



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Christine Werbenuk and Stephane Tallec TEL:

LOT / PHASE 45 / 3	STREET 280 Antler Court	HOUSE TYPE SPRINGFIELD ELEV E 3 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 14Oct21	1 - Extend island approx. 2' as per plan NotePricing to come in colours	
2 0 10Jan22	1 - Accommodate cabinets for prep sink in island Note:	
3 0 10Jan22	1 - Add (2) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - located as per plan Note:	
4 0 10Jan22	1 - Add crown moulding to top of upper cabinets in 3" shaker style Note:	
5 0 10Jan22	1 - Delete standard microwave shelf - replace with standard double door cabinet Note:	
6 0 10Jan22	1 - Delete upper above range to accommodate for chimney style hoodfan Note:	
7 0 10Jan22	1 - Extend island to approx 147" long S/I - (1) standard 2 door 33" cabinet to island as per plan Note:	
8 0 10Jan22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
9 0 10Jan22	1 - Increase fridge space to 38"w x 72"h in lieu of standard Note:	
10 0 10Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
11 0 10Jan22	1 - Replace upper and base cabinet next to fridge with pantry (96"h) Note:	
12 0 10Jan22	1 - Upgrade Kitchen cabinets to line 3 Note:	
13 0 10Jan22	1 - Upgrade to line 3 cabinets in laundry room Note:	
14 0 10Jan22	1 - Upgrade to line 3 cabinets in Main bathroom Note:	

Carpet

15 0 10Jan22	1 - S/I - Level 2 Viscoprop (9lb) carpet underpad in lieu of standard throughout Note:	
16 0 10Jan22	1 - S/I - Level 3 Carpet on basement stairs, bedroom #2 and bedroom #3 Note:	



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Ceramic

17 0 10Jan22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Master ensuite Note:	
18 0 10Jan22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in Main bathroom Note:	
19 0 10Jan22	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in foyer Note:	
20 0 10Jan22	1 - S/I - Level B 12x24 ceramic wall tile in lieu of standard in master ensuite shower Note:	

Doors and Windows

21 0 14Oct21	1 - Delete (2) existing 24x48 windows in Bedroom #2 - S/I - (1) 48x48 window in middle as per plan Note:	
22 0 14Oct21	1 - Delete standard window in ensuite - S/I (1) 24x48 window above toilet as per plan Note:	
23 0 10Jan22	1 - Delete (2) standard windows in Kitchen - S/I - (1) window above sink as per plan NoteSize of window TBD by Arch.	

Electrical

24 0 14Oct21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
25 0 10Jan22	1 - Delete (1) standard light above sink, S/I - (1) wall sconce above window Note:	
26 0 10Jan22	1 - Delete (1) standard light fixture in kitchen as per plan Note:	
27 0 10Jan22	1 - Delete (1) standard light fixture in living room - S/I - (6) 4" White interior potlight (HALO Slim LED) - connected to existing switch upgraded to dimmer - up to 9'h Note:	
28 0 10Jan22	1 - Delete (3) standard light fixtures in lower hall - S/I - (5) 4" White interior potlight (HALO Slim LED) - connected to existing 3way switch upgraded to dimmer - up to 9'h as per plan Note:	
29 0 10Jan22	1 - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to new dimmer switch - up to 9'h - located in lower hall as per plan Note:	
30 0 10Jan22	1 - S/I - (1) 15 AMP standard plug outlet in unfinished basement as per plan Note:	
31 0 10Jan22	1 - S/I - (1) 15 AMP standard plug outlet located in basement as per plan Note:	



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32 0 10Jan22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to new switch- up to 9'h - located in master ensuite shower as per plan Note:		
33 0 10Jan22	1 - S/I - (1) additional Cat6 data outlet as per plan NoteHome has 4 Cat6 Data outlets		
34 0 10Jan22	1 - S/I - (1) Non-straight conduit at fireplace for future TV @ 77" a.f.f located in living room as per plan Note:		
35 0 10Jan22	1 - S/I - (3) 15 AMP USB charger receptacle (on existing circuit) - located as per plan Note:		
36 0 10Jan22	1 - S/I - (3) additional cap lights over island connected to new switch Note:		
37 0 10Jan22	1 - S/I - (4) Exterior soffit potlight Connected to new switch as per plan Note:		
38 0 10Jan22	1 - S/I - (6) 4" White interior potlight (HALO Slim LED) - connected to existing 3way switch upgraded to dimmer - up to 9'h- located in kitchen as per plan Note:		
39 0 10Jan22	1 - S/I - Cyclone Alito SC31930 Chimney hood 30" 300CFM with mesh filterin stainless steel Note:		
40 0 10Jan22	1 - Upgrade (1) standard switch to dimmer switch - located in dining room as per plan Note:		
41 0 10Jan22	1 - Upgrade (1) standard switch to dimmer switch - located in kitchen for lights above island Note:		
42 0 10Jan22	1 - Upgrade (1) standard switch to dimmer switch in foyer as per plan Note:		
43 0 10Jan22	1 - Upgrade (1) standard switch to dimmer switch in master bedroom as per plan Note:		

Fireplace

44 0 14Oct21	1 - Delete standard colonial fireplace mantle Note:	
45 0 14Oct21	1 - Raise fireplace box 12" above finished floor Note:	

Granite

46 0 10Jan22	1 - Bristol B308 Virtuo silgranite undermount bar/prep sink in slate grey - located in kitchen island as per plan Note:	
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47 0 10Jan22	1 - Bristol B348 Virtuo silgranite undermount bar/prep sink in white - located in laundry room as per plan Note:		
48 0 10Jan22	1 - Extend island to reach 149" long Note:		
49 0 10Jan22	1 - S/I - Level A silestone quartz in laundry room Note:		
50 0 10Jan22	1 - S/I - Level C Silestone quartz in lieu of granite in kitchen Note:		

Hardwood

51 0 14Oct21	1 - S/I - Level B Twelve oaks engineered hardwood flooring in living/dining room, Master bedroom, main hall and kitchen Note:		
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Miscellaneous

52 0 14Oct21	1 - S/I - Fireplace wall bump-in approx. 5'w x 8" deep w/ drywall and standard paint Note:		
53 0 10Jan22	1 - ** Late change fee - BEP - Kitchen window change Note:		
54 0 10Jan22	1 - S/I - Delta Coranto 9179-BL-DST single handle pull down faucet in matte black in Kitchen island Note:		
55 0 10Jan22	1 - S/I - Delta Coranto 9179-BL-DST single handle pull down faucet in matte black in laundry room Note:		

Paint

56 0 10Jan22	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt NoteCOLOUR TBD		
57 0 10Jan22	1 - S/I - Flat ceilings in lieu of stipple throughout Note:		

Plumbing

58 0 14Oct21	1 - Delete standard tub and shower stall in ensuite; relocate toilet - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and maax halo clear glass sliding doors in Matte black Note:		
59 0 14Oct21	1 - S/I - (1) Delta Trinsic T14459-BL Matte Black Monitor 14 Series Tub & Shower Trim in lieu of Standard Note:		
60 0 14Oct21	1 - S/I - 3 piece rough-in *Future tub, toilet and sink NoteAs per B-1		



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61 0 14Oct21	1 - Seperate water lines- seperate (2) exterior hose connections and seperate (1) kitchen sink cold water line- to accommodate for future water softener system Note:	
62 0 14Oct21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	
63 0 10Jan22	1 - S/I - (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard in Master ensuite as per plan Note:	

Stairs

64 0 14Oct21	1 - S/I - Nosing under spindles where applicable Note:	
65 0 14Oct21	1 - Stain on railing, post and spindles (where applicable) Note:	

Trim

66 0 14Oct21	1 - S/I - Linen closet in ensuite w/ (1) swing door and (5) white MDF shelves Note:	
67 0 14Oct21	1 - S/I - (1) set By-pass closet doors in lieu of standard vinyl sliders in Foyer Note:	
68 0 10Jan22	1 - S/I - Taymor Barcellona interior door handles in lieu of standard throughout Note:	

1A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:	
2A Offer Worksheet	Man Door* (garage) -Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	

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