



DCR / PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Seerat Gondal and Faiza Khan

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
43 / 3	272 Antler Court	PLATINA (512) ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 08Jun22	1 - Add crown moulding to top of upper cabinets: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) - As shown in drawings Note:	DS F#100
2 0 08Jun22	1 - 2nd Ensuite - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	DS F#100
3 0 08Jun22	1 - Accommodate for 36" built-in cook top (add 39" base cabinet) - Line 3 NEED APPLIANCE SPECS Note:	DS F#100
4 0 08Jun22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet)- Line 3 - NEED APPLIANCE SPECS Note:	DS F#100
5 0 08Jun22	1 - Add custom doormatch panel to front of DW. Includes service appointment after closing to install panel. - Line 3 Note:	DS F#100
6 0 08Jun22	1 - Add flush furniture kick to back & sides of island Note:	DS F#100
7 0 08Jun22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	DS F#100
8 0 08Jun22	1 - Add pot/pan drwrs below cooktop - c/w one wide false top drwr - Line 3 Note:	DS F#100
9 0 08Jun22	1 - Add pull-out oil & spice rack to cabinet right of cooktop - Richelieu # 1214724 Note:	DS F#100
10 0 08Jun22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	DS F#100
11 0 08Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	DS F#100
12 0 08Jun22	1 - Main Bath - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	DS F#100
13 0 08Jun22	1 - Primary Ensuite - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	DS F#100
14 0 08Jun22	1 - Replace standard upper above range with custom hood for built-in fan insert (fan insert by builder) - Line 3 Note:	DS F#100
15 0 08Jun22	1 - Upgrade 2 drawers to soft close (mandatory for this size drawer) Note:	DS F#100
16 0 08Jun22	1 - Upgrade kitchen cabinets t oLine 3 Note:	DS F#100



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17 0 08Jun22	1 - Upgrade remainder of drawers in kitchen to soft close (X 5) NoteNote: 2 pot/pan drwrs below cooktop priced separately	<div>DS</div> <div>DS</div>
18 0 08Jun22	1 - Upgradeall hinges in kitchen to soft close (X24 doors) Note:	<div>DS</div> <div>DS</div>

Carpet

19 0 08Jun22	1 - Upgrade the carpet underpad to Level 1 in Upper Hallway, Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4 - in lieu of standard underpad Note:	<div>DS</div> <div>DS</div>
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Ceramic

20 0 08Jun22	1 - Install standard wall tile in Master Ensuite Shower in a horizontal brick pattern Note:	<div>DS</div> <div>DS</div>
21 0 08Jun22	1 - Install standard wall tile on the kitchen backspash in a horizontal brick pattern Note:	<div>DS</div> <div>DS</div>
22 0 08Jun22	1 - S/I upgraded LVL A Euro Dado Iroc White 12x24 in the Foyer in a stacked pattern Note:	<div>DS</div> <div>DS</div>

Electrical

23 0 08Jun22	1 - S/I (1) additional capped outlet over the island, centered and spaced out evenly with the existing ceiling light connected to a separate switch - as per plan Note:	<div>DS</div> <div>DS</div>
24 0 08Jun22	1 - S/I (1) additional electrical outlet in the walk-in pantry in the kitchen - as per plan Note:	<div>DS</div> <div>DS</div>
25 0 08Jun22	1 - S/I (1) capped light outlet connected to the existing switch in the Family Room - as per plan NoteDisconnect switch from electrical plug.	<div>DS</div> <div>DS</div>
26 0 08Jun22	1 - S/I (1) capped light outlet connected to the existing switch in the Living Room - as per plan NoteDisconnect switch from electrical plug.	<div>DS</div> <div>DS</div>
27 0 08Jun22	2 - S/I (2) additional electrical outlets in the unfinished basement - as per plan Note:	<div>DS</div> <div>DS</div>
28 0 08Jun22	1 - S/I (6) LED puck lights for under cabinet lighting in the kichen connected to a separate switch - as per plan Note:	<div>DS</div> <div>DS</div>
29 0 08Jun22	1 - S/I cooktop wiring (40 amp) in the kitchen - as per plan Note:	<div>DS</div> <div>DS</div>
30 0 08Jun22	1 - S/I electrical plug above fireplace 72" AFF in the Family Room - as per plan Note:	<div>DS</div> <div>DS</div>
31 0 08Jun22	1 - S/I upgraded hood fan insert BX21234 34" stainless steel 300CFM with mesh filter Note:	<div>DS</div> <div>DS</div>



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32 0 08Jun22	1 - S/I wall oven wiring (40amp) in the kitchen - as per plan Note:	DS F#1000
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Fireplace

33 0 22Mar22	1 - Bump Fireplace in- 5'w Drywall- 8" deep- from floor to ceiling- Family Room- as per plan Note:	DS F#1000
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34 0 22Mar22	1 - Fan Kit for fireplace Note:	DS F#1000
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35 32,079 22Mar22	1 - Raise Fireplace 12" Above Finished Floor- as per plan Note:	DS F#1000
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Granite

36 0 08Jun22	1 - S/I LVL D Silestone Eternal Classic Calacatta Polished quartz on the kitchen perimeter and island complete with one sink cut out - in lieu of standard granite. Note:	DS F#1000
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Hardwood

37 0 22Mar22	1 - S/I Level A Pre-Engineered Hardwood in lieu of standard flooring- Lower Hall, Office, Living Room, Dining Room, Kitchen/Breakfast Area, Family Room- as per plan Note:	DS F#1000
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HVAC

38 32,085 22Mar22	1 - Gas Line for Future BBQ Note:	DS F#1000
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39 32,084 22Mar22	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	DS F#1000
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Miscellaneous

40 0 22Mar22	1 - Alternate Kitchen - As per B-1 Note:	DS F#1000
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41 0 22Mar22	1 - Alternate second floor laundry/alternate ensuite 2 - As per B-1. Note:	DS F#1000
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42 0 22Mar22	1 - Delete- (2) Columns and partitions- Family Room- as per plan Note:	DS F#1000
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43 0 22Mar22	1 - Extra Garage Bay - 10 foot wide c/w exterior finishes to match elevaton, single 8x7 door, exterior and interior light fixtures, unfinished interior - As per B-1. Note:	DS F#1000
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44 0 22Mar22	1 - Man Door (garage) - Standard unglazed 36 inch door, standard harware, electrical switch, exterior light fixture and patio stone landing - As per B-1. Note:	DS F#1000
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45 0 22Mar22	1 - S/I 9' Foundation pour height Note:As per B-1		DS F# [Signature]
46 0 22Mar22	1 - Upgrade second floor height of ceilings to 9'h Note:		DS F# [Signature]
47 0 08Jun22	1 - Delete the bathroom harware in the Power Room Note:		DS F# [Signature]
48 0 08Jun22	28 - Upgrade the interioe door knobs to Wells Satin Kickel levers Note:		DS F# [Signature]

Paint

49 0 08Jun22	1 - Upgrade paint throughout to Dulux Diamond Matt Note:		DS F# [Signature]
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Plumbing

50 0 22Mar22	1 - S/I (2) 3pc rough-ins for future basement bathroom- as per plan Note:As per B-1		DS F# [Signature]
51 31,954 22Mar22	1 - S/I Drain rough-in and water lines for future sink in Basement- as per plan Note:		DS F# [Signature]
52 0 22Mar22	1 - S/I Maax Carleton 3x4 shower w/ standard shower doors in lieu of standard Bathtub- Main Bath- as per plan Note:		DS F# [Signature]
53 0 08Jun22	1 - Delete - S/I Ceramic shower enclosure with 3x5 acrylic base and Maax Halo shower doors (Matte Black hardware) in lieu of standard 3x4 shower stall- Master Ensuite Note:		DS F# [Signature]
54 0 08Jun22	1 - S/I Ceramic shower enclosure with 3x4 acrylic base and Maax Halo shower doors (Matte Black hardware) in lieu of standard 3x4 shower stall- Master Ensuite Note:		DS F# [Signature]
55 0 08Jun22	1 - S/I upgraded undermount kitchen sink Bristol B926 Single Bowl Stainless Steel - in lieu of standard Note:		DS F# [Signature]

Railings

56 0 22Mar22	1 - S/I oak nosing under spindles- as per plan Note:		DS F# [Signature]
57 0 08Jun22	1 - Upgrade main staircase railing to 5" Oak boxed newel posts (no inset) with alternating pattern and plain spindles: (1) TL106-1-40 and (1) plain square in wrinkled black Note:		DS F# [Signature]

Stairs

58 0 22Mar22	1 - Upgrade Main Staircase to Oak Note:		DS F# [Signature]
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Trim

59 0 22Mar22	3 - S/I (3) Pairs of Swing closet doors in lieu of standard vinyl sliding closet doors- Bedroom #2, Bedroom #3, Bedroom #4- as per plan Note:	DS F#100	DS F#100
60 0 22Mar22	20 - S/I 8'h interior doors in lieu of standard height doors- Main Floor and Second floor- as per plan Note:	DS F#100	DS F#100
61 0 22Mar22	1 - S/I Flat ceilings in lieu of stipple ceilings- throughout home- as per plan Note:	DS F#100	DS F#100
62 0 22Mar22	1 - S/I French Doors- Clear glass- Full-lite- Office- as per plan Note:	DS F#100	DS F#100
63 0 22Mar22	1 - Upgrade standard vinyl sliding closet doors to Mirrored closet doors- Mudroom- as per plan Note:	DS F#100	DS F#100

1A Offer Worksheet	\$1000 decor bonus. Client is a repeat buyer, Faiza Khan and Seerat Gondal, 214 Rover Street, Stittsville Fernbank Crossing lot 88. Purchaser can choose up to \$1,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value Note:	DS F#100	DS F#100
2A Offer Worksheet	- Note:	DS F#100	DS F#100
3A Offer Worksheet	(2) 3 Piece Rough-in *future tub, toilet and sink Note:	DS F#100	DS F#100
4A Offer Worksheet	Alternate kitchen Note:	DS F#100	DS F#100
5A Offer Worksheet	Alternate second floor laundry/alternate ensuite 2 Note:	DS F#100	DS F#100
6A Offer Worksheet	Extra Garage Bay - 10 Foot wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior Note:	DS F#100	DS F#100
7A Offer Worksheet	Man Door (garage) -Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	DS F#100	DS F#100
8A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	DS F#100	DS F#100

This Document is Extremely Time Sensitive - Printed 8 Jun 22 at 16:50