



CONSTRUCTION SUMMARY
New Heritage Hills - 2287420 Ontario Inc.

PURCHASERS: Hong Thuy Trang and Nam Hoang Phan

TEL: RES.: 613-836-5372

LOT / PHASE 45 / Fernbank	STREET Cavesson Street	HOUSE TYPE PLATINA (512) ELEV A 4 BED	CLOSING DATE 24-Jun-14
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 14Jan14	1 - Cartier Kitchens - Cabinet modifications for plug to be added in island Note: please indicate location		5
2 0 14Jan14	1 - Cartier Kitchens - (2) Mullion glass doors w/ matching interior - (1) door on each upper corner cabinet Note:		5
3 12,244 14Jan14	1 - Cartier Kitchens - Extend height of uppers to reach 96" (42"h doors) - Line 2 Note:		

Ceramic

4 0 14Jan14	1 - S/I Listello in Main Bathroom shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		
5 0 14Jan14	1 - S/I Listello in Ensuite shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		
6 12,207 14Jan14	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Kitchen/Breakfast Area Note:~		5
7 0 14Jan14	1 - Standard 3x6 ceramic backsplash in Kitchen to be installed in brick pattern Note:		
8 0 14Jan14	1 - S/I Listello in Ensuite #2 shower - (1) band, (3) tiles high to be installed 2/3 up wall Note:		
9 0 14Jan14	1 - S/I Listello around soaker tub in Ensuite Bathroom - (1) band, (3) tiles high Note:		
10 0 14Jan14	1 - S/I (1) Upgraded grout colour Note:		

Doors and Windows

11 14,486 14Jan14	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
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Electrical

12 0 14Jan14	1 - Delete (1) standard TEL jack - S/I (1) Additional TV jack Note: Total of (4) TEL and (4) TV for the house		5
13 14,638 14Jan14	2 - S/I (2) Additional GAL 680112 Pewter Light Fixtures in Kitchen as per plan - Connected to Existing Switch Note:~		5
14 14,638 14Jan14	1 - S/I (1) Additional GAL 680112 Pewter Light Fixture Connected to Existing Switch in Family Room Note:~		5
15 19,503 14Jan14	1 - S/I (1) Standard Plug Outlet in Kitchen island Note:~		5



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16 14,640 14Jan14	1 - S/I (1) Outlet for Future Ceiling Fan c/w 3 Wires above Main Staircase - Reinforced for Heavier Fixture - Connected to 3-Way switch Note:-		5
17 14,659 14Jan14	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen - to be centered above island Note:-		5
18 14,638 14Jan14	1 - S/I (1) Additional GAL 680112 Pewter Light Fixture Connected to Existing Switch in Living Room Note:-		5

Fireplace

19 0 14Jan14	1 - Re-locate fireplace to end wall in family room, to be cantelevered out - single window to become 2 separate windows approx. 30"w X 64"h - see sketch for details Note:	5
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Granite

20 0 14Jan14	1 - Stone Design to contact Purchaser to select slab for Kitchen Christy Trang (613) 836-5372; (613) 720-1437 christy_trang@yahoo.ca Note:	
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Hardwood

21 12,274 14Jan14	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Family Room Note:-	5
22 12,276 14Jan14	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room Note:-	5
23 12,275 14Jan14	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note:-	5
24 12,279 14Jan14	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall and Computer Centre (including nosing) Note:-	5

Heating and Air Conditioning

25 14,660 14Jan14	1 - S/I Terminated Gas Line c/w 110V Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:-	5
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Miscellaneous

26 0 14Jan14	1 - Upgrade insulation in Garage ceiling from R-31 to R-40 where room above is heated Note:	5
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Paint

27 0 14Jan14	1 - S/I Upgraded stain on railing and newel posts Note:	
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28 14,357 14Jan14	1 - S/I (1) Paint colour throughout - Sherwin Williams Lo-Sheen Note:-		
29 14,434 14Jan14	2 - S/I (2) Additional paint colourS - Sherwin Williams Lo-Sheen Note:-		

Plumbing

30 14,616 07Oct13	1 - S/I Rough-In for Future Bar Sink in Basement Note:-		5
31 14,615 07Oct13	1 - S/I 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet and Sink NoteIncluded in purchase agreement		5
32 14,440 14Jan14	1 - S/I (1) Fridge Water Line in Kitchen Note:-		
33 0 14Jan14	1 - Enlarge Ensuite shower to include a 48"x48" acrylic base w/ ceramic tiled walls (standard tile selections) and Maax Reveal 71 clear glass shower doors in lieu of standard 4x3 shower insert Note:		5

Railings

34 12,271 14Jan14	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned Note:-		
35 12,264 14Jan14	1 - S/I Oak Modern Newel Posts in lieu of Standard Colonial Newel Posts on Main Staircase - to include volute step Noteno volute accessories.		

Stairs

36 12,260 14Jan14	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet Note:-		5
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Trim

37 19,444 14Jan14	1 - S/I Essex Interior Lever Door Handles throughout in lieu of Standard Interior Door Handles throughout Note:-		
38 14,538 14Jan14	1 - S/I Door Jamb and Casing to an existing opening at Home Office Note:-		
39 0 14Jan14	1 - Upgrade to Level 1 baseboards (MFP606-14) & Casings (MFP8900B2) throughout in lieu of standard Note:		
40 14,683 14Jan14	1 - S/I White Framed Mirror Sliders in lieu of Standard Panel Sliders - Bedroom # 2 Note:-		5



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45 / Fernbank	Cavesson Street	PLATINA (512) ELEV A 4 BED	24-Jun-14
INV#	QTY	EXTRA / CHANGE	
1A Offer Workshee	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 Workshee	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 Workshee	Supply and install a 3-pc basement plumbing rough-in indicated on Schedule B-2 included in the purchase price Note:		
4A Offer Workshee	The Purchasers are to receive \$1000 in upgrades in the Decor Center for the referral from future Phoenix Home Owners Thanh Van Duong Phan and Hien Thi Minh Huynh who Purchased Lot 34 Fernbank Crossing. NOTE: Hong Thuy Trang (lot 45 Fernbank Crossin Note:		
5A Offer Workshee	Supply and install a drain in the basement floor for a future bar sink-noted on Schedule B-2. The Purchasers are to pay \$271.20 (HST included) by Amendment at the first appointment in the Decor Center Note:		
6A Offer Workshee	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:		

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