



CONSTRUCTION SUMMARY				
Shadow Ridge - DCR Phoenix Development Corporation Limited				
PURCHASERS: Marsha Viciano and Xavier Viciano			TEL: RES.: 613-822-0536 BUS.: 613-799-1957	
LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE	
79 / 2	Street 2	GREGORIAN (S1) ELEV B 3 BED	04-Jul-13	
INV#	QTY	EXTRA / CHANGE		

Cabinetry

1 0 15Dec12	1 - Cartier Kitchens - add pull-out rack with 2 chrome baskets to lower cabinet Note:	
2 0 15Dec12	1 - Cartier Kitchens - Move fridge to make room for pantry - 36"wide x 24"d Note:	5
3 0 15Dec12	1 - Cartier Kitchens - Add pantry - 36" w x 12"d - at end of kitchen near breakfast area (c/w vertical divider for broom storage at 12") Note:	5
4 0 15Dec12	1 - Cartier Kitchens - Add extra bank of drawers to ensuite bath vanity Note:	5
5 0 15Dec12	1 - Cartier Kitchens - 24" deep fridge uppers and side panel Note:	5
6 0 15Dec12	1 - Cartier Kitchens - Add extra bank of drawers to main bath vanity Note:	5
7 0 15Dec12	1 - Cartier Kitchens - Re-design kitchen - change from U-shape w/ peninsula to L-shape w/ island - Granite counter top to be notched around post as per sketc Note:	5
8 0 15Dec12	1 - Cartier Kitchens - Crown moulding - 2" foil Note:	
9 0 15Dec12	1 - Cartier Kitchens - Add (3) roll-outs to bottom section of pantry Note:	
10 0 15Dec12	1 - Cartier Kitchens - add one wide drawer next to fridge Note:	5
11 0 15Dec12	1 - Cartier Kitchens - Pot & Pan drawers (c/w one wide top drawer) Note:	5
12 14,201 15Dec12	1 - Cartier Kitchens - Accommodate for OTR MW/Fan - S/I Cabinet in lieu of Standard Microwave Shelf Note:~	5
13 0 15Dec12	1 - Cartier Kitchens - Increase depth of island from 36" to 42" - increase end panel by dishwasher by 6" to create a void space at back for electrical outlet box Note:	

Carpet

14 10,240 15Dec12	1 - S/I Level 3 Carpet in lieu of Standard on the Second Floor (including Main Staircase) - to include additional den area Note:	
15 10,258 15Dec12	1 - S/I 11 Memory Visco-Bond Underpad in lieu of Standard on the Second Floor (including Main Staircase) - to include additional den area Note:~	
16 0 15Dec12	1 - SUPPLY Only - Standard carpet & under pad to be rolled up and left on main floor - do not install - Dining Room, Main Hallway & Great Room Note:	



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Doors and Windows

17 0 15Dec12	1 - S/I Man Door to rear of garage (plain steel door) - to include additional exterior light w/ switch Note:	5
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Electrical

18 0 15Dec12	1 - Re-locate thermostat, door bell & light switches as per plan Note:	5
19 14,318 15Dec12	1 - S/I 2 inch PVC Conduit from Basement to Attic Note:-	
20 0 15Dec12	1 - S/I Keyless Light fixtures in all bathrooms in lieu of standard lighting Note:	5
21 14,621 15Dec12	1 - S/I (4) Directional 4" PAR 20 Potlights - White (Non-Insulated) Connected to 3 Way Switch - Great Room Note:	5
22 14,621 15Dec12	1 - S/I (6) Directional 4" PAR 20 Potlights - White (Non-Insulated) Connected to Existing Switch in lieu of cloud light in Kitchen Note:	5
23 14,639 15Dec12	1 - S/I (1) 3-Way Switch - Decora - Laundry area Note:-	5
24 14,639 15Dec12	1 - S/I (1) 3-Way Switch - Decora - Breakfast area light Note:-	5
25 0 15Dec12	1 - Re-locate garage light switch to inside laundry room Note:	5

Fireplace

26 0 15Dec12	1 - Raise Fireplace 12" AFF Note:	5
27 14,781 15Dec12	1 - S/I Model 500 White MDF Surround Mantle - Finished - in lieu of Standard Beam Mantle - Painted White (to fit fireplace hearth 68" wide) Note:-	5
28 14,780 15Dec12	1 - S/I 6" Ceramic Surround on fireplace (standard tile selection) Note:	5
29 14,378 15Dec12	1 - S/I Raised Ceramic Fireplace Hearth Approx. 12" High x 12" Deep x 68" Wide - Standard Colour Selections Note:-	5

Granite

30 0 15Dec12	1 - S/I Additional standard granite for kitchen island extension & re-design - granite to be cut and installed around support post - see sketch for details Note:	5
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31	1 - Half wall at foyer to have granite cap (delete vertical drywall, to have half wall only) - standard granite levels - see sketch for details Note: 0 15Dec12	
32	1 - Delete 4" of standard granite backplash Note: 0 15Dec12	

Hardwood

33	1 - S/I Natural Maple Nosing in Upper hallway under railings & spindles (area at top of stairs only) purchaser is closing open to above area Note: 0 15Dec12	
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Heating and Air Conditioning

34	1 - S/I Terminated Gas Line for Future Dryer as per plan Note:~ 14,662 15Dec12	
35	1 - S/I Terminated Gas Line c/w 110V Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:~ 14,660 15Dec12	
36	1 - S/I Main Gas Line Increased to 1-1/4" to accommodate Two or More gas line upgrades Note:~ 17,135 15Dec12	

Miscellaneous

37	1 - Close off open to above foyer - 2nd floor to have den area, (1) additional ceiling light w/ switch and (3) standard electrical outlets Note: 0 15Dec12	
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Plumbing

38	1 - S/I Delta Linden Brushed Stainless Soap Dispenser - RP1002 - to be installed on left hand side when facing sink Note:~ 14,767 15Dec12	
39	1 - S/I 3pc Rough-in in Basement (for Future Sink, 36" neo-angle shower and Toilet) includes Sewage Pit and Vent Note:~ 14,442 15Dec12	
40	1 - S/I (1) Delta Lahara T17238-SS Brilliance Stainless Shower Faucet in lieu of Standard - Ensuite Note:~ 14,589 15Dec12	
41	3 - S/I (3) Delta Lahara 2538-SS Brilliance Stainless 4" Centreset Lavatory Faucet in lieu of Standard - all bathrooms Note:~ 14,579 15Dec12	
42	1 - S/I Maax Reveal 71 clear glass swing doors in ensuite shower in lieu of standard doors Note: 0 15Dec12	
43	1 - S/I (1) Delta Lahara T14438-SS Brilliance Stainless Tub/Shower Faucet in lieu of Standard - Main Bathroom Note:~ 14,588 15Dec12	
44	1 - S/I (1) Delta Lahara T2738-SS Brilliance Stainlss 3-Hole Roman Tub Faucet in lieu of Standard - Ensuite Note:~ 14,583 15Dec12	
45	1 - S/I (1) Delta Leland 978-SS-DST Brilliance Stainless Single Handle Pull Down Faucet in lieu of Standard in Kitchen Note:~ 14,424 15Dec12	



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Railings

46	1 - S/I Natural Maple Modern spindles w/ 3.5" x 3.5" Modern Posts w/ bevelled tops & Natural Maple Hand Rail throughout Main Stair case IN LIEU of standard oak colonial - purchaser is closing off the open to above foyer - no spindles or posts needed Note:	
10,272		
15Dec12		

Stairs

47	1 - S/I Natural Maple Stringers at main stairs case Note: 16 risers - volute matching stringers (finish included)	
0		
15Dec12		

Trim

48	1 - Delete (2) decorative half walls and columns at breakfast/kitchen area, drywall around center support post in lieu of decorative column and extend wall beside pantry to approx. 26" Note:	5
0		
15Dec12		
49	2 - S/I (2) Colonial Sliding Doors in lieu of Standard Sliders (Pair) - bedroom 2 & 3 Note:	5
14,682		
15Dec12		

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