



REVISED 15/10/21- SEE ITEM #51 & 52- COUNTERTOP  
RESELECTION

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Matthew Julian and Marysa Julian

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
26 / 2	208 Antler Court	RUTHERFORD (517) ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 07Jul21	1 - Add (1) top drawer above recycle centre on island Note:	
2 0 07Jul21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of range Note:	
3 0 07Jul21	1 - Add 3 dbl width top drawers in lieu of standard bank of drawers Note:	
4 0 07Jul21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 07Jul21	1 - Delete standard upper cabinet and leave approx 4 3/4" space beside for future chimney hoodfan Note:	
6 0 07Jul21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
7 0 07Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
8 0 07Jul21	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
9 0 07Jul21	1 - Island - Move sink & Dw to end of island eliminating eating bar overhang at end. Cabinet next to sink increases to 18" wide. Note:	
10 0 07Jul21	1 - Replace standard base & Upper cabinet with Pantry - next to fridge Note:	
11 0 07Jul21	1 - Upgrade cabinetry to Line 4- Master Ensuite vanity Note:	
12 0 07Jul21	10 - Upgrade drawers to soft close (X 10 DRWRS) Note:	
13 0 07Jul21	1 - Upgrade kitchen cabinetry to Line 3 Note:	
14 0 07Jul21	1 - Upgrade kitchen island cabinets to Line 4 Note:	

Carpet

15 0 07Jul21	1 - S/I Level 1 carpet w/ Level 2 underpad (Viscopro II- 9LBS) 1in lieu of standard on Main Staircase Note:	
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16 0 07Jul21	1 - S/I Level 1 carpet w/ Level 2 underpad (ViscoPro II- 9LBS) in Upper Hall/Loft and all Bedrooms Note:		

Ceramic

17 0 07Jul21	1 - Extend standard 4x8 ceramic backsplash up and behind chimney hood fan Note:	
18 0 07Jul21	1 - Install kitchen backsplash tile in brick pattern Note:	
19 0 07Jul21	1 - S/I Level A wall tile (size 2.5x10) in lieu of standard- in Herringbone pattern- Master Ensuite shower walls Note:	
20 0 07Jul21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- installed in staggered pattern (staggered from front door- length of house)- Foyer Note:	
21 0 07Jul21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- staggered pattern- Master Ensuite floor, tub deck and walls Note:	

Doors and Windows

22 0 18Dec20	1 - Relocate (1) existing 56x30 window in Basement to accommodate fireplace relocation Note: B-1	
23 0 18Dec20	1 - S/I (1) 16"h x 42"w transom window in lieu of standard window above soaker tub in Ensuite #1 Note:	
24 0 18Dec20	1 - S/I (1) 24x36 clear glass operable casement window in Powder Room Note:	
25 0 18Dec20	2 - S/I (2) 24x48 operable casement windows in Breakfast Area Note:	

Electrical

26 0 07Jul21	1 - Center standard capped light outlet in Living/Dining Room Note:	
27 0 07Jul21	1 - Delete (3) standard light fixtures in Kitchen - S/I (4) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:	
28 0 07Jul21	1 - Delete (3) standard light fixtures in Lower Hall - S/I (3) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:	
29 0 07Jul21	1 - Delete (4) standard exterior light fixtures - S/I (6) 4" black exterior potlights (HALO Slim LED) connected to existing switch - as per plan Note:	



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30 0 07Jul21	2 - Reinforce existing light outlets in Breakfast Area and above Main Staircase for heavier fixture Note:	
31 0 07Jul21	1 - S/I (1) 15 AMP separate circuit plug in Basement (for fridge or freezer) Note:	
32 0 07Jul21	1 - S/I (1) 15 AMP standard plug outlet in Basment- as per plan Note:	
33 0 07Jul21	1 - S/I (1) 15 AMP standard plug outlet in Loft - installed @ 60" above finished floor Note:	
34 0 07Jul21	1 - S/I (1) 15 AMP standard plug outlet in Master Bedroom - installed @ 60" above finished floor Note:	
35 0 07Jul21	1 - S/I (1) Exterior soffit plug connected to (1) switch Note:	
36 0 07Jul21	1 - S/I (1) Non- Direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet in Family Room - installed @ 72" above finished floor- above fireplace Note:	
37 0 07Jul21	1 - S/I (5) LED pucks lights under Kitchen cabinets - connected to (1) switch- as per plan Note:	
38 0 07Jul21	1 - S/I (6) 4" white interior potlights in Family Room (HALO Slim LED) connected to existing switch Note:	
39 0 07Jul21	1 - S/I (6) 4" white interior potlights in Living/Dining Room (HALO Slim LED) connected to separate switch Note:	
40 0 07Jul21	1 - Upgrade (1) standard TEL jack to (1) Data jack- as per plan Note:**House has total of (1) TEL, (1) Data, (5) TV jacks**	
41 0 07Jul21	1 - Upgrade switch for Breakfast Area potlights to dimmer switch Note:	
42 0 07Jul21	1 - Upgrade switch for Famiy Room potlights to dimmer switch Note:	
43 0 07Jul21	1 - Upgrade switch for Kitchen potlights to dimmer switch Note:	
44 0 07Jul21	1 - Upgrade switch for Living/Dining Room potlights to dimmer switch Note:	

Fireplace

45 0 18Dec20	1 - Delete standard double sided fireplace - S/I Napoleon BL46NTE Ascent linear gas fireplace w/ classic black surround, topaz glass ember bed and beach fire kit - fireplace relocated to opposite side of Family Room NoteBottom of glass installed @ approx. 19" above finished floor	
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46 0 07Jul21	1 - S/I Oak Box Beam fireplace mantle in lieu of standard mantle- Family room Note:**Stain to complement Twelve Oaks Hickory Caspian**	

Granite

47 0 07Jul21	1 - S/I Bristol B927 stainless undermount double bowl sink in lieu of standard in Kitchen Note:	
48 0 07Jul21	1 - S/I Level A Radianz quartz countertop and (2) Americna Standard Studio undermount sinks in lieu of standard laminate countertop in Ensuite #1 NoteSinks by others	
49 0 07Jul21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) American Standard Studio undermount sink in lieu of standard laminate countertop in Powder Room NoteSink by others	
50 0 07Jul21	1 - S/I Level F Radianz Quartz- Willow- in lieu of standard granite in kitchen Note:	
51 0 15Oct21	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertop in Ensuite #2 Note:**Countertop reselection**	
52 0 15Oct21	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash and (2) standard undermount sink in lieu of standard laminate countertop in Main Bath Note:**Countertop re-selection**	

Hardwood

53 0 18Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note:	
54 0 07Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Alt. Living/Dining Room and Family Room Note:	
55 0 07Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Ceramic in Kitchen/Breakfast Area Note:	

Miscellaneous

56 0 18Dec20	1 - Add man door to Garage; 36"w unglazed door; standard door grip and exterior light fixture connected to (1) switch - patio stones as needed NoteB-1	
57 0 18Dec20	1 - Addition of 24" to the Garage width; replace standard 16x7 Garage door w/ (2) 8x7 doors NoteB-1	
58 0 18Dec20	1 - Alt. Kitchen c/w walk-in pantry and (4) 4" white interior potlights in Breakfast Nook (HALO Slim LED) connected to (1) switch NoteNo coffered ceiling	
59 0 18Dec20	1 - Build drywall box around fireplace approx. 6"d x 7`w x 9`h Note:	



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60 0 18Dec20	1 - Close open to above at Family Room to create Loft in Upper Hall Note:		
61 0 18Dec20	1 - Delete (1) Linen closet in Upper Hall and small closet in Master Bedroom - Enlarge Master Bedroom closet as per plan Note:		
62 0 18Dec20	1 - Delete (1) telepost at Kitchen/Breakfast Area - increase beam to accommodate Note:		
63 0 18Dec20	1 - Delete wall beside fridge in Kitchen Note:		
64 0 18Dec20	1 - Modify layout of Ensuite #3 to provide opening from Upper Hall (instead of Jack & Jill configuration) - standard tub, toilet and (2) sinks remain Note:		
65 0 18Dec20	1 - Relocate toilet in Ensuite #2 and enlarge Master Bedroom as per plan Note:		
66 0 18Dec20	1 - S/I Custom glass walls at Ensuite #1 shower - (1) fixed pane to sit on tub deck (to ceiling), (1) swing door w/ chrome handle and hinges Note:		
67 0 18Dec20	1 - S/I Rear deck approx. 12`6" x 13`6" c/w pressure treated frame, cedar floor and rail, stairs to ground w/ 2 rails Note:		
68 0 04Jan21	1 - Extra Garage bay - exterior finishes to match elevation; single 9x8 door; exterior and interior light fixtures; unfinished interior NoteB-1		
69 0 07Jul21	1 - Avoid bulkheads in Kitchen if possible Note**Subject to change due to site conditions**		
70 0 07Jul21	4 - S/I Flat ceilings in lieu of standard stipple in Foyer, Lower Hall, Living/Dining Room and Family Room Note:		
71 0 07Jul21	1 - S/I Zephyr Ombra 30” Chimney hoodfan in Stainless Steel (ZOM-E30AS) @ 290CFM- in lieu of standard Note:		
72 0 07Jul21	1 - Upgrade insulation in Garage ceiling from R31 to R40 where room above is heated Note:		

Paint

73 0 07Jul21	1 - Custom stain on railings and mantle (where applicable) to complement Twelve Oaks Hickory Caspian Note**Included in hardwood pricing**	
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Plumbing

74 0 18Dec20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
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75 0 18Dec20	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard shower stall in Ensuite #1 Note:	
76 0 07Jul21	2 - S/I (2) Delta Lahara 2538-SSMPU-DST Stainless 4" Centreset Bathroom Faucet in lieu of Standard- Master Ensuite Note:	
77 0 07Jul21	1 - Relocate (1) garage hose bib towards front of home- as per plan Note:	
78 0 07Jul21	1 - S/I (1) Delta Lahara 2538-SSMPU-DST Stainless 4" Centreset Bathroom Faucet in lieu of Standard- Powder Room Note:	
79 0 07Jul21	1 - S/I (1) Delta 57740 Chrome 8" raincan shower head w/ 16" arm in lieu of standard in Ensuite #1 Note:	
80 8,028 07Jul21	1 - S/I (1) Delta Essa 9113-AR-DST Arctic Stainless Single Handle Faucet in lieu of Standard in Kitchen Note:	
81 0 07Jul21	3 - S/I (3) American Standard 0614000 Studio Undermount Sinks in lieu of Standard Sinks - (1) Powder Room, (2) Ensuite #1 (Master Ensuite) Note:	
82 0 07Jul21	1 - S/I Fridge water line Note:	

Railings

83 0 07Jul21	1 - S/I Oak nosing under spindles in Upper Hall Note:	
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Trim

84 0 18Dec20	1 - S/I Swing doors in lieu of standard flat panel sliding closet doors in Mudroom Note:	
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2A Offer Worksheet		Man Door (garage) Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:					
3A Offer Worksheet		3 Piece Rough-in    *future tub, toilet and sink Note:					
4A Offer Worksheet		Relocate existing (1) 56x30 basement window to accomodate fireplace relocation to great room Note:					
5A Offer Worksheet		Cooperative Broker registered Note:					
6A Offer Worksheet		Purchaser acknowledges that no further foundation changes will be permitted after this point Note:					
7A Offer Worksheet		Addition of 24 inches to the garage width. Single 16 foot overhead garage door to be replaced with two separate 8 foot overhead garage doors. Note:					
8A Offer Worksheet		Increasing existing third car garage bay to 11 foot by 21 foot plus extra space at back of bay #2, addition of 9 foot x 8 foot door. Note:					
9A Offer Worksheet		Increase existing third garage bay from 11 foot by 21 foot to 11 foot by 23 foot. Note:					

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