



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Olivia Cameron and Stephen Cameron TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
115 / 2	229 Antler Court	OAKSIDE ELEV D 2 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 26Jul21	1 - Add side gable to Ensuite bathroom vanity Note:	
2 0 12Aug21	1 - Add crown moulding to top of upper cabinets - shaker style 3" Note:	
3 0 12Aug21	1 - Add dummy door to side of wine rack facing kitchen - line 3 Note:	
4 0 12Aug21	1 - Add Flush Furniture kick to back and sides of island (below dummy doors) Note:	
5 0 12Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting NoteLighting & Electrical by Others	
6 0 12Aug21	1 - Add panel to front of Mw shelf with cut-out for Trim Kit NoteSee Specs	
7 0 12Aug21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - right of range Note:	
8 0 12Aug21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids NoteNext to Dishwasher	
9 0 12Aug21	1 - Add Tall pantry cabinet to far left of sink wall - c/w with open shelf for microwave. Note: std MW Cab replaced with regular upper cabinet Note:	
10 0 12Aug21	1 - Add top drawer - above recycle centre - Line 2 Note:	
11 0 12Aug21	1 - Add top drawer - left of range - Line 2 Note:	
12 0 12Aug21	1 - Delete upper above range to accomodate Chimney Style Hood Fan Note:	
13 0 12Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
14 0 12Aug21	1 - Increase fridge space to 38"w X 72"h. Note:	
15 0 12Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
16 0 12Aug21	1 - Increase range space to accommodate 36"w. range & Move range space approx. 24" away from sink wall to create equal uppers each side. Note:	



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17 0 12Aug21	1 - Island - Re-design : Replace std cabinets with 2 X vertical cubic wine racks + open shelves at end of island facing dining area. Note:		
18 0 12Aug21	1 - Island - re-design: create single width cabinet at end to accommodate FUTURE lift-up appliance Note:mechanism by others.		
19 0 12Aug21	1 - Modify sink base cabinet to accommodate farm sink NoteSpecs Required		
20 0 12Aug21	1 - Option 2 - Add Dummy doors to one side and back of island – Line 3 Note:		
21 0 12Aug21	1 - Upgrade cabinetry in Ensuite to Line 3 Note:		
22 0 12Aug21	1 - Upgrade kitchen Island to Line 3 in lieu of standard Note:		

Carpet

23 0 12Aug21	1 - S/I Level 1 Carpet on stairs in lieu of standard on stairs to basement Note:		
24 0 12Aug21	1 - S/I Upgraded Carpet underpad to ViscoPRO (9LB) in lieu of standard on stairs to basement Note:		

Ceramic

25 0 12Aug21	1 - S/I Floor Tile - 9x9 - installed stacked in Mudroom in lieu of standard Note:		
26 0 12Aug21	1 - S/I Level A Tile - 12x24 - installed stacked at Foyer in lieu of standard Note:		
27 0 12Aug21	1 - S/I Level A Wall tile - 12x24 - installed horizontally stacked in Main Bathroom in lieu of standard Note:		
28 0 12Aug21	1 - S/I Level B Floor Tile - 12x24 - installed in stacked pattern in Ensuite in lieu of standard Note:		
29 0 12Aug21	1 - S/I Level B Floor tile - 12x24 - installed stacked in Guest Bathroom in lieu of standard Note:		
30 0 12Aug21	1 - S/I Level B wall tile in kitchen to be installed in custom pattern - on backsplash, up behind chimney hoodfan in lieu of standard tile Note:		
31 0 12Aug21	1 - S/I Wall tile - 13x13 - installed in stacked pattern behind vanity to go up from countertop to ceiling in Ensuite bathroom Note:Approx. 38 sq.ft *** Grout to be applied on all lines of tile ***		



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32 0 12Aug21	1 - S/I Wall Tile - 13x13 - installed in stacked pattern in Ensuite Shower in lieu of standard Note:*** Grout to be applied on all lines of tile ***		

Doors and Windows

33 0 26Jul21	1 - (1) Additional - 36x24 - Window in Basement - as per plan Note:As per B-1		
34 0 26Jul21	1 - Reverse opening of Garage Man Door in Laundry Room - as per plan Note:		

Electrical

35 0 12Aug21	1 - (1) Exterior soffit plug w/ switch for holiday lights located at end of Garage - as per plan Note:		
36 0 12Aug21	1 - Delete (1) standard fixture infront of Guest bathroom - as per plan Note:		
37 0 12Aug21	1 - Delete (1) standard fixture above Kitchen Island S/I (3) Capped Light outlets for future sconce above kitchen island - connected to existing switch- as per plan Note:		
38 0 12Aug21	1 - Delete (1) standard fixture located at Kitchen Sink S/I (9) 4" White interior potlights (HALO Slim LED) connected to separate 3-way switch in Kitchen - as per plan Note:		
39 0 12Aug21	1 - Delete (1) standard fixture located in Ensuite S/I (2) 4" White interior potlights (HALO Slim LED) connected to existing switch - as per plan Note:		
40 0 12Aug21	1 - Delete (2) standard fixtures located at Main Hall S/I (6) 4" White interior potlights (HALO Slim LED) connected to existing 3-way switch at foyer and near Laundry - as per plan Note:		
41 0 12Aug21	1 - Relocate existing 3-way switch in Main Hall operating Basement lights near Kitchen - as per plan Note:		
42 0 12Aug21	1 - Relocate Hose Bib in Garage - as per plan Note:		
43 0 12Aug21	1 - S/I (1) 15 AMP standard plug outlet in Dining Room - As per plan Note:		
44 0 12Aug21	1 - S/I (1) 15 AMP weather proof plug at rear of house - as per plan Note:		
45 0 12Aug21	1 - S/I (1) 4" White interior potlight (HALO Slim LED) connected to existing switch in Guest Bathroom - as per plan Note:		
46 0 12Aug21	1 - S/I (1) Additional capped light outlet for future wall sconce in ceiling above Freestanding tub connected on a separate switch in Ensuite - as per plan Note:		



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47 0 12Aug21	1 - S/I (1) Additional Recessed Electrical Outlet Above Fireplace in Family Room - installed at 70" AFF Note:		
48 0 12Aug21	2 - S/I (2) 15 AMP standard plug outlet in Master Bedroom - As per plan Note:		
49 0 12Aug21	2 - S/I (2) 1-Light Exterior Wall Lantern w/ open base (A7010-BK) at rear of house connected to existing switch in Dining room Note:		
50 0 12Aug21	3 - S/I (3) 15 AMP standard plug outlet in Guest Bedroom - As per plan Note:		
51 0 12Aug21	3 - S/I (3) 15 AMP standard plug outlet in Kitchen - As per plan Note:		
52 0 12Aug21	4 - S/I (4) 15 AMP standard plug outlet in Family Room - As per plan Note:		
53 0 12Aug21	1 - S/I (4) 4" White interior potlights (HALO Slim LED) connected to existing 3-way switch in Family Room - as per plan Note:		
54 0 12Aug21	1 - S/I (7) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected existing switch - as per plan Note:		

Granite

55 0 12Aug21	1 - S/I Bristol - Vistuo (B354) Granite farmhouse.Apron Single Bowl Kitchen Sink - White - In lieu of standard Note:	
56 0 12Aug21	1 - S/I Level D Radianz Quartz coutertop in Ensuite Bacthroom in lieu of standard Laminate - c/w (2) standard undermount sink with no backsplash Note:	
57 0 12Aug21	1 - S/I Level D Radianz Quartz coutertop in Kitchen in lieu of standard Granite - with standard underount sink, no 4"backsplash Note:	
58 0 12Aug21	1 - S/I Level D Radianz Quartz coutertop in Main Bathroom in lieu of standard Laminate - c/w (1) standard undermount sink and 4"backsplash Note:	

Hardwood

59 0 26Jul21	1 - S/I Torly`s LVT Flooring in lieu of Standard Ceramic flooring in Kitchen Note:	
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HVAC

60 32,090 26Jul21	1 - Heating and Air Conditioner - Goodman - 13 Seer R410A GSX 13024 2.0 Ton Air Conditioner Note:	
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61 32,084 26Jul21	1 - Heating and Air Conditioner - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	
62 32,086 26Jul21	1 - Humidifier - General Aire 1042 - 2800 Sq. Ft. Note:	

Miscellaneous

63 0 26Jul21	1 - Build a wall, approximately 10 feet in length, with finished drywall on one side, add a 15-amp outlet and finish both ends of cabinets of relocated sink - as per plan Note:as per B-1	
64 0 26Jul21	1 - Extend Foundation walls approx 9` Note:	
65 0 26Jul21	1 - Make Ensuite Bathroom one room - Delete partition wall and door Note:	
66 0 26Jul21	1 - Relocate Laundry Room Closet to opposite wall - Square off wall in Laundry Room and Increase space in the Ensuite by approx 3` - as per plan - as per plan Note:	
67 0 26Jul21	1 - S/I Falmec (FPVUL36W3SS) VULCANO Chimney Hood Fan 36" - 280cfm Note:	
68 0 12Aug21	1 - Delta Faucets has experienced a massive delay and back-order in production and has been halted for the next 6-12 months with no ETA of any arrival of products. Clients are made aware of this as we cannot guarantee the fixtures Note:	

Paint

69 0 12Aug21	1 - Flat ceilings in lieu of stipple - throughout Note:	
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Plumbing

70 0 26Jul21	1 - (1) Piece Rough-in for future Bar Sink in Basement - as per plan Note:As per B-1	
71 0 26Jul21	1 - 3 Piece Rough-in for future tub, toilet and sink in Basement - as per plan Note:As per B-1	
72 0 26Jul21	1 - Delete standard 3x4 acrylic shower S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base Note:	
73 0 26Jul21	1 - Relocate rough-in(s) for washer, dryer and sink to basement - as per plan Note:As per B-1	
74 31,966 26Jul21	1 - S/I Maax Delsia 60x32 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite Note:	



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75 0 26Jul21	1 - S/I Upgraded shower doors in Ensuite Bathroom to Maax Halo Sliding doors (138997) - Matte Black in lieu of standard Note:		
76 0 26Jul21	1 - S/I Water line for fridge Note:		
77 0 12Aug21	1 - S/I (1) Black shower drain - SD35-MBL In Ensuite Bathroom in lieu of standard Note:		
78 0 12Aug21	1 - S/I (1) Black tub drain - 6040QK-MBL In Ensuite Bathroom Note:		
79 0 12Aug21	1 - S/I (1) Delta Ashlyn (T17264-BL-I) Monitor 17 Series Shower Trim with In2ition - Matte Black - in lieu of standard in Ensuite Bathroom NoteShower controls and Trim to be located toward freestanding tub (opposite W.I.C closet wall)		
80 0 12Aug21	1 - S/I (1) Delta Ashlyn (T17464-BL-I) Monitor 17 Series Shower Trim with In2ition - Matte Black - in lieu of standard in Main Bathroom Note:		
81 0 12Aug21	1 - S/I (1) Delta Stryke (T27766-BL) Three Hole Roman Tub Trim- Matte Black - in lieu of standard in Ensuite Bathroom Note:		
82 0 12Aug21	1 - S/I (1) Delta Trinsic (4159-BL-DST) Single Handle Pull-Out Kitchen Faucet - Matte Black - in lieu of standard Note:		
83 0 12Aug21	3 - S/I (3) American Standard Studio 0614.000 undermount sink in lieu of standard (2) Ensuite Bathroom (1) Main Bathroom Note:		
84 0 12Aug21	3 - S/I (3) Delta Stryke (357766-BLMPU-DST) Widespread Faucet - Matte Black - in lieu of standard (2) Ensuite Bathroom (1) Main Bathroom Note:		
85 0 12Aug21	1 - S/I Delta (72010-KS) Kitchen Sink Flange and Strainer - Black Stainless Note:		
86 0 12Aug21	1 - Separate water lines- separate (2) exterior hose connections and separate (1) kitchen sink cold water line- to accommodate for future water softener system Note:		

Railing

87 22,793 26Jul21	1 - 3-1/2 inch Oak Modern newel posts w/ cap in lieu of standard Oak Colonial Note:	
88 22,796 26Jul21	1 - Metal spindles (black, all plain) in lieu of standard Oak Colonial Note:	

Railings

89 0 26Jul21	1 - S/I Oak Nosing under spindles in Lower Hall - throughout Note:	
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Trim

90 0 12Aug21	1 - Delete all standard bathroom hardware - includes all towel bars and paper holders in Ensuite and Main Bathroom Note:	
91 0 12Aug21	1 - Delete Standard Mirror in Ensuite Note:	
92 0 12Aug21	1 - S/I Ashford Handleset - matte black - (34-FV0482) for Front Exterior double door in lieu of standard Note:	
93 0 12Aug21	11 - S/I Vega Lever with square rose - Matte Black on all interior doors w/ matching hinges in lieu of standard - throughout Note:	
94 0 12Aug21	1 - Upgrade Interior doors to Level 1 Riverside - throughout Notedoes not include exterior doors	

Wood/Laminate Flooring

95 29,658 26Jul21	1 - S/I Torly's LVT Flooring in lieu of Standard Carpet in Bedroom 2 Note:	
96 29,660 26Jul21	1 - S/I Torly's LVT Flooring in lieu of Standard Carpet in Lower Hall, Family Room/Dining Room Note:	
97 29,663 26Jul21	1 - S/I Torly's LVT Flooring in lieu of Standard Carpet in Master Bedroom Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	Additional (1) 36x24 basement window Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	Relocate rough-in(s) for washer, dryer and sink to basement. Note:	
5A Offer Worksheet	Build a wall, approximately 10 feet in length, with finished drywall on one side, add a 15-amp outlet and finish both ends of cabinets of relocated sink. Note:	
6A Offer Worksheet	1 Piece Rough-in for future Bar sink. Note:	

This Document is Extremely Time Sensitive - Printed 14 Sep 21 at 12:58