



CONSTRUCTION SUMMARY			
White Tail Ridge - DCR Phoenix Development Corporation			
PURCHASERS: Tina Spencer and Ian Spencer			TEL:
LOT / PHASE 47 / 3	STREET 288 Antler Court	HOUSE TYPE NEWINGTON ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 09May22	1 - Add 18"h uppers stacked above 30"h uppers each side of hood. 4 X 15"w + 2 X 30"w. Note:	
2 0 09May22	1 - Add 2 sets pot/pan drwrs c/w 1 top drwr + 2 deep drwrs each - one each side of cook top - Line 3 Note:	
3 0 09May22	1 - Add 2 single top drwrs - one each side of cook top - Line 3 Note:	
4 0 09May22	1 - Add 2 verical dividers to base cabinet left of cooktop Note:	
5 0 09May22	1 - Add 39"w. base cabinet to accommodate 36" cook top - Line 3 Note:location moved approx. 30"	
6 0 09May22	1 - Add 4 pull-outs to Pantry cabinet (soft close included) Note:	
7 0 09May22	1 - Add false drwr front to cook top cabinet - Line 3 Note:	
8 0 09May22	1 - Add furring panel (approx. 6"h) to ceiling and ceiling crown above all upper and tall cabinets in Kitchen and Butler's Pantry Note:	
9 0 09May22	1 - Add light valance under all upper cabinets in kitchen & Butler's Pantry - 2"h plain recessed Notesingle upper each side of hood to be shortend by 3" to accommodate light valance	
10 0 09May22	1 - Add Mullion glass (clear) doors to stacked uppers (X8) Note:	
11 0 09May22	1 - All Vanities - Upgrade all drawers to soft close (X 14 drawers) Note:	
12 0 09May22	1 - All vanities - Upgrade all hinges to soft close (X 15 doors) Note:	
13 0 09May22	1 - Bump-out cook top cabinet 3" and add 2 X 4" w posts - one each side. Line 3 Note:	
14 0 09May22	1 - Butlers pantry - Add 18"h uppers stacked above 30"h uppers each side of floating shelves Note:	
15 0 09May22	1 - Butlers pantry - Add 2 top drawers - one at each end - line 2 Note:	
16 0 09May22	1 - Butlers Pantry - Add false drwr front to sink base cabinet - Line 3 Note:	



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17 0 09May22	1 - Butlers Pantry - Add Mullion glass doors to stacked uppers (X4) Note:		
18 0 09May22	1 - Butlers Pantry - cabinets to accommodate bar sink Note:		
19 0 09May22	1 - Butlers Pantry - Delete base cabinets to accommodate 24" Bev. Fridge & 24" wine fridge Note:		
20 0 09May22	1 - Butlers Pantry - Replace middle upper cabinet with 2 floating shelves- 1.25" thick. Note:		
21 0 09May22	1 - Custom door panel for front of DW (includes same handle as cabinets) To be installed after closing when appliance is on site. Note:		
22 0 09May22	1 - Increase height of Oven cabinet to 102"h Note:		
23 0 09May22	1 - Increase height of Pantry to 102"h - Line 3 Note:		
24 0 09May22	1 - In-Law ensuite vanity deleted (This bathroom deleted by builder) Note:		
25 0 09May22	1 - Island - Add 2 X 4" plain posts - one to each end - 48" w Note:		
26 0 09May22	1 - Island - Add dummy doors to back and sides of island (X12) - Line 3 Note:		
27 0 09May22	1 - Island - Add false drwr front to sink base cabinet - Line 3 Note:		
28 0 09May22	1 - Island - Add flush kick to back and sides of island Note:		
29 0 09May22	1 - Island - Add pull-out re-cycle centre next to sink - Richelieu Practico #76000140 - 1 LG Bin + 2 small bins Note:		
30 0 09May22	1 - Island - replace std bank fo drwrs with 3 top drwrs - Line 3 Note:		
31 0 09May22	1 - Island increased to 48x122 Note:		
32 0 09May22	1 - Jack & Jill - Add 1 extra bank of 3 drawers. - Line 2 (move standard bank of drawers to end. Add one extra bank of drawers to opposite end. Middle cabinet becomes one single door) Note:		
33 0 09May22	1 - Laundry/mudroom - Upgrade all hinges to soft close (X 19 Doors). Note:		



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34 0 09May22	1 - Laundry/mudroom: Supply & Install Line 4 cabinets & standard Laminate counert tops a per cabinet drawings. Note:	
35 0 09May22	1 - Move fridge space to wall backing Walk-in Pantry. Builder to reduce size of pantry to make space for fridge/freezer (as per sketch). Replace standard fridge space with Pantry cabinet - 33"w X 96"h X 24"d. - Line 3 Note:	
36 0 09May22	1 - Primary Ensuite - Increase height of cabinets to 34.5"h. - line 3 Note:	
37 0 09May22	1 - Primary Ensuite - modify: replace makeup area drawer with bank of 4 drawers; move Left hand sink approx. 15"; move std bank of drawers to left side of left hand sink; Enlarge right hand sink cabinet by 15"; Move right hand sink approx. 6" to be centered NoteLine 3	
38 0 09May22	1 - Replace std base & upper cabinet with tall cabinet to accommodate wall oven & microwave (note: std Mw cabinet replaced with regular 2 door upper cabinet). Line 3 Note:	
39 0 09May22	1 - Replace std upper above cooktop with custom "cabinet hood" to accommodate built-in fan insert. Cabinet = 36"w X 21"d X 30"h c/w 4"h. straight valance below & 2 dbl thick side panels. Line 3 (Note: Fan insert by others) Note:	
40 0 09May22	1 - Supply & Install: 2 X Upper cabinets - 36"w X 21"h X 25.25"d.; 2 X Panels - 26"d X 102"h.; 2 X vertical fillers - 2 7/8"w. X 77"h; 1 X Horizontal filler - 72"w. X 2"h.; 2 X Vertical fillers (at wall) - 4.5"w X 102"h. Line 3 NoteAccommodate for Fridge/Freezer with Trimkit - Frigidaire TRMKTEZ2LV79 (opening = 66.25"w X 79"h)	
41 0 09May22	1 - Upgrade all drawers in kitchen & Butler's Pantry to soft close (X14) Note:	
42 0 09May22	1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close (X50 doors) Note:	
43 0 09May22	1 - Upgrade cabinetry to line 3 in master ensuite Note:	
44 0 09May22	1 - Upgrade cabinetry to line 3 in powder room Note:	
45 0 09May22	1 - Upgrade kitchen cabinets to Line 3 Note:	

Ceramic

46 0 09May22	1 - S/I - Level A 12x24 ceramic floor tile in in foyer in staggered pattern Note:	
47 0 09May22	1 - S/I - Level A 12x24 ceramic floor tile in in powder room in staggered pattern Note:	
48 0 09May22	1 - S/I - Level A 3x12 wall tile in brick pattern in kitchen and butlers pantry + up and behind shelves in butlers pantry to ceiling Note:	



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49 0 09May22	1 - S/I - Level A 3x12 wall tile in staggered pattern in master ensuite shower Note:		
50 0 09May22	1 - S/I - Level A 8x8 ceramic floor tile in laundry room Note:		
51 0 09May22	1 - S/I - Level C hexagonal ceramic floor tile in in Master ensuite Note:		
52 0 09May22	1 - S/I - Standard 4x16 wall tile in staggered pattern in bedroom #4 ensuite Note:		
53 0 09May22	1 - S/I - Standard 4x16 wall tile in staggered pattern in Jack&jill bathroom Note:		

Doors and Windows

54 0 10Mar22	1 - Enlarge patio door from 6'w to 8'w - kitchen Note:	
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Electrical

55 0 10Mar22	1 - S/I - Gas BBQ line - located as per plan Note:	
56 0 10Mar22	1 - S/I - Make-up air system for Kitchen hood fan above 300 CFM Note:	
57 0 09May22	1 - Delete (1) existing light fixture in kitchen Note:	
58 0 09May22	1 - Delete (1) existing light fixture in walk-in pantry - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch Note:	
59 0 09May22	1 - Delete (1) standard light fixture in foyer - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch Note:	
60 0 09May22	1 - Delete (2) standard light fixtures in master ensuite - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to existing switch - as per plan Note:	
61 0 09May22	1 - Delete (3) standard light fixtures in upper hall - S/I - (3) 4" White interior potlight (HALO Slim LED) - connected to existing switch Note:	
62 0 09May22	1 - Delete (4) standard light fixtures in lower hall - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch Note:	
63 0 09May22	1 - Delete standard light fixture above tub in master ensuite - S/I - (1) Capped light outlet connected to existing switch Note:	



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64 0 09May22	1 - Delete standard light fixture in Laundry/mudroom - S/I - (1) Capped light outlet connected to existing switch Note:		
65 0 09May22	1 - Delete standard light fixture in office - S/I - (1) Capped light outlet connected to existing switch Note:		
66 0 09May22	1 - Relocate (1) existing light fixture in kitchen to above island - S/I - (2) capped lights as per plan Note:		
67 0 09May22	1 - S/I - (6) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:		
68 0 09May22	1 - S/I - (1) Non straight conduit at fireplace for future TV - @ 75" A.F.F in great room as per plan Note:		
69 0 09May22	1 - S/I - (1) Reinforced capped light outlet connected to existing switch - located in great room above main staircase as per plan Note:		
70 0 09May22	1 - S/I - (1) Reinforced capped light outlet connected to existing switch - located in great room as per plan Note:		
71 0 09May22	1 - S/I - (2) 15 AMP standard plug outlet in unfinished basement - located as per plan Note:		
72 0 09May22	1 - S/I - (2) 4" White interior potlights (HALO Slim LED) - connected to existing switch - located in dining room as per plan Note:		
73 0 09May22	1 - S/I - (4) Additional Cat6 Data outlets - (1) located @ 75" A.F.F in great room as per plan NoteHome has a total of (7) CAT6 data outlets		
74 0 09May22	1 - S/I - (6) 4" Black exterior potlight (AFR4-0930) - connected to existing switch - located as per plan Note:		
75 0 09May22	1 - S/I - (6) 4" White interior potlights (HALO slim LED) - connected to existing switch - located in kitchen as per plan Note:		
76 0 09May22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new dimmer switch - located in great room as per plan Note:		
77 0 09May22	1 - S/I - Conduit from basement to attic - as per plan Note:		
78 0 09May22	1 - S/I - Cooktop wiring (40amp) Note:		
79 0 09May22	1 - S/I - Wall oven wiring (40amp) Note:		



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80 0 09May22	1 - Upgrade (1) standard switch to dimmer switch - located in dining room Note:		
81 0 09May22	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - Bedroom #2 Note:		
82 0 09May22	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - Master bedroom Note:		
83 0 31May22	1 - Delete (1) standard light fixture in master bedroom - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch - up to 9'h Note:		
84 0 31May22	1 - Delete (2) standard lights in Master bedroom WIC - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to existing switch - up to 9'h Note:		

Fireplace

85 0 10Mar22	1 - Raise fireplace box 12" above finished floor Note:		
86 0 10Mar22	1 - S/I - Fan kit for fireplace Note:		
87 0 09Aug22	1 - Delete standard fireplace mantle Note:		

Granite

88 0 10Mar22	1 - S/I - Bristol B926 Single Bowl Stainless Steel in lieu of standard Note:		
89 0 09May22	1 - Custom design: S/I - Level A quartz in laundry/mudroom as per plan Note:As per RFP 4001-item #1		
90 0 09May22	1 - S/I - Bristol B1206 single bowl stainless steel laundry sink in laundry room as per plan Note:		
91 0 09May22	1 - S/I - Bristol B700 single bowl stainless steel bar/prep sink in Butlers pantry Note:		
92 0 09May22	1 - S/I - Level 4 granite in lieu of standard laminate in bedroom #4 Ensuite w/ 4" backslpash and (1) standard undermount sink Note:		
93 0 09May22	1 - S/I - Level 4 granite in lieu of standard laminate in jack&jill bathroom w/ 4" backsplash and (1) standard undermount sink Note:		
94 0 09May22	1 - S/I - Level A silestone quartz in lieu of standard laminate in powder room w/ 4" backsplash and (1) standard undermount sink Note:		



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95 0 09May22	1 - S/I - Level D Silestone quartz in lieu of standard granite in kitchen w/ no 4" backsplash and (1) standard undermount sink Note:Includes island extention	
96 0 09May22	1 - S/I - Level D silestone quartz in lieu of standard laminate in master ensuite w/ 4" backsplash and (2) standard undermount sinks Note:	

Hardwood

97 0 10Mar22	1 - S/I - Torlys LVT in lieu of standard carpet in Great room, dining/lower hall, office, bedroom #2/inlaw, upper hall, master bedroom, bedroom #3, bedroom #4, bedroom #5 and kitchen Note:	
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Miscellaneous

98 0 10Mar22	1 - Additional (2) 56x30 basement windows Note:As per B-1	
99 0 10Mar22	1 - Delete all bathroom accessories (toilet paper holder and towel bar) in all washrooms Note:	
100 0 10Mar22	1 - Delete all standard vanity mirrors in all bathrooms Note:	
101 0 10Mar22	1 - Extra garage bay - 11 foot wide c/w exterior finishes to match elevation, single 8 foot x7 foot door, exterior and interior light fixtures, unfinished interior Note:As per B-1	
102 0 10Mar22	1 - Optional 5th bedroom Note:As per B-1	
103 0 10Mar22	1 - Optional Chefs kitchen Note:As per B-1	
104 0 10Mar22	1 - Optional covered deck - breakfast Note:As per B-1	
105 0 10Mar22	1 - Optional covered deck - inlaw suite Note:As per B-1	
106 0 10Mar22	1 - Reframe laundry/mudroom/bedroom #2 - Delete ensuite, delete closet in bedroom #2 and enlarge laundry room as per plan Note:	
107 0 10Mar22	1 - Relocate existing (1) 48x24 basement window Note:As per B-1	
108 0 10Mar22	1 - S/I - 9' Basement pour Note:	
109 0 10Mar22	1 - S/I - 9' h second floor ceilings Note:	



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110 0 10Mar22	1 - S/I - Fireplace bump-in - approx 8"d x 5'w - standard drywall - located in great room Note:		
111 0 10Mar22	1 - S/I Custom glass walls on Bedroom #4 Ensuite shower - (1) Fixed pane to sit on 42"h half wall and (1) swing door w/ chrome handle and hinges Note:		
112 0 10Mar22	1 - S/I Custom glass walls on Master Ensuite shower - Full glass front and side panel (floor to ceiling); and (1) swing door w/ matte black handle and hinges Note:		
113 0 10Mar22	1 - Seperate kitchen appointment with spectrum kitchens Note:		
114 0 10Mar22	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:As per B-1		
115 0 09May22	1 - Flip orientation of garage door to accommodate built-in bench as per plan Note:		
116 0 09May22	1 - Flip orientation of mudroom/laundry door as per plan Note:		
117 0 09May22	1 - Relocate (1) standard window in laundry/mudroom to accommodate laundry room cab drawings as per plan Note:		
118 0 09May22	1 - S/I - (1) Delta (559LF-BLMPU) Trinsic Single Handle Bathroom Faucet In Matte Black in lieu of standard in bedroom #4 ensuite Note:As per RFP 4001-item #6		
119 0 09May22	1 - S/I - (1) Delta (559LF-BLMPU) Trinsic Single Handle Bathroom Faucet In Matte Black in lieu of standard in powder room Note:As per RFP 4001-item #5		
120 0 09May22	1 - S/I - (1) Delta Cassidy (9197-RB-DST) Single Handle Pull-Down Kitchen Faucet With ShieldSpray® Technology In Venetian Bronze in lieu of standard in Kitchen Note:As per RFP 4001-item #7		
121 0 09May22	1 - S/I - (1) Delta Cassidy (9997-RB-DST) Single Handle Pull-Down Bar / Prep Faucet In Venetian Bronze in Butlers pantry Note:As per RFP 4001-item #8		
122 0 09May22	1 - S/I - (1) Delta coranto (9179-BL-DST) Single Handle Pull Down Kitchen Faucet In Matte Black - in laundry/mudroom Note:As per RFP 4001-item #2		
123 0 09May22	1 - S/I - (2) Delta (559LF-BLMPU) Trinsic Single Handle Bathroom Faucet In Matte Black in lieu of standard in Jack&jill bathroom Note:As per RFP 4001-item #4		
124 0 09May22	1 - S/I - (2) Delta Trinsic (559LF-CZMPU) Single Handle Bathroom Faucet In Champagne Bronze in lieu of standard in master ensuite Note:As per RFP 4001-item #3		
125 0 09May22	1 - S/I - Cyclone BX21534 34" 550CFM under cabinet range hood w/ mesh filter in lieu of standard Note:		



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126 0 09May22	1 - S/I - Delta (DF-KIT23-PBSBL-WS) Monitor 14 Series Contemporary Square Shower Kit in lieu of standard in Master ensuite Note:As per RFP 4001-item #14		
127 0 09May22	1 - S/I - Delta Ashlyn Monitor 17 series shower trim (T17264-BL-l) In Matte Black in lieu of standard in bedroom #4 ensuite Note:		
128 0 09May22	1 - S/I - Delta Trinsic (t14459-BL) Monitor 14 Series Tub And Shower Trim In Matte Black in lieu of standard in Jack&jill bathroom Note:		
129 0 09May22	1 - S/I - Delta trinsic (T2759-CZ) Roman Tub Trim in champagne bronze in lieu of standard in master ensuite Note:		
130 0 31May22	1 - Late change fee Note:		
131 0 31May22	1 - S/I - (1) 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located on the rear wall of the garage (garage/house common wall) (left of garage) NoteLocation determined by architecture		
132 0 31May22	1 - S/I - rough in conduit garage/house common wall (right of grarage) NoteLocation deerminded by architecture		

Paint

133 0 10Mar22	1 - S/I - Flat ceilings in lieu of stipple - throughout Note:		
134 0 09May22	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt Note:		

Plumbing

135 0 10Mar22	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:		
136 0 10Mar22	1 - Relocate standard laundry tub from basement to main floor as per plan Note:		
137 0 10Mar22	1 - S/I - (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard in Main bathroom/jack&jill Note:		
138 0 10Mar22	1 - S/I - (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard in Master ensuite Note:		
139 0 10Mar22	1 - S/I - (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard in Powder room Note:		
140 0 10Mar22	1 - S/I - (1) Maax Jazz 66x36 freestanding tub in lieu of standard Maax Sax 60x32 in Ensuite Note:		



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141 0 10Mar22	1 - S/I - 3 piece rough in - future ub, sink and toilet in basement as per plan Note:		
142 0 10Mar22	1 - S/I - Additional landry hookup in laundry room - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:		
143 0 10Mar22	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard shower stall in Bedroom #4 Ensuite NoteCustom glass wall and doors by others		
144 0 10Mar22	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base in lieu of standard shower stall in Ensuite NoteCustom glass walls and door by others		
145 0 10Mar22	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		
146 0 09May22	1 - DELETE*** S/I - Maax Jazz 66x36 freestanding tub in lieu of standard Maax sax 60x32 in ensuite Note:		
147 0 09May22	1 - S/I - (1) Maax Ariosia 66x36 freestanding tub in lieu of standard Maax Sax 60x32 in Ensuite - Black 106267-000-015 Note:		
148 0 09May22	1 - S/I - Fridge water line Note:		

Railings

149 0 10Mar22	1 - S/I - 3 1/2 Modern newel post w/cap and plain black metal spindles (square) in lieu of standard oak colonial Note:	
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Stairs

150 0 10Mar22	1 - Upgrade Main Staircase to Oak w/ White Risers Note:	
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Trim

151 0 10Mar22	1 - S/I - (1) Full-lite clear glass french door in lieu of standard in Office Note:	
152 0 10Mar22	1 - S/I - 8'h interior doors in lieu of standard (includes closets) Note:	
153 0 10Mar22	1 - S/I - CT #1 5-1/2" Baseboards and 3-1/2" Casings throughout Note:	
154 0 10Mar22	1 - S/I - Level 2 Iogan Interior doors in lieu of standard throughout Note:	
155 0 10Mar22	1 - Upgrade to swing closet doors in lieu of standard vinyl sliders - throughout Note:	



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156 0 09May22	1 - S/I - Taymor Vega black door handles w/ black hinges in lieu of standard - throughout Noteincludes closet doors		
1A Offer Worksheet	Extra Garage Bay - 11 foot wide c/w exterior finishes to match elevation, single 8 foot x7 foot door, exterior and interior light fixtures, unfinished interior. Note:		
2A Offer Worksheet	Relocating existing (1) 48x24 basement window Note:		
3A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:		
4A Offer Worksheet	Additional (2) 56x30 basement windows Note:		
5A Offer Worksheet	Optional 5th bedroom Note:		
6A Offer Worksheet	Optional 5th bedroom Note:		
7A Offer Worksheet	Optional Chefs Kitchen Note:		
8A Offer Worksheet	Optional Chefs Kitchen Note:		
9A Offer Worksheet	Optional covered deck, breakfast Note:		
10A Offer Worksheet	Optional covered deck, breakfast Note:		
11A Offer Worksheet	Optional covered deck, in-law suite Note:		
12A Offer Worksheet	Optional covered deck, in-law suite Note:		
13A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
14A Offer Worksheet	Purchasers accepting offer of elevation change from Newington Elevation D to Newington Elevation M for the additional price of \$25,000. Note:		
15A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:		

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