



REVISED- NOV 10 2021- SEE ITEM #59 REVISED DECK AND RAILING COLOUR (CLAY)

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Jon Mortensen and Melodie Mortensen

TEL:

LOT / PHASE 33 / 2	STREET 242 Antler Court	HOUSE TYPE CARTESIAN (B4) ELEV A 2 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 26Aug21	1 - Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper and shorten upper above range. Note:**Standard hoodfan will be installed and purchaser install OTR after closing**	
2 0 26Aug21	1 - Add 1 glass door to upper cabinet : Frame with Mullions & pebbled glass Note:	
3 0 26Aug21	1 - Add 2 panels with "bead board" look and recessed kick - one at each end of island Note:	
4 0 26Aug21	1 - Add 2 tray dividers + fixed shelf - island Note:	
5 0 26Aug21	1 - Add 4 pull-outs to pantry (standard metal drwr boxes & slides) Note:	
6 0 26Aug21	1 - Add crown moulding to top of upper cabinets- medium traditional style 3" Note:	
7 0 26Aug21	1 - Add false drwr front to sink cabinet Note:	
8 0 26Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed -to accommodate under cabinet lighting NoteNote: uppers installed 2" higher @ 20" above counter	
9 0 26Aug21	1 - Add pot/pan drwrs - c/w one wide top drwr & 2 deep drwrs (in lieu of std 2 door base cabinet) Note:	
10 0 26Aug21	1 - Add top drawer - right of sink Note:	
11 0 26Aug21	1 - Add top drwr left of DW Note:	
12 0 26Aug21	1 - Delete standard laminate backsplashes in Master Ensuite and Main Bath Note:	
13 0 26Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
14 0 26Aug21	1 - Increase length of kitchen cabinets on range wall by approx. 30" Note:	
15 0 26Aug21	1 - Matching interior for glass door cabinet (per cabinet) Note:	
16 0 26Aug21	1 - Modify Island Design : eliminate eating bar overhang on one side and replace with cabinets; create space for wine fridge Note:	



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17 0 26Aug21	1 - move island 12" away from sink wall (change clearance from 48' to 60") Note:		
18 0 26Aug21	1 - Move pantry to fridge wall. Fridge moved to accommodate Note:		
19 0 26Aug21	1 - Re-design kitchen: Move sink to range wall; Move range approx. 8ft. towards patio doors: Rotate island 90 degrees Note:		
20 0 26Aug21	1 - Upgrade all hinges in kitchen to soft close (X25 doors) Note:		
21 0 26Aug21	1 - Upgrade cabinetry in Main bath to Line 3 Note:		
22 0 26Aug21	1 - Upgrade cabinetry to Line 3- Master Ensuite Note:		
23 0 26Aug21	1 - Upgrade island back panel - routed to give Bead Board Look Note:		
24 0 26Aug21	1 - Upgrade Island from Line 3 to Line 4 Note:		
25 0 26Aug21	1 - Upgrade kitchen cabinets to Line 3 Note:		

Carpet

26 0 26Aug21	1 - S/I Standard carpet with Level 2 underpad (ViscoPro II) in lieu of standard- Basement stairs and Bedroom 2, Living/Dining room, Lower hall, Den, Hall to Bedroom 2 (throughout) Note:	
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Central Vacuum

27 0 31Mar21	1 - S/I Complete central vacuum system, including accessories kit- join all vac lines and terminate in garage- add (1) separate plug- as per plan Note:	
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Ceramic

28 0 26Aug21	1 - Delete standard backsplash tile Note:	
29 0 26Aug21	1 - S/I Flat tile hearth- Level A-1 tile row- 4 tiles wide (tile size 18x18)- in front of fireplace- Great Room Note:**Centered with fireplace**	
30 0 26Aug21	1 - S/I Level A wall tile (tile size 12x24) in staggered horizontal in lieu of standard- Master Ensuite shower walls Note:	
31 0 26Aug21	1 - S/I Shower Wall listello- Glass package tile- approx 12" wide- vertical- centered on back shower wall- floor to ceiling Note:	



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Doors and Windows

32 0 31Mar21	1 - Delete (1) 56x64 window and relocate (1) standard 24x48 window and place over toilet- Master Ensuite- as per plan Note:	
33 0 31Mar21	1 - Delete (1) standard sidelight and transom- left side of front door- and S/I (1) Full-lite Frosted Front door w/ (1) standard sidelight- as per plan Note:***Front door to be frosted glass w/ no window bars and sidelight to remain standard glass w/ window bars***	
34 0 31Mar21	1 - Delete decorative exterior windows- above garage and above front porch- as per plan Note:	
35 0 31Mar21	1 - Increase (1) standard 28x48 window to operable 36x36 and place over kitchen sink- as per plan Note:	
36 0 31Mar21	1 - Relocate (1) standard 56x30 basement window- as per plan Note:	
37 0 31Mar21	1 - Relocate standard patio doors to approx 1' over to the right- as per plan Note:**subject to approval by engineering/arch department**	
38 0 31Mar21	1 - S/I (1) 56x30 basement window- as per plan Note:As per B-1	
39 0 31Mar21	1 - Upgrade (1) 24x48 window to be frosted- Master Ensuite Note:	

Electrical

40 31,988 26Aug21	1 - (1) 15 AMP recessed plug outlet- installed @ 60" A.F.F- Great Room- as per plan Note:	
41 31,989 26Aug21	1 - (1) 15 AMP separate circuit plug (for future fridge/freezer)- in mech room- as per plan Note:	
42 31,987 26Aug21	1 - (1) 15 AMP standard plug outlet- in basement- as per plan Note:	
43 0 26Aug21	1 - Delete (1) standard ceiling light fixture in living room Note:	
44 0 26Aug21	1 - Delete (1) standard dinette light fixture and S/I (4) 4" LED interior potlight (Halo Slim)- connected on new switch- Kitchen- as per plan Note:**keep the (2) standard light fixtures above island- as standard**	
45 0 26Aug21	3 - Delete (2) telephone jacks and (1) TV jack- S/I (3) Data jacks- as per plan Note:**home has (3) data and (4) TV throughout**	
46 0 26Aug21	5 - Delete (5) standard exterior light fixture (A1010-6) and S/I (5) Craftsman Exterior light fixtures (A7010-6)- as per plan Note:**(1) Back patio door, (1) garage side entrance, (3) front of house**	



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47 0 26Aug21	1 - Delete standard ceiling light fixture in Mater Bedroom- switch connected to switched outlet in lieu of standard light fixture- as per plan Note:		
48 0 26Aug21	1 - Relocate (2) standard exterior light fixtures from over garage to the sides- and (1) standard exterior light fixture from left side of front door to right side- as per plan Note:		
49 31,989 26Aug21	1 - S/I (1) 15 AMP separate circuit plug for future wine fridge in Kitchen Island- as per plan Note:		
50 0 26Aug21	1 - S/I (1) Capped light outlet- connected on new switch- Above Kitchen sink- as per plan Note:		
51 32,043 26Aug21	1 - S/I (6) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:		

Fireplace

52 0 31Mar21	1 - Raise fireplace 12" A.F.F- Great Room Note:	
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Granite

53 0 26Aug21	1 - S/I Standard granite needed for kitchen re-design Note:	
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Hardwood

54 0 31Mar21	1 - S/I Torlys LVT- colour TBD- in lieu of standard ceramic in Kitchen Note:**Client will be ripping out LVT in kitchen and install hardwood after closing**	
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Miscellaneous

55 0 31Mar21	1 - Delete standard half wall at Foyer and convert into full wall- c/w standard finishes- as per plan Note:	
56 0 31Mar21	1 - Laundry and Main Bath Re-design- relocate tub, toilet, vanity, door and linen closet and relocate laundry hook-ups and laundry linen closet- as per plan Note:**Comes with standard finishes**	
57 0 31Mar21	1 - Master Ensuite Re-design; Delete standard shower stall and bathtub and S/I 3x5 ceramic shower enclosure w/ Maax Halo shower doors (Chrome finish)- relocate vanity and toilet- as per plan Note:**Comes with standard finishes**	
58 0 31Mar21	1 - S/I (1) Garage man door- 36" Unglazed Exterior Door w/ standard exterior hardware, electrical switch, exterior light fixture, and patio stone landing- as needed- as per plan Note:As per B-1	
59 0 31Mar21	1 - S/I Custom Decking- 12'4" x 16' PT Frame- Approx. 200 sq. ft of Gorilla decking (clay) w/ 7 rise PT stringers with Gorilla decking treads (clay) - 4 ft wide + (58 ft)- 42"H Alpa vinyl rail + 3" x 3" Alpa vinyl posts with blocking Note:**Deck to not be flush with patio door and is one step down to avoid rot against house** **DECK AND RAILING COLOUR TO BE CLAY- NOT WHITE** (CONFIRMED WITH CUT-RITE)	



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60 0 31Mar21	1 - S/I Fully insulated garage c/w R40 ceiling and R12 walls drywalled with one coat of mud Note:	
61 0 31Mar21	1 - S/I Roxul Sound Dampening Insulation between Master Bedroom and Great Room- as per plan Note:	

Paint

62 0 26Aug21	1 - Upgrade interior paint to Dulux Diamond Matte- throughout-colour- DLX 1085-2 BONE WHITE Note:	
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Plumbing

63 0 31Mar21	1 - S/I 3-piece rough in for future Jack and Jill bathroom in basement- as per plan Note:As per B-1	
64 31,964 31Mar21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	
65 0 26Aug21	1 - S/I Delta Monitor 14 Series Contemporary Round Shower Kit (MODEL#: DF-TKIT1-PBR) in Chrome in lieu of standard- Master Ensuite Shower Note:**Client is aware of Delta shortages and back orders- willing to accept that faucets are not a gaurantee**	

Railings

66 0 31Mar21	1 - S/I Oak nosings under spindles in lower hall Note:	
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Trim

67 0 31Mar21	1 - Delete (1) standard door in Den and centre door- as per plan Note:	
68 0 31Mar21	1 - S/I 36" wide interior door w/ standard hardware @ bottom of basement stairs in lieu of standard- as per plan Note:	
69 0 31Mar21	1 - S/I Linen closet w/ (1) 24" interior door w/ standard hardware and (5) linen shelves- Master Ensuite- as per plan Note:	
70 0 26Aug21	1 - Delete all standard bath accessories Note:	
71 0 26Aug21	1 - S/I (1) Interior 15-lite Frosted glass French door in lieu of standard- Laundry Room Note:	



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1A Offer Worksheet	Additional (1) 56x30 basement window Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Man Door* (garage) - Standard unglazed 36 door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
5A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DVC Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:	

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