



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: Derik Roblin TEL:

LOT / PHASE 65 / 3	STREET 360 Antler Court	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 08Aug22	1 - Accommodate for 48" range top (add modified base cabinet) Note:	
2 0 08Aug22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:	
3 0 08Aug22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr +2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of ranngge top Note:	
4 0 08Aug22	1 - Add 2 top drwrs in lieu of standard bank of 4 drawers Note:	
5 0 08Aug22	1 - Add 2 vertical dividers (right of range top) Note:	
6 0 08Aug22	1 - Add 4 glass doors to upper cabinets - 2 each side of hood : plain frame with clear glass (white interior) Note:	
7 0 08Aug22	1 - Add crown moulding to top of upper cabinets - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
8 0 08Aug22	1 - Add Custom Hood to accommodate built-in fan Insert/Liner. As per cabinet drawings and Custom hood detailed drawing. Painted Finish NoteIncludes service call to prepare cut-out for fan insert after fan insert has been delivered to site. Purchaser to notify Spectrum one week before delivery.	
9 0 08Aug22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Notesingle upper each isde of hod shortened by 3" to accommodate light valance	
10 0 08Aug22	1 - Add Richelieu pull-out Oil and spice rack (left of range top) Note:	
11 0 08Aug22	1 - Butler's Pantry - Accommodate for bar sink Note:	
12 0 08Aug22	1 - Butler's Pantry - Add 2 glass doors to upper cabinets (white interiors) - plain frame with clear glass (white interior) Note:	
13 0 08Aug22	1 - Butler's Pantry - Add 2 top drwrs Note:	
14 0 08Aug22	1 - Butler's Pantry - Add false top drwr to sink base Note:	
15 0 08Aug22	1 - Butler's Pantry - Delete base cabinet to make space for 24"w. wine fridge Note:	
16 0 08Aug22	1 - Butler's Pantry - Delete upper cabinet and repace wirh 2 floating shelves (painted MDF, wood veneer, melamine) Note:	



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17 0 08Aug22	1 - Butler's Pantry - Replace upper cabinet with Custom hutch to accommodate built-in Miele Coffee Machine & Warmig drawer. (24"w X Note:	
18 0 08Aug22	1 - Delete standard 30"w. upper above range + 12" each side to make space for 54"w Custom hood (Custom hood not included. Fan insert / Liner by others) Note:	
19 0 08Aug22	1 - Increase depth of fridge upper to 24"d and add 2 side panels +tall filler at wall (note: fridge space increased to 42"w X 84"h X 25"d) Note:	
20 0 08Aug22	1 - Increase height of all uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
21 0 08Aug22	1 - Island - Add 2 plain posts - 4"w X 48"d. - one to each end of island Note:	
22 0 08Aug22	1 - Island - Add 3 top drawers Note:	
23 0 08Aug22	1 - Island - Add dummy doors to back and sides of island (X12) Note:	
24 0 08Aug22	1 - Island - Add Flush furniture kick to back and sides of island Note:	
25 0 08Aug22	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
26 0 08Aug22	1 - Island - Increase depth of island top to 51" : pull back panel approx. 12" Note:	
27 0 08Aug22	1 - Island - Upgrade cabinets from Line 3 to Line 4 Note:	
28 0 08Aug22	1 - Main Bath - Add 2nd bank of 3 drawers Note:	
29 0 08Aug22	1 - Primary Ensuite - Add false top drawer to left sink base Note:	
30 0 08Aug22	1 - Primary Ensuite - Add false top drwr + 2 operational drwrs to right sink base Note:	
31 0 08Aug22	1 - S/I - Base cabinet in laundry room - 24in x 24in cabinet w/ (2) standard doors Note:	
32 0 08Aug22	1 - S/I - Upgraded cabinet hardware in Kitchen and butlers pantry to Berenson BP36766CZ Note:	



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33 0 08Aug22	1 - Supply & Install Cabinetry in Mudroom as per sketch : 3 X open box cubbies (18"h X 18"w X 12"d); 2 X base drawer cabinets - (12"h X 27"w. X 24"d); 1 X bench top (double thick panel matching cabinets). Note:	
34 0 08Aug22	1 - Upgrade all drawers in kitchen to soft close (X 14 drwrs) Note:	
35 0 08Aug22	1 - Upgrade all hinges in kitchen to soft close (X 24 doors) Note:	
36 0 08Aug22	1 - Upgrade all kitchen cabinets to line 3 Note:	
37 0 18Oct22	1 - Bulter's Pantry - upgrade upper and lower cabinets from Line 3 to Line 4 Note:	

Central Vacuum

38 0 07Jun22	1 - S/I - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug NoteIncludes rough-in	
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Ceramic

39 0 08Aug22	1 - S/I - Level 1 2.3x10 wall tile in lieu of standard in butlers pantry - installed in brick pattern Note:	
40 0 08Aug22	1 - S/I - Level 1 2.5x8 wall tile in lieu of standard in main kitchen area - installed in herringbone pattern Noteexcludes butlers pantry	
41 0 08Aug22	1 - S/I - Level 1 8x8 floor tile in lieu of standard in powder room - stacked Note:	
42 0 08Aug22	1 - S/I - Level B 12x24 floor tile on tub deck/face and tub splash - stacked Note:	
43 0 08Aug22	1 - S/I - Level B 12x24 wall tile in lieu of standard in master ensuite - installed in staggered pattern Note:	
44 0 08Aug22	1 - S/I - Level C hexagon floor tile in lieu of standard in master ensuite Note:	
45 0 08Aug22	1 - S/I - Standard 13x13 floor tile in diamond pattern in lieu of standard stacked in bedroom #4 ensuite Note:	
46 0 21Feb23	1 - S/I - Level 1 2x10 floor tile in lieu of standard in foyer - installed in brick pattern - horizontal from front door Note:	
47 0 21Feb23	1 - S/I - Level 1 2x10 floor tile in lieu of standard in laundry/mudroom - installed in brick pattern - horizontal from garage door Note:	



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48 0 21Feb23	1 - S/I - Level 1 8x8 wall tile in lieu of standard in bedroom #2 ensuite - installed in standard stacked pattern Note:		
49 0 21Feb23	1 - S/I - Level 2 3.5x14.5 floor tile in lieu of standard in bedroom #2 ensuite - installed in herringbone pattern Note:		
50 0 21Feb23	1 - S/I - Level 3 3x12 wall tile in lieu of standard in bedroom #4 ensuite - installed in standard stacked pattern - vertical Note:		
51 0 21Feb23	1 - S/I - Level 3 5x5 wall tile in lieu of standard in main bathroom - installed in standard stacked pattern Note:		

Doors and Windows

52 0 07Jun22	1 - Addition of (2) 56x30 basement windows as per plan Note:As per B-1	
53 0 07Jun22	1 - Relocate (1) existing 48x24 basement window as per plan Note:As per B-1	
54 0 07Jun22	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:As per B-1	

Electrical

55 0 07Jun22	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - black - located in kitchen island as per plan Note:	
56 0 07Jun22	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad *PER GARAGE DOOR* Note:	
57 0 07Jun22	1 - S/I - Gas stove line w/ 110 v outlet Note:	
58 0 08Aug22	1 - Delete (2) standard light fixtures in kitchen - relocate (2) capped lights to over island as per plan Note:	
59 0 08Aug22	1 - Delete (3) standard lights in upper hall - S/I - (5) 4" White interior potlight (HALO Slim LED) - connected to existing switch - located as per plan Note:	
60 0 08Aug22	1 - Delete (5) standard lights in main hall/foyer - S/I - (5) 4" White interior potlight (HALO Slim LED) - connected to existing switchs as per plan Note:	
61 0 08Aug22	1 - Delete standard undercabinet hoodfan Note:	
62 0 08Aug22	1 - Relocate (1) standard CAT6 in bonus room as per plan Note:	



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63 0 08Aug22	1 - Relocate (1) standard CAT6 in master bedroom as per plan Note:		
64 0 08Aug22	1 - Relocate (1) standard CAT6 outlet in great room as per plan - 75in A.F.F above fireplace Note:		
65 0 08Aug22	1 - S/I - (1) 15 AMP standard plug outlet - located in great room above fireplace @ 75in A.F.F Note:		
66 0 08Aug22	1 - S/I - (1) 15 AMP standard plug outlet in butlers pantry for mini fridge - located as per plan Note:		
67 0 08Aug22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - as per plan Note:		
68 0 08Aug22	1 - S/I - (2) 15 AMP standard plug outlet - in butlers pantry for warming drawer and coffee machine - located as per plan Note:		
69 0 08Aug22	1 - S/I - (2) Reinforced capped light outlet connected to existing switch on dimmer - located in great room as per plan Note:		
70 0 08Aug22	1 - S/I - (3) 4" Black exterior potlight (AFR4-0930) - connected to existing switch - located as per plan Note:		
71 0 08Aug22	1 - S/I - (5) 15 AMP standard plug outlet - in unfinished basement located as per plan Note:		
72 0 08Aug22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - in bedroom #2 Note:		
73 0 08Aug22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - in kitchen as per plan Note:		
74 0 08Aug22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - located in bonus room as per plan Note:		
75 0 08Aug22	1 - S/I - (8) 4" White interior potlights (HALO Slim LED) - connected to seperate switch - located in great room as per plan Note:		
76 0 08Aug22	1 - S/I - Cooktop wiring (40 amp) Note:		
77 0 08Aug22	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends - located in great room above fireplace @ 75in A.F.F Note:		
78 0 08Aug22	1 - S/I - Wall oven wiring (40 amp) Note:		
79 0 08Aug22	1 - Upgrade (1) standard switch to dimmer switch - Dining room Note:		



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80 0 08Aug22	1 - Upgrade (1) standard switch to dimmer switch - master bedroom Note:		
81 0 30Aug22	1 - Create 10" venting/ ductwork in kitchen to accommodate for custom insert hoodfan - as per specs Note:		
82 0 30Aug22	1 - S/I - Make-up air system for kitchen hoodfan above 1000 CFM Noterefer to hoodfan spec sheet for venting requirements and CFM (1200)		

Fireplace

83 0 07Jun22	1 - Raise fireplace box 12” above finished floor Note:	
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Granite

84 0 07Jun22	1 - S/I - Bristol B306 Virtuo granite single undermount bar/prep sink in pearl black in butlers pantry as per plan Note:	
85 0 07Jun22	1 - S/I - Bristol B317 Virtuo granite single undermount kitchen sink in pearl black - in lieu of standard in kitchen Note:	
86 0 08Aug22	1 - S/I - Level A quartz in lieu of standard laminate in bedroom #2 ensuite w/ 4inch backsplash and (1) standard undermount sink Note:	
87 0 08Aug22	1 - S/I - Level A quartz in lieu of standard laminate in bedroom #4 ensuite w/ 4inch backsplash and (1) standard undermount sink Note:	
88 0 08Aug22	1 - S/I - Level A quartz in lieu of standard laminate in main bathroom w/ 4inch backsplash and (1) standard undermount sink Note:	
89 0 08Aug22	1 - S/I - Level A quartz in lieu of standard laminate in master ensuite w/ 4inch backsplash and (2) standard undermount sinks Note:	
90 0 08Aug22	1 - S/I - Level A quartz in lieu of standard laminate in powder room w/ 4inch backsplash and (1) standard undermount sink Note:	
91 0 08Aug22	1 - S/I - Level A silestone quartz in laundry room approx. 24x25in Note:	
92 0 08Aug22	1 - S/I - Level C Silestone quartz in lieu of standard granite in Kitchen w/ NO 4inch backsplash and (1) upgraded undermount sink Note:	

Hardwood

93 0 07Jun22	1 - S/I - Torlys LVT in lieu of standard carpet in great room, dining room, lower hall, kitchen, inlaw/bedroom #2, upper hall and bonus room Note:	
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94 0 08Aug22	1 - S/I - Torlys LVT in lieu of standard carpet in office, upstairs laundry room, master bedroom, bedroom #3, and bedroom #4 Note:	
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Heating and Air Conditioning

95 0 07Jun22	1 - S/I - Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13) - 3.0 TON Note:	
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96 0 07Jun22	1 - S/I - Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:	
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Miscellaneous

97 0 07Jun22	1 - Enlarge standard 6'w patio doors to 8'w Note:	
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98 0 07Jun22	1 - Main bath redesign: Delete water closet and delete (2) standard doors - close off bathroom to bedroom #3 and relocate toilet as per plan - Bed 3 closet to remain as is Note:	
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99 0 07Jun22	1 - Optional chefs kitchen Note:As per B-1	
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100 0 07Jun22	1 - Optional covered deck, breakfast area Note:As per B-1	
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101 0 07Jun22	1 - Optional covered deck, in law suite Note:As per B-1	
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102 0 07Jun22	1 - Optional second floor laundry Note:As per B-1	
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103 0 07Jun22	1 - S/I - 3 piece rough in *future tub, toilet and sink Note:As per B-1	
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104 0 07Jun22	1 - S/I - 9' Foundation pour Note:As per B-1	
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105 0 07Jun22	1 - S/I - 9'h ceilings on Second floor Note:	
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106 0 07Jun22	1 - S/I - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
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107 0 07Jun22	1 - S/I - Fireplace wall bump in - approx. 5'w x 8"d - standard finish w/ drywall Note:	
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108 0 07Jun22	1 - S/I - Garage extention approx. 4' Note:As per B-1	
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109 0 07Jun22	1 - Seperate custom kitchen appointment with spectrum kitchens Note:	

Paint

110 0 08Aug22	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt Note:	
111 0 08Aug22	1 - S/I - Flat ceilings in lieu of stipple - throughout Note:	

Plumbing

112 0 07Jun22	1 - S/I - 1 Piece rough in (future bar sink) - in butlers pantry as per plan Note:	
113 0 07Jun22	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (matte black trim) in lieu of standard 3x4 ceramic shower - master ensuite Note:	
114 0 07Jun22	1 - S/I - Fridge water line Note:	
115 0 08Aug22	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:	
116 0 08Aug22	1 - S/I - (2) Delta 3597LF-RBMPU faucet in lieu of standard in master ensuite Note:	
117 0 08Aug22	1 - S/I - Delta 1990LFC-CZ in lieu of standard faucet in butlers pantry Note:	
118 0 08Aug22	1 - S/I - Delta 3557-CZMPU-DST Faucet in lieu of standard in bedroom #2 ensuite Note:	
119 0 08Aug22	1 - S/I - Delta 3597LF-CZMPU bathroom faucet in lieu of standard in powder room Note:	
120 0 08Aug22	1 - S/I - Delta 9197T-CZ-PR-DST in lieu of standard faucet in kitchen Note:	
121 0 08Aug22	1 - S/I - Delta DF-KIT23-PBSBL-WS shower kit in lieu of standard in master ensuite Note:	
122 0 08Aug22	1 - S/I - Delta woodhurst (T4732-BL) roman tub trim with handshower in matte black in lieu of standard in master ensuite Note:	
123 0 08Aug22	1 - Seperate water lines - seperate (2) exterior hose connections and seperate (1) kitchen sink cold water line - to accommodate for future water softener system - in basement mechanical space Notes: water softener will extend/work for butlers pantry sink, fridge water line and kitchen sink	

Railings



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124 0 07Jun22	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak Colonial w/ square metal (black) spindles - all plain Note:	
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Stairs

125 0 07Jun22	1 - Upgrade Main Staircase to Oak Note:	
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Trim

126 0 07Jun22	1 - S/I - (1) Full lite french door (frosted glass) in lieu of standard in office Note:	
127 0 07Jun22	1 - S/I - (2) sets mirrored closet doors in lieu of standard vinyl sliders in foyer and bedroom #4 Note:	
128 0 08Aug22	1 - S/I - (1) Taymor ashford (matte black) exterior door grip in lieu of standard Note:	
129 0 08Aug22	1 - S/I - Level 1 riverside doors - throughout (16 doors) Note:	
130 0 08Aug22	1 - S/I - Taymor vega (matte black) square roset interior door handles in lieu of standard throughout Note:	



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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
2A Offer Worksheet	Relocate Existing (1) 48x24 Note:		
3A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:		
4A Offer Worksheet	Addition of (2) 56x30 basment windows Note:		
5A Offer Worksheet	Optional second floor laundry Note:		
6A Offer Worksheet	Optional Chefs Kitchen Note:		
7A Offer Worksheet	Optional covered deck, breakfast area Note:		
8A Offer Worksheet	Optional covered deck, in-law suite Note:		
9A Offer Worksheet	The purchasers acknowledge and agree to receive an electronic copy of the Agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and Sale will not be provided. Note:		
10A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:		
11A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
12A Offer Worksheet	Addition of 4 Feet to garage width Note:		
13A Offer Worksheet	9 Foot Foundation Pour Height Note:		

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