



Delete\*twelve oaks laminate in upper and lower hall, living/dining/family room study, master bed & bed 2-4 replaced with LVT Waverley

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Alexander Robert Glenn Craig and Robyn Marie Craig

TEL: RES.: 613-270-3759

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
32 / 2	238 Antler Court	RUTHERFORD (517) ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Oct21	1 - Add 5 sets pot/pan drwrs - c/w one wide top drwr & 2 pot/pan drwrs each (in lieu of std 2 door base cabinet) Note:	
2 0 20Oct21	1 - Add an additonal 16" to dining room end of kitchen. (builder to move wall between dining room and kitchen. Walk-in Pantry to increase in width) Note:	
3 0 20Oct21	1 - Add filler to bulkhead + ceiling crown (total height = 5"). NoteCrown moulding profile to be medium shaker 3"	
4 0 20Oct21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note: uppers recuded to 39"h. installed @ 21" above counter Note:	
5 0 20Oct21	1 - Delete std bank of 4 drawers Note:	
6 0 20Oct21	1 - Delete upper above range to accommodate 30" Chimney hood- with 1.5" each side Note:**All cabinet plans and layouts including space beside hoodfan can change without notice due to site conditions**	
7 0 20Oct21	1 - Ensuite #1 (Master Ensuite) - modify cabinets as per sketch & add 2nd bank of drawers Note:	
8 0 20Oct21	1 - Increase depth of fridge upper to 24"d and add side panel Note: Fridge opening to be 36" w x 72" h	
9 0 20Oct21	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter) Note:	
10 0 20Oct21	1 - Re-design kitchen as propsoed by builder (standard Line 2 cabinets): Rotate fridge wall cabinets 90 degrees to face island and breakfast nook; increase length of fridge wall cabinets by approx. 14" ; move range space approx. 3 ft towards breakfast nook Note:	
11 0 20Oct21	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave (NEED SPECS) Note:	
12 0 20Oct21	1 - Upgrade drawers to soft close (X16 drwrs) Note:	
13 0 20Oct21	1 - Upgrade hinges to soft close (X 17 doors) Note:	
14 0 20Oct21	1 - Upgrade kitchen cabinets (modified plan)- Line 3 Note:	

Ceramic



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15 0 20Oct21	1 - S/I Centura 6x36 Baer series in Gris- installed horizontal staggered pattern- in lieu of standard- Master Ensuite shower walls Note:		
16 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in stacked pattern- in lieu of standard- Ensuite #2 floor Note:		
17 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in stacked pattern- in lieu of standard- Ensuite #3 floor Note:		
18 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in stacked pattern- in lieu of standard- Master Ensuite floor, tub deck, skirt and wall Note:		
19 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in staggered pattern- in lieu of standard- Foyer Note:		
20 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in staggered pattern- in lieu of standard- Kitchen/Breakfast area Note:		
21 0 20Oct21	1 - S/I Level A floor tile (size 12x24) in staggered pattern- in lieu of standard- Powder Room and Mudroom Note:		
22 0 20Oct21	1 - S/I Level A floor tile (size 8x8) in stacked pattern- in lieu of standard- Laundry Note:		
23 0 20Oct21	1 - S/I Standard backsplash tile (3x6) in brick pattern- includes up and behind chimney hoodfan- in lieu of standard Note:		
24 0 20Oct21	2 - S/I Standard bath wall tile (4x16) in horizontal staggered pattern- Main Bath and Ensuite #2 Note:		

Doors and Windows

25 0 17Dec20	1 - S/I (1) 14"h x 60"w fixed clear glass transom window in Mudroom Note:*closet deleted	
26 0 17Dec20	1 - S/I (1) 24x48 operable casement window in Powder Room Note:	
27 0 17Dec20	2 - S/I 2-Panel square top exterior door in lieu of standard 6-panel door - (1) Man door in to Mudroom, (1) Man door from Garage Note:	
28 0 17Dec20	1 - S/I Frosted windows in lieu of standard clear glass in Ensuite #1 and Ensuite #3 Note:	

Electrical

29 31,987 20Oct21	1 - (1) 15 AMP standard plug outlet- outside Kitchen pantry- as per plan Note:	
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30 0 20Oct21	1 - Center standard capped light outlet in Living/Dining Room and reinforce for heavier fixture Note:		
31 0 20Oct21	1 - Delete (1) standard exterior light fixture at back patio door - S/I (4) 4" black exterior potlights in covered deck (HALO Slim LED) connected to existing switch Note:		
32 0 20Oct21	1 - Delete (1) standard exterior light fixture at front porch - S/I (2) 4" black exterior potlights (HALO Slim LED) connected to existing switch Note:		
33 0 20Oct21	1 - Delete (2) standard exterior light fixtures at Garage - S/I (3) 4" black exterior potlights (HALO Slim LED) connected to existing switch Note:		
34 0 20Oct21	1 - Delete (2) standard light fixtures above Kitchen island - S/I (2) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:		
35 0 20Oct21	1 - Delete (3) standard light fixtures in Kitchen - S/I (5) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:		
36 0 20Oct21	1 - Delete (3) standard light fixtures in Lower Hall - S/I (5) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:		
37 0 20Oct21	1 - Delete (3) standard light fixtures in Upper Hall - S/I (4) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:		
38 0 20Oct21	1 - Reinforce existing light outlet above Main Staircase for heavier fixture Note:		
39 0 20Oct21	1 - S/I (1) 15 AMP separate circuit plug in Basement (for fridge or freezer) Note:		
40 0 20Oct21	1 - S/I (1) 4" white shower interior potlight in Master Ensuite shower (HALO Slim LED) connected to separate switch Note:		
41 0 20Oct21	1 - S/I (1) LED pucks lights under Kitchen cabinets - connected to (1) switch- Beside Fridge- as per plan Note:		
42 0 20Oct21	1 - S/I (1) Recessed 15 AMP standard plug outlet above fireplace in Family Room - installed @ 72" above finished floor Note:		
43 0 20Oct21	1 - S/I (1) Reinforced capped light outlet in Family Room for future ceiling fan c/w 3 wires - connected to new switch Note:		
44 0 20Oct21	1 - S/I (1) Standard electrical plug on main floor- by main stairs- as per plan Note:		
45 0 20Oct21	1 - S/I (2) Exterior soffit plugs connected to (1) switch - (1) plug on 1st level; (1) plug on 2nd level; switch in Foyer Note:		



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46 32,005 20Oct21	1 - S/I (3) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch as stairwell light - above main stairs- as per plan Note:		
47 0 20Oct21	4 - S/I (4) 15 AMP standard plug outlets in Garage - installed @ 42" above finished floor Note:		
48 0 20Oct21	1 - S/I (5) standard TV jacks throughout- as per plan NoteNo telephone jacks		
49 0 20Oct21	1 - S/I (6) 4" white interior potlights in Living/Dining Room (HALO Slim LED) connected to separate switch Note:		
50 0 20Oct21	1 - S/I (6) LED pucks lights under Kitchen cabinets - connected to (1) switch- Perimeter of Kitchen- as per plan Note:		
51 0 20Oct21	1 - S/I Conduit from Basement to Attic Note:		
52 0 20Oct21	1 - S/I Non-direct audio/video conduit at Family Room fireplace - installed @ 72" above finished floor and terminates in Basement Note:		
53 0 20Oct21	1 - S/I Wiring for wall oven (40 amp) Note:		
54 0 20Oct21	1 - Upgrade existing light outlet in Master Bedroom to a reinforced light outlet for future ceiling fan c/w 3 wires - connected to existing switch Note:		

Fireplace

55 0 20Oct21	1 - Delete standard fireplace mantle Note:	
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Granite

56 0 20Oct21	1 - Accommodate for slide-in range NoteSPECS NEEDED	
57 0 20Oct21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite #2 NoteSink by others	
58 0 20Oct21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite #3 NoteSinks by others	
59 0 20Oct21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Powder Room NoteSink by others	
60 0 20Oct21	1 - S/I Level A Radianz quartz in lieu of standard granite countertop in Kitchen NotePriced for re-design	



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61 0 20Oct21	1 - S/I Level C Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite #1 NoteSinks by others		

Hardwood

62 0 17Dec20	1 - S/I Twelve Oaks Laminate Flooring in lieu of Standard Carpet in Lower Hall Note:	
63 0 20Oct21	1 - S/I Twelve Oaks Laminate Flooring in lieu of Standard Carpet in Alt. Living/Dining Room and Family Room Note:	
64 0 19Jan22	1 - DELETE** S/I Twelve Oaks Laminate Flooring in lieu of Standard Carpet in Alt. Living/Dining room and Family Room NoteReselection required - client chose LVT Waverley	
65 0 19Jan22	1 - DELETE** S/I Twelve Oaks Laminate Flooring in lieu of Standard Carpet in Upper Hall (incl. nosing), Master Bedroom. (incl. walkin-closet), Bedroom #2, #3 and #4 NoteReselection Required - client chose LVT Waverley	
66 0 19Jan22	1 - DELETE**S/I Twelve Oaks Laminate Flooring in lieu of Standard Carpet in Lower Hall Notereselection required - client chose LVT Waverley	
67 0 19Jan22	1 - S/I Torlys LVT Bedroom#2 - in lieu of SStandard Note:	
68 0 19Jan22	1 - S/I Torlys LVT Bedroom#3 - in lieu of Standard Note:	
69 0 19Jan22	1 - S/I Torlys LVT Bedroom#4 - in lieu of Standard Note:	
70 0 19Jan22	1 - S/I Torlys LVT Dining/living room - in lieu of SStandard Note:	
71 0 19Jan22	1 - S/I Torlys LVT Family room - in lieu of Standard Note:	
72 0 19Jan22	1 - S/I TORLYS LVT main Hall - in lieu of standard Note:	
73 0 19Jan22	1 - S/I Torlys LVT Master Bedroom (incl walk in closet)- in lieu of Standard Note:	
74 0 19Jan22	1 - S/I Torlys LVT Upper Hall (incl nosing)- in lieu of Standard Note:	

HEATING AND AIR CONDITIONING

75 7,728 20Oct21	1 - Air Conditioner - Goodman 13 Seer R410A GSX13030 (2.5 Ton) Note:	
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Miscellaneous



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76 0 17Dec20	1 - Add man door to rear of Garage c/w (1) 36"w unglazed door, standard door grip, exterior light fixture connected to (1) switch and patio stones NoteB-1		
77 0 17Dec20	1 - Alt. Kitchen c/w coffered ceiling and (4) 4" white interior potlights (HALO Slim LED) connected to (1) switch in Breakfast Area NoteB-1		
78 0 17Dec20	1 - Delete (1) Linen closet in Upper Hall and small closet in Master Bedroom - Enlarge Master Bedroom closet as per plan Note:		
79 0 17Dec20	1 - Optional oversized Garage w/ (2) 8x7 garage doors NoteB-1		
80 0 17Dec20	1 - S/I Covered deck approx. 12`6" x 13`6" c/w pressure treated frame, cedar floor and rail, stairs w/ 2 rails: Cedar 6x6 posts to hold top - matching shingles, soffit/facia, aluminum on ceiling area Note:		
81 0 20Oct21	1 - **NOTE- Due to worldwide supply and shipping issues for all products (including all plumbing fixtures, sinks, toilets, etc) Phoenix reserves the right to substitute any of the materials of equal or greater value without notice** NoteE.O.E September 2nd, 2021		
82 0 20Oct21	1 - S/I Drywall bulkhead @ 101" A.F.F. & 4" deeper than upper cabinets to accept ceiling crown. (16" d. above upper cabinets & 28"d. above fridge & oven cabinet)- Kitchen Note**Bulkhead height matches coffered ceilings in Breakfast Nook**		
83 0 20Oct21	1 - S/I Zephyr Ombra 30” Chimney hoodfan in Stainless Steel (ZOM-30AS) @ 290CFM- in lieu of standard Note:		
84 0 20Oct21	1 - Upgrade insulation in Garage ceiling from R31 to R40 where room above is heated Note:		

Paint

85 0 20Oct21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt NoteColour: Aria DLX 1001-2		
86 0 20Oct21	1 - S/I Stain on railings, spindles, stairs, nosings (where applicable) to complement Twelve Oaks laminate Whale- stain not an identical match to laminate Note**Included in stair upgrade price**		

Plumbing

87 0 17Dec20	1 - Relocate toilet and sink in Powder Room as per plan Note:		
88 0 17Dec20	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (brushed nickel finish) in lieu of standard shower stall in Ensuite #1 Note:		
89 0 20Oct21	1 - Relocate hose bib from rear patio door to left side (garage side) as per plan Note:		
90 0 20Oct21	1 - Relocate hose bib in Garage towards Garage door as per plan Note:		



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91 0 20Oct21	1 - S/I (1) Delta Trinsic T11959-SS Stainless Diverter Trim and (1) Trinsic 57085-SS Stainless Slide-Bar Handshower in Ensuite #1 shower Note:		
92 0 20Oct21	1 - S/I (1) Delta Trinsic T14259-SS Stainless Monitor 14 Series Shower Trim in lieu of Standard in Ensuite #1 Note:		
93 0 20Oct21	1 - S/I (1) Delta Trinsic T4759-SS Stainless Roman Tub Trim w/ Handshower in lieu of Standard in Ensuite #1 (Master Ensuite) Note:		
94 0 20Oct21	4 - S/I (4) Contrac Kiera (4710BNWU) right-height elongated toilets in lieu of standard - (1) Powder Room, (1) Ensuite #1, (1) Ensuite #2, (1) Ensuite #3 Note:		
95 0 20Oct21	6 - S/I (6) American Standard 0614000 Studio Undermount Sinks in lieu of Standard Sinks - (1) Powder Room, (2) Ensuite #1, (1) Ensuite #2, (2) Ensuite #3 Note:**with 4" centres- installed with standard vanity faucet for Powder Room, Ensuite #2 and Ensuite #3 and Master Ensuite has single-hole faucet**		
96 0 20Oct21	1 - S/I Waterline for fridge Note:		

Railings

97 0 20Oct21	1 - S/I 5" Oak boxed newel posts w/ inset and round plain stainless spindles in lieu of standard Oak Colonial throughout Main Staircase and in Upper Hall Note:	
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Stairs

98 0 17Dec20	1 - Upgrade Main Staircase to Oak Note:	
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Trim

99 0 17Dec20	1 - Delete standard closet in Mudroom NoteBench and shelf configuration TBD	
100 0 20Oct21	1 - Delete standard bath accessories throughout Note:	
101 0 20Oct21	1 - S/I CT#14 5-1/2" Baseboards and 3-1/2" Casings in lieu of standard throughout Note:	
102 0 20Oct21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
103 0 20Oct21	3 - S/I Logan 2-panel smooth interior sliding doors in lieu of standard flat panel sliding doors at Bedroom #2, #3 and #4 Note:	
104 0 20Oct21	1 - S/I Logan 2-panel smooth interior swing doors in lieu of standard Carrara 2-panel swing doors throughout NoteDoes not apply to front door or inside Garage man door	



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105 0 20Oct21	1 - S/I Taymor Vega interior door levers with round rosets in Satin Nickel in lieu of standard- throughout Note:**With matching hinges- does not apply to front door or garage man door**	

1A Offer Worksheet	Optional Oversized Garage Note:	
2A Offer Worksheet	\$15,000 Decor Centre Bonus - Purchaser can choose up to \$15,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	Alternate Kitchen/Dining/Breakfast layout Note:	
5A Offer Worksheet	Addition of man door. Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	

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