



CONSTRUCTION SUMMARY

Shadow Ridge - DCR Phoenix Development Corporation Limited

TEL: RES.: 613-425-1033 BUS.: 613-947-4781

PURCHASERS: Mark Alexander MacCuaig and Tara Lynn MacCuaig

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
69 / 2		BABYLONIAN (S3) ELEV A 4 BED	25-Apr-13
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 25Jun14	1 - Cartier Kitchens - Extend height of uppers to reach 96"h (42"h cabinets installed 18" above counter) - Line 3 Note:	
2 0 25Jun14	1 - Cartier Kitchens - (2) top drawers right of stove Note:	
3 0 25Jun14	1 - Cartier Kitchens - Stagger height of upper cabinet above sink by 4" to reach 100" (30"h upper installed @ 34" above counter) Note:	
4 0 25Jun14	1 - Cartier Kitchens - S/I (3) Pull-outs in bottom of pantries (total of 6 pull-outs) Note:	
5 0 25Jun14	1 - Cartier Kitchens - Upgrade Kitchen cabinetry to Line 3 Note:	
6 0 25Jun14	1 - Cartier Kitchens - Re-design Kitchen from U-shape to L-shape w/ 3x8 island - Line 3 NoteKitchen has been enlarged - see attached	S
7 0 25Jun14	1 - Cartier Kitchens - Accommodate for special sink - Farm Style - Line 3 Note:	
8 14,204 25Jun14	1 - Cartier Kitchens - S/I Pots and Pans Drawers in lieu of Standard Base Cabinet in island (including 1 wide top drawer) - Line 3 Note:~	
9 0 25Jun14	1 - Cartier Kitchens - Credit to delete upper cabinet above stove Note:	
10 0 25Jun14	1 - Cartier Kitchens - Replace standard MW cabinet with base MW cabinet and drawer below (in island) - Line 3 Note:	
11 0 25Jun14	1 - Cartier Kitchens - Accommodate for microwave trim kit Note:	
12 0 25Jun14	1 - Cartier Kitchens - S/I (2) 18"w x 24"d Pantries - one left of Fridge, and one at end wall (right of sink) - Line 3 NoteIn lieu of standard 36"w pantry	S
13 0 25Jun14	2 - Cartier Kitchens - S/I (2) Top drawers in island Note:	
14 0 25Jun14	1 - Cartier Kitchens - S/I (2) Vertical cubic wine racks in Kitchen island - Line 3 Note:	
15 0 25Jun14	2 - Cartier Kitchens - S/I (2) Mullion glass doors w/ standard white interiors - cabinet above sink Note:	S
16 0 25Jun14	1 - Cartier Kitchens - S/I Pull out chrome rack w/ (3) chrome brackets in base cabinet next to stove NoteRichellieu WEBKIT10166 for 9"w cabinet	
17 0 25Jun14	1 - Cartier Kitchens - S/I 24"d fridge upper and (1) side panel - Line 3 Note:	S



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18 14,226 25Jun14	1 - Cartier Kitchens - S/I Crown Moulding in Kitchen - Large 3.5 inch - Veneer - Cabinet Lines 1 to 5 Note:~		
19 0 25Jun14	1 - Cartier Kitchens - Increase depth of upper cabinet above sink by 4" (16" d) to accommodate crown moulding Note:		
20 0 25Jun14	1 - Cartier Kitchens - (1) top drawer left of sink Note:		
21 0 25Jun14	1 - Cartier Kitchens - S/I Laundry base and laminate countertop approx. 36"w Note:		5
22 0 25Jun14	1 - Cartier Kitchens - Leave 36"w opening for future chimney hood (3" on each side of hood) Note:		
23 0 27Jun14	1 - Cartier Kitchens - Delete all cabinet hardware in Kitchen - Purchaser to supply and install own after closing Note:		
Carpet			
24 0 25Jun14	1 - Westboro - S/I ViscoPro 10lb underpad in lieu of standard underpad on Main Staircase Note:		
25 0 25Jun14	1 - Westboro - S/I ViscoPro 10lb underpad in lieu of standard underpad in Upper Hall and in all Bedrooms Note:*Not standard floorplan - see attached		
26 0 25Jun14	1 - Delete standard carpet throughout Main Floor - S/I Level 3 carpet in lieu of standard carpet on Main Staircase, in Upper Hall and all Bedrooms Note:*Not standard floorplan - see attached		
Ceramic			
27 14,205 25Jun14	1 - Delete all Ceramic Bathroom Accessories Throughout Note:~		
28 14,761 25Jun14	1 - S/I (1) Upgraded grout colour throughout Note:		
29 0 25Jun14	1 - S/I Standard ceramic wall tile in Main Bathroom in brick pattern Note:		
30 0 25Jun14	1 - S/I Level A ceramic tile in lieu of standard tile in Ensuite Bathroom - on soaker tub apron, deck, and backsplash; and in Ensuite shower Note:Installed vertically on soaker tub apron, deck and backsplash; installed horizontally in shower		5
31 1,536 25Jun14	1 - S/I Ceramic Tile - Level A - in lieu of Standard Ceramic in Foyer Note:~		5
Doors and Windows			
32 0 25Jun14	1 - Relocate (1) existing Basement window as per plan Note:		5
Electrical			



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33	14,365 25Jun14	1 - S/I (1) Separate circuit plug in Basement - 15amp, 120v - Central Vac Canister/Mircrowave/Freezer/Sump Pump/Gas Dryer Note:~		✓
34	14,652 25Jun14	2 - S/I (2) Vac Pan Under Counter Sweep, includes plate, wiring & flex piping - White - (1) Mud Room, (1) at Kitchen sink Note:~		✓
35	14,650 25Jun14	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 Fireplace Note:~		✓
36	0 25Jun14	1 - Relocate Dining Room light fixture as per plan Note:		✓
37	14,630 25Jun14	1 - S/I (1) Capped Light Outlet Connected to Existing Switch in Great Room Note:~		✓
38	14,621 25Jun14	1 - S/I (4) Directional 4" PAR 20 Potlights in Great Room - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~		✓
39	14,621 25Jun14	1 - S/I (4) Directional 4" PAR 20 Potlights in Kitchen - White (Non-Insulated Ceiling) Connected to Separate Switch Note:~		✓
40	14,623 25Jun14	1 - Delete standard cloud light in Kitchen - S/I (3) Capped Light Outlets above Breakfast Bar - Connected to Existing Switch Note:~		✓
41	14,787 25Jun14	1 - S/I Decora switches and plugs in lieu of standard throughout Note:*New Shadow Ridge B-1 specs, as per Jessica		
42	14,621 25Jun14	1 - Delete (2) standard light fixtures in Lower Hall - S/I (4) Directional 4" PAR 20 Potlights - White (Non-Insulated Ceiling) Connected to Existing Switch Note:~		✓
43	14,622 25Jun14	1 - Delete (2) standard GAL 680112 light fixtures in Upper Hall - S/I (3) Directional 4" PAR 20 Potlights - White (Insulated ceiling) Connected to Existing Switch Note:~		✓
44	14,642 25Jun14	1 - S/I (1) Exterior Non-GFI Weatherproof Plug at side of Garage Note:~		✓
45	14,648 25Jun14	2 - S/I (2) Standard Plug Outlets in Basement as per plan Note:~		✓
46	14,623 25Jun14	1 - S/I (1) Capped Light Outlet in Library Connected to Existing Switch Note:~		✓
47	17,136 25Jun14	4 - S/I (4) A16013-7 Three Light Vanity Fixtures - Chrome w/ White Glass - in lieu of standard vanity light fixtures - (1) Powder Room, (1) Main Bathroom, (2) Ensuite Note:~		✓

Fireplace

48	0 25Jun14	1 - Delete standard Oak beam fireplace mantle in Family Room Note:		
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49	1 - Fireplace Accessory - Variable Speed Blower - To supply and install a variable speed fan kit. Wiring for Fan Kit is included in price. 14,379 25Jun14		
50	1 - S/I Raised drywall hearth at Family Room fireplace approx. 68"w x 12"h x 12"d 0 25Jun14		

Granite

51	0	1 - S/I Level 3 granite countertop in lieu of standard colour selections in Kitchen - NO 4" backsplash Note: Not standard Kitchen - price includes cost of additional granite needed for redesign	
52	0	1 - Stone Design to contact Purchaser to select slab for Kitchen Mark & Tara MacCuaig Tara.MacCuaig@cas-satj.gc.ca; taralynnmaccuaig@yahoo.com Note:	

Heating and Air Conditioning

53	14,661 25Jun14	1 - S/I Terminated Gas Line for Future BBQ as per plan Note:~	
54	19,730 25Jun14	1 - Martino - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:~	
55	17,135 25Jun14	1 - Main Gas Line Increased to 1-1/4" to accommodate Two or More gas line upgrades Note:~	

Miscellaneous

56	0 25Jun14	1 - S/I 6' wide opening between Library and Great Room Note:	
57	0 25Jun14	1 - Build full wall between Lower Hall and Kitchen - relocate Laundry hook-ups and build new Laundry Room as per plan - shift Kitchen down as per plan Note:	
58	0 25Jun14	1 - Delete (3) columns in Dining Room and extend Loft in Upper Hall as per plan Note:	
59	0 25Jun14	1 - S/I Drywall column in lieu of standard Colonial column at Foyer Note:	
60	0 25Jun14	1 - Close opening between Foyer and Library Note:	
61	0 25Jun14	1 - Create wider opening between Kitchen and Great Room Note:	
62	0 25Jun14	1 - S/I New Breakfast Area off Kitchen c/w (5) 24x72 casement windows, 6' sliding patio door, and vinyl flooring as per plan Note:	



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63	0	1 - S/I R40 insulation in lieu of standard R31 in Garage ceiling where room above is heated	5
25Jun14		Note:	
64	0	3 - S/I Flat ceilings in lieu of stippled ceilings in Lower Hall/Dining Room, Great Room and Breakfast Nook	
25Jun14		Note:	

Paint

65	0	1 - S/I Upgraded stain on railings and newel posts	
25Jun14		Note:	

Plumbing

66	0	1 - S/I Ceramic tiled shower enclosure w/ 4x4 acrylic base in lieu of standard shower stall in Ensuite Bathroom	5
25Jun14		Note:	
67	14,304	1 - S/I Maax Casa Soaker Tub (101092-000) in lieu of Standard Tub in Main Bathroom - 60x30	5
25Jun14		Note:~	
68	0	1 - Raise shower head in Ensuite Bathroom to 84" AFF	5
25Jun14		Note:	
69	14,609	2 - S/I (2) American Standard 0700 004 Town Square Countertop Sinks w/ 4" Centres in lieu of Standard in Ensuite	5
25Jun14		Note:~	
70	0	1 - S/I Kindred QSLF2020/10 sink and (1) Delta Collins 141-DST single handle chrome faucet in lieu of standard in Laundry Room	5
25Jun14		Note:	
71	19,479	1 - S/I Fridge Water Line in Kitchen	5
25Jun14		Note:~	
72	14,578	5 - S/I (5) Delta Lahara 2538 Chrome 4" Centreset Lavatory Faucets in lieu of Standard - (1) Powder Room, (2) Main Bathroom, (2) Ensuite	
25Jun14		Note:~	
73	0	1 - Delete standard vanity in Powder Room - S/I (1) American Standard 064140 Boulevard Pedestal Sink w/ 4" centres	5
25Jun14		Note:	
74	0	1 - Stone Design - S/I (1) Kohler K-6487 undercounter self-trimming apron front sink in lieu of standard Kitchen sink	
25Jun14		Note:	
75	19,475	1 - S/I (1) Additional Laundry Tub in Basement as per plan	5
25Jun14		Note:~	
76	14,585	1 - S/I (1) Delta Lahara T4738 Chrome 4-Hole Roman Tub Faucet w/ Handshower in lieu of Standard in Ensuite Bathroom	
25Jun14		Note:~	

Railings

77	0	1 - S/I 3-1/2" Oak Modern newel posts w/ cap in lieu of standard Oak Colonial newel posts throughout Main Staircase	
25Jun14		Note:	



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78 1,498 25Jun14	1 - S/I Wrought Iron Spindles in lieu of Standard Oak Colonial Spindles throughout - (3) Plain, (1) Patterned - Gun Metal Gray Note:~		

Trim

79 19,444 25Jun14	1 - S/I Essex Interior Lever Door Handles in lieu of Standard Interior Door Knobs Throughout Note:~	
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1A 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:	
2A 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:	
3A Offer Workshee	Under mount Stainless Steel double sink from Builders Standard selection included with standard kitchen Granite counters. Note:	
4A Offer Workshee	Ceramic flooring in the foye and ensuite is included to be selected from the Builders Standard selection . Note The Purchaser understands and agrees that there is no substitution or credit in lieu of Ceramic. Note:	

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