



CONSTRUCTION SUMMARY
Strandherd Meadows - 1351083 Ontario Inc.

PURCHASER: Reeta Luthra

TEL: RES.: 613-837-0620

LOT / PHASE 12 / 5	STREET Street 4	HOUSE TYPE CHEASAPEAKE (508) ELEV B (2 ENS) 4 BED	CLOSING DATE 25-Oct-12
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 18May12	1 - Cartier Kitchens - Bevelled glass door and matching interior - upper angled corner cabinet Note:	
2 0 18May12	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 6 Note:	
3 0 18May12	1 - Cartier Kitchens - Move fridge to Buffet Wall as per cabinet plan Note:	6
4 0 18May12	1 - Cartier Kitchens - Extend height of upper cabinet to reach 93" (36"h doors) - Line 6 Note:	
5 0 18May12	1 - Cartier Kitchens - Built-in wall oven/microwave cabinet in lieu of standard cabinets - Line 6 Note:	2
6 0 18May12	1 - Cartier Kitchens - Cook top cabinet (in place of space for free-standing range) - Line 6 Note:	2
7 0 18May12	1 - Cartier Kitchens - Add pot & pan drawers to cook top cabinet - Line 6 Note:	2
8 0 18May12	1 - Cartier Kitchens - Delete upper above stove - Line 6 Note:	2
9 0 18May12	1 - Cartier Kitchens - Add upper angled end cabinet to end of uppers on Buffet Wall - Line 6 Note:	2
10 0 18May12	1 - Cartier Kitchens - Add base angled end cabinet to end of base cabinets on Buffet Wall - Line 6 Note:	2
11 0 18May12	1 - Cartier Kitchens - 24" d fridge upper with (2) side gables - Line 6 Note:	2
12 0 18May12	1 - Cartier Kitchens - S/I Laundry Room cabinets as per plan - Line 1 Note:	2
13 0 18May12	1 - Cartier Kitchens - Crown moulding - 3.5" wood veneer Note:	
14 0 18May12	1 - Cartier Kitchens - Light valance - Milano style (solid wood) Note:	
15 0 18May12	1 - Cartier Kitchens - S/I Base cabinets and laminate countertop in Fridge/Freezer Room in Basement - Line 1 Note:	2
16 0 18May12	1 - Cartier Kitchens - Bevelled glass door and matching interior - upper angled end cabinet Note:	2
17 0 18May12	1 - Cartier Kitchens - extend island by 36" to create eating counter - support for extended granite - horizontal panel and (2) square posts NotePrice does not include additional granite needed	2



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INV#	QTY	EXTRA / CHANGE
18 0 18May12	1 - Cartier Kitchens - Upgrade Powder Room vanity cabinet to Line 6 Note:	
19 0 18May12	1 - Cartier Kitchens - Add extra bank of drawers to Ensuite #2 Note:	Σ
20 0 18May12	1 - Cartier Kitchens - S/I (2) Top drawers in lieu of standard bank of drawers in Main Bathroom Note:	
21 0 18May12	1 - Cartier Kitchens - Extra cost for custom design in Ensuite Bathroom Note:	
22 0 18May12	1 - Cartier Kitchens - S/I Cabinets and laminate countertop in Basement Bathroom - Line 3 Note:	
23 0 18May12	1 - Cartier Kitchens - S/I Basement Bar as per plan - Line 3 Note:	Σ

Ceramic

24 50,350 22Mar12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Powder Room Note:~	Σ
25 50,358 22Mar12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Laundry Room Note:~	Σ
26 50,346 22Mar12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Kitchen/Breakfast Area Note:~	Σ
27 0 22Mar12	1 - Delete standard 4" granite backsplash in Kitchen - S/I Confections Avenue Mosaic Toffee Twist backsplash Note:	
28 5,264 18May12	1 - S/I Ceramic Tile - Level C - in lieu of Standard Ceramic in Foyer Note:~	
29 0 18May12	3 - S/I (3) Upgraded grout colours Note:	

Doors and Windows

30 6,898 22Mar12	1 - S/I Insulated Garage complete with R-12 batt insulation in the walls, vapour barrier, drywall and tape (concrete portion of foundation to remain exposed) Note:-No additional electrical to be done	Σ
31 10,341 22Mar12	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:	Σ

Electrical

32 6,993 22Mar12	2 - S/I (2) Additional standard cable outlets Note:~	Σ
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33 11,067 22Mar12	1 - S/I (1) Outlet for Future Ceiling Fan c/w 3 Wires - Reinforced for Heavier Fixture - Connected to Existing Switch in Family Room Note~		≤
34 11,060 22Mar12	3 - S/I (3) Additional Standard Telephone Jacks Note~		≤
35 11,077 22Mar12	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 Family Room Fireplace Note~		≤
36 11,053 22Mar12	1 - Reinforce Existing Light Outlet above Main Staircase for Heavier Fixture Note~		≤
37 11,062 22Mar12	1 - Delete standard cloud light in Kitchen - S/I (2) Standard GAL 680112 pewter light fixtures above island connected to existing switch as per plan Note~		≤
38 11,058 22Mar12	1 - S/I Decora Switches and Outlets in lieu of Standard Throughout Note~		
39 11,043 22Mar12	1 - S/I (5) 4" PAR 20 Potlights in Soffit - White (Non-Insulated) Connected to Separate Switch Note~		≤
40 14,657 18May12	1 - S/I Lighting Package #2 in lieu of Standard Throughout Note~ Do not install fixtures in Dining Room or above Main Staircase		
41 0 18May12	1 - S/I Henderson Security System Option A as per brochure details Note:		

Fireplace

42 7,204 22Mar12	1 - S/I Model 500 Oak Surround Mantle - Finished - in lieu of Standard Beam Mantle - 68 inch Wide Note~	
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Granite

43 46,238 22Mar12	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Main Bathroom - Standard Colours Note~ includes undermount sink; Silver Pearl	
44 46,245 22Mar12	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite Bathroom - Level 2 Note~ includes undermount sink; Kashmir Gold	
45 46,250 22Mar12	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite #2 - Level 2 Note~ includes undermount sink; Giblee	
46 5,323 18May12	1 - S/I Level 3 Granite Countertops in lieu of Standard in Kitchen Note~ Creme Bordeaux	
47 5,328 18May12	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Powder Room - Level 3 Note~ includes undermount sink; Creme Bordeaux	
48 0 18May12	1 - Additional granite needed for Kitchen island extension - Level 3 NoteCreme Bordeaux Price only for additional granite	

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49 0 18May12	1 - S/I Granite countertop with 4 inch Backsplash in lieu of Standard Laminate in Basement Powder Room - Level 2 Noteincludes undermount sink, sidesplash, backsplash; Giblee		
50 0 18May12	1 - S/I Granite countertop in lieu of standard laminate countertop at Basement Bar - Level 2 NoteIncludes undermount sink. No backsplash included in price; Giblee		
51 14,339 05Jun12	1 - S/I Flat Granite Fireplace Hearth Approx. 12" Deep x 60" Wide - Level 3 Note~ Creme Bordeaux 5		
52 0 05Jun12	1 - Granite surround at Family Room fireplace approx. 6"w - Level 3 NoteCreme Bordeaux		

Hardwood

53 42,921 22Mar12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note~ includes nosing and Oak front Entry Step where applicable			5
54 42,922 22Mar12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room Note~			5
55 42,920 22Mar12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Family Room Note~			5
56 42,923 22Mar12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Study Note~			5

Heating and Air Conditioning

57 8,169 22Mar12	1 - Harding - S/I Air Conditioner - 4.0 Ton - SSX14048 Note~			
58 0 24Apr12	1 - S/I CombiCor 75 hot water tank in lieu of standard Note:			

Miscellaneous

59 0 23Feb12	1 - Extend Foundation wall to approx. 9' high Note: Note floor to ceiling height will decrease if radiant flooring is taken due to the 2" styrofoam required under the slab.			5
60 0 22Mar12	1 - S/I Cedar deck off Breakfast Area - 19'x12' c/w stairs Note:			5
61 0 22Mar12	1 - Upgrade insulation in Garage ceiling from R31 to R40 where room above is heated Note:			5
62 0 22Mar12	1 - S/I Finished Basement c/w standard carpet, underpad, trim and lighting (approx. 1345 sq.ft.) Note:			5
63 0 22Mar12	1 - Extra to supply and install Bar Area in Finished Basement as per plan c/w standard level cabinetry, laminate countertop, bar sink, faucet and ceramic flooring Note:			5

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64 0 22Mar12	1 - Extra to supply and install radiant floor heating throughout Finished Basement Note: Note due to a 2" styrofoam required under the slab you will lose 2" in floor to ceiling height.		✓
65 0 22Mar12	1 - Main Bathroom re-design c/w ceramic flooring, double sink, ceramic enclosure w/ 3x5 acrylic base and Maax Kleara clear glass pivot doors Note:		✓
66 0 22Mar12	1 - S/I Open Basement staircase c/w standard Oak handrail and Colonial spindles in Lower Hall as per plan Note:		✓
67 0 22Mar12	1 - Extra to supply and install 2-piece Bathroom in Basement c/w standard level vanity, laminate countertop, plumbing fixtures, ceramic flooring and lighting Note:		✓
68 0 22Mar12	1 - Ensuite Bathroom and closet re-design Note vanity priced separately through Cartier Kitchens		✓
Paint			
69 0 22Mar12	1 - S/I (1) Paint colour throughout - Sherwin Williams Lo-Sheen Note Add \$150 for each additional colour		
70 8,185 22Mar12	1 - S/I Upgraded stain colour throughout Note:~		
Plumbing			
71 14,616 23Feb12	1 - S/I Rough-In for Future Bar Sink in Basement as per plan Note:~		✓
72 14,614 23Feb12	1 - S/I 2-Piece Plumbing Rough-In in Basement for Future Toilet and Sink Note:~		✓
73 8,297 22Mar12	1 - S/I (1) Fridge Water Line in Kitchen Note:~		✓
74 10,899 22Mar12	9 - S/I (9) Sink Shut Off Valves - (1) Kitchen, (1) Powder Room, (2) Ensuite, (2) Main Bathroom, (1) Ensuite #2, (1) Basement Powder Room, (1) Basement Bar Note:~		
75 11,504 22Mar12	1 - Upgrade Standard Maax Palace Soaker Tub in Ensuite Bathroom to Whirlpool (100082-092) Note:~		
76 0 18May12	1 - S/I (2) American Standard Cadet 3 Right Height Elongated Toilets in Bone colour in lieu of standard toilets - (1) Powder Room, (1) Basement Note:		
77 0 18May12	1 - S/I (2) Delta Dryden 751-SS 1-hole lavatory faucets w/ riser in lieu of standard faucets - (1) Powder Room, (1) Basement Note to be used w/ vessel sinks; to be installed on right hand side of sink		
78 14,611 18May12	4 - S/I (4) American Standard 0614000 Studio Undermount Sinks in lieu of Standard undermount sinks - (1) Main Bathroom, (2) Ensuite, (1) Ensuite #2 Note:~		



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79	3 - S/I (3) Delta Lahara T17238-SS Brilliance Stainless Shower Faucets in lieu of Standard - (1) Main Bathroom, (1) Ensuite, (1) Ensuite #2 Note:~ 14,589 18May12		
80	1 - S/I (3) American Standard Cadet 3 Right Height Elongated Toilets in lieu of standard toilets - (1) Main Bathroom, (1) Ensuite, (1) Ensuite #2 Note:~ 0 18May12		
81	4 - S/I (4) Delta Lahara 2538-SS Brilliance Stainless 4" Centreset Lavatory Faucets in lieu of Standard - (1) Main Bathroom, (2) Ensuite, (1) Ensuite #2 Note:~ 14,579 18May12		
82	2 - S/I (2) American Standard 0969 000-321 Bar Frosted Glass Vessel Sinks in lieu of Standard - (1) Powder Room, (1) Basement Bathroom Note:~ 14,607 18May12		
83	1 - S/I (1) Delta Pilar 980T-SSSD-DST Single-Handle Pull-Down Faucet w/ soap dispenser in lieu of standard in Kitchen Note:~ 0 18May12		
84	1 - S/I (1) Delta Lahara T4738-SS Brilliance Stainless 4-Hole Roman Tub Faucet w/ Handshower in lieu of Standard in Ensuite Bathroom Note:~ 14,584 18May12		
Trim			
85	2 - S/I Colonial swing closet doors in lieu of standard panel sliding closet doors in Bedrooms #3 and #4 Note:~ 11,117 22Mar12		✓
86	1 - S/I White Framed Mirror Sliders in lieu of Standard Panel Sliders in Laundry Room Note:~ 11,119 22Mar12		✓
87	1 - S/I (1) Pair of French Doors - Paint Grade, Clear Glass - in lieu of Existing Colonial Swing Doors at Study Note:~ 11,110 22Mar12		✓
88	1 - S/I Vanity mirror w/ bevelled edge in lieu of standard mirror in Powder Room and Basement Bathroom Note:~ 0 18May12		✓



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1A Offer Worksheet		Ceramic flooring in foyer and ensuite bathrooms is included as a standard feature; Ceramic is selected from Builders Standard Ceramic Selection. Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Ceramic. Note:	
2A Offer Worksheet		Ceramic flooring in foyer and ensuite bathrooms is included as a standard feature; commit; Ceramic is selected from Builders Standard Ceramic Selection. Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Ceramic Note:	
3A Offer Worksheet		Granite countertops in kitchen are included as a standard feature; selected from 3 standard color options.Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Granite. Note:	
4A Offer Worksheet		Granite countertops in kitchen are included as a standard feature; selected from 3 standard color options.Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Granite. Note:	
5A Offer Worksheet		Granite countertops in kitchen are included as a standard feature;commit; selected from 3 standard color options.Note: The Purchaser understands and agrees that there is no substitution or credit in lieu of Granite. Note:	
6A 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:	
7A 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:	
8A Offer Worksheet		Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters. Note:	

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