



CONSTRUCTION SUMMARY

Fernbank Crossing - DCR Phoenix Development Corporation Limited

TEL: RES.: 613-271-7481

PURCHASERS: SAMIR SOBH and SANA HADBA

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
18 / 4	Defence Street	MELBOURNE ELEV D 4 BED	19-Jul-19
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 15May19	1 - Increase fridge space to 38"w x 72"h Note:	(1/36/0)
2 0 15May19	1 - Upgrade to Line 3 in Kitchen Note:	(1/28/1690)
3 0 15May19	1 - Upgrade to (1) double width top drawer in 33" base cabinet on stove wall- line 3 Note:	(1/80/175)
4 0 15May19	1 - Accommodate for OTR Microwave/Hood Fan Note:	(1/38/115)

Carpet

5 0 15May19	1 - S/I Level 1 carpet w/ Level 2 underpad in lieu of standard in Main Stairs, Upper Hall, and all Bedrooms (incl. walk-in closets where applicable) Note:	(1/144/825)
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Ceramic

6 0 15May19	1 - Upgrade to brick pattern for backsplash in Kitchen Note:	(1/50/75)
7 7,740 15May19	1 - S/I Upgrade (1) grout colour in lieu of standard grout color Note:	(1/61/50)
8 0 15May19	1 - Delete standard ceramic accessories in all bathrooms Note:	(1/52/0)
9 0 15May19	1 - S/I Ceramic Tiles around bath tub walls- up to ceiling- standard selections- ensuite bath Note:	(1/89/530)

Electrical

10 0 15May19	1 - S/I (6) 4" White interior potlights in Family Room (HALO slim LED) - (4) connected to existing switch and (2) connected to separate switch- as per plan Note:	(1/151/1045)
11 0 15May19	1 - Delete (1) standard light fixtures in Lower Hall - S/I (1) 4" White interior potlights (HALO slim LED) connected to existing switch- as per plan Note:	(1/144/180)
12 0 15May19	1 - Reinforce capped ceiling light outlet in Dining Room and above Main Stairs Note:	(1/74/100)
13 0 15May19	1 - S/I wall sconce (WS12-11) in foyer, connected to existing switch- as per plan Note:	(1/77/75)

Hardwood

14 0 05Dec18	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Family Room, Dining Room and Lower Hall Note:	(1/123/5825)
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Miscellaneous

15	0	1 - S/I Drywall cap in lieu of standard full fireplace wall between Family and Dining Room - starting at approx. 42" AFF up to ceiling Note:	(1/130/75)
05Dec18			
16	0	1 - S/I Finished garage walls c/w R12 insulation, vapour barrier, and drywall (one coat)- concrete portion of foundation to remain exposed Note:	(1/134/800)
15May19			
17	0	1 - Upgrade garage ceiling insulation to R40 in lieu of standard R31 above where heated Note:	(1/82/375)
15May19			
18	0	1 - Delete standard hood fan - S/I Whirlpool YWMH31017FS 30" OTR Microwave/Hood Fan Note:	(1/79/430)
15May19			

Paint

19	0	1 - Stain on posts, railing, and nosing to complement Pre-Finished Engineered Hardwood Flooring Note:	(1/91/0)
15May19			

Plumbing

20	0	1 - S/I 3-piece rough-in in Basement NoteB-1	(1/32/0)
05Dec18			
21	0	1 - S/I Water line for fridge in Kitchen Note:	(1/36/130)
15May19			
22	0	1 - S/I American Standard 0236.411 Cadet Pedestal Sink w/ 4" centers only in lieu of standard vanity in Powder Room Note:	(1/111/150)
15May19			
23	0	1 - S/I Delta 986LF-AR Marley Single Handle Pull-Down Kitchen Faucet in lieu of standard Note:	(1/84/250)
15May19			
24	8,427	1 - S/I Delta Trinsic Monitor 14 series T14459 Tub & Shower trim Chrome in lieu of standard- In ensuite shower- Install spout at 24" A.F.F Note:	(1/134/115)
15May19			
25	8,453	1 - S/I Delta Classic T4705 Roman Tub Faucet w/handshower in lieu of standard- ensuite Note:	(1/82/560)
15May19			

Railings

26	0	1 - S/I Oak nosing under spindles in Lower and Upper Hall Note:	(1/53/350)
15May19			

Trim

27	0	5 - S/I Swing closet doors in lieu of standard sliding flat panels in Mudroom, Foyer, Master Bedroom, Bedroom #2 and #4 Note:	(5/116/390)
05Dec18			
28	0	3 - S/I (1) Taymor Astral 02-D2818 Chrome 24" Towel Bar, (1) Astral 02-D2848 Chrome Paper Holder in Ensuite and Main Bath, powder room Note:	(3/130/125)
15May19			



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1A	\$15,000 Decor Centre Bonus - Purchaser can choose up to \$15,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. HST included. Note: Workshee			
2A	Ceramic tile from Builder?s Bonus Selection, installed in all wet areas: foyer, ensuite, powder room, main bathroom, laundry room (excluding basement laundry locations), kitchen and dinette, as per plan Note: Workshee			
3A	Ceramic tile from Builders Bonus Selection, installed in kitchen on backsplash. Note: Workshee			
4A	Purchaser has chosen basement 3 piece rough-in to be added, CTP- \$525. + HST. Note: Workshee			

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