



Note: crown moulding added on fridge wall only. Substitution for Master Ensuite Vanity Faucets Jan 24, 2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: David Cooper and Coreen Cooper

TEL: RES.: 613-294-0281

LOT / PHASE 30 / 2	STREET 228 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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Cabinetrv

1 0 09Aug21	1 - Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper; shorten height & increase depth of upper above range. Note:	
2 0 09Aug21	1 - Add 15"d base cabinets to back of island - Line3 Note:	
3 0 09Aug21	1 - Add 4 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Line 3 Note:	
4 0 09Aug21	1 - Add crown moulding -3"h shaker style Note:	
5 0 09Aug21	1 - Add false drwr front to sink base cabinet - Line 3 Note:	
6 0 09Aug21	1 - Create Walk-In Pantry in Kitchen- as per plan Note:**Note for cabinet supplier**	
7 0 09Aug21	1 - Delete standard bank of drawers - Line 3 Note:	
8 0 09Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 09Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
10 0 09Aug21	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
11 0 09Aug21	1 - Island - Add top drawer above recycle centre - Line 3 Note:	
12 0 09Aug21	1 - Island - Delete 12" cab next to Dw to create eating bar overhang at end of island - Line 3 Note:	
13 0 09Aug21	1 - Modify Kitchen design to accommodate Corner Angled Walk-in Pantry by Builder. Approx. 52.5" X 52.5" Delete standard uppers & base base cabinets in corner. Note:	
14 0 09Aug21	1 - Move fridge approx. 12" and insert 12"w Pantry/ broom cabinet - Line 3 Note:	
15 0 09Aug21	1 - Slide in range for kitchen Note:**Note for cabinetry**	
16 0 09Aug21	1 - Upgrade all drawers in kitchen to soft close (X 13) Note:	



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17 0 09Aug21	1 - Upgrade all hinges in kitchen to soft close (X21 doors) Note:	
18 0 09Aug21	1 - Upgrade Modified kitchen cabinets to Line 3 Note:	
19 0 21Jan22	1 - Add crown moulding on Fridge Wall - 3"h shaker style Note:	

Central Vacuum

20 0 09Aug21	1 - S/I (1) white central vacuum pan under kitchen sink Note:	
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Ceramic

21 0 11Dec20	1 - S/I Corian cap on shower half wall- Master Ensuite Note:**Included in 3x4 ceramic shower price**	
22 0 09Aug21	1 - Delete standard kitchen backsplash Note:	
23 0 09Aug21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- staggered pattern- Master Ensuite floor, tub deck/walls/splash- as per plan NoteStacked pattern: \$900	
24 0 09Aug21	1 - S/I Level B wall tile (size 8x24) in lieu of standard- stacked horizontal- Master Ensuite shower walls Note:	

Doors and Windows

25 0 11Dec20	1 - Additional (1) 48x24 basement window- as per plan Note:As per B-1	
26 0 11Dec20	1 - Relocate (1) 36x24 basement window and (1) 48x24 basement window- as per plan Note:	
27 0 11Dec20	1 - S/I Transom window above patio door- as per plan Note:	

Electrical

28 0 09Aug21	2 - Delete (1) standard bedroom light fixtures and S/I (2) 4" LED (Halo Slim) interior potlights connected on existing switch-Loft- as per plan Note:	
29 0 09Aug21	1 - Delete (1) standard kitchen light fixture and S/I (5) 4" LED (Halo Slim) interior potlights connected on existing switch-Kitchen- as per plan Note:	
30 0 09Aug21	1 - Delete (2) standard hallway light fixtures and S/I (5) 4" LED (Halo Slim) interior potlights connected on existing switch- Upper Hall- as per plan Note:	



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31 0 09Aug21	1 - Delete (2) standard main hall light fixtures/ S/I (3) 4" LED (Halo Slim) interior potlights connected on 3-way existing switch- Lower Bedroom Hall- as per plan Note:	
32 0 09Aug21	1 - Delete (2) standard main hall light fixtures/ S/I (4) 4" LED (Halo Slim) interior potlights connected on existing 3-way switches- Lower Hall-as per plan Note:	
33 0 09Aug21	7 - Delete (2) standard phone outlets and (5) TV outlets- S/I (7) Data outlets- as per plan Note:	
34 0 09Aug21	1 - Delete (3) standard exterior lights and S/I (7) 4" Black exterior potlight (AFR4-0930) - connected on existing- as per plan Note:	
35 0 09Aug21	1 - Reinforce capped light outlet- Dining Room Note:	
36 0 09Aug21	1 - S/I (1) 15AMP Recessed electrical outlet above fireplace installed @ 70" A.F.F- Great Room Note:	
37 0 09Aug21	1 - S/I (1) 4" White shower potlight (AFR4-0930) - connected to existing switch- Master Ensuite Note:	
38 0 09Aug21	1 - S/I (1) AMP standard plug outlet for future side mounted garage door opener- beside garage door- on wall- under ceiling- as per plan Note:	
39 0 09Aug21	1 - S/I (1) Electrical plug for EV Car- NEMA 6-50- 240V/50AMP Note:	
40 0 09Aug21	1 - S/I (1) Exterior soffit plug for future holiday lights- connected on new switch- as per plan Note:	
41 0 09Aug21	1 - S/I (1) Reinforced capped light outlet connected on new switch- Great Room- as per plan Note:	
42 0 09Aug21	1 - S/I (1) Standard electrical plug and light in garage (3rd car garage bay)- as per plan Note:**Included in Additional garage bay price from Sales**	
43 0 09Aug21	1 - S/I (2) Capped light outlets for future wall sconces- installed @ 63" A.F.F- distance between sconces to be approx 72" wide and even spacing on sides- connected on new switch-Dining Room-As per plan Note:	
44 0 09Aug21	1 - S/I (3) capped light outlets- connected on new switch- Kitchen Island- as per plan Note:	
45 0 09Aug21	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- Master Bedroom Note:	

Fireplace



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46 0 11Dec20	1 - Raise fireplace box 12" A.F.F- Great Room Note:	
47 0 11Dec20	1 - S/I Fireplace fan kit Note:	
48 0 09Aug21	1 - S/I Stained Oak box beam mantle in lieu of standard Note:	

Granite

49 0 09Aug21	1 - Accommodate for slide-in range- provide cut-outs Note:**Specs needed**	
50 0 09Aug21	1 - S/I Level A Radianz Quartz and 4" backsplash w/ (1) standard undermount sink in lieu of standard- Loft Bath Note:	
51 0 09Aug21	1 - S/I Level A Radianz Quartz in lieu of standard granite- Perimeter of Kitchen only NotePriced for re-design	
52 0 09Aug21	1 - S/I Level D Radianz Quartz and 4" backsplash w/ (1) standard undermount sink in lieu of standard- Main Bath Note:	
53 0 09Aug21	1 - S/I Level D Radianz Quartz and 4" backsplash w/ (2) standard undermount sink in lieu of standard- Master Ensuite Note:	
54 0 09Aug21	1 - S/I Level D Radianz Quartz in lieu of standard granite- Island of Kitchen only Note:	
55 0 16Aug21	1 - S/I Bristol Virtuo Granite Double Undermount sink in Stone Taupe B334 in lieu of standard kitchen sink Note:	

Hardwood

56 0 11Dec20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower hall, Dining room, Kitchen and breakfast, Great room, Master Bedroom, Study, Bedroom 2, Upper hall, Bedroom 3, Bedroom 4 and Loft- as per plan Note:	
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Heating and Air Conditioning

57 0 11Dec20	1 - S/I Stackable laundry hook-ups in lieu of standard layout- Mudroom/Laundry- as per plan Note:	
58 7,727 09Aug21	1 - S/I Air Conditioner - Goodman - 13 Seer R410A Gsx13 - 024 2.0 Ton Air Conditioner Note:	
59 0 09Aug21	1 - S/I Gas BBQ line- as per plan Note:	
60 0 09Aug21	1 - S/I Humidifier- General Aire 1099 Note:	



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Miscellaneous

61 0 11Dec20	1 - Additional garage bay; 10` wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior- as per plan Note:As per B-1	
62 0 11Dec20	1 - Create walk-in pantry in Kitchen- c/w (1) standard swing door and hardware, (1) standard light fixture with switch and standard pantry shelving- as per plan Note:	
63 0 11Dec20	1 - S/I Custom glass shower walls- (1) fixed pane to sit on 42" half-wall and glass to go to ceiling and (1) swing door w/ Chrome hardware- Master Ensuite Note:	
64 0 11Dec20	1 - S/I Man door (located at rear of additional garage bay); standard unglazed 36" door, standard hardware, electrical switch, exterior light fixture and patio stone landing as needed- as per plan Note:As per B-1	
65 0 09Aug21	1 - S/I Backing behind wall by cooktop for future OTR install Note:	
66 0 09Aug21	1 - S/I Flat ceilings in lieu of stipple throughout Note:	
67 0 09Aug21	1 - S/I Roxul Sound Dampening insulation between Master Bedroom and Great Room- as per plan Note:	
68 0 09Aug21	1 - Standard hoodfan to be installed- future OTR installed after closing Note:	

Plumbing

69 0 11Dec20	1 - S/I 3-piece rough in for future bathroom- basement Note:As per B-1	
70 0 11Dec20	1 - S/I 3x4 Ceramic shower and acrylic base in lieu of standard- Master Ensuite Note:**SHOWER DOORS SUPPLIED BY OTHERS**	
71 0 11Dec20	1 - S/I 3x4 Maax Carlton I shower stall and standard clear shower doors in lieu of standard tub- Main Bath 2 (loft)- as per plan Note:	
72 0 11Dec20	1 - S/I Laundry Tub in basement- as per plan Note:As per B-1	
73 31,740 09Aug21	1 - (1) Delta RP1001AR Arctic Stainless Soap Dispenser - installed at right corner of Kitchen sink Note:	
74 0 09Aug21	1 - S/I Delta Arzo Roman tub trim w/ handshower in Chrome (T4786) in lieu of standard- Master Ensuite Note:	
75 0 09Aug21	1 - S/I Delta DF-TKIT2-PBS shower kit in chrome finish in lieu of standard- Master Ensuite shower Note:	



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76 0 21Jan22	1 - S/I (2) Delta Ara Single Hole Single Bathroom Faucet in Chrome (567LF-MPU) - in lieu of standard in Master Ensuite Note:	

Railings

77 0 11Dec20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles; (1) plain black square and (1) TL-130-2-40 in lieu of standard oak colonial throughout Note:	
78 0 11Dec20	1 - S/I Oak nosing under spindles- main hall and upper hall throughout Note:**Included in hardwood pricing**	

Stairs

79 0 11Dec20	1 - Upgrade main stairs and basement stairs to oak Note:	
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Trim

80 0 11Dec20	1 - Create drywall niche beside shower- approx 8" wide by 60" high- to start approx 12" A.F.F and S/I (5) closet shelves- Main bath 2 (loft)- as per plan Note:	
81 0 11Dec20	1 - Delete standard laundry/mudroom closet- leave opening for future built-ins- as per plan Note:	
82 0 11Dec20	1 - Laundry Redesign; create seperate laundry closet- S/I (1) 32" interior door w/ hardware- facing towards Bedroom hall- as per plan Note:**Flooring to remain standard ceramic**	
83 0 11Dec20	2 - S/I Swing closet doors in lieu of standard sliding vinyl closet doors- (1) Bedroom 2, (1) Bedroom 3- as per plan Note:	
84 0 09Aug21	1 - S/I Level 2 interior doors- Lincoln 1-panel smooth- in lieu of standard- throughout Note:	
85 0 09Aug21	1 - S/I Level 2 interior trim- 5 1/2" baseboards and 3 1/2" casings- CT #1- in lieu of standard- throughout Note:	
86 0 09Aug21	1 - S/I Taymor Vega interior door levers w/ square rosets in Brushed nickel finish- in lieu of standard- throughout Note:**With matching hinges** **does not include inside of front door or garage doors**	



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1A Offer Worksheet	Additional garage bay: 10 wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior Note:	
2A Offer Worksheet	Man Door (located at rear of additional garage bay) : Standard unglazed 36 door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
3A Offer Worksheet	Additional 48x24 basement window. Note:	
4A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:	
5A 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:	
6A Offer Worksheet	Addition of 3 Piece basement rough-in for future tub, toilet and sink Note:	
7A Offer Worksheet	Supply and install laundry tub in basement Note:	

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