



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Strandherd Meadows - 1351083 Ontario Inc.

PURCHASERS: Aigun Sun and Yuxing Zhang

TEL: RES.: 613-823-9843 BUS.: 613-765-8286

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
13 / 5	Street 4	YARMOUTH (511) ELEV B (2 ENS) 4 BED	08-Aug-12
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 19Apr12	1 - Cartier Kitchens - Add 2nd Ensuite vanity approx. 60"l w/ (1) sink base and (1) drawer bank - Line 2 Note:	✓
2 0 19Apr12	1 - Cartier Kitchens - Increase height of uppers to reach 93" (35"h doors) Note:	
3 0 19Apr12	1 - Cartier Kitchens - S/I Crown moulding (2" veneer) Note:	
4 0 19Apr12	1 - Cartier Kitchens - Increased length of Kitchen on both sides to 137" - Line 3 Note:	✓
5 0 19Apr12	1 - Cartier Kitchens - Kitchen redesign - Line 2 Note:	
6 0 19Apr12	1 - Cartier Kitchens - S/I Extra bank of drawers in Kitchen - Line 3 Note:	
7 0 19Apr12	1 - Cartier Kitchens - Upgrade basic redesigned Kitchen to Line 3 cabinetry Note:	
8 0 19Apr12	1 - Cartier Kitchens - S/I 24"d fridge upper and (2) side panels Note:	✓
9 0 19Apr12	1 - Cartier Kitchens - Install uppers @ 21" off counter Note:	
10 0 19Apr12	1 - Cartier Kitchens - Stagger (2) corner uppers to 96"h (42"h doors/15"d cabinets) - Line 3 Note:	
11 0 19Apr12	1 - Cartier Kitchens - S/I Pots and pan drawers - Line 3 Note:	✓
12 0 19Apr12	1 - Cartier Kitchens - S/I (2) Glass doors cabinets w/ matching interiors - plain, clear glass - (1) glass door per upper corner cabinet Note:	✓
13 0 19Apr12	1 - Cartier Kitchens - Make island base cabinets dual access (doors both sides) - Line 3 Note:	✓
14 0 19Apr12	1 - Cartier Kitchens - Main Bathroom redesign to create one vanity w/ (2) sink cabinets and (1) drawer bank approx. 96"l - Line 2 Note:	✓
15 0 19Apr12	1 - Cartier Kitchens - Add base cabinet in lieu of make-up area and straighten counter in Ensuite Bathroom - Line 2 Note:	✓
16 0 19Apr12	1 - Cartier Kitchens - Increase length of island to 66" (from 48") - Line 3 NoteIsland cabinets are 27"w; Granite countertop to be 30"w	✓
17 0 19Apr12	1 - Cartier Kitchens - Stagger fridge upper to 96"h (24"h doors) - Line 3 Note:	



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Carpet

18	1 - S/I 11mm Memory Visco-Bond Underpad in lieu of Standard Underpad in all Bedrooms (including walk-in closets where applicable) Notedoes not include Upper Hall	
0		
19Apr12		

Ceramic

19	1 - S/I Ceramic Tile - Level A - in lieu of Standard Vinyl in Kitchen/Breakfast Area Note:-	5
0		
19Apr12		
20	1 - S/I Ceramic flooring (standard colour selections) in lieu of standard vinyl flooring in Powder Room Note:	5
0		
19Apr12		
21	1 - S/I Ceramic flooring (standard colour selections) in lieu of standard vinyl flooring in Laundry Room Note:	5
0		
19Apr12		
22	1 - S/I Ceramic flooring (standard colour selections) in lieu of standard vinyl flooring in Main Bathroom Note:	5
0		
19Apr12		
23	1 - S/I Upgraded ceramic floor tile in lieu of standard floor tile in Foyer - Midgley West 17.75 x 17.75 Constanza Note:	5
0		
19Apr12		
24	1 - S/I Ceramic listello in Ensuite shower - to be installed 2/3 up wall Note:	
0		
19Apr12		
25	1 - S/I Ceramic listello in Main Bathroom shower - to be installed 2/3 up wall Note:	
0		
19Apr12		
26	2 - S/I (2) Upgraded grout colours Note:	
0		
19Apr12		
27	1 - S/I Ceramic listello in Ensuite #2 shower - to be installed 2/3 up wall Note:	
0		
19Apr12		
28	1 - S/I Ceramic listello around soaker tub in Ensuite Bathroom Note:	
0		
19Apr12		

Doors and Windows

29	1 - Relocate (1) Basement window as per plan - Opposite Garage Side Note:	5
0		
19Apr12		
30	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. Note:	5
10,341		
19Apr12		
31	1 - S/I Folding operators in lieu of standard operators on windows throughout Note:	
0		
19Apr12		
32	2 - S/I Stockton Colonial Single Glazed Decorative Window Inserts for (2) 8x7 Garage doors Note:- Non-insulated windows - to be used with standard Garage doors	5
11,468		
19Apr12		



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33 0 19Apr12	1 - Kitchen redesign - Delete (1) standard 72x64 window in Breakfast Area and relocate standard Patio door as per plan Note:		✓
34 0 19Apr12	1 - Kitchen redesign - Delete (1) standard 40x48 window in Kitchen and relocate other standard 40x48 window above Kitchen sink as per plan Note:		✓
35 0 19Apr12	1 - Relocate standard Patio door and (1) standard 48x40 window in Walk-out Basement as per plan Note:		✓
36 0 19Apr12	1 - S/I (1) Jeld-Wen Nouveau 2248 front entry door in lieu of standard - Patina Canning Note:front door to be 36"w		✓
37 0 19Apr12	1 - S/I 36" wide front entry door with (2) 10" sidelights in lieu of standard 32" wide front entry door with (2) 12" sidelights Note:		✓
38 0 19Apr12	1 - Enlarge window above Kitchen sink from 40x48 to 48x48 Note:casement		✓
39 0 19Apr12	1 - S/I (1) Additional operator for casement window in Living Room Note:		✓

Electrical

40 11,052 19Apr12	1 - S/I (1) Reinforced Capped Light Outlet Connected to Existing Switch in Living Room Note:-	✓
41 11,051 19Apr12	1 - S/I (1) Capped Light Outlet Connected to Existing Switch in Family Room Note:-	✓
42 11,053 19Apr12	2 - Reinforce Existing Light Outlet at base of Main Staircase and in Dining Room for Heavier Fixtures Note:-	✓
43 11,051 19Apr12	1 - S/I (1) Capped Light Outlet above fireplace in Family Room - connected to separate switch Note:	✓
44 11,089 19Apr12	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen Note:-	✓
45 11,079 19Apr12	2 - S/I (2) Vac Pan Under Counter Sweeps - White - (1) in Foyer, (1) in Kitchen under sink Note:-	✓
46 0 19Apr12	1 - S/I (1) Additional central vac outlet in Garage as per plan Note:	✓
47 11,076 19Apr12	1 - Join All Central Vacuum Rough-In and Running Master Pipe in Basement Note:- Includes Electrical Outlet	
48 0 19Apr12	1 - S/I PVC Conduit from Attic to Basement Note:	✓



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49	0	1 - Orbital - S/I Option #1 Home Theatre Pre-Wire - rear speakers pre-wire w/ (2) single pair binding post wall plates and (1) dual pair binding post wall plate including wiring Note: Speaker pre-wire to be installed 2' AFF as per plan		
19Apr12				
50	11,051	1 - S/I (1) Capped Light Outlet Connected to Separate Switch above Kitchen sink Note:~		
19Apr12				
51	11,051	1 - S/I (2) Capped light outlet for future wall sconces in Living Room - installed @ approx. 60" AFF and 96" apart - connected to separate switch Note:		
19Apr12				

Fireplace

52	7,204	1 - S/I Model 500 White MDF Surround Mantle - Finished - in lieu of Standard Beam Mantle - 68 inch Wide Note:~		
19Apr12				
53	0	1 - Raise fireplace box in Family Room 3" AFF Note:		
19Apr12				

Granite

54	0	1 - S/I Level 1 granite countertop in lieu of standard granite selections in Kitchen Note:		
19Apr12				
55	0	1 - Delete standard 4" granite backsplash in Kitchen Note:		
19Apr12				
56	0	1 - Additional granite required for Kitchen redesign - Level 1 Note:		
19Apr12				
57	0	1 - Purchaser would like to select slab for Kitchen; Stone Design to contact when ready. Mr. Yuxing Zhang & Mrs. Aiqun Sun Home Tel: (613) 823-9843 Email: aiquns@yahoo.com; zhangyx33@yahoo.com Note:		
19Apr12				

Miscellaneous

58	0	1 - S/I Recessed area at Fridge approx. 36" wide x 72" high x 2" deep Note:		
19Apr12				

Paint

59	0	1 - S/I (1) Paint colour throughout - Sherwin Williams Lo-Sheen Note:		
19Apr12				
60	14,432	1 - S/I Custom Stain on Railings and Spindles Only Note:~		
19Apr12				

Plumbing

61	10,901	1 - S/I 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet and Sink Note:~		
13Jul11		Rough in to be for a 3x5 shower.		



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62 10,903 13Jul11	1 - S/I (1) Additional Laundry Tub in Basement as per plan Note:-		✓
63 8,297 19Apr12	1 - S/I (1) Fridge Water Line in Kitchen Note:-		✓
64 10,815 19Apr12	1 - S/I (1) Delta Signature 141-WF Chrome Single Handle Faucet in lieu of Standard in Kitchen Note:-		
65 0 19Apr12	1 - S/I Ceramic tiled shower enclosure (standard colour selections) w/ 3x4 acrylic base (model #105057) in lieu of standard shower stall in Ensuite Bathroom Note:-		✓
66 0 19Apr12	1 - S/I Double Maax Kleara clear glass pivot doors in lieu of standard sliding shower doors in Ensuite Bathroom Note:-		✓
67 0 19Apr12	1 - S/I Oak nosing under spindles in Upper Hall Note:-		✓
68 0 19Apr12	1 - S/I (2) 5" Oak Boxed newel posts (w/ inset) at base of Main Staircase in lieu of standard Oak Colonial newel posts Note*rest of newel posts throughout staircase to be standard		

Stairs

69 11,426 19Apr12	1 - Upgrade Main Staircase including landing to Oak in lieu of standard carpet - Finish included Note:-		✓
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Trim

70 11,117 19Apr12	5 - S/I Colonial swing closet doors in lieu of standard panel sliding closet doors in Laundry Room Note:-	#3, #4 and #5	✓
71 0 19Apr12	1 - Delete standard interior French door, (2) sidelights and transom window at vestibule - leave drywall opening approx. 5' wide x 12' high Note:-		✓
72 11,110 19Apr12	1 - S/I (1) Pair of French Doors - Paint Grade, Clear Glass - in lieu of Existing Colonial Swing Doors at Home Office Note:-		✓
73 0 19Apr12	1 - S/I (1) 8' mirror in lieu of (2) standard mirrors in Ensuite Bathroom Note:-		
74 14,531 19Apr12	1 - Add (1) Single Colonial Door - Paint Grade Only - to Bedroom #5 Note:- Room now has double doors		✓
75 14,674 19Apr12	1 - S/I (1) Pair of French Doors - Paint Grade, Clear Glass - in lieu of Existing Colonial Swing Doors at Bedroom #5 Note:-		✓



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INV#	QTY	EXTRA / CHANGE				
1A	Offer	Ceramic flooring in foyer and ensuite bathroom 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.				
2A	Offer	Ceramic flooring in foyer and ensuite bathroom 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.				
3A	Offer	Ceramic flooring in foyer and ensuite bathroom 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.				
4A	Offer	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.				
5A	Offer	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.				
6A	Offer	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.				
7A	Offer	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.				
8A	Offer	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.				
9A	Offer	Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters.				
10A	Offer	Purchase Price includes Lot premium of \$30,000.00				
11A	Offer	Second ensuite off bedroom two includes standard finishes of the same specifications as the standard main bathroom but with standard ceramic floor tile				

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