchens - re-locate microwave to island - base microwave cabinet w/ pot/pan drawer in lieu of standard Note:	
10 0 09Sep15	1 - Cartier Kitchens - pot/pan drawer cabinet c/w one wide top drawer - right of stove Note:	
11 0 09Sep15	1 - Cartier Kitchens - add top drawer to cabinet left of stove Note:	
12 0 09Sep15	1 - Cartier Kitchens - re-locate bank of drawers to left of dishwasher Note:	
13 0 09Sep15	1 - Cartier Kitchens - re-design uppers on buffet wall to (2) single uppers at each end and double door upper in middle Note:	
14 0 09Sep15	1 - Cartier Kitchens - add (2) plain clear glass inserts and (2) matching interiors - one to each end of buffet uppers Note:	
15 0 09Sep15	1 - Cartier Kitchens - add (2) rows of scalloped wine rack to middle cabinet on buffet wall Note:	
16 0 09Sep15	1 - Cartier Kitchens - add one plain clear glass door and matching interior to upper angled corner cabinet Note:	
17 0 09Sep15	1 - Cartier Kitchens - upgrade all drawers in Kitchen to soft close - includes tandem box w/ full extension heavy duty slides Note:	



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
125 / 2	283 PERCHERON WAY	CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE	

Ceramic

18 0 09Sep15	1 - S/I Listello in Ensuite shower - (1) band, (3) tiles high - installed 2/3 up wall Note:	
19 0 09Sep15	1 - S/I Sarana Stone Medley SP215MS Multi-Size ceramic backsplash in lieu of standard Olympia 3x6 ceramic backsplash in Kitchen - tile to continue up and behind chimney hood fan to ceiling (approx. 42"w x 42"h additional tile needed) Note:	
20 0 09Sep15	2 - S/I (2) Upgraded grout colours Note:	
21 0 09Sep15	1 - S/I Listello around soaker tub in Ensuite - (1) band, (3) tiles high Note:	
22 0 09Sep15	1 - S/I Listello around soaker tub in Ensuite #2 - (1) band, (3) tiles high Note:	

Doors and Windows

23 0 11Aug15	1 - S/I (1) 36"w Element MHD-404-328-1 (2248) front entry door; (2) Element MHD-450-328-1 (848) sidelights; and (1) Element T-328 transom in lieu of standard Note:	
24 0 09Sep15	1 - S/I (1) Electric keypad for Garage door opener Note:	
25 14,325 09Sep15	2 - S/I (2) 1/2 horse power belt Garage door openers for a metal door including (2) remotes Note:~	

Electrical

26 14,621 09Sep15	1 - S/I (4) Directional 4" PAR 20 Potlights in Study - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~	
27 14,650 09Sep15	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:~	
28 14,622 09Sep15	1 - S/I (1) Directional 4" PAR 20 Potlight in Upper Hall Niche - White (Insulated ceiling) Connected to Separate Switch Note:~	
29 19,536 09Sep15	1 - S/I (1) Capped Light Outlet in Family Room - connected to existing switch Note:~	
30 0 09Sep15	1 - S/I (1) Reinforced capped Light Outlet in Living Room - connected to existing switch Note:	
31 14,349 09Sep15	1 - Delete (5) standard TEL jacks - S/I (8) Computer data outlets (RJ-45) Note:~	
32 14,638 09Sep15	1 - S/I (1) GAL 208612 Pewter Wall Sconce in Basement Stairwell - Connected to Existing Switch as per plan Note:~	



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
125 / 2	283 PERCHERON WAY	CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE	

33	1 - S/I (1) Soffit plug w/ switch Note:~ 19,540 09Sep15		
34	3 - S/I (3) Vac Pan Under Counter Sweeps, includes plate, wiring & flex piping - (1) Kitchen (white), (1) Laundry Room (white), (1) Foyer (white) Note:~ 14,652 09Sep15		
35	3 - S/I (3) Standard electrical outlets in Basement Note:~ 0 09Sep15		
36	1 - S/I (4) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~ 14,621 09Sep15		
37	1 - S/I (7) Halogen Puck Lights Under Kitchen Cabinets c/w Transformer and Switch as per plan Note:~ 16,720 09Sep15		
38	3 - Delete (3) standard light fixtures in Upper Halls - S/I (3) Directional 4" PAR 20 Potlights - White (Insulated ceiling) Connected to Existing Switch Note:~ 14,622 09Sep15		
39	1 - S/I (4) Directional 4" PAR 20 Potlights in Family Room - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~ 14,621 09Sep15		
40	1 - S/I (4) Directional 4" PAR 20 Potlights in Dining Room - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~ 0 09Sep15		
41	1 - Upgrade standard light switch in Master Bedroom to 3-way switch as per plan Note:~ 19,528 09Sep15		
42	1 - Reinforce Light Outlet above Main Staircase for Heavier Fixture Note:~ 19,538 09Sep15		
43	1 - S/I (1) Weather Proof Plug at Balcony Note:~ 19,505 09Sep15		

Fireplace

44	1 - S/I Raised Granite Fireplace Hearth Approx. 12" High x 12" Deep x 70" Wide - Standard Colours Note:~ 0 11Aug15		
45	1 - S/I Model 500 Oak Surround Mantle - Finished - in lieu of Standard Beam Mantle - 68 inch Wide Note:~ 14,382 09Sep15		
46	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 09Sep15		

Granite

47	1 - S/I Granite surround at Family Room fireplace approx. 6"w - standard colours Note:~ 0 09Sep15		
48	1 - S/I Level 1 Granite Countertops in lieu of Standard in Kitchen Note:~ 0 09Sep15		



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
125 / 2	283 PERCHERON WAY	CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE	
49	1	Stone Design to contact purchaser to select slab for Kitchen	
	Franklin Jin & Gabby Chen frankjin_ss@hotmail.com gabbychen2008@hotmail.com Note:		
0			
09Sep15			

Hardwood

50	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall	
0	Note:		
11Aug15			
51	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Bedroom #2	
0	Note:		
09Sep15			
52	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Bedroom #4	
0	Note:		
09Sep15			
53	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room	
0	Note:		
09Sep15			
54	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Study	
0	Note:		
09Sep15			
55	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Family Room	
0	Note:		
09Sep15			
56	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Master Bedroom (including walk-in closet)	
0	Note:		
09Sep15			
57	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Bedroom #3	
0	Note:		
09Sep15			
58	1	S/I Wickham 3-1/4"x3/4" Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall (including nosing)	
0	Note:		
09Sep15			

Heating and Air Conditioning

59	1	S/I Terminated Gas Line for Future BBQ as per plan	
14,661	Note:-		
09Sep15			
60	1	S/I Terminated Gas Line for Future Gas Fireplace in Basement	
0	Note:Gas line only - does not include vent		
09Sep15			
61	1	Main Gas Line Increased to 1-1/4" to accommodate Two or More gas line upgrades	
17,135	Note:-		
09Sep15			
62	1	S/I Amana/Goodman 13 Seer (R-410A) GSX13048 (4.0 TON). Included Electrical by S&S	
26,124	Note:-		
09Sep15			
63	1	S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen	
19,731	Note:-		
09Sep15			



CONSTRUCTION SUMMARY

Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
125 / 2	283 PERCHERON WAY	CHEESAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE	

64	1 - S/I Terminated Gas Line for Future Dryer as per plan	
14,662	Note:~	
09Sep15		

Miscellaneous

65	1 - Enlarge opening between Kitchen and Dining Room to approx. 72"w	
0	Note:	
11Aug15		
66	1 - Relocate Linen closet in Upper Hall to create larger walk-in closet in Master Bedroom - Reduce walk-in closet in Bedroom #2 to accommodate Linen closet as per plan	
0	NoteDoor in to Bedroom #2 to be relocated	
11Aug15		
67	1 - Extend Foundation walls to approx. 9' high	
0	Note:	
11Aug15		
68	1 - Convert roof above front porch in to balcony for Bedroom #2 - S/I (1) Garden door w/ Craftsman mullions; 42"h aluminum railings; and (1) GAL 301830 exterior light fixture connected to switch	
0	Note:	
11Aug15		
69	1 - S/I Finished Garage c/w R12 insulation, vapour barrier and drywall (mudded, taped and ready for paint) - concrete portion of foundation to remain exposed	
0	Note:	
09Sep15		
70	1 - Upgrade insulation in Garage ceiling from R31 to R50 where room above is heated	
0	Note:	
09Sep15		
71	1 - Flat ceilings in lieu of stippled ceilings throughout Main Floor only	
14,344	Note:~	
09Sep15		
72	1 - S/I 36"w Palmec Potenza Saturno 280 CFM Chimney Hood Fan in lieu of Standard Hood Fan in Kitchen	
0	Note9' ceiling	
09Sep15		
73	1 - S/I Radon gas rough-in - includes poly under slab and capped vent - does not include fan	
0	Note:	
09Sep15		

Paint

74	1 - S/I Upgraded stain on railings/spindles and fireplace mantles	
0	Note:	
09Sep15		
75	1 - S/I (1) Paint colour throughout - Dulux Mat	
0	Note:	
09Sep15		

Plumbing

76	1 - S/I Rough-In for Future Bar Sink in Basement	
0	Note:	
11Aug15		
77	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard shower stall in Ensuite - standard sliding shower doors to remain	
0	Note:	
11Aug15		
78	1 - S/I 3-Piece plumbing rough-in (for future tub, toilet and sink) in lieu of standard 2-piece rough-in in Basement	
0	Note:	
11Aug15		



CONSTRUCTION SUMMARY
Fernbank Crossing - 2287420 Ontario Inc.

PURCHASERS: BIAO CHEN and CHONG JIN

TEL: RES.: 613-265-3583

LOT / PHASE 125 / 2		STREET 283 PERCHERON WAY	HOUSE TYPE CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	CLOSING DATE 01-Mar-16
INV#	QTY	EXTRA / CHANGE		
79 0 09Sep15	1 - S/I Tankless hot water system in lieu of standard 50 US gal hot water tank NoteContinues as a rental w/ Direct Energy			
80 19,479 09Sep15	1 - S/I Fridge Water Line in Kitchen Note:~			
81 14,613 09Sep15	6 - S/I (6) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (1) Main Bathroom, (2) Ensuite, (1) Ensuite #2 Note:~			
82 24,085 09Sep15	1 - S/I (1) Delta Leland 9178-AR-DST- Arctic Stainless Single Handle Pull Down Faucet in lieu of standard in Kitchen Note:~			
83 14,769 09Sep15	1 - S/I Delta T4705 Classic Roman Tub Faucet w/ Handshower in lieu of standard Note:~			
84 0 09Sep15	2 - S/I (2) American Standard Studio Right Height Dual Flush Elongated Toilets in lieu of Standard - (1) Powder Room, (1) Ensuite Bathroom Note:			
Stairs				
85 0 11Aug15	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet Note:			
86 0 09Sep15	1 - S/I Oak stairs at Laundry Room Note:			
Trim				
87 0 11Aug15	1 - S/I (1) French door - paint grade, frosted glass - in lieu of standard Colonial door at water closet in Ensuite Note:			
88 0 11Aug15	1 - S/I (1) Pair of French doors - paint grade, clear glass - in lieu of standard Colonial doors at Study Note:			
89 19,444 09Sep15	1 - S/I Essex Interior Lever Door Handles in lieu of Standard Interior Door Knobs Throughout Note:~			
90 0 09Sep15	1 - S/I Level 1 Baseboards and Casings in lieu of standard throughout Note:			
91 0 09Sep15	1 - S/I Level 1 crown moulding in Dining Room Note:			
92 0 09Sep15	1 - S/I 2-Panel square top interior swing doors in lieu of standard Colonial swing doors throughout Note:			



PURCHASERS: BIAO CHEN and CHONG JIN				
CONSTRUCTION SUMMARY				
Fernbank Crossing - 2287420 Ontario Inc.				
TEL: RES.: 613-265-3583				
LOT / PHASE		STREET	HOUSE TYPE	CLOSING DATE
125 / 2		283 PERCHERON WAY	CHEASAPEAKE (508) ELEV F (2 ENS) 4 BED	01-Mar-16
INV#	QTY	EXTRA / CHANGE		
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.		
Offer		Note:		
Worksheet				
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.		
Offer		Note:		
Worksheet				
3A		\$25,000 Decor Centre Bonus - Purchaser can choose up to \$25,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value.		
Offer		HST included.		
Worksheet		Note:		
4A		Ceramic tile from Builder's Bonus Selection, installed in all wet areas; foyer, powder room, main bathroom, ensuites, laundry room (excluding basement laundry locations), kitchen and dinette, as per plan.		
Offer		Note:		
Worksheet				

This Document is Extremely Time Sensitive - Printed 10 Sep 15 at 13:09