



Revised: Backsplash up to top of upper cabinets in butlers pantry and up and behind chimney hood fan to top of cabinets in kitchen - Jan 18, 2023

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Kevin Bennett and Cassandra Bennett TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
29 / 2	224 Antler Court	NEWINGTON ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 27Oct21	1 - Accommodate for 30" chimney hoodfan and leave 3" each side Note:	
2 0 27Oct21	2 - Add 2 top drawer beside sink- towards patio door Note:	
3 0 27Oct21	1 - Add 3 sets pot/pan drwrs - c/w one wide top drwr each (in lieu of std 2 door base cabinet) Note:	
4 0 27Oct21	1 - Add crown moulding to top of upper cabinets- shaker style 3" Note:	
5 0 27Oct21	1 - Add dummy doors to back & sides of island Note:	
6 0 27Oct21	1 - Add flush furniture kick to back & sides of island Note:	
7 0 27Oct21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note: height of uppers reduced by 3" to accommodate Note:	
8 0 27Oct21	1 - Ensuite #4 - Add bank of drawers (move sink away from wall) Note:	
9 0 27Oct21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
10 0 27Oct21	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter) Note:	
11 0 27Oct21	1 - Increase island depth to approx 41" (approx 15" overhang)- add support brackets Note:	
12 0 27Oct21	1 - Master Ensuite - Add 2 banks of 3 drwrs (in lieu of make-up drawers) Note:	
13 0 27Oct21	1 - Move MW cabinet to Butler's Pantry Note:	
14 0 27Oct21	1 - Upgrade all drawers in kitchen to soft close (x15) Note:	
15 0 26Oct22	1 - Add 2 top drawers to Butler's Pantry Note:	
16 0 26Oct22	1 - Add 4 glass doors - 2 each side of range - plain frame with clear glass (c/w with white interiors) Note:	



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17 0 26Oct22	1 - Add Pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - Island - Line 2 Note:	
18 0 26Oct22	1 - Delete middle upper cabinet from Butler's Pantry and reduce upper on left by 9" to make symmetrical (leave open space centred on wall for future shelving by others) Note:	

Carpet

19 0 27Oct21	1 - S/I Level 2 underpad- ViscoPro II- 9LBS- in lieu of standard- In-Law suite, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 Note:	
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Ceramic

20 0 27Oct21	1 - S/I Centura- Midgley West 16x16 and 8x8 Duomo Grigio ceramic floor tile- installed in Modulare 21 pattern- in lieu of standard- Foyer Note:	
21 0 27Oct21	1 - S/I Level A floor tile (12x24)- in lieu of standard-Staggered-Master Ensuite floor Note:	
22 0 27Oct21	1 - S/I Level A floor tile (size 12x24) in Staggered pattern in lieu of standard- In-Law Ensuite floor Note:	
23 0 27Oct21	1 - S/I Level A floor tile (size 13x13) in lieu of standard- Powder Room and Mudroom- as per plan Note:	
24 0 27Oct21	1 - S/I Level A wall tile (2x5x10) in Herringbone pattern in lieu of standard- Master Ensuite shower Note:	
25 0 27Oct21	1 - S/I Level B floor tile (6x6 hex) in lieu of standard- Jack and Jill floor Note:	
26 0 27Oct21	1 - S/I Level B floor tile (size 12x24) in staggered pattern- in lieu of standard- Kitchen and Butler's Pantry (includes walk-in pantry) NoteStacked pattern: \$4110 Level A tile: \$2470 Staggered tile: \$1645	
27 0 28Nov22	1 - DELETE: S/I Level B wall tile (12 x 24) in horizontal stacked pattern in lieu of standard - in law ensuite Note:	
28 0 28Nov22	1 - S/I Level B wall tile EURO 4 x 16 Pasha Soho Grey Glossy in horizontal stacked pattern, in lieu of standard - in law ensuite Note:	
29 0 18Jan23	1 - DELETE S/I Level B backsplash tile (size 2x1.8) in lieu of standard backsplash- Kitchen and Butler's pantry Note:**In butler's pantry- backsplash will go to underside of upper cabinets- including in open space** Note:	
30 0 18Jan23	1 - S/I Level B backsplash tile (size 2 x 1.8) in lieu of standard backsplash in Kitchen and Butler's Pantry including to the top of the cabinets behind the chimney hood fan and to the top of the cabinets in the butlers pantry Note:	

Electrical



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31 0 27Oct21	7 - Add light outlet and junction box to existing vanity light fixtures - (1) Powder Room, (1) In-Law Ensuite, (2) Ensuite #1, (1) Ensuite #2, (2) Jack & Jill Bathroom Note:		
32 32,005 27Oct21	1 - Delete (1) standard ceiling light fixture and S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Mudroom/Laundry Room- as per plan Note:		
33 0 27Oct21	1 - Delete (1) standard light fixture in Butler`s Pantry - S/I (2) 4" White interior potlights (HALO Slim LED) - connected to existing switch Note:		
34 0 27Oct21	1 - Delete (2) standard light fixtures in Kitchen - S/I (8) 4" White interior potlights (HALO Slim LED) - connected to separate switch Note:		
35 0 27Oct21	1 - Delete (2) standard light fixtures in Upper Hall - S/I (3) 4" interior white potlights (HALO Slim LED) connected to existing switch Note:		
36 32,006 27Oct21	1 - Delete (4) standard hallway light fixtures and S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to existing switch - Lower Hall- as per plan Note:		
37 0 27Oct21	1 - Potlight (Tubs/showers) - (1) 4" White potlight in Ensuite #2 shower (AFR4-0930) - connected to existing switch Note:		
38 0 27Oct21	1 - Potlight (Tubs/showers) - (1) 4" White potlight in Ensuite shower (AFR4-0930) - connected to existing switch Note:		
39 0 27Oct21	1 - Potlight (Tubs/showers) - (1) 4" White potlight in In-Law Ensuite shower (AFR4-0930) - connected to existing switch Note:		
40 0 27Oct21	1 - Potlight (Tubs/showers) - (1) 4" White potlight in Jack & Jill shower (AFR4-0930) - connected to existing switch Note:		
41 0 27Oct21	1 - Re-centre (1) standard ceiling light fixture in Master Ensuite- as per plan Note:		
42 0 27Oct21	1 - Relocate (1) existing light fixture in Kitchen and place over island NoteTotal of (2) lights over island, connected to existing switch		
43 0 27Oct21	1 - Relocate (1) standard light fixture in Upper Hall and place over Main Staircase - reinforce for heavier fixture and connect to separate 3-way switch Note:		
44 31,989 27Oct21	1 - S/I (1) 15 AMP separate circuit plug in Basement (central vac, microwave, freezer, sump pump, gas dryer) Note:		
45 31,990 27Oct21	1 - S/I (1) 15 AMP soffit plug w/ switch (for holiday lights) Note**Left of garage**		
46 0 27Oct21	1 - S/I (1) Reinforced capped light outlet c/w 3 wires for future ceiling fan in Family Room - connected to (1) switch Note:		



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47 0 27Oct21	1 - S/I (1) standard switch for vanity lights in Master Ensuite Note:		
48 32,064 27Oct21	2 - S/I (1) Vac pan c/w plate, wiring and flex piping - installed under (1) Kitchen sink and (1) Master Ensuite vanity- white Note:		
49 32,041 27Oct21	1 - S/I (2) LED under cabinet puck lights (CA360A-WH) in Butler`s Pantry c/w outlet & driver - connected to separate switch Note:		
50 32,043 27Oct21	1 - S/I (5) LED under cabinet puck lights (CA360A-WH) c/w outlet & driver in Kitchen - connected to separate switch Note:		
51 0 27Oct21	1 - S/I (6) 6" White interior potlights in Great Room (HALO Slim LED) - connected to existing switch Note:*Ceiling higher than 9`		
52 32,060 27Oct21	1 - S/I 2" PVC conduit from basement to attic, sealed at both ends Note:		
53 32,062 27Oct21	1 - S/I Direct conduit for audio/video cables w/ wall plates at both ends and (1) 15 AMP standard plug outlet in In-Law Suite for future wall mount TV - installed at 60" above finished floor Note:		
54 32,061 27Oct21	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) 15 AMP standard plug outlet at fireplace for future wall mount TV - installed at 72" above finished floor Note:**Terminated to left of fireplace**		
55 0 27Oct21	7 - Upgrade (2) telephone jacks and (5) TV jacks to (7) CAT6 Data jacks- as per plan Note:		

Fireplace

56 0 10Feb21	1 - Raise fireplace box 12" above finished floor Note:	
57 0 10Feb21	1 - S/I Fireplace fan kit Note:	
58 0 27Oct21	1 - S/I Boxed stained oak beam mantle in lieu of standard fireplace mantle Note:	

Granite

59 0 27Oct21	1 - S/I (1) Bristol Virtuo Granite Double Undermount equal bowl in Pearl Black (B301) undermount sink in lieu of standard in Kitchen Note:	
60 0 27Oct21	1 - S/I Level D Radianz quartz countertop in lieu of standard granite countertop in Kitchen (incl. Butler`s Pantry) Note:**Priced for re-deisgned kitchen**	
61 0 27Oct21	1 - S/I Level D Radianz Quartz with 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room Note:	



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Hardwood

62 0 10Feb21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Dining Room and Family Room Note:	
63 0 10Feb21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Office Note:	
64 0 10Feb21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall (incl. nosing under spindles and across top step) Note:	
65 0 10Feb21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Ceramic in Butler`s Pantry Note:**Kitchen and walk-in pantry remain ceramic**	

Heating and Air Conditioning

66 0 10Feb21	1 - Air Conditioner - Goodman 13 Seer R410A GSX 13036 3.0 Ton Note:	
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HVAC

67 32,087 10Feb21	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	
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Miscellaneous

68 0 10Feb21	1 - Build drywall box around Family Room fireplace approx. 6`w x 16"d and from floor to ceiling Note:	
69 0 10Feb21	1 - Extend Foundation walls to approx. 9`h Note:As per B-1	
70 0 10Feb21	1 - Optional 5th Bedroom Note:As per B-1	
71 0 10Feb21	1 - Optional Chef`s Kitchen Note:As per B-1	
72 0 27Oct21	1 - Note: Builder to decrease depth of side wall next to fridge opening to 28"d. Note:	
73 0 27Oct21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
74 0 12Jan23	1 - Delete - S/I Zeyphyr Ombra 30" stainless hoodfan (ZOM-E30AS)- 290 CFM - in lieu of standard Note:	
75 0 12Jan23	1 - S/I - Cyclone (SCB31930) 30inch stainless steel -300 CFM- Chimney hoodfan - in lieu of standard Note:	

Paint



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76 0 27Oct21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt NoteCOLOUR FROM PPG: SILENT SMOKE PPG1025-2 (COLOUR MATCH MAY NOT BE IDENTICAL TO SAMPLE)	
77 0 27Oct21	1 - Stain on railings, railings, nosings, mantle (where applicable) to complement Twelve Oaks Maple Castile Note**Included in hardwood upgrade- stain will never be an identical match to hardwood**	

Plumbing

78 0 10Feb21	1 - S/I (1) Maax Sax 6032 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite #1 Note:	
79 0 10Feb21	1 - S/I 2-Piece plumbing rough-in in Basement NoteAs per B-1	
80 0 10Feb21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome trim) in lieu of standard 3x4 shower stall in Ensuite #1 Note:	
81 0 10Feb21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome trim) in lieu of standard bathtub in In-Law Ensuite Note:	
82 0 10Feb21	1 - S/I Maax Exhibit 6032 soaker tub in lieu of standard tub in Main Bathroom Note:	
83 0 27Oct21	3 - S/I Contrac Russo overmount sink with 4" centres- 4464BPX- in lieu of standard- (1) In-Law Ensuite, (2) Master Ensuite Note:	

Railings

84 0 10Feb21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and metal spindles (black, all plain) in lieu of standard Oak Colonial throughout Note:	
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Stairs

85 0 10Feb21	1 - Upgrade Main Staircase to Oak w/ white risers Note:	
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Trim

86 0 10Feb21	13 - S/I 8'h interior doors throughout Main Floor Note(2) Foyer closet, (1) Den, (1) Powder Room, (1) Mudroom, (2) Mudroom closet, (1) Basement door, (1) In-Law Bedroom, (2) In-Law Bedroom closet, (1) In-Law Ensuite, (1) Walk-in pantry **Does not apply to front door or Garage man door**	
87 0 10Feb21	6 - S/I By-pass sliding closet doors in lieu of standard flat panel sliding closet doors in Foyer, Mudroom, In-Law Suite, Bedroom #3, #4 and #5 Note:	
88 0 27Oct21	1 - Delete standard bathroom accessories- all bathrooms Note:	



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INV#	QTY	EXTRA / CHANGE
89 0 27Oct21	1 - Delete standard mirror in Powder Room, Master Ensuite and In-Law Ensuite Note:	
90 0 27Oct21	1 - S/I (1) 1-Lite French door - paint grade, frosted glass - in lieu of standard door to Office Note:	
91 0 27Oct21	1 - S/I (1) 1-Lite French door - paint grade, frosted glass - in lieu of standard door to walk-in pantry Note:	
92 0 27Oct21	1 - S/I Level 2 5-1/2" baseboards and 3-1/2" casings- CT #14- in lieu of standard throughout Note:	
93 0 13Sep22	1 - DELETE: S/I Winslow 3-panel smooth swing doors in lieu of standard Carrara 2-panel swing doors throughout Note:	
94 0 13Sep22	1 - S/I Upgraded interior door style - Logan - throughout both main and second floor, including by pass sliding doors - in lieu of standard Note:	

1A Offer Worksheet	2 Piece Rough-in *future toilet and sink Note:	
2A Offer Worksheet	Optional 5th bedroom Note:	
3A Offer Worksheet	Optional Chefs Kitchen Note:	
4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
5A Offer Worksheet	9 Foot Foundation Pour Height Note:	

This Document is Extremely Time Sensitive - Printed 18 Jan 23 at 14:00