SITE survey. APP

SITE SURVEY REPORT

Certificate of Completion (Construction)

Prepared for	K. and L. Brannigan
Date	22 Oct 2026
Site	4127 W Sagebrush Lane, Boise
Prepared by	T. Okonjo

FORM

Certificate of Completion (Construction)

1. Job, parties and contract

Project	4127 W Sagebrush Lane, Boise: certificate of completion (completed example)
Job address	4127 W Sagebrush Lane, Boise, ID 83705
Owner	K. and L. Brannigan
Location (GPS)	43.5872, -116.2614
Date of this certificate	23 Oct 2026
Prepared by	T. Okonjo, project manager
Contractor	Treasure Ridge Builders LLC
Owners named in the contract	K. Brannigan, L. Brannigan
Contract or job number	TRB-2026-031
Contract date	11 May 2026
Building permit number	BLD26-01847

This certificate records that the contractor has finished the work under this contract and that the owner accepts it, with any items listed on page 4. It is not a certificate of occupancy or a final inspection approval: those come from the building department. It is not AIA Document G704. It does not certify that the work meets the code.

2. Scope and completion date

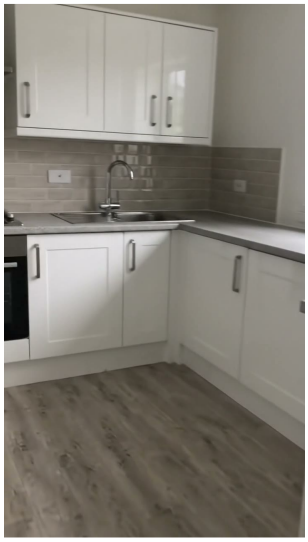
Work covered by this certificate	Kitchen remodel (new cabinets, quartz counters, tile backsplash, LVP floor, relocated sink, new lighting circuit) and a 16 ft x 20 ft single-story family room addition at the rear, with roof tie-in, siding to match and a new slider to the patio.
Approved change orders included	2
Change order numbers	CO-1 under-cabinet lighting; CO-2 extra outlet circuit and upgraded slider
Scheduled completion date in the contract, as extended by change orders	16 Oct 2026
Date the work was completed	22 Oct 2026
Days between the scheduled and actual completion dates	6

Completed	After the scheduled date
What is complete	All the work except the outstanding items on page 4

Areas completed 1: Kitchen

Area or part of the work	Kitchen
Type	Kitchen
Work completed in this area	Cabinets, counters, backsplash, sink and faucet, range hood, LVP floor, lighting and outlets all installed and working.
Status	Complete except the outstanding items listed

Photos of the finished work



Areas completed 2: Rear family room addition

Area or part of the work	Rear family room addition
Type	Addition or new room
Work completed in this area	Footings, slab, framing, roof tie-in, insulation, drywall, paint, LVP floor, ducted heating and cooling run, slider and two windows installed.
Status	Complete

Photos of the finished work



Areas completed 3: Exterior at the addition

Area or part of the work	Exterior at the addition
Type	Exterior and siding
Work completed in this area	Lap siding and trim painted to match the house, gutters on the new roof, grading at the addition.
Status	Complete except the outstanding items listed
Areas	3
Complete	1
Not complete	0

3. Permits and inspections

Inspections 1: Footing or foundation

Inspection	Footing or foundation
Date	9 Jun 2026
Result	Passed
Inspector or record reference	Online record, inspector J. Marsh

Inspections 2: Framing

Inspection	Framing
Date	21 Jul 2026

Result	Passed
Inspector or record reference	Permit card signed

Inspections 3: Electrical rough-in

Inspection	Electrical rough-in
Date	17 Jul 2026
Result	Passed
Inspector or record reference	Electrical permit ELE26-03310

Inspections 4: Insulation or energy

Inspection	Insulation or energy
Date	4 Aug 2026
Result	Passed
Inspector or record reference	Permit card signed

Inspections 5: Final building

Inspection	Final building
Date	21 Oct 2026
Result	Passed
Inspector or record reference	Online record, inspector J. Marsh
Inspections listed	5
Failed or not yet done	0
Building department final	Final inspection passed (no certificate of occupancy for this work)
Certificate of occupancy or final approval reference and date	Final approval on BLD26-01847, 2026-10-21

4. Final walkthrough and outstanding items

Final walkthrough done with the owner?	Yes
Walkthrough date	22 Oct 2026
Punch list or walkthrough record reference	Final walkthrough record TRB-2026-031-FW, 14 items, 12 finished
Are there items still to finish?	Yes

Outstanding items 1: Fit toe kick under the sink base

Item	Fit toe kick under the sink base
Where	Kitchen, sink run

Photo



Who will finish it	Treasure Ridge, finish carpenter
Agreed completion date	30 Oct 2026
Amount held back for this item ($)	400
Status	Open

Outstanding items 2: Fit downspout extension and splash block

Item	Fit downspout extension and splash block
Where	Rear addition, northeast corner

Photo



Who will finish it	Treasure Ridge, gutter subcontractor
Agreed completion date	6 Nov 2026
Amount held back for this item ($)	750
Status	Open
Outstanding items listed	2
Still open	2
With no agreed date	0
Held back for outstanding items ($)	1150

5. Warranty, documents and payment

Warranty start date, as stated in the contract	22 Oct 2026
Warranty length and what it covers, as stated	One year workmanship from the completion date, per contract section 14
Warranty document reference	TRB limited warranty, rev. 2025
Documents handed over	Final lien waiver from the contractor, Lien waivers from subcontractors and suppliers, Contractor warranty document, Manufacturer warranties, Appliance and equipment manuals, Permit card and inspection records, Certificate of occupancy or final approval copy, Paint colors and finish schedule, Keys, remotes and access codes
Documents handed over (of 10)	9
Documents still to come, who will send them and when	Cabinet supplier lien waiver: T. Okonjo to send by 2026-10-31. As-built plan markup for the addition: by 2026-11-06.

Lien waivers received 1: Treasure Ridge Builders LLC

From	Treasure Ridge Builders LLC
Type, as written on the waiver	Conditional waiver on final payment
Amount covered ($)	154740
Covers work through	22 Oct 2026

Lien waivers received 2: Boise Bench Electric (subcontractor)

From	Boise Bench Electric (subcontractor)
Type, as written on the waiver	Unconditional waiver on final payment
Amount covered ($)	11380
Covers work through	15 Oct 2026
Lien waivers recorded	2

Photo of the documents handed over



Original contract sum ($)	148500
Approved change orders, net ($)	6240
Adjusted contract sum ($)	154740
Paid to date ($)	139000
Balance still to pay ($)	15740
Payable now, less amounts held back for outstanding items ($)	14590

6. Owner acceptance and sign-off

Items needing action	2
Result	Action needed before the job is closed out

Other actions 1: Send the cabinet supplier's lien waiver to the owners.

Action	Send the cabinet supplier's lien waiver to the owners.
Priority	Before final payment
Who will do it	T. Okonjo
Due by	31 Oct 2026
Status	Open
Actions still open	1
Decision	Accepted as complete except the outstanding items listed
Notes for the owner	Kitchen and addition complete and final inspection passed on 2026-10-21. Two items left, with dates and $1,150 held back until they are done. Warranty runs from 2026-10-22.
Contractor name	T. Okonjo
Contractor signature	
Owner name	K. Brannigan
Owner signature	

By signing, the contractor states that the work described is complete, apart from any outstanding items listed, and the owner accepts it on that basis. It does not change the contract, the warranty or any lien rights, and it is not a building department approval.