



Revised: Kitchen Cabinets,
mudroom floor tile, Backsplash, Kitchen
Countertops May 10th, 2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Zafir Khan and Sadia Karamat TEL:

LOT / PHASE 151 / 3	STREET 271 Antler Court	HOUSE TYPE PLATINA (512) ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 24Feb22	1 - \$500 Spectrum Kitchens Design Fee Note:	
2 0 24Feb22	1 - Accommodate for built-in cook top (add base cabinet) Note:	
3 0 24Feb22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cabinet with tall oven cabinet) NEED APPLIANCE SPECS Note:	
4 0 24Feb22	1 - Add 6 extra top drawers Note:	
5 0 24Feb22	1 - Add crown moulding to top of upper cabinets. Option 2: medium or shaker style 3" Note:	
6 0 24Feb22	1 - Add false drwr front on sink & cooktop cabinets Note:	
7 0 24Feb22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
8 0 24Feb22	1 - Create single cabinet each side of hood fan and shorten by 3" to accommodate light valance Note:	
9 0 24Feb22	1 - Deepen Hood fan cabinet by 3" to accommodate for 34" Insert range hood- Model Cyclone BX21234- as per plan Note:	
10 0 24Feb22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
11 0 24Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
12 0 24Feb22	1 - Island - add 9"d. base cabinets on back of island (flush eating counter eliminated). Note:	
13 0 24Feb22	1 - Replace upper cabinet with (3) floating shelves - 1.25" thick- to the right of sink- as per plan Note:	
14 0 24Feb22	1 - Upgrade all drawers in kitchen to soft close (X 11) Note:	
15 0 24Feb22	1 - Upgrade all hinges in kitchen to soft close (X33 doors) Note:	
16 0 05May22	1 - Floating Shelves to match cabinet selection Note:	



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17 0 05May22	1 - S/I Upgraded Cabinets in Kitchen - Line 3 Note:	

Ceramic

18 0 24Feb22	1 - S/I Herringbone installation style for the Master Ensuite shower- as per plan Note:	
19 0 24Feb22	1 - S/I Level C Ceramic Floor tiling in lieu of standard ceramic floor tiling- Foyer, Powder Room, Master Ensuite- as per plan Note:	
20 0 05May22	1 - S/I LVL C floor tile in mudroom - in lieu of standard - hexagon tile - sporatic pattern Note:	
21 0 05May22	1 - S/I Upgraded Backsplash in Kitchen - Glass Package - installed vertically - in lieu of standard Note:	

Doors and Windows

22 0 24Feb22	1 - S/I Level 1 Interior doors- Riverside- in lieu of standard interior doors- as per plan Note:	
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Electrical

23 0 24Feb22	1 - S/I (1) 15 AMP USB charger receptacle (on existing circuit)- 2" aboce countertop- Kitchen- as per plan Note:	
24 0 24Feb22	1 - S/I (3) CAT 6 Data Jacks- (1) @ 72" A.F.F. above fireplace, (1) in Home Office, (1) in Master Retreat- as per plan NoteStandard	
25 0 24Feb22	1 - S/I 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad *PER GARAGE DOOR* Note:	
26 0 24Feb22	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends- (1) recessed outlet- Installed at @ 72" A.F.F.- Above Fireplace- Family Room- as per plan Note:	
27 0 24Feb22	1 - S/I Wiring for cooktop - 40 AMP 120/240V- as per plan Note:	
28 0 24Feb22	1 - S/I Wiring for wall oven - 40 AMP 120/240V- as per plan Note:	

Fireplace

29 0 25Oct21	1 - S/I Fan kit internal blower for gas fireplace- Family Room- as per plan Note:	
30 0 24Feb22	1 - S/I Stained Oak box beam Mantle in lieu of standard fireplace mantle- as per plan Note:	

Granite



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31 0 05May22	1 - S/I Level A quartz in kitchen - without 4" backsplash - in lieu of standard Note:	

Hardwood

32 0 25Oct21	1 - S/I Level B Pre-Finished Engineered Hardwood in lieu of standard carpet- Lower Hall, Office, Living Room, Dining Room, Kitchen, Family Room- as per plan Note:	
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Miscellaneous

33 0 25Oct21	1 - Alternate Kitchen option- as per plan Note:As per B-1	
34 0 25Oct21	1 - Alternate Second floor laundry/Alternate Ensuite 2- as per plan Note:As per B-1	
35 0 25Oct21	1 - Delete- Columns & (2) Angled Partitions- Living Room- as per plan Note:	
36 0 25Oct21	1 - Delete- Columns & (2) Partitions- Between Breakfast Area & Family Room- as per plan Note:	
37 0 25Oct21	1 - Finish Garage w/ R12 insulation in walls, R40 insulation in ceiling, and drywall (one coat) Note:	
38 0 25Oct21	1 - S/I 9'h Second floor in lieu of standard height- as per plan Note:	
39 0 24Feb22	1 - S/I Cyclone BX21234 Stainless Steel 34" Mesh Insert Range Hood in lieu of standard hood fan- as per plan Note:	
40 0 05May22	1 - Administrative fee - Late Change Note:	

Paint

41 0 24Feb22	1 - S/I (1) Paint colour throughout- Dulux Diamond Matte- THIN ICE- DLX1001-3 Note:	
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Plumbing

42 0 25Oct21	1 - S/I 3-piece rough-in for future basement bathroom- as per plan Note:As per B-1	
43 0 25Oct21	1 - S/I 3x5 Ceramic tiled shower enclosure w/ acrylic base and Maax Halo shower doors (Chrome hardware) in lieu of standard tub- Main Bath- as per plan Note:	
44 0 25Oct21	1 - S/I Ceramic shower enclosure with 3x4 acrylic base and Maax Halo shower doors (Chrome hardware) in lieu of standard 3x4 shower stall- Master Ensuite- as per plan Note:	



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45 0 24Feb22	1 - S/I Water line for fridge Note:	

Railings

46 0 25Oct21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) in lieu of standard Oak Colonial- S/I Metal spindles (black, all plain) in lieu of standard Oak Colonial- as per plan Note:	
47 0 25Oct21	1 - S/I Oak nosing under spindles- as per plan Note:	

Stairs

48 0 25Oct21	1 - Upgrade Main staircase to Oak Note:	
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Trim

49 0 25Oct21	2 - S/I (2) Walk-in closets in lieu of standard closets- (1) Bedroom #3, (1) Bedroom #4- as per plan Note:	
50 0 25Oct21	7 - S/I (7) 8'h interior doors in lieu of standard height- (2) Primary bedroom, (1) Bedroom #2, (1) Bedroom #3, (1) Bedroom #4, (2) Office Note:	
51 0 25Oct21	1 - S/I 4-1/2" MDF Crown Molding- Main Floor- as per plan Note:	
52 0 25Oct21	1 - S/I Clear glass 15-lite French Doors- Office- as per plan Note:	
53 0 25Oct21	1 - S/I Mirrored sliding closet doors in lieu of standard vinyl sliding closet doors- Mudroom- as per plan Note:	

1A Offer Worksheet	Alternate kitchen Note:	
2A Offer Worksheet	Alternate second floor laundry/alternate ensuite 2 Note:	
3A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
4A Offer Worksheet	Client is participant in referral program. Referred by, Faiza Khan and Seerat Gondal, 214 Rover Street, Stittsville Fernbank Crossing, Lot 88. Note:	
5A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
6A Offer Worksheet	Addition of Double Door Entry to Platina Modern Elevation at no additional cost to client Note:	