



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Helen Carriere and Justin Villeneuve TEL:

LOT / PHASE 23 / 2	STREET 194 Antler Court	HOUSE TYPE SPRINGFIELD ELEV E 3 BED WITH SUNROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 17Aug21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - 1 each side of oven/cooktop Note:	
2 0 17Aug21	1 - Add 2X pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to sink) Note:	
3 0 17Aug21	1 - Add 4 top drawers in lieu of standard bank of drawers - 1 next to fridge, 3 on sink wall Note:	
4 0 17Aug21	1 - Add 4 top drawers to island Note:	
5 0 17Aug21	1 - Add base cabinet to accommodate 30" cook top & built-in oven NoteNEED APPLIANCE SPECS	
6 0 17Aug21	1 - Add crown moulding to top of upper cabinets- Large 4" Note:	
7 0 17Aug21	1 - Add dummy doors & flush kick to sides of island Note:	
8 0 17Aug21	1 - Add dummy doors to sides of all exposed ends on uppers & base cabinets on sink and fridge walls. Note:	
9 0 17Aug21	1 - Add panel cleatss to support countertop across washer/dryer space Note:	
10 0 17Aug21	1 - Add panel with cut-out on front of open shelf to accommodate built-in MW trm kit. Note:	
11 0 17Aug21	1 - Delete approx. 4ft of upper cabinets on window wall - Note: builder to replace 2 standard windows with one larger window lowered and centred above sink Note:	
12 0 17Aug21	1 - Delete standard upper above range Plus approx. 5" each side to accommodate 30" Chimney style Hood Note:	
13 0 17Aug21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
14 0 17Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
15 0 17Aug21	1 - Increase length of island by approx. 3 ft Note:	



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16 0 17Aug21	1 - Kitchen island- 3 X 30”w base cabinets between wine fridge and MW. 2 with double width top drawers and one with double width false top drwr for bar sink. Bar sink will be centred in the 30” cabinet next to the wine fridge Note:		
17 0 17Aug21	1 - Laundry- Add base cabinet for drop-in Laundry Sink- Line 3 Note:		
18 0 17Aug21	1 - Replace standard base cabinet with base MW cabinet c/w open shelf & deep drawer below. Note: standard uper MW cabinet replaced with regular 2 door cabinet Note:		
19 0 17Aug21	1 - Upgrade all drawers in kitchen to soft close (X 15) Note:		
20 0 17Aug21	1 - Upgrade all hinges in kitchen to soft close (X20 ddors) Note:		
21 0 17Aug21	1 - Upgrade cabinetry to Line 4- Master Ensuite Note:		
22 0 17Aug21	1 - Upgrade Kitchen cabinetry to Line 3 Note:		
23 0 17Aug21	1 - Upgrade kitchen cabinets - fridge & sink walls- Line 4 Note:		

Ceramic

24 0 17Aug21	1 - Delete standard backsplash in kitchen Note:		
25 0 17Aug21	1 - S/I Level B tile (size 2.3x10) in lieu of standard ceramic- Herringbone pattern- Foyer Note:**Tile not reccomended for floors as grouting/cleaning is extremely difficult**		
26 0 17Aug21	1 - S/I Level B tile (size 2.3x10) in lieu of standard ceramic- Herringbone pattern- laundry Note:**Tile not reccomended for floors as grouting/cleaning is extremely difficult**		
27 0 17Aug21	1 - S/I Level B tile (size 3x12) in lieu of standard ceramic- Herringbone pattern- Master Ensuite Floor Note:		
28 0 17Aug21	1 - S/I Standard bath wall tile (4x8) in horizontal staggered pattern- Main Bath shower walls Note:		
29 0 17Aug21	1 - S/I Standard bath wall tile (4x8) in horizontal staggered pattern- Master Ensuite shower walls Note:		

Doors and Windows

30 0 26Feb21	1 - Addition of (1) 56x30 basement window- as per plan Note:As per B-1		
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31 0 26Feb21	1 - Addition of (2) 30x48 casement windows in basement- as per plan Note:As per B-1		
32 0 26Feb21	1 - Delete (2) standard windows in Kitchen - S/I (1) 42x40 operable casement window above sink Note:		
33 0 26Feb21	1 - Delete standard front doors and S/I (2) 3/4 lite front doors as per quote #JKEV16799 Note:		
34 0 26Feb21	1 - Extend standard sliding patio doors from 6` wide to 8` wide- Sunroom Note:		
35 0 26Feb21	1 - S/I (1) 24x30 operable window and place over laundry tub- Laundry Room- as per plan Note:		

Electrical

36 0 17Aug21	1 - Delete (1) standard hallway light fixture and S/I (1) 4" White interior potlight (HALO Slim LED) - connected to new switch w/ dimmer- Hallway between Bedroom 2 and Bedroom 3- as per plan Note:		
37 0 17Aug21	1 - Delete (1) standard light fixture over kitchen island and S/I (3) capped light outlet- connected on existing switch w/ dimmer- as per plan Note:		
38 0 17Aug21	6 - Delete (5) standard TV jacks and (1) Telephone jacks- S/I (6) Data jacks- as per plan Note:**Home has (6) Data jacks and (1) telephone jack throughout**		
39 0 17Aug21	1 - Reinforce standard light fixture- Sunroom Note:		
40 0 17Aug21	1 - S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights) connected on new switch- as per plan Note:		
41 0 17Aug21	1 - S/I (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch w/ dimmer- Main hallway- as per plan Note:**Connected to (2) other standard light fixtures in main hall**		
42 0 17Aug21	1 - S/I (1) Recessed electrical plug above fireplace- installed @ 70" A.F.F- Living Room- as per plan Note:		
43 0 17Aug21	1 - S/I (2) 4" White interior potlight (HALO Slim LED) - connected to existing switch w/ dimmer- Dining Room- as per plan Note:**Dining Room capped light outlet remains**		
44 0 17Aug21	1 - S/I (4) 4" White interior potlight (HALO Slim LED) - connected to new switch w/ dimmer- Kitchen- as per plan Note:		
45 0 17Aug21	1 - S/I (4) 4" White interior potlight (HALO Slim LED) - connected to new switch w/ dimmer- Living Room- as per plan Note:		



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46 0 17Aug21	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- connected on existing switch- Living Room Note:	
47 0 17Aug21	2 - Wiring for wall oven(s) and cooktop- 40AMP 120/240V Note:	

Fireplace

48 0 26Feb21	1 - Raise fireplace box 12" A.F.F Note:	
49 0 17Aug21	1 - Delete standard fireplace mantle Note:	
50 0 17Aug21	1 - Delete standard fireplace mantle Note:	

Granite

51 0 17Aug21	1 - Note- drill for (1) single hole bar sink faucet- centered above sink- for future single hole faucet Note**Client accepts no faucet fixture will be installed for kitchen island bar sink and will install one on their own after closing**	
52 0 17Aug21	1 - S/I Bristol Virtuo Granite single bowl undermount sink in Pearl Black (B317) in lieu of standard kitchen sink Note:	
53 0 17Aug21	1 - S/I Bristol Virtuo Granite single undermount sink in Black (B323) in laundry room- as per plan Note:	
54 0 17Aug21	1 - S/I Bristol Virtuo Granite undermount bar sink in Pearl Black (B306) in kitchen island- as per plan Note:	
55 0 17Aug21	1 - S/I Cesarstone Quartz- Cosmopolitan White 3CM in Polished finish- in lieu of standard granite in Kitchen- perimeter and island- includes extra SF needed for ktichen re-design Note:	
56 0 17Aug21	1 - S/I Cesarstone Quartz- Cosmopolitan White 3CM in Polished finish to laundry cabinet base and across washer/dryer Note:	
57 0 17Aug21	1 - S/I Level A Radianz Quartz w/ 4" backsplash and (2) standard undermount sinks in lieu of standard laminate- Master Ensuite Note:	
58 0 25Mar22	1 - DELETE S/I Cesarstone Quartz - Cosmopolitan White 3 CM in Polished Finish - in lieu of standard granite in Kitchen - perimeter and island - includes extra SF needed for kitchen re-design Note:	
59 0 25Mar22	1 - DELETE: S/I Cesarstone Quartz - Cosmopolitan White 3CM in Polished Finish to laundry cabinet base and across washer/dryer Note:	
60 0 25Mar22	1 - S/I LVL C - Silestone Quartz - Charcoal Soapstone for kitchen backsplash up to chimney hood fan - on fridge wall - as per sketch Note:	



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61 0 25Mar22	1 - S/I LVL C - Silestone Quartz - Charcoal Soapstone with 4" backsplash in Suede Finish - laundry cabinet base and across washer/dryer Note:		
62 0 25Mar22	1 - S/I LVL C Silestone Quartz. Perimeter - Charcoal Soapstone in Suede Finish - Island in Desert Silver Suede Finish. with 4" backsplash on the sink wall -as per sketch Note:		

Hardwood

63 0 26Feb21	1 - S/I Level B pre-finished engineered hardwood in lieu of standard carpet/ceramic- Lower hall, Kitchen, Dining, Living Room, Sun Room, Master Bedroom, Bedroom 2, Bedroom 3- as per plan Note:**Includes in all closets in bedrooms- where applicable**		
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Heating and Air Conditioning

64 0 26Feb21	1 - S/I Gas line for future BBQ- as per plan Note:		
65 0 26Feb21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:		
66 0 26Feb21	1 - S/I Terminated gas line for future fireplace in basement- as per plan Note:**Subject to approval**		

Miscellaneous

67 0 26Feb21	1 - Extend foundation wall approx 9` Note:		
68 0 17Aug21	1 - Note for purchasers: 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:		
69 0 17Aug21	1 - S/I Zephyr Ombra 30" Chimney hoodfan in Stainless Steel (ZOM-30AS) @ 290CFM- in lieu of standard Note:		

Plumbing

70 0 26Feb21	1 - S/I 3-piece rough in for future bathroom- as per plan Note:As per B-1		
71 0 26Feb21	1 - S/I 3x3 ceramic shower w/ acrylic base (3-walls to be ceramic) in lieu of standard shower stall- Master Ensuite Note:		
72 0 26Feb21	1 - S/I Maax Exhibit bathtub 6032 in lieu of standard- Main Bath Note:		
73 0 26Feb21	1 - S/I Maax Lounge 64x34 freestanding tub (white) in lieu of standard Maax Exhibit in Master Ensuite Note:		



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74 0 26Feb21	1 - S/I Maax Reveal Sleek 71 Pivot Shower door (matte black hardware) for 3x3 shower- in lieu of standard shower doors- Master Ensuite Note:	
75 0 17Aug21	1 - Note for plumbing- add water line to kitchen island for bar sink- as per plan Note:	
76 0 17Aug21	1 - Note for plumbing- S/I waterline for kitchen bar sink and for future (1) single-hole bar sink faucet Note:**Client accepts no faucet fixture will be installed for kitchen island bar sink and will install one on their own after closing**	
77 0 17Aug21	1 - S/I Water line for fridge Note:	

Railings

78 0 26Feb21	1 - S/I 5" Oak Boxed Newel Posts w/ inset and cap and with black square metal spindles in lieu of standard oak colonial- Main stairs Note:	
79 0 26Feb21	1 - S/I Oak nosings under spindles in lower hall Note:**Included in hardwood pricing**	

Stairs

80 0 26Feb21	1 - Upgrade basement stairs to oak Note:	
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Trim

81 0 26Feb21	1 - Delete standard doors in sunroom and create drywall opening- approx 60" wide by 96" high- as per plan Note:	
82 0 26Feb21	11 - S/I 8'H interior doors in lieu of standard- (2) Foyer, (1) Bedroom 3, (1) linen closet, (1) Main Bath, (1) Bedroom 2, (1) Master Bedroom, (1) Master Ensuite, (1) Master Walk-In closet, (2) Mudroom/Laundry- as per plan Note:	
83 0 26Feb21	2 - S/I By-pass closet doors in lieu of standard sliding vinyl closet doors- Bedroom 2 and Bedroom 3- as per plan Note:	
84 0 26Feb21	2 - S/I Swing closet doors w/ hardware in lieu of standard sliding vinyl closet doors- Foyer and Laundry Room- as per plan Note:	
85 0 17Aug21	1 - S/I Level 2 trim- 5 1/2" baseboard and 3 1/2" casings- CT #14- in lieu of standard- throughout Note:	
86 0 17Aug21	1 - Upgrade interior doors to Level 2- Logan 2-panel smooth interior doors-in lieu of standard- throughout Note:	



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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:					
2A Offer Worksheet	Addition of (1) 56x30 basement window Note:					
3A Offer Worksheet	Addition of (2) 30x48 casement windows. Location subject to grading conditions. Note:					
4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:					
5A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:					
6A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:					

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