



CONSTRUCTION SUMMARY

Lot: 26

Model: The Spruce 4 Elev B

Project/Phase: Millwood Trails / 1

PURCHASERS: Kyle THOMAS DWYER and LAUREN CHRISTA DWYER

CABINETRY

Invoice	Qty.	Description
2277 31405 05Jul21 **	1	Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required Island on the right side of sink, see sketch
2277 31406 05Jul21 **	1	Kitchen Base Extra - Change island colour
2277 31407 05Jul21 **	1	Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)
2277 31408 05Jul21 **	1	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above the the waste/recycle bin in the island. See sketch
2277 31414 05Jul21	1	Kitchen - Cabinet - Includes Pantry - Upgrade 1
2277 31416 05Jul21 NoCat	1	Kitchen relocate the pantry to breakfast area See sketch
2277 31422 05Jul21 **	1	Kitchen Base Extra - Base corner folding door - Upgrade 1
2277 31423 05Jul21 **	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Install on the right side of stove, relocate the bank of drawers to the left side. See sketch
2277 31424 05Jul21 **	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
2277 31425 05Jul21 **	1	Crown Mouldings with riser panel - TCC
2277 31426 05Jul21 **	1	Light Valance - Light (plain) (Does not include electrical)
2277 31428 05Jul21 NoCat	1	Kitchen - Taller Uppers 42" In lieu of 36"
2277 31430 05Jul21 **	1	Vanity Extras - Bank of drawers (3) - Standard Master Ensuite

CABINETRY

Invoice	Qty.	Description
2277 32889 05Jul21 NoCat	1	Additional base and upper, pantry, extra crown and riser, revised island length. As per sketch
2277 32891 05Jul21 NoCat	1	Kitchen Relocate the bank of drawers See sketch
2442 34692 01Sep21 NoCat	1	Relocate island in kitchen - from fridge wall approx 48" towards breakfast area and approx 44" from stove wall towards great room
2443 34698 01Sep21 NoCat	1	Master Ensuite- Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)
2677 38200 24Jun22	1	Master Ensuite - Cabinet - Upgrade 1
2677 38209 24Jun22	1	Ensuite 2 - Cabinet - Upgrade 1
2677 38210 24Jun22	1	Ensuite 3/4 - Cabinet - Upgrade 1
2677 38211 24Jun22 **	1	Vanity Extras - Bank of drawers (3) - Standard Master Ensuite
2677 38212 24Jun22 **	1	Vanity Extras - Bank of drawers (3) - Upgrade 1 Master Ensuite

CABINETRY EXTRAS

Invoice	Qty.	Description
2277 31403 05Jul21	1	Kitchen Uppers - Delete cabinet above the stove/cooktop for future hoodfan - installed by builder (opening to be approx 36" and hoodfan to be approx 30")
2277 31405 05Jul21	1	Kitchen Base Extra - Base waste/recycle center pull out door (2 35L bins included) 18" cabinet required Island on the right side of sink, see sketch
2277 31406 05Jul21	1	Kitchen Base Extra - Change island colour
2277 31407 05Jul21	1	Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)
2277 31408 05Jul21	1	Kitchen Base Extra - Top drawer (each) convert cabinet to have top drawer Above the the waste/recycle bin in the island. See sketch
2277 31420 05Jul21	1	Hardware - Soft close doors & drawers Kitchen
2277 31421 05Jul21	1	Hardware - Upgrade kitchen hardware
2277 31422 05Jul21	1	Kitchen Base Extra - Base corner folding door - Upgrade 1
2277 31423 05Jul21	1	Kitchen Base Extra - Pots and pans cabinet (single top drawer) - Upgrade 1 Install on the right side of stove, relocate the bank of drawers to the left side. See sketch
2277 31424 05Jul21	1	Kitchen Uppers - Upper corner folding door - Upgrade 1
2277 31425 05Jul21	1	Crown Mouldings with riser panel - TCC
2277 31426 05Jul21	1	Light Valance - Light (plain) (Does not include electrical)
2277 31430 05Jul21	1	Vanity Extras - Bank of drawers (3) - Standard Master Ensuite

CABINETRY EXTRAS

Invoice	Qty.	Description
2677 38211 24Jun22	1	Vanity Extras - Bank of drawers (3) - Standard Master Ensuite
2677 38212 24Jun22	1	Vanity Extras - Bank of drawers (3) - Upgrade 1 Master Ensuite
2677 38222 24Jun22	1	Hardware - Upgrade Vanity hardware Master Ensuite

CARPET

Invoice	Qty.	Description
2277 31394 05Jul21 **	1	Oak Stairs (natural finish) per floor
2277 31396 05Jul21 **	1	Stain finish and varnish Oak stairs complete (per flight)
2442 34696 01Sep21 NoCat	1	Great Room, Dining Room, Main Hallway, Landing & Stairs -- Credit std. Carpet & Underpad

CONSTRUCTION

Invoice	Qty.	Description
2277 31399 05Jul21 **	1	Smooth ceilings on main and second floor
2277 31400 05Jul21	1	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes See sketch
2277 31407 05Jul21 **	1	Kitchen Uppers - Fridge upper cabinet 24" deep (1 gables & cabinet at 24" deep)
2277 31425 05Jul21 **	1	Crown Mouldings with riser panel - TCC
2277 31427 05Jul21	1	Bulkhead to be 16" deep above the 12" upper cabinets and 28" deep above the deep fridge upper
2277 31448 05Jul21 NoCat	1	Patio Doors - reverse the opening of the door, if possible
2442 34682 01Sep21 NoCat	1	Basement- Opt 3 piece rough-in - as per plan
2442 34685 01Sep21 NoCat	1	Master Ensutie - Accommodate Framed glass shower - as per contract
2442 34687 01Sep21 NoCat	1	Master Ensuite- Accommodate for a Free Standing Tub-as per contract
2442 34691 01Sep21 NoCat	1	Kitchen- Bulkhead to accommodate extended 42" upper cabinets, pantry, Crown Moulding & deep fridge upper



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COUNTER TOP

Invoice	Qty.	Description
2277 31418 05Jul21	1	Kitchen - Quartz with standard edge - Upgrade 5 Additional Quartz kitchen Base and Island. Island breakfast bar to be approx 18"
2277 31419 05Jul21	1	Kitchen - Quartz with standard edge - Upgrade 5 In lieu of standard granite
2277 31438 05Jul21 **	1	Kitchen - Sink - Franke Techna #TCX110-27 (16" x 27" x 9") Undermount Single Bowl - Stainless Steel See Spec Sheet
2677 38201 24Jun22 **	2	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2" x 14" Rectangular) Undermount - White Master Ensuite
2677 38206 24Jun22	1	Ensuite - Quartz with standard edge - Upgrade 5 Undermount sink w/ 8" spread faucet

DRYWALL

Invoice	Qty.	Description
2277 31399 05Jul21	1	Smooth ceilings on main and second floor 2nd floor with level 5 finish
2277 31427 05Jul21 **	1	Bulkhead to be 16" deep above the 12" upper cabinets and 28" deep above the deep fridge upper



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ELECTRICAL

Invoice	Qty.	Description
2277 31398 05Jul21	1	Interior Lighting - Additonal ceiling box on separate switch Kitchen island, see sketch
2277 31401 05Jul21	1	Pot Lights - LED 4" Shower potlight in lieu of existing standard shower light Master Ensuite
2277 31404 05Jul21	1	Miscellaneous - Additonal plug on a dedicated line for future canopy hood fan (supply and install of hood fan not included)
2277 31446 05Jul21	1	Upgrade to 200amp service
2277 32890 05Jul21	1	Miscellaneous - Additional plug on existing circuit Kitchen island. See sketch

GLASS AND MIRROR

Invoice	Qty.	Description
2442 34684 01Sep21 NoCat	1	Master Ensutie - Framed glass shower - as per contract Glass with a metal channels and the door is also framed
2677 38213 24Jun22	1	Shower Enclosure: L-Shape-Frameless with u-channel Master Ensuite

HVAC

Invoice	Qty.	Description
2442 34681 01Sep21 NoCat	1	Includes central air conditioner, from builders std

MISCELLANEOUS

Invoice	Qty.	Description
2277 31413 05Jul21 NoCat	1	Relocate island in kitchen - from fridge wall approx. 48" towards breakfast area and approx 44" from stove wall towards great room. See sketch

PAINT

Invoice	Qty.	Description
2277 31409 05Jul21 **	21	Door - Interior - 80" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door)



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PAINT AND STAIN

Invoice	Qty.	Description
2277 31394 05Jul21 **	1	Oak Stairs (natural finish) per floor
2277 31396 05Jul21	1	Stain finish and varnish Oak stairs complete (per flight)
2442 34695 01Sep21 NoCat	1	Great Room, Dining Room, Main Hallway & Landing - Paint 1/4 round



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PLUMBING

Invoice	Qty.	Description
2277 31391 05Jul21	1	Kitchen - Rough-in water line to fridge
2277 31438 05Jul21	1	Kitchen - Sink - Franke Techna #TCX110-27 (16" x 27" x 9") Undermount Single Bowl - Stainless Steel Replacement below: Kitchen-sink Franke Cube #CUX110-27-CA (16" 27"x9") Undermount single bowl -Stainless Steel (updated May 2 2022) See Spec Sheet
2277 31445 05Jul21 NoCat	1	Kitchen - Moen Align Single Handle Pre-Sinse Spring Pulldown Faucet Model 5923 BL
2442 34683 01Sep21 NoCat	1	Basement- Opt 3 piece rough-in - as per plan
2442 34689 01Sep21 NoCat	1	Master Ensuite- Freestanding Tub - as per contact
2442 34693 01Sep21 NoCat	1	Relocate island in kitchen - from fridge wall approx 48" towards breakfast area and approx 44" from stove wall towards great room
2443 34697 01Sep21 NoCat	1	Master Ensuite- Extra sink in existing vanity with standard faucet (requires min 5 foot vanity)
2677 38201 24Jun22	2	Bathroom - Sink - Contrac Basin Cachet/Collette #4220CIY (21 1/2" x 14" Rectangular) Undermount - White see spec sheet Master Ensuite
2677 38203 24Jun22 NoCat	1	Master Ensuite Moen Doux Eco-Performance Posi-Temp shower only Model TS2202Ep/62320BL ee spec sheet
2677 38204 24Jun22 NoCat	1	Master Ensuite Moen Doux Three Hole Roman Tub Faucet Model TS983/4796BL ese spec sheet
2677 38205 24Jun22 NoCat	2	Master Ensuite Moen Doux Two Handle Adjustable Widespread Lav Faucet Model TS6925/69000BL see spec sheet

RAILING

Invoice	Qty.	Description
2277 31395 05Jul21	1	Railing - Sample M - 1/2" Square solid steel No. PSPLAIN-B with a modern shoe No. PS1239-B for the base 2-5/8" X 1-5/16"Plain Rectangular (R2M-BEV) (with a steel bar insert) -- OAK 2-3/4" Plain square newel posts with integrated beveled decorative cap



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RANGE HOODS

Invoice	Qty.	Description
2277 31402 05Jul21	1	Range Hood - SCB51630 Stainless Steel Alito Collection- Baffle Filter -30"W /550 CFM See spec sheet

STAIRS

Invoice	Qty.	Description
2277 31394 05Jul21	1	Oak Stairs (natural finish) per floor

TILE		
Invoice	Qty.	Description
2277 31411 05Jul21	1	Miscellaneous - Delete standard ceramic accessories (homeowner is responsible for installation)
2277 31431 05Jul21	1	Floors - Kitchen/Breakfast - Upgrade 2
2277 31432 05Jul21	1	Floors - Kitchen/Breakfast - Brick Pattern Install Vertically from Patio Door. See sketch
2277 31433 05Jul21	1	Backsplash - Kitchen Backsplash - Upgrade 2
2277 31434 05Jul21	1	Backsplash - Kitchen Backsplash - Harringbone Pattern See sketch
2277 31435 05Jul21	1	Shower Floor - Master Shower Floor - Upgrade 2
2442 34686 01Sep21 NoCat	1	Master Ensutie - Accommodate Framed glass shower - as per contract
2442 34688 01Sep21 NoCat	1	Master Ensuite- Accommodate for a Free Standing Tub-as per contract
2677 38198 24Jun22	1	Floors - Master Ensuite - Upgrade 2
2677 38199 24Jun22	1	Walls - Master shower Wall & Ceiling - Upgrade 4
2677 38207 24Jun22	1	Walls - Master shower Wall & Ceiling - Brick Pattern Install Horizontally. See sketch
2677 38208 24Jun22	1	Floors - Master Ensuite - Brick Pattern Install Vertically from the doorway. See sketch
2677 38214 24Jun22	1	Floors - Foyer - Upgrade 2

TILE		
Invoice	Qty.	Description
2677 38215 24Jun22	1	Floors - Foyer - Brick Pattern Install Horizontally from the doorway. See sketch
2677 38216 24Jun22	1	Floors - Garage Entry - Upgrade 2
2677 38217 24Jun22	1	Floors - Garage Entry - Brick Pattern Install Vertically. See sketch
2677 38218 24Jun22	1	Floors - Laundry Room - Upgrade 2
2677 38219 24Jun22	1	Floors - Laundry Room - Brick Pattern Install Horizontally from the garage doorway. See sketch
2677 38220 24Jun22	1	Floors - Powder Room - Upgrade 2
2677 38221 24Jun22	1	Floors - Powder Room - Brick Pattern Install vertically from the doorway. See sketch

TRIM		
Invoice	Qty.	Description
2277 31394 05Jul21 **	1	Oak Stairs (natural finish) per floor
2277 31409 05Jul21	21	Door - Interior - 80" 5 panel smooth (Riverside) Hollow Core (in lieu of standard door)
2277 31410 05Jul21	1	Trim - Upgrade 3 -3/4"x3 1/2" step bevel casing MDF, 1/2"x5 1/2" step bevel baseboard MDF.
2442 34690 01Sep21 NoCat	1	Upgrade- Tim as per contract
2442 34694 01Sep21 NoCat	1	Great Room, Dining Room, Main Hallway & Landing - install 1/4 round



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WINDOWS		
Invoice	Qty.	Description
2277 31400 05Jul21 **	1	Upgrade windows in basement to (36x24) each - Purchaser acknowledges that window wells may be required for grading purposes See sketch

WOOD/LAMINATE FLOORING		
Invoice	Qty.	Description
2277 31412 05Jul21 NoCat	1	Torlys Rigidwood Firm Elite Great Room, Dining Room and Main Hallway. In lieu of natural laminate
2277 31447 05Jul21	1	Laminate - UPPER LANDING - Torlys Rigidwood Collection
2677 38223 24Jun22	1	Vinyl - UPPER HALL - Torlys Rigidwood Firm Elite SPC Luxury