



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Krishna Nagendra Balekai and Charulata S Chebbi TEL:

LOT / PHASE 148 / 3	STREET 259 Antler Court	HOUSE TYPE BIRCHWOOD ELEV D 4 BED LOFT WITH STUDY	CLOSING DATE
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INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 09Dec21	1 - Accommodate for built-in 36" cooktop (add base cabinet) Note:	
2 0 09Dec21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Cut out as per specs for: Bosch HBL87M53UC Note:	
3 0 09Dec21	1 - Add 2 pull-outs to cooktop cabinet (equally spaced in cabinet) Note:	
4 0 09Dec21	1 - Add crown moulding to top of upper cabinets: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
5 0 09Dec21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 09Dec21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
7 0 09Dec21	1 - Delete upper above range + approx. 6" each side to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Note:	
8 0 09Dec21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
9 0 09Dec21	1 - Increase fridge space to 72" x 37" in lieu of standard Note:	
10 0 09Dec21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
11 0 09Dec21	1 - Island - Add 2 pull-outs (equally spaced in cabinet) Note:	
12 0 09Dec21	1 - Island - Add 3 extra top drawers Note:	
13 0 09Dec21	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
14 0 09Dec21	1 - Modify Kicthen Layout: Move sink & DW to exterior wall (builder to add window centered above new sink location) ; Delete approx. 4ft of upper cabinets to accomodate window; Move range space to fridge wall ; modify cabinets to suit. Note:	
15 0 09Dec21	1 - Upgrade all drawers in kitchen to soft close (11 drwrs + 4 pull-ots)) Note:	
16 0 09Dec21	1 - Upgrade all hinges in kitchen to soft close (X 20 doors) Note:	



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17 0 09Dec21	1 - Upgrade kitchen cabinets to line 3 Note:	
18 0 31Mar23	1 - S/I - Matching interior for cabient (base cabient left of sink) NoteStandard cabient door to be installed	

Carpet

19 0 09Dec21	1 - S/I - Level 2 carpet underpad Viscoprop II (9lb) in loft, basement stairs, upper hall, master bedroom, bed #2, Bed #3 and bed #4 Note:	
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Central Vacuum

20 0 19Nov21	1 - Relocate central vac rough-in to terminate in garage Note:	
21 0 19Nov21	1 - S/I - (4) Vac pan c/w plate, wiring and flex piping - black - (1) in Ensuite under sink, (1) in kitchen under sink, (1) in Main bath under sink and (1) in Main bath #2 under sink Note:	

Ceramic

22 0 09Dec21	1 - S/I - Standard 8x4 ceramic wall tile in Kitchen in staggered pattern in lieu of standard stacked Note:	
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Doors and Windows

23 0 19Nov21	1 - S/I - (1) Additional 56x30 casement window in basement as per plan Note:	
24 0 19Nov21	1 - S/I - (1) Additional 56x30 window in basement as per plan Note:	
25 0 19Nov21	1 - S/I - Transom above 6'W patio door Note:	
26 0 09Dec21	1 - S/I - (1) additional 40x48 window in Kitchen above sink as per plan Note:	

Electrical

27 0 19Nov21	1 - S/I - Gas dryer line - Basement as per plan Note:	
28 0 19Nov21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
29 0 09Dec21	1 - Reinforce existing light outlet for heavier fixture bed #2, study, master bedroom, dining room, bedroom #3, bedroom #4 and loft - as per plan Note:	



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30 0 09Dec21	1 - Relocate (1) standard light fixture in kitchen to above sink as per plan Note:	
31 0 09Dec21	1 - S/I - (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer) - located in basement as per plan Note:	
32 0 09Dec21	1 - S/I - (1) 15 AMP standard plug outlet located in kitchen sink cabinet as per plan Note:	
33 0 09Dec21	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in Main bath #2 as per plan Note:	
34 0 09Dec21	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in main bathroom as per plan Note:	
35 0 09Dec21	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in Master ensuite as per plan Note:	
36 0 09Dec21	1 - S/I - (1) Additional Doorbell and wiring on main floor back patio door as per plan Note:	
37 0 09Dec21	1 - S/I - (1) Capped light outlet connected to seperate switch located between kitchen and great room as per plan Note:	
38 0 09Dec21	1 - S/I - (1) Reinforced capped light outlet connected to new switch in great room as per plan Note:	
39 0 09Dec21	1 - S/I - (2) 15 AMP weather proof plugs located in garage as per plan Note:	
40 0 09Dec21	1 - S/I - (2) Capped light outlet connected to seperate switch - located over kitchen island as per plan Note:	
41 0 09Dec21	1 - S/I - (2) Exterior soffit plug w/ switch for holiday lights - located as per plan Note:	
42 0 09Dec21	1 - S/I - (5) 4" Black exterior potlight (AFR4-0930) - connected to seperate switch - as per plan Note:	
43 0 09Dec21	1 - S/I - (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch - located as per plan Note:	
44 0 09Dec21	1 - S/I - (6) additional CAT6 Data outlets - located as per plan Note:Home has total of (9) data outlets throughout	
45 0 09Dec21	1 - S/I - Cooktop wiring (40 amp) Note:	



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46 0 09Dec21	1 - S/I - Cyclone Alito SCB31936 (baffle filter) 36" 300CFM chimney hood in lieu of standard Note:	
47 0 09Dec21	1 - S/I - Direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet - located from basement to attic as per plan Note:	
48 0 09Dec21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace 75" a.f.f located in great room as per plan Note:	
49 0 09Dec21	1 - S/I - Wall oven wiring (40 amp) Note:	
50 0 15Dec22	1 - Delete (1) standard light fixture above kitchen sink Note:	
51 0 15Dec22	1 - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch - up to 9'h - located above kitchen sink Note:	
52 0 03Feb23	1 - S/I - (2) Std Electrical outlets in family room - located between upper windows aligned with top of window frame for future blinds - as per plan Note:	

Fireplace

53 0 19Nov21	1 - Raise fireplace box 12" above finished floor Note:	
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Granite

54 0 09Dec21	1 - S/I - Bristol B926 Stainless steel undermount kitchen sink in lieu of standard Note:	
55 0 09Dec21	1 - S/I - Level A quartz in lieu of standard laminate in main bathroom w/ (1) standard undermount sink Note:	
56 0 09Dec21	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Main bath #2 w/ (1) standard undermount sink Note:	
57 0 09Dec21	1 - S/I - Level C quartz in lieu of standard laminate in master ensuite w/ (2) standard undermount sinks Note:	
58 0 09Dec21	1 - S/I - Level D Silestone quartz in lieu of standard granite in kitchen Note:	

Hardwood

59 0 19Nov21	1 - S/I - Level A Twelve Oaks engineered hardwood in lieu of standard carpet in Main hall, dining room, study, great room and kitchen Note:	
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Heating and Air Conditioning



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60 0 19Nov21	1 - Purchasers are part of the enercare program Note:As per B-1	

Miscellaneous

61 0 19Nov21	1 - Delete (1) standard swing door on closet foyer - reduce size of closet to accommodate double front doors Note:	
62 0 19Nov21	1 - Delete closet in laundry room - Reconfigure space to accommodate pantry as per plan Note:	
63 0 19Nov21	1 - Finished basement - c/w standard carpet and underpad, lighting, electrical, trim and drywall NoteFinished basement stairs included	
64 0 19Nov21	1 - Finished basement Bathroom - c/w standard finished, lighting, electrical and plumbing fixtures - as per plan Note:	
65 0 19Nov21	1 - S/I - 9' Foundation pour Noteas per B-1	
66 0 19Nov21	1 - S/I - 9' h Second floor Note:	
67 0 19Nov21	1 - S/I - Roxul Sound Dampening insulation between walls - Master Bedroom and Great room - as per plan Note:	
68 0 19Nov21	1 - S/I - Roxul Sound Dampening insulation between walls - Master Bedroom and main bathroom - as per plan Note:	
69 0 09Dec21	1 - S/I - Delta Essa 9113-AR Kitchen faucet in lieu of standard Note:	
70 0 03Feb23	1 - S/I - Sound dampening below primary ensuite and primary bedroom as per plan Note:	

Paint

71 0 19Nov21	1 - S/I - Flat ceilings throughout in lieu of stipple Note:	
72 0 09Dec21	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt Note:	

Plumbing

73 0 19Nov21	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:	
74 0 19Nov21	1 - Additional plumbing hook-up for washer/dryer - electrical and HVAC priced separately - located in basement as per plan Note:	



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75 0 19Nov21	1 - S/I - (1) Laundry tub in Basement Note:	
76 0 19Nov21	1 - S/I - (1) Maax Sax 60x32 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite Note:	
77 0 19Nov21	1 - S/I - 3 Piece rough-in *Future tub, sink and toilet - as per plan Note:As per B-1	
78 0 19Nov21	1 - S/I - Ceramic shower w/ 3x5 acrylic base in lieu of standard 3x4 shower stall in Master ensuite w/ Maax Halo glass sliding shower doors (chrome) Note:	
79 0 19Nov21	1 - S/I - Ceramic shower w/ 3x5 acrylic base in lieu of standard tub in Main bathroom w/ Maax Halo glass sliding shower doors (chrome) Note:	
80 0 19Nov21	1 - S/I - Fridge water line Note:	

Railings

81 0 19Nov21	1 - S/I - 5" oak boxed post w/ inset with square modern oak spindles in lieu of standard colonial Note:	
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Stairs

82 0 19Nov21	1 - S/I - Oak nosing under spindles where applicable Note:	
83 0 19Nov21	1 - Stain on stairs, railing, mantle, post and spindles Note:	
84 0 19Nov21	1 - Upgrade main staircase to oak Note:	

Trim

85 0 19Nov21	1 - Delete side lite in front entrance - S/I - (2) 32" exterior doors to front of house Note:	
86 0 19Nov21	1 - Delete standard sliding vinyl doors - S/I - (2) complete standard doors w/ knobs - in pantry as per plan Note:	
87 0 19Nov21	1 - S/I - (1) set 15-Lite French doors w/ clear glass in lieu of standard - located in study as per plan Note:	
88 0 19Nov21	1 - S/I - (4) sets of standard doors w/knobs in basement as per plan NotePrice included in finished basement cost	
89 0 19Nov21	1 - S/I - (5) standard shelves in pantry as per plan Note:	



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1A Offer Worksheet	9 Foot Foundation Pour Height Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	Clients are participating in referral program. Referred by Michael Yeung, Diamondview Estates Lot 34, 12 Sopwith Private, Carp ON K0A 1L0. Note:	
5A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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