



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Seerat GONDAL and Faiza KHAN TEL:

LOT / PHASE 43 / 3	STREET 272 Antler Court	HOUSE TYPE PLATINA (512) ELEV E 4 BED	CLOSING DATE
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:	
2 0 08Jun22	1 - 2nd Ensuite - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	
3 0 08Jun22	1 - Accommodate for 36" built-in cook top (add 39" base cabinet) - Line 3 NEED APPLIANCE SPECS Note:	
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:	
5 0 08Jun22	1 - Add custom doormatch panel to front of DW. Includes service appointment after closing to install panel. - Line 3 Note:	
6 0 08Jun22	1 - Add flush furniture kick to back & sides of island Note:	
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:	
8 0 08Jun22	1 - Add pot/pan drwrs below cooktop - c/w one wide false top drwr - Line 3 Note:	
9 0 08Jun22	1 - Add pull-out oil & spice rack to cabinet right of cooktop - Richelieu # 1214724 Note:	
10 0 08Jun22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
11 0 08Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
12 0 08Jun22	1 - Main Bath - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	
13 0 08Jun22	1 - Primary Ensuite - Increase height of vanity cabinets to 34.5"h - Line 2 Note:	
14 0 08Jun22	1 - Replace standard upper above range with custom hood for built-in fan insert (fan insert by builder) - Line 3 Note:	
15 0 08Jun22	1 - Upgrade 2 drawers to soft close (mandatory for this size drawer) Note:	
16 0 08Jun22	1 - Upgrade kitchen cabinets t oLine 3 Note:	



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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	
18 0 08Jun22	1 - Upgradeall hinges in kitchen to soft close (X24 doors) Note:	

Carpet

19 0 22Jun23	1 - DELETE: Upgrade the carpet underpad to Level 1 in upper hallway, master bedroom, bedroom2, bedroom 3, and bedroom 4 in lieu of standard underpad Note:	
20 0 22Jun23	1 - Upgrade the carpet underpad to Level 1 in Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4 - in lieu of standard underpad Note:	

Ceramic

21 0 08Jun22	1 - Install standard wall tile in Master Ensuite Shower in a horizontal brick pattern Note:	
22 0 08Jun22	1 - Install standard wall tile on the kitchen backspash in a horizontal brick pattern Note:	
23 0 08Jun22	1 - S/I upgraded LVL A Euro Dado Iroc White 12x24 in the Foyer in a stacked pattern Note:	

Electrical

24 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:	
25 0 08Jun22	1 - S/I (1) additional electrical outlet in the walk-in pantry in the kitchen - as per plan Note:	
26 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.	
27 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.	
28 0 08Jun22	2 - S/I (2) additional electrical outlets in the unfinished basement - as per plan Note:	
29 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:	
30 0 08Jun22	1 - S/I cooktop wiring (40 amp) in the kitchen - as per plan Note:	
31 0 08Jun22	1 - S/I electrical plug above fireplace 72" AFF in the Family Room - as per plan Note:	



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32 0 08Jun22	1 - S/I upgraded hood fan insert BX21234 34" stainless steel 300CFM with mesh filter Note:	
33 0 08Jun22	1 - S/I wall oven wiring (40amp) in the kitchen - as per plan Note:	

Fireplace

34 0 22Mar22	1 - Bump Fireplace in- 5'w Drywall- 8" deep- from floor to ceiling- Family Room- as per plan Note:	
35 0 22Mar22	1 - Fan Kit for fireplace Note:	
36 32,079 22Mar22	1 - Raise Fireplace 12" Above Finished Floor- as per plan Note:	

Granite

37 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:	
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Hardwood

38 0 16Jun23	1 - DELETE - S/I Level A Pre-Engineered Hardwood in lieu of standard flooring - lower hall, office, living room, dining roomn, kitchen/breakfast area, family room - as per plan Note:	
39 0 16Jun23	1 - S/I Torlys Everwood Elite (Silverton) in lieu of standard flooring - lower hall, office, living room, dining room, kitchen/breakfast area, family room - as per plan Note:	
40 0 16Jun23	1 - S/I Torlys Everwood Elite (Silverton) in upper hallway Note:	

HVAC

41 32,085 22Mar22	1 - Gas Line for Future BBQ Note:	
42 32,084 22Mar22	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	

Miscellaneous

43 0 22Mar22	1 - Alternate Kitchen - As per B-1 Note:	
44 0 22Mar22	1 - Alternate second floor laundry/alternate ensuite 2 - As per B-1. Note:	



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45 0 22Mar22	1 - Delete- (2) Columns and partitions- Family Room- as per plan Note:		
46 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:		
47 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:		
48 0 22Mar22	1 - S/I 9' Foundation pour height Note:As per B-1		
49 0 22Mar22	1 - Upgrade second floor height of ceilings to 9'h Note:		
50 0 08Jun22	1 - Delete the bathroom harware in the Power Room Note:		
51 0 08Jun22	28 - Upgrade the interioe door knobs to Wells Satin Kickel levers Note:		

Paint

52 0 08Jun22	1 - Upgrade paint throughout to Dulux Diamond Matt Note:		
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Plumbing

53 0 22Mar22	1 - S/I (2) 3pc rough-ins for future basement bathroom- as per plan Note:As per B-1		
54 31,954 22Mar22	1 - S/I Drain rough-in and water lines for future sink in Basement- as per plan Note:		
55 0 22Mar22	1 - S/I Maax Carleton 3x4 shower w/ standard shower doors in lieu of standard Bathtub- Main Bath- as per plan Note:		
56 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:		
57 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:		
58 0 08Jun22	1 - S/I upgraded undermount kitchen sink Bristol B926 Single Bowl Stainless Steel - in lieu of standard Note:		

Railings



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59 0 22Mar22	1 - S/I oak nosing under spindles- as per plan Note:	
60 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:	

Stairs

61 0 22Mar22	1 - Upgrade Main Staircase to Oak Note:	
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Trim

62 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:	
63 0 22Mar22	20 - S/I 8'h interior doors in lieu of standard height doors- Main Floor and Second floor- as per plan Note:	
64 0 22Mar22	1 - S/I Flat ceilings in lieu of stipple ceilings- throughout home- as per plan Note:	
65 0 22Mar22	1 - S/I French Doors- Clear glass- Full-lite- Office- as per plan Note:	
66 0 22Mar22	1 - Upgrade standard vinyl sliding closet doors to Mirrored closet doors- Mudroom- as per plan Note:	



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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:		
2A Offer Worksheet	- Note:		
3A Offer Worksheet	(2) 3 Piece Rough-in *future tub, toilet and sink Note:		
4A Offer Worksheet	Alternate kitchen Note:		
5A Offer Worksheet	Alternate second floor laundry/alternate ensuite 2 Note:		
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:		
7A Offer Worksheet	Man Door (garage) -Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:		
8A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
9A Offer Worksheet	9 Foot Foundation Pour Height (13,500 + HST) Note:		

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