



-Cooktop wiring updated  
-Built-in Microwave wiring added.

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: El-Shaddai Ganda and Kaburere Ganda // Shalome Ganda // Schekina Ganda

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
64 / 3	356 Antler Court	NEWINGTON ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 09Sep22	1 - Cabinetry appointment with Spectrum Kitchens Note:	
2 0 17Nov22	1 - Accommodate for built-in 36" cook top (add39" base cabinet) (NEED COOKTOP SPECS) Note:	
3 0 17Nov22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) (NEED OVEN & MW SPECS) Note:	
4 0 17Nov22	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 cooktop Note:	
5 0 17Nov22	1 - Add 2 top drwrs - one each side of cooktop Note:	
6 0 17Nov22	1 - Add cabinetry to mudroom as per sketch: Bench (1.25" thick panel in material matching cabinets); 2 X 12" h. drwrs; 6 X open cubbies Note:	
7 0 17Nov22	1 - Add crown moulding to top of upper cabinets Opt 2 Shaker Style Note:	
8 0 17Nov22	1 - Add false top drawer to cooktop cabinet Note:	
9 0 17Nov22	1 - Butler's pantry - add 3 top drawers Note:	
10 0 17Nov22	1 - Butler's Pantry - replace middle upper cabinet with 2 floating shelves- 1.25"thick X 11.5"d. - choice of painted MDF, Wood veneer or melamine in stock colour Note:	
11 0 17Nov22	1 - Delete the laminate backsplash in ALL bathrooms: Powder Room, Jack and Jill, Master Ensuite, In-Law Ensuite, and Ensuite Bed 4. Note:	
12 0 17Nov22	1 - Increase depth of fridge upper to 24"d and add side panel NoteIncrease fridge space to 37" wide by 73" high	
13 0 17Nov22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
14 0 17Nov22	1 - Island - add false top drwr to sink base cabinet Note:	
15 0 17Nov22	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
16 0 17Nov22	1 - Move fridge space approx. 12" and insert 24"d. broom cabinet - Line 3 Note:	



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17 0 17Nov22	1 - Replace std upper above cooktop with custom "cabinet hood" to accommodate built-in fan insert. Cabinet = 39"w X 21"d X 30"h c/w 3"h. straight valance below & 2 dbl thick side panels. (NEED FAN SPECS) NoteCustom hood 3" taller than rest of cabinets for "staggered" look		
18 0 17Nov22	1 - sland - Add 3 top drwrs in lieu of std bank of drwrs Note:		
19 0 17Nov22	1 - Upgrade kitchen & Butler's Pantry cabinets to Line 3 Note:		

Ceramic

20 0 17Nov22	1 - Install standard Ceratec 4x16 Essentials Subway Bianco Lustre on the kitchen backsplash and Butler's Pantry in a horizontal staggered pattern Note:		
21 0 17Nov22	1 - S/I Level A Euro La Marca Polished Calacatta Paonazzo 12x24 in the Foyer in a stacked pattern horizontal with the front door - in lieu of the standard tile Note:		
22 0 17Nov22	1 - S/I Level A Euro La Marca Polished Calacatta Paonazzo 12x24 in the Kitchen, including the Walk-in Pantry, and Butler's Pantry, in a stacked pattern vertical with the patio door - in lieu of the standard tile Note:		

Doors and Windows

23 0 09Sep22	1 - Enlarge sliding patio door off the Breakfast Nook from 6ft to 8ft Note:		
24 0 09Sep22	1 - Increase size of existing basement window from 48x24 to 56x30 Note:		
25 0 09Sep22	1 - Upgrade closet doors to mirrored sliders in the Foyer - in lieu of standard vinyl sliders Note:		

Electrical

26 0 17Nov22	1 - Relocate (2) standard kitchen lights to above the kitchen island, have all (3) lights capped and centered / spaced out evenly over the island - as per plan Note:		
27 0 17Nov22	1 - S/I (1) additional electrical plug in the basement - as per plan Note:		
28 0 17Nov22	1 - S/I (1) electrical outlet above the fireplace in the Great Room at 76 inch above finished floor - as per plan Note:		
29 0 17Nov22	1 - S/I (1) Reinforced capped ceiling outlet in the Family Room connected to a separate switch - as per plan Note:		
30 0 17Nov22	1 - S/I (6) HALO Slim LED in the kitchen connected to a separate dimmer switch - as per plan Note:		



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31 0 17Nov22	1 - S/I an additional CAT6 Data Jack above the fireplace in the Great Room at 76 inch above the finished floor - as per plan Note:		
32 0 17Nov22	1 - S/I Lift Master 8355W 1/2 HP AC Belt Drive Garage Door Opener with 2 Remotes and 1 Keypad Note:		
33 0 17Nov22	1 - S/I upgraded hood fan insert Cyclone BXB61234 stainless steel, 8-inch ducting, 34-inch wide, 1200CFM - in lieu of the standard Note:		
34 0 17Nov22	1 - S/I Wall oven wiring (40amp) Note:		
35 0 31Jul23	1 - S/I - Cooktop Wiring - Separate Circuit Outlet (15amp) Note:		
36 0 31Jul23	1 - S/I - Wire for built-in Microwave- 20 Amp - 240v - 3 # 12 wiring Note:		

Fireplace

37 0 09Sep22	1 - Drywalled fireplace bump-in floor to second storey ceiling in the Family Room approx. 5ft wide with 8 inch returns Note:	
38 0 09Sep22	1 - Raise standard gas fireplace 12 inch above finished floor Note:	
39 0 17Nov22	1 - Delete the standard fireplace mantle Note:	

Granite

40 0 17Nov22	1 - S/I Level D Silestone Ethereal Glow on the kitchen perimeter, island, and Butler's Pantry includes one sink cut-out and a cooktop with a pencil edge profile - in lieu of standard granite Note:	
41 0 17Nov22	1 - S/I upgraded kitchen sink Bristol Virtuo Granite Undermount Single Sink B317 Pearl Black - in lieu of the standard Note:	

Heating and Air Conditioning

42 0 09Sep22	1 - S/I Humidifer - GENERAL AIRE Note:	
43 0 17Nov22	1 - Upgrade the make-up air system from 300CFM-600CFM to 600CFM-1000CFM capacity Note:	
44 0 17Nov22	1 - Upgrade the stove gas line from 1/2-inch to 3/4 inch Note:	

Miscellaneous



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45 0 09Sep22	1 - 3 Piece Rough-in for future tub, toilet, and sink - as per B-1 item Note:		
46 0 09Sep22	1 - 9 ft Basement foundation pour - as per B-1 item Note:		
47 0 09Sep22	1 - Gas stove line with 110v outlet Note:		
48 0 09Sep22	1 - In the In-Law Suite (Bedroom 2) replace the 48inch x 64inch window with a 6ft wide sliding patio door and S/I a cedar landing, railing and steps - includes exterior light on a separate switch Note:		
49 0 09Sep22	1 - Make-up air system for kitchen hood fan above 300CFM Note:		
50 0 09Sep22	1 - Optional 5th bedroom and second floor laundry - as per B-1 item Note:		
51 0 09Sep22	1 - Optional Chef's Kitchen - as per B-1 item Note:		
52 0 09Sep22	1 - Optional wheelchair accessible in law-ensuite - as per B-1 item Note:		
53 0 09Sep22	1 - Upgrade existing basement window from (1) 48x24 to (1) 56x30 - as per B-1 item Note:		

Plumbing

54 0 09Sep22	1 - In the In-Law Ensuite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (chrome handle and hinges) in lieu of standard 3x4 shower stall Note:		
55 0 09Sep22	1 - In the Master Ensuite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (chrome handle and hinges) in lieu of standard 3x4 shower stall Note:		
56 0 17Nov22	1 - S/I Delta Classic T4705 Chrome Roman Tub Trim WITH handshower Note:		
57 0 17Nov22	1 - S/I Fridge water line complete with a shut-off valve Note:		

Railings

58 0 09Sep22	1 - Oak nosing under spindles on the second floor Note:		
59 0 17Nov22	1 - Upgrade newel posts to modern 3.5 inch WITHOUT caps and oak modern spindles stained Ultra Black - in lieu of colonial NoteStair treads are a different stain - Twelve Oaks English Daisy		



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Stairs

60 0 09Sep22	1 - Upgrade Main Staircase to Oak Note:	
2A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
3A Offer Worksheet	Optional Chefs Kitchen Note:	
6A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:	
7A Offer Worksheet	Upgrade existing basement windows from (1) 48x24 to (1) 56x30 Note:	
8A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
9A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:	
10A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
11A Offer Worksheet	Purchasers accepting offer of elevation change from Newington Elevation A to Newington Elevation M for the additional price of \$30,000. Note:	
12A Offer Worksheet	9 Foot Foundation Pour Height Note:	

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