



CONSTRUCTION SUMMARY
Strandherd Meadows - 1351083 Ontario Inc.

PURCHASERS: Chunyan Xia and Zhangyu Qu

TEL: RES.: 613-271-7564

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
3 / 5	Street 4	PLATINA (512) ELEV A 4 BED	10-Apr-13
INV#	QTY	EXTRA CHARGE	

Cabinetry

1 0 28Sep12	1 - Cartier Kitchens - S/I 2" wood veneer crown moulding Note:	
2 0 28Sep12	1 - Cartier Kitchens - S/I (2) clear glass doors w/ wood mullions and matching finished interiors - (2) corner cabinets Note:	5
3 0 28Sep12	1 - Cartier Kitchens - Extend height of upper cabinets to reach 90" (36"h doors) Note:	
4 0 28Sep12	1 - Cartier Kitchens - Stagger stove upper to 96" (30"h doors) Note:	
5 0 28Sep12	1 - Cartier Kitchens - S/I Pot & Pan Drawer Note:	5
6 0 28Sep12	1 - Cartier Kitchens - 24" deep fridge upper w/ side panel (built-in look for fridge) - Space to accommodate 36" fridge Note:	5
7 0 28Sep12	1 - Cartier Kitchens - Stagger 2 corner uppers to 96"h (42" doors) Note:	
8 0 28Sep12	1 - Cartier Kitchens - Upgrade kitchen cabinets to Line 3 Note:	
9 0 28Sep12	1 - Cartier Kitchens - Light Valence - recessed wood veneer Note:	

Ceramic

10 14,761 28Sep12	1 - S/I Upgrade (1) grout colour in lieu of standard grout color Note:	
11 12,306 28Sep12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Powder Room Note:~	5
12 12,309 28Sep12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Ceramic in 2nd Ensuite Note:~	5
13 12,307 28Sep12	1 - S/I Ceramic Tile (Standard Colour Selections) in lieu of Standard Vinyl in Main Bathroom Note:~	5
14 12,222 28Sep12	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:~	5

Doors and Windows

15 14,486 18Jul12	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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16 0 28Sep12	1 - S/I Jeld-Wen Expressions 3/4 Lite front entry doors (double) w/ matching transom in lieu of standard front entry doors Note:		✓
17 0 28Sep12	1 - S/I Stockton Garage Door window inserts in standard garage doors Note:		✓

Electrical

18 14,623 28Sep12	1 - S/I (1) Capped Light Outlet Connected to Existing Switch - Living Room Note:-		✓
19 14,635 28Sep12	1 - S/I Decora Switches and Outlets in lieu of Standard Throughout Note:-		
20 14,630 28Sep12	1 - S/I (1) Reinforced Capped Light Outlet Connected to 3 Way Switch in stairwell Note:-		✓
21 14,623 28Sep12	1 - S/I (1) Capped Light Outlet Connected to Existing Switch - Family Room Note:-		✓
22 14,642 28Sep12	1 - S/I (1) Exterior Non-GFI Weatherproof Plug at rear walk-out as per plan Note:-		✓
23 14,649 28Sep12	1 - Join All Central Vacuum Rough-In and Running Master Pipe in Basement Note:-		
24 16,720 28Sep12	1 - S/I 7 Halogen Puck Lights c/w Transformer and Switch as per plan Note:-		✓

Fireplace

25 0 28Sep12	1 - Raise Standard fireplace 12" AFF Note:		✓
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Granite

26 12,281 28Sep12	1 - S/I Level 1 Granite Countertops in lieu of Standard in Kitchen Note:-		
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Hardwood

27 0 18Jul12	1 - S/I Oak nosing under railings & spindles - 2nd level throughout Note:		✓
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Miscellaneous

28 0 18Jul12	1 - S/I Platina Option # 1 at Family Room Entrance - Optional Decor columns on knee walls with 8" valence - as per Platina model home Note:		✓
29 0 28Sep12	1 - S/I R40 Garage Ceiling insulation in lieu of standard R31 (below bedroom above) Note:		✓



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30	1	S/I Optional window seat in bedroom # 2	
0		Note:	
28Sep12		Σ	
31	1	Add extra 1 foot to basement height. Finished height to be approximately 8 ft. 10inches plus or minus 2 inches - included in purchase price	
0		Note:	
03Oct12		Σ	

Paint

32 14,422 28Sep12	1 - Upgrade to Custom Stain Throughout - Mantle, Railings and Spindles Note:~		
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Plumbing

33 0 18Jul12	1 - Powder Room to become 3 piece bathroom - use space from laundry room closet to accomodate, re-locate doorway to bathroom - as per plan - standard plumbing fixtures Note:		
34 14,440 28Sep12	1 - S/I (1) Fridge Water Line in Kitchen Note:~		
35 14,304 28Sep12	3 - S/I (3) Maax Casa Soaker Tubs (101092-000) in lieu of Standard Tubs - 60x30 - Powder Room, Main Bathroom & Ensuite # 2 Note:~		
36 0 28Sep12	1 - S/I Maax Double Pivot Kleara clear glass shower doors in lieu of standard shower doors Note:		
37 0 28Sep12	1 - S/I 3x4 ceramic tiled shower w/ acrylic base - standard wall tile selections - in lieu of standard acrylic insert - continue wall tile to ceiling and onto ceiling - Ensuite Note:		
38 0 28Sep12	1 - Standard ensuite shower to be pushed as far back as possible to eliminate dead space Note:		

Stairs

39 12,260 18Jul12	1 - Upgrade Main Staircase to Oak in lieu of Standard Carpet Note:~		
40 0 28Sep12	1 - Upgrade to Full Volute Step w/ Railing and additional spindles at Main Staircase Note:May not be able to fit full volute step on closet side.		

Trim

41 0 18Jul12	1 - S/I French Doors w/ clear glass and transom w/ mullions at Foyer, frame in foyer to accomodate Note:		
42 14,538 18Jul12	1 - S/I - Door Jamb and Casing To an existing archway @ Home Office Note:~		
43 14,681 28Sep12	3 - S/I (3) Pairs of Colonial Swing Doors in lieu of Standard Sliders (Pair) - Bedroom 2, 3 & 4 Note:~		



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3A Offer Workshee		Ceramic flooring in foyer and ensuite bathroom is included as 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:		
4A Offer Workshee		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 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:		
6A Offer Workshee		Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters. Note:		
8A Offer Workshee		Install 3-piece rough in standard location basement. \$580.00 + HST included in purchase price. Note:		
9A Offer Workshee		Enlarge existing basement window garage side from 36x24 to 56x24 - \$75.00 + HST included purchase price. Note:		
10A Offer Workshee		Enlarge existing rear basement window under Kitchen from 48x48 to 48x60 - \$250.00 + HST included in purchase price. Note:		
11A Offer Workshee		Enlarge existing rear basement window under Family Room from 48x48 to 96x60 - \$900.00 + HST included purchase price. Note:		

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