



Delete** Laminate flooring
for LVT - in Upper hall,
primary bed bedroom 2 & 4 +
study - mar -22-22

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Shayne Thompson and Stacey Thompson TEL:

LOT / PHASE 111 / 2	STREET 209 Antler Court	HOUSE TYPE RUTHERFORD (517) ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 20Aug21	1 - Add 1 top drwr- beside bank of drawers- island Note:	
2 0 20Aug21	1 - Add 1 top drwr next to fridge Note:	
3 0 20Aug21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - right of range Note:	
4 0 20Aug21	1 - Change kitchen sink base to 36" wide and reduce cabinets beside it to 16.5" wide each- to accomodate kitchen sink Note:	
5 0 20Aug21	1 - Delete upper above range plus approx. 3" each side to accommodate 30" Chimney style hoodfan Note:	
6 0 20Aug21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
7 0 20Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
8 0 20Aug21	1 - RE-DESIGN - Modify standard layout as per re-design: Increase length of kitchen cabinetry on range wall by approx. 7.5 ft.; re-locate and increase fridge wall cabinetry by approx. 2ft ; increase island cabinets by approx. 2ft. - standard Line 2 cabinet NoteNote: additional countertop priced seperately	
9 0 20Aug21	1 - Upgrade all drawers in kitchen to soft close (X 8 drwrs) Note:	
10 0 20Aug21	1 - Upgrade all hinges in kitchen to soft close (X 37 doors) Note:	
11 0 20Aug21	1 - Upgrade cabinetry to Line 3- Powder Room Note:	
12 0 20Aug21	1 - Upgrade cabinetry to Line 4- Ensuite #2 Note:	
13 0 20Aug21	1 - Upgrade kitchen cabinets to Line 3 (modified layout) Note:	

Carpet

14 0 20Aug21	1 - S/I Level 3 carpet with Level 2 underpad (ViscoPro II) in lieu of standard- Main Stairs Note:	
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Ceramic

15 0 20Aug21	1 - Extend kitchen backsplash to up and behind chimney hoodfan Note:	
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16 0 20Aug21	1 - S/I Standard backsplash (size 4x8) in staggered horizontal pattern- includes kitchen extension on stove wall Note:	
17 0 20Aug21	1 - S/I Standard bath wall tile (4x8) in staggered horizontal pattern- Master Ensuite shower Note:	

Doors and Windows

18 0 17Mar22	1 - Relocate (1) standard 24x44 window in Ensuite #3 (re-named to Main Bath) to powder room- as per plan Note:**All window and structural changes subject to engineering/arch department**	
19 0 17Mar22	1 - S/I (1) 56x30 basement window- as per plan Note:	
20 0 17Mar22	2 - S/I (2) 24x56 casement windows to breakfast area- as per plan Note:	

Electrical

21 0 20Aug21	1 - (1) 15 AMP recessed plug outlet- installed @ 65" A.F.F above fireplace- Family Room - as per plan Note:**w/ (1) Data jack beside outlet**	
22 31,990 20Aug21	1 - (1) 15 AMP soffit plug w/ switch (for holiday lights)- as per plan Note:	
23 31,987 20Aug21	1 - (1) 15 AMP standard plug outlet in Garage- as per plan Note:	
24 0 20Aug21	2 - (2) 15 AMP standard plug outlet- in basement- as per plan Note:	
25 0 20Aug21	1 - Delete (2) standard light fixtures in kitchen and S/I (7) 4" LED interior potlight (Halo Slim)- connected on exisiting switch- Kitchen- as per plan Note:	
26 0 20Aug21	4 - Delete (2) standard telephone jack and (2) TV jack- S/I (4) Data jacks Note:**Home has (3) TV jacks and (4) data jacks throughout**	
27 0 20Aug21	1 - Delete (3) standard hallway light fixtures and S/I (3) 4" LED interior potlight (Halo Slim)- connected to exisiting 3-way switches- Upper Hallway- as per plan Note:	
28 0 20Aug21	1 - Delete (3) standard hallway light fixtures and S/I (6) 4" LED interior potlights (Halo Slim)- connected existing 3-way switches- lower hallway- as per plan Note:	
29 0 20Aug21	1 - Do not install standard light fixtures over kitchen island- capped light outlets only Note:	
30 32,016 20Aug21	3 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - (1) Master Ensuite shower, (1) Ensuite #2 and (1) Jack and Jill bathroom- as per plan Note:	



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31 0 20Aug21	1 - S/I (1) standard electrical outlet in garage- as per plan Note:		
32 32,027 20Aug21	4 - S/I (4) 4 inch Black exterior potlight (AFR4-0930) - connected to existing switch - as per plan Note:		
33 32,008 20Aug21	1 - S/I (8) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Family Room Note:**Ceilings higher than 9' **		

Granite

34 0 20Aug21	1 - S/I Bristol Virtuo Granite double bowl undermount sink in Pearl Black B301- in lieu of standard Note:		
35 0 20Aug21	1 - S/I Level D Radianz Quartz in lieu of standard granite in kitchen Note:**Priced for kitchen re-design**		
36 0 20Aug21	1 - S/I Radianz Level A quartz with 4" backsplash and (2) standard undermount sink in lieu of standard- Main Bath Note:		
37 0 20Aug21	1 - S/I Radianz Level D quartz with 4" backsplash and (1) standard undermount sink in lieu of standard- ensuite #2 Note:		
38 0 20Aug21	1 - S/I Radianz Level D quartz with 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room Note:		
39 0 20Aug21	1 - S/I Radianz Level D quartz with 4" backsplash and (2) standard undermount sink in lieu of standard- Master Ensuite Note:		
40 0 20Aug21	1 - S/I Radianz Level D quartz with 4" backsplash and standard overmount laundry sink and faucet in lieu of standard- Laundry Room Note:		

Hardwood

41 0 14Mar22	1 - S/I Torlys LVT - Everwood Elite - Brook Falls in lieu of standard carpet - Upper hall, Master Bedroom, Bedroom 2, Bedroom 4, Study (formally Bedroom 3) - as per plan Note** includes all closets** **includes oak nosing spindles** Note:		
42 0 17Mar22	1 - S/I Torlys LVT in lieu of standard carpet/tile- Lower hall, Family Room, Living/Dining Room, Kitchen/breakfast nook(including pantry)- as per plan Note:		
43 0 17Mar22	1 - S/I Twelve Oaks laminate in lieu of standard carpet- Upper hall, Master Bedroom, Bedroom, 2, Bedroom 4, Study (formally Bedroom 3)- as per plan Note**Includes all closets** **Includes oak nosing under spindles**		

Heating and Air Conditioning

44 0 17Mar22	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:		
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Miscellaneous

45 0 20Aug21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
46 0 20Aug21	1 - S/I Zephyr Ombra 30” Chimney hoodfan in Stainless Steel (ZOM-E30AS) @ 290CFM- in lieu of standard Note:	
47 0 17Mar22	1 - Alt Kitchen Re-design- Relocate fridge and cabinets to face kitchen and enlarge Walk-In Pantry c/w (1) 32" door and increase cabinetry- as per plan Note:**Any cabinetry revisions and/or countertops are not included in this price** **Cabinetry accomModations and additions will be priced with Lori @ Spectrum kitchens**	
48 0 17Mar22	1 - Delete standard vinyl closet in Master Bedroom- keep area open to be future nook- as per plan Note:	
49 0 17Mar22	1 - S/I Alternate kitchen and dining/living room Note:	
50 0 17Mar22	1 - S/I Oversize garage- increase garage width by approx 48" Note:	
51 0 17Mar22	1 - Second Floor Re-design- convert Ensuite #3 to Main bath (delete (1) standard interior door)- enlarge and relocate bedroom 4 closet, and convert Bedroom 3 to Study- as per plan Note:**Main bath to remain with 2 sinks and standard finishes**	

Paint

52 0 20Aug21	1 - Stain on railings, nosings, spindles, mantle (where applicable) to complement Twelve Oaks Laminate Frosty Orchard Note:**Included in LVT pricing**	
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Plumbing

53 31,961 20Aug21	1 - (1) Water line for fridge Note:	
54 0 20Aug21	1 - Relocate garage hosebib towards front of garage- as per plan Note:	
55 0 20Aug21	1 - S/I Delta Ashlyn Monitor 17 Shower Trim with In2ition in Matte Black (T17264-BL-I) in lieu of standard- Master Ensuite shower Note:	
56 0 20Aug21	3 - Seperate water lines- seperate (2) exterior hose connections and seperate (1) kitchen sink cold water line- to accommodate for future water softener system Note:	
57 0 17Mar22	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:As per B-1	
58 0 17Mar22	1 - S/I 3x4 ceramic shower w/ acrylic base and Maax Halo sliding shower doors (Matte Black finish) in lieu of standard 3x4 shower stall- Master Ensuite Note:	

Railings



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59 0 20Aug21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with plain black metal square spindles in lieu of standard oak colonial- Main stairs Note:	
60 0 17Mar22	1 - S/I Oak nosings under spindles- upper hall Note:**Included in laminate pricing for upper hall**	

Trim

61 0 20Aug21	1 - Delete standard bathroom accessories in powder room and master ensuite Note:	
62 0 20Aug21	1 - Delete standard vanity mirror in Powder Room and Master Ensuite Note:	
63 0 20Aug21	1 - Note for site: S/I Standard colonial trim package throughout Note:	
64 0 20Aug21	1 - S/I Taymor Vega interior door levers in Matte Black with square rosets and matching hinges in lieu of standard- throughout Note:**Excludes any exterior doors**	
65 0 17Mar22	1 - Delete standard upper hall linen closet and enlarge Master Walk-In closet- as per plan Note:	
66 0 17Mar22	1 - Delete standard vinyl closet in Mudroom- keep open for future built-ins- as per plan Note:	

1A Offer Worksheet	3 Piece Rough-in future tub, toilet and sink Note:	
2A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:	

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