



CONSTRUCTION SUMMARY
Strandherd Meadows - 1351083 Ontario Inc.

PURCHASERS: Angela G Valentine and Ruel G Edwards

TEL: RES.: 613-831-1528

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
22 / 5	Street 4	PLATINA (512) ELEV A 4 BED	22-Aug-11
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 11May12	1 - Cartier Kitchens - Delete upper over stove (leave 48" space for 36" chimney hood fan) Note:		5
2 0 11May12	1 - Cartier Kitchens - Stagger 2 Upper corner cabinets to reach 96" (42"h cabinets) Note:		
3 0 11May12	1 - S/I (1) Pull out trays in computer center for keyboard - in center of desk area Note:		
4 0 11May12	1 - Cartier Kitchens - 24" Deep fridge uppers w/ side panel - Line 3 Note:		5
5 14,268 11May12	1 - Cartier Kitchens - S/I Recessed Medicine Cabinet (13 1/2 inch X 24 inch) - Line 2 - Ensuite Note:~		5
6 0 11May12	1 - Cartier Kitchens - S/I Light Valence - Recessed Veneer Note:		
7 0 11May12	1 - Cartier Kitchens - Pot & Pan Drawers (includes 2 top drawers) Note:		
8 0 11May12	1 - Cartier Kitchens - Soft closing doors Note:		
9 0 11May12	1 - Cabinetry in Ensuite Bathroom to be 36" height in lieu of standard - Line 2 Note:		
10 0 11May12	1 - Cabinetry in Main Bathroom to be 36" height in lieu of standard - Line 2 Note:		
11 0 11May12	1 - Cartier Kitchens - Add base cabinet for drop-in style cooktop - Line 3 Note:		
12 0 11May12	1 - Cartier Kitchens - S/I Crown Moulding - Large 4" w/ dentil moulding - Line 3 Note:		
13 0 11May12	1 - Cartier Kitchens - 2 bevelled glass doors & matching interior - upper angled corner cabinets Note:		5
14 0 11May12	1 - Cartier Kitchens - Upgrade Kitchen cabinets to Line 3 in lieu of standard Note:		
15 0 11May12	1 - Cartier Kitchens - Increase height of upper cabinets to reach 90"h (36"h uppers) - Line 3 Note:		
16 0 11May12	1 - Cartier Kitchens - Increase fridge space to 36"w x 72"h Note:		5
17 0 11May12	1 - Cartier Kitchens - S/I wall oven/microwave cabinet in lieu of standard cabinets Note:		5

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18 0 11May12	1 - Cartier Kitchens - Stagger fridge upper, pantry and oven cabinet to reach 96"h Note:		

Carpet

19 12,339 11May12	1 - S/I Level 3 Carpet in lieu of Standard in all Bedrooms (excluding Master Bedroom) Note~	
20 12,361 11May12	1 - S/I 11mm Memory Visco-Bond Underpad in lieu of Standard Underpad in all Bedrooms (excluding Master Bedroom) Note~	

Ceramic

21 0 11May12	1 - Upgrade (1) Grout color Note:	
22 0 11May12	1 - S/I (2) 4" Decorative Ceramic Listello's in Ensuite - (1) to be installed approx. 6'-0" AFF in shower (2) around soaker tub Note:	
23 0 11May12	1 - S/I 4" Decorative Ceramic Listello in Main Bathroom - to be installed approx. 6'-0" AFF (to be 4 tiles high) Note:	
24 12,223 11May12	1 - S/I Ceramic Tile - Level B - in lieu of Standard Ceramic in Foyer - to be laid in 1/3 brick pattern Note~	5
25 12,306 11May12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Powder Room Note~	5
26 12,229 11May12	1 - S/I Ceramic Tile - Level B - in lieu of Standard Vinyl in Kitchen/Breakfast Area Note~	5

Doors and Windows

27 14,329 18Jan12	3 - Enlarge (3) Existing Window in Basement on side from 36x24 to 56x24 Note~	5
28 0 11May12	1 - S/I Decorative Mullion bars to windows on sides and rear of house (to include standard sliding patio doors) Note:	
29 14,486 11May12	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

Electrical

30 14,650 11May12	1 - S/I Non Stright Conduit for Cables w/ Blank Finishing Plates and (1) Additional Standard Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace Note~	5
31 14,640 11May12	1 - S/I (1) Outlet for Future Ceiling Fan c/w 3 Wires - Reinforced for Heavier Fixture - Connected to Separate 3-Way Decora Switch - Stairwell Note~	5

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INV#	QTY	EXTRA / CHANGE	
32 0 11May12	4 - S/I (4) Exterior GAL-301091 Black fixtures in lieu of standard exterior fixtures Note:		✓
33 14,625 11May12	1 - S/I (6) Exterior 4" PAR 20 Potlights - Connected to Separate Switch - as per plan Note:		✓
34 14,348 11May12	2 - S/I (2) Standard cable outlet Note~		✓
35 14,654 11May12	1 - S/I Wiring for Cooktop in Kitchen C/W Connection (40 amp) Note~		
36 14,653 11May12	1 - S/I Wiring and Breaker for 30 amp Wall Oven Note~		
37 14,635 11May12	1 - S/I Decora Switches and Outlets in lieu of Standard Throughout Note~		
38 14,647 11May12	1 - S/I (5) Halogen Puck Lights c/w Transformer and Switch as per Plan Note~		✓
39 14,659 11May12	1 - S/I (1) GAL 680112 Pewter Light Fixture in lieu of Standard Cloud Light in Kitchen Note~		✓
40 14,621 11May12	1 - S/I (4) Directional 4" PAR 20 Potlight - White (Non-Insulated) Connected to Separate Decora Switch - Family Room Note:		✓
41 0 11May12	1 - S/I (6) 4" Directional PAR 20 Potlights - Connected to Separate 3 Way Decora Switch (in lieu of (2) standard ceiling fixtures) - Upper Hallway Note:		✓
42 14,645 11May12	1 - S/I 3 Halogen Puck Lights c/w Transformer and Switch as per Plan - (1) for breakfast area niche, (2) front foyer niche Note~		✓
43 14,623 11May12	1 - S/I (4) Capped Light Outlets Connected to (2) Separate Switches - Master Bedroom for future wall sconces - (2) to be installed 18" from outside walls and approx. 48" AFF on outside end wall and (2) to be @ approx 5'-6" AFF (master reatread) Note~		✓
44 0 11May12	1 - S/I (2) IVL220A04ORB 4 Light Vanity - Oil Rubbed Bronze w/ Alabaster Glass in lieu of standard in Ensuite Note:		
45 14,621 11May12	1 - S/I (7) Directional 4" PAR 20 Potlights - White (Non-Insulated) Connected to Separate Decora Switch - Kitchen Note:		✓

Fireplace

46 14,309 11May12	1 - S/I Optional 3 Sided Fireplace - Model #BGD40N3 - (Ref: Platina Model Home) Note~		✓
47 0 11May12	1 - Fireplace to be built into room approx. 6" in depth and raised 12" AFF w/ Tile from floor to ceiling and on sides - approx. 6'-0"w X 9'-0"h X 6'd - Tile - Midgley West 12x24 Durango Taupe to be laid in brick pattern Note:		✓

Granite



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48 0 11May12	1 - Granite counter tops in kitchen to have Ogee edge in lieu of standard Note:		
49 0 11May12	1 - Granite on island to have rounded end as per drawing Note:		
50 12,292 11May12	1 - S/I Granite Countertop with 4 inch Backsplash in lieu of Standard Laminate in Ensuite Bathroom - Level 1 Note:-		
51 0 11May12	1 - S/I Granite cap on top of 3 sided fireplace in Master Bedroom Note:		

Hardwood

52 12,275 11May12	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:-		
53 12,277 11May12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Home Office Note:-		
54 12,279 11May12	1 - S/I Symmetry 3-1/2 inch x 3/4 inch Pre-Finished Hardwood Flooring in lieu of Standard Carpet in Upper Hall and Computer Centre (including nosing) Note:-		

Heating and Air Conditioning

55 14,661 11May12	1 - S/I Terminated Gas Line for Future BBQ as per plan Note:-		
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Miscellaneous

56 0 11May12	1 - Upgrade Garage Ceiling insulation from standard R31 to R40 (in ceiling below bedroom) Note:		
57 14,345 11May12	1 - Rounded Bead for 50 Foot Product - per Unit Note:-		
58 0 11May12	1 - Re-locate standard closet in Bedroom # 2 - as per plan Note:		

Paint

59 14,422 11May12	1 - Upgrade to Custom Stain Throughout Note:-		
60 14,357 11May12	1 - Painting (2) colour throughout house - Sherwin Williams Lo Sheen Note:-		

Plumbing

61 14,615 18Jan12	1 - S/I 3-Piece Plumbing Rough-In in Basement for Future Tub, Toilet and Sink Note:-		
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62	0	1 - Raise Ensuite & Main Bathroom Shower heads to 84" AFF	
11May12		Note:	✓
63	14,440	1 - S/I (1) Fridge Water Line in Kitchen	
11May12		Note:~	✓
64	14,613	7 - S/I (7) Sink Shut Off Valve - all sinks	
11May12		Note:~	
65	14,578	4 - S/I (4) Delta Lahara 2538 Chrome 4" Centreset Lavatory Faucet in lieu of Standard - Main Bathroom, 2nd Ensuite & Powder Room	
11May12		Note:~	
66	14,578	1 - S/I (2) Delta Lahara 2538-RB Venetian Bronze 4" Centreset Lavatory Faucet in lieu of Standard - Ensuite	
11May12		Note:~	
67	0	1 - S/I Delta Lahara Temppasure 17T Series Valve Trim (T17T038-RB) w/ Multi Choice rough R10000-UNEXHF and Raincan Showerhead with Full Body Spray RP525382-RB, 16" Shower Arm (RP46870-RB), with 6 Setting Diverter Rough R11000 for Wall Mount Handshower (55020)	
11May12		Note:IN LIEU OF STANDARD - ENSUITE SHOWER	
68	0	1 - S/I 48x36 ceramic tiled shower (standard wall tile selections) with acrylic base - 2-1/2 walls to be tiled w/ 1/2 wall custom glass panel and custom glass single entry door - tile to go to ceiling in shower IN LIEU of standard acrylic shower insert	✓
11May12		Note:	
69	0	1 - S/I (1) additional standard towel bar - Ensuite	
11May12		Note:	✓
70	0	1 - S/I Bristol B703 18" Sink with 24" cabinet (Line 2 cabinetry) and Standard faucet in lieu of standard laundry tub w/ standard granite counter - Laundry Room	
11May12		Note:	✓
71	0	1 - Delta - S/I 3 Hole Roman Tub Faucet in Venetian Bronze Finish (T2738-RB R2707) in lieu of standard - Ensuite soaker tub	
11May12		Note:	

Railings

72	12,271	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (2) Plain, (1) Patterned	
11May12		Note:~	
73	0	1 - S/I Oak modern posts 5" x 5" throughout staircase with drop down (as per platina model)	
11May12		Note:	

Stairs

74	12,260	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet	
11May12		Note:~	✓

Trim

75	14,682	3 - S/I (3) Pairs of Colonial Sliding Doors in lieu of Standard Sliders - Bedroom 2, 3 & 4	✓
11May12		Note:~	
76	0	1 - S/I Platina Option 1 & 2 for Family Room entrance - knee walls (w/ MDF caps) with decorative columns and optional archway	✓
11May12		Note:	

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77	1	1 - Add 1 Pair of French Doors - Paint Grade Only - Home Office	
14,529	Note:-		
11May12			5
78	1	1 - S/I MDF Caps on all knee walls in lieu of standard oak - Dining Room	
0	Note:		
11May12			5
79	1	1 - S/I Bristol Style Lever Door handles throughout in lieu of standard knobs	
0	Note:		
11May12			
1A	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.		
Offer	Note:		
Workshee			
2A	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.		
Offer	Note:		
Workshee			
3A	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.		
Offer	Note:		
Workshee			
4A	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.		
Offer	Note:		
Workshee			
5A	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.		
Offer	Note:		
Workshee			
6A	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.		
Offer	Note:		
Workshee			
7A	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:		
Workshee			
8A	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:		
Workshee			
9A	Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters.		
Offer	Note:		
Workshee			
10A	referral from Lot 75 SM Phase 4 - Design Center Bonus \$500 - no cash value		
Offer	Note:		
Workshee			

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