



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Jocelyn Burns and Michael Burns

TEL:

LOT / PHASE 39 / 3	STREET 256 Antler Court	HOUSE TYPE BIRCHWOOD ELEV D 4 BED LOFT WITH STUDY	CLOSING DATE
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 10Nov21	1 - Custom Kitchen design fee Note:	DS JB	DS MB
2 0 10Nov21	1 - Note: Kitchen re-design- PRICING AND DRAWINGS TO COME Note:	DS JB	DS MB
3 0 24Feb22	1 - Add 1 false drwr front + 2 drwrs to Loft Bathroom vanity (as per sketch) - Line 2 Note:	DS JB	DS MB
4 0 24Feb22	1 - Add 4 top drawers on range wall in lieu of standard bank of 4 drawers - Line 3 Note:	DS JB	DS MB
5 0 24Feb22	1 - Add false dwr front with flip-down tray in Loft Bathroom vanity - Line 2 Note:	DS JB	DS MB
6 0 24Feb22	2 - Add x2 false drawer fronts with flip-down trays in the Ensuite - one below each sink - Line 2 Note:	DS JB	DS MB
7 0 24Feb22	1 - Butler's Pantry - add 1 top drawer Note:	DS JB	DS MB
8 0 24Feb22	1 - Butler's Pantry - delete base cabinet to accommodate 24" wine fridge Note:	DS JB	DS MB
9 0 24Feb22	1 - Custom design cabinetry for mudroom as per drawings - Line 2 Note:	DS JB	DS MB
10 0 24Feb22	1 - Customize sink base cabinet to accommodate Farm style sink NoteSink: Bristol Virtuo Granite Farmhouse/ Apron Single Bowl Kitchen Sink Ultra White B354	DS JB	DS MB
11 0 24Feb22	1 - Delete laminate backsplash in Basement Bath Note:	DS JB	DS MB
12 0 24Feb22	1 - Delete laminate backsplash in Ensuite Note:	DS JB	DS MB
13 0 24Feb22	1 - Delete laminate backsplash in Main Bath 2 (Loft Bath) Note:	DS JB	DS MB
14 0 24Feb22	1 - Delete laminate backsplash in Main Bathroom Note:	DS JB	DS MB
15 0 24Feb22	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total). Note:	DS JB	DS MB
16 0 24Feb22	1 - Increase depth of fridge upper to 24"d and add 1 side panel. Move fridge and insert broom cabinet - 15"w X 24"d. X 96"h Note:	DS JB	DS MB



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17 0 24Feb22	1 - Increase depth of MW cabinet to 21"d. and add panel to front with cut-out to accommodate built-in MW with trimkit - Line 3 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
18 0 24Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
19 0 24Feb22	1 - Increase range space to accommodate 36" range Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
20 0 24Feb22	1 - Island - Add 2 top drawers. Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
21 0 24Feb22	1 - Island - Add 4 Dummy door to island - 2 at each end - Line 4 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
22 0 24Feb22	1 - Island - Add 5 dummy doors to back of island - Line 4 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
23 0 24Feb22	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - to be soft-close. Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
24 0 24Feb22	1 - Island - increase depth of island by approx. 1 ft. - pull back panel approx. 12" and add 2 side panels - 36"w. NoteNote: extra stone counter to be priced by builder	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
25 0 24Feb22	1 - Island - Increase length of island by approx. 1 ft - Line 3 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
26 0 24Feb22	1 - Island - Upgrade modified island cabinets to Line 4 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
27 0 24Feb22	1 - Re-design Kitchen as per revised layout by builder: door way created between kitchen and dining room; Butler's Pantry added; approx. 2 ft of upper & lower cabinets added; Fridge & stove re-loctaed. Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
28 0 24Feb22	1 - Relocate MW cabinet from Butler's pantry to fridge wall. Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
29 0 24Feb22	1 - Replace 1 std base cabinets with 1 set pot/pan drwrs - c/w one wide top drwr + 2 deep drwrs - under microwave cabinet - Line 3 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
30 0 24Feb22	1 - Replace 2 std base cabinets with 2 sets pot/pan drwrs - one each side of range - c/w one wide top drwr +2 deep drwrs each - Line 3 Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
31 0 24Feb22	1 - Replace upper above range to accommodate Custom Hood for built-n fan insert - 42"w X 42"h X 21"d.- constructed with custom ship-lap panels (fan insert - upgrade by builder) Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	
32 0 24Feb22	6 - Upgrade 12" H pot/pan drawers in kitchen on either side of the range and under the microwave to soft close (X6 Drwrs) Note:	<div>DS</div> <div>JB</div>	<div>DS</div> <div>MB</div>	



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INV#	QTY	EXTRA / CHANGE		
33 0 24Feb22	1	Upgrade kitchen cabinets to Line 3 (modified layout). Note:	DS JB	DS MB
34 0 24Feb22	1	Upgrade Main Bath Vanity to Line 4 Note:	DS JB	DS MB

Carpet

35 0 24Feb22	1	LVL 1: S/I Harmony Ridge - 00530 Ecru Upgraded Carpet - on the basement stairs and finished basement area. Note:	DS JB	DS MB
36 0 24Feb22	1	LVL 1: S/I Harmony Ridge - 00530 Ecru Upgraded Carpet- on the Upper Hall/ Loft (NOT including nosing), Bedroom 3, and Bedroom 4 Note:	DS JB	DS MB

Ceramic

37 0 24Feb22	1	LVL A: S/I Centura Vintage Series 8x8 Decoro 8 Vindec 8 (Grout: Warm Grey) on the Main Bath floor - STACKED Note:	DS JB	DS MB
38 0 24Feb22	1	S/I LVL A: Euro 12x24 Ermes Silk Grey #44227 (Grout:Warm Gray) on the Foyer and Laundry/Mudroom floor - HERRINGBONE Note:	DS JB	DS MB
39 0 24Feb22	1	S/I LVL A: Olympia Oceani Series Jeans 2.5x10 (Grout: 77 Frost) on the shower/tub walls in the Main Bath 2 (Loft Bath) STACKED VERTICALLY Note:	DS JB	DS MB
40 0 24Feb22	1	S/I LVL A: Olympia Oceani Series White 2.5x10 (Grout:Avalanche) on the backsplash in the Kitchen and Butler's Pantry - VERTICAL HERRINGBONE Note:	DS JB	DS MB
41 0 24Feb22	1	S/I LVL B: Ceratec 12x24 Glamour Calacatta Polish Tile on shower walls (Grout: Silver) STAGGERED VERTICAL Note:	DS JB	DS MB
42 0 24Feb22	1	S/I STD: 4x7.9 Glossy Bianco Beveled (Grout:Avalanche) on the tub/shower walls in the Main Bathroom HORIZONTAL BRICK PATTERN Note:	DS JB	DS MB

Doors and Windows

43 0 10Nov21	1	S/I Transom above patio door in Great Room Note:	DS JB	DS MB
44 0 10Nov21	1	Upgrade exterior window frames from extruded colour to White- colour only (window frame style to remain the same as per elevation) Note:	DS JB	DS MB
45 0 24Feb22	1	Upgrade ALL interior doors to Logan (includes basement doors and closet swing doors in Bedroom 2 and Bedroom 3) Note8'H interior doors in (2) Foyer, (1) Bedroom 2, (2) Study, (1) Main Bathroom, (2) Master Bedroom, (1) Master Walk in Closet, (1) Master Ensuite, (1) Linen closet in lower hall, (1) Laundry Room- as per plan. All remaining doors are standard 7' high.	DS JB	DS MB

Electrical



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INV#	QTY	EXTRA / CHANGE		
46 0 24Feb22	1 - (3) Standard CAT 6 Data Jacks- as per plan Note:		DS JB	DS MB
47 0 24Feb22	1 - Delete (1) Standard vanity light fixture in Basement Bath - S/I (1) capped light outlet on wall in lieu of standard. Note:		DS JB	DS MB
48 0 24Feb22	1 - Delete (1) Standard vanity light fixture in Main Bath - S/I (1) capped light outlet on wall in lieu of standard. Note:		DS JB	DS MB
49 0 24Feb22	1 - Delete (1) Standard vanity light fixture in Main Bath 2 (Loft Bath) - S/I (1) capped light outlet on wall in lieu of standard. Note:		DS JB	DS MB
50 0 24Feb22	2 - Delete (2) Standard vanity light fixture in Master Ensuite- S/I (2) capped light outlet on wall in lieu of standard. Note:		DS JB	DS MB
51 0 24Feb22	1 - S/I (1) 15 AMP standard electrical outlet in basement - as per plan Note:		DS JB	DS MB
52 0 24Feb22	1 - S/I (1) 15 AMP electrical outlet in the Kitchen Butler's Pantry for a future mini fridge - as per plan. Note:		DS JB	DS MB
53 0 24Feb22	1 - S/I (1) 15 AMP electrical outlet on seperate circuit in basement - as per plan Note:		DS JB	DS MB
54 0 24Feb22	1 - S/I (1) 15 AMP Recessed Electric Outlet 65" AFF in basement - as per plan Note:		DS JB	DS MB
55 0 24Feb22	1 - S/I (1) 15 AMP Recessed Electrical Outlet above the fireplace at 72" AFF in Great Room- as per plan. Note:		DS JB	DS MB
56 0 24Feb22	1 - S/I (1) 15 AMP Standard outlet in Master Ensuite 18" AFF - as per plan Note:		DS JB	DS MB
57 0 24Feb22	1 - S/I (1) 15 AMP USB charger receptacle (on existing circuit) kitchen island - in lieu of standard - as per plan Note:		DS JB	DS MB
58 0 24Feb22	1 - S/I (1) 15 AMP weather proof plug (not on a separate circuit) - as per plan. Note:		DS JB	DS MB
59 0 24Feb22	1 - S/I (1) 30-60 amp disconnect Hot Tub Power Source. NoteLocation TBD NOTE: Future hot tub wiring includes breaker at panel and spa pack to be mounted on exterior of house with GFI breaker and room for (2) auxiliary breakers; does not include wiring from spa pack to hot tub.		DS JB	DS MB
60 0 24Feb22	1 - S/I (1) 4" LED Slim Shower Recessed Light White on existing switch in Master Ensuite - as per plan Note:		DS JB	DS MB
61 0 24Feb22	1 - S/I (1) 50AMP - For future charging unit C/W 50 amp breaker, stove plug located near front of the garage - as per plan. Note:		DS JB	DS MB



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62 0 24Feb22	1 - S/I (1) Capped Light outlet in Master Ensuite on a separate switch with dimmer - over the tub as per plan Note:		DS JB	DS MB
63 0 24Feb22	1 - S/I (1) CAT 6 data jack (1) 15 AMP Recessed Electric Outlet at 65" AFF in basement - as per plan Note:		DS JB	DS MB
64 0 24Feb22	1 - S/I (1) Reinforced capped ceiling light outlet - on a separate dimmer switch in the Great Room - as per plan. Note:		DS JB	DS MB
65 0 24Feb22	1 - S/I (1) Reinforced light outlet for ceiling fan c/w 3 wires in Bedroom 3. Note:		DS JB	DS MB
66 0 24Feb22	1 - S/I (2) Additional Capped Light outlets over the island in kitchen - on seperate switch - reinforced - with dimmer - as per plan Note:		DS JB	DS MB
67 0 24Feb22	6 - S/I (6) Exterior soffit potlights on existing switch - as per plan. Note:		DS JB	DS MB
68 0 24Feb22	1 - S/I additional electrical plug in the kitchen pantry - as per plan Note:		DS JB	DS MB
69 0 24Feb22	1 - S/I non-straight conduit in the Great Room above the fireplace for future tv - from above the firepalce at 72"AFF to the right of the fireplace near the standard CAT 6 Data Jack - as per plan. Note:		DS JB	DS MB

Fireplace

70 0 10Nov21	1 - Re-centre fireplace to be aligned with Great Room- as per plan Note:	DS JB	DS MB
71 0 10Nov21	1 - S/I Fireplace fan kit- variable speed blower- Great Room Note:	DS JB	DS MB
72 0 24Feb22	1 - Delete standard fireplace mantel. Note:	DS JB	DS MB

Granite

73 0 24Feb22	1 - KITCHEN: Bristol – Virtuo Granite Farmhouse Apron Single Bowl Kitchen Sink - B354 Ultra White Note:	DS JB	DS MB
74 0 24Feb22	1 - S/I Level D Quartz in kitchen including island and butler's pantry- NO BACKSPLASH - accounting for kitchen re-design. Note:	DS JB	DS MB

Hardwood

75 0 10Nov21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet/tile- Lower hall, Kitchen, Dining Room, Great room, Study, Bedroom #2, Master Bedroom- as per plan Note:	DS JB	DS MB
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76 0 10Nov21	1 - S/I Torlys Everwood Elite LVT in lieu of standard tile- Master Ensuite floor Note:		DS JB	DS MB

Heating and Air Conditioning

77 0 10Nov21	1 - Convert standard laundry hook-ups to stackable washer and dryer hook-ups- Laundry Room- as per plan Note:		DS JB	DS MB
78 0 10Nov21	1 - S/I Make-up air system for hoodfan over 300 CFM Note:		DS JB	DS MB
79 0 24Feb22	1 - S/I Hood fan insert for custom hood fan - Cyclone BX21534 - Classic Collection 34" wide 550 CFM in stainless steel. Note:		DS JB	DS MB

HVAC

80 32,084 10Nov21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:		DS JB	DS MB
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Miscellaneous

81 0 10Nov21	1 - Fireplace Wall Bump-In- approx 5' wide- floor to ceiling- with 8" deep returns- as per plan Note:		DS JB	DS MB
82 0 10Nov21	1 - Laundry Room Re-design- Delete standard closet- leave space for future built-ins- as per plan Note:**comes with standard floor tiles**		DS JB	DS MB
83 0 10Nov21	1 - Main Floor Re-design- extend ktichen by approx 2' in length (Dining room gets reduced) and S/I Walk-In Pantry with (1) standard swing door, (1) standard light fixture (A121-1) with switch and standard shelving- as per plan Note:**Cabinetry priced seperately** DIMENSIONS SUBJECT TO CHANGE DUE TO SITE CONDITIONS		DS JB	DS MB
84 0 10Nov21	1 - Mirror Works- S/I Custom Glass 3x4 shower- 4pc- (1) fixed glass pane from floor to ceiling and (1) swing door w/ matte black hardware- Master Ensuite shower Note:		DS JB	DS MB
85 0 10Nov21	1 - S/I 9' foundation pour Note:As per B-1		DS JB	DS MB
86 0 10Nov21	1 - S/I Additional laundry hook-ups in basement- as per plan Note:As per B-1		DS JB	DS MB
87 0 10Nov21	1 - S/I Finished 3-pc bathroom in basement- c/w standard bathtub, toilet, vanity with laminate countertops, floor and wall tiles, electrical- as per plan Note:		DS JB	DS MB
88 0 10Nov21	1 - S/I Finished basement with rec room- as per plan Note:**Comes with standard finishes and electrical- as per plan**		DS JB	DS MB
89 0 10Nov21	1 - S/I Waffle ceiling in dining room- as per plan Note:**For drywall only- no crown moulding**		DS JB	DS MB





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90 0 24Feb22	1 - Delete ALL standard bathroom mirrors. Note:		DS JB	DS MB
91 0 24Feb22	1 - Delete the bathroom hardware in the Ensuite and Main Bath. Note:		DS JB	DS MB
92 0 24Feb22	1 - Flat ceilings in lieu of stipple throughout Note:		DS JB	DS MB
93 0 24Feb22	22 - Upgrade interior door knobs to Taymor Matte Black LEVERS Note:		DS JB	DS MB

Plumbing

94 31,969 10Nov21	1 - (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite - White 106267-000-001 Note:	DS JB	DS MB
95 31,948 10Nov21	1 - S/I (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard- (1) Master Ensuite Note:	DS JB	DS MB
96 0 10Nov21	1 - S/I 1-piece rough-in for future bar sink in basement- as per plan Note:As per B-1	DS JB	DS MB
97 0 10Nov21	1 - S/I 3-piece rough in for future bathroom in basement- as per plan Note:As per B-1	DS JB	DS MB
98 0 10Nov21	1 - S/I Ceramic shower enclosure with 3x4 acrylic base (glass doors supplied by others)- in lieu of standard 3x4 shower stall- Master Ensuite Note:**2-walls in shower to be tiled**	DS JB	DS MB
99 0 10Nov21	1 - S/I Water line for fridge Note:	DS JB	DS MB
100 0 10Nov21	3 - Seperate water lines- seperate (2) exterior hose connections and seperate (1) kitchen sink cold water line- to accommodate for future water softener system Note:	DS JB	DS MB
101 0 24Feb22	1 - S/I Delta Linden Tub/Shower Trim with valve and spout Model T17494-CZ and T17094-CZ in Champagne Bronze in lieu of standard in the Main Bath. Note:	DS JB	DS MB
102 0 24Feb22	1 - S/I Delta Monitor 14 Series Contemporary Square Shower Kit in Matte Black complete with hand shower in the MASTER ENSUITE shower in lieu of the standard shower trim. Note:	DS JB	DS MB
103 0 24Feb22	1 - S/I upgraded Delta Ara T4768-BL Matte Black Roman Tub Trim w/ Channel Spout with Handshower in lieu of Standard in the Master Ensuite. Note:	DS JB	DS MB

Railings



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104 0 10Nov21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with painted white modern spindles (square) in lieu of standard oak colonial- throughout Note:		DS JB	DS MB
105 0 24Feb22	1 - Upgrade all nosing including on the second floor to OAK - stained Superior Ash Storm on Red Oak FW-25082-P. Note:		DS JB	DS MB

Stairs

106 0 24Feb22	1 - S/I Upgrade the Main Staircase to OAK - stained Superior Ash Storm on Red Oak FW-25082-P Note:		DS JB	DS MB
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Trim

107 0 10Nov21	1 - Extend Master Walk-In closet- includes extra shelving and trim as needed (Study gets reduced)- as per plan Note:		DS JB	DS MB
108 0 10Nov21	12 - S/I 8'H interior doors in lieu of standard- (2) Foyer, (1) Bedroom 2, (2) Study, (1) Main Bathroom, (2) Master Bedroom, (1) Master Walk in Closet, (1) Master Ensuite, (1) Linen closet in lower hall, (1) Laundry Room- as per plan Note:		DS JB	DS MB
109 0 10Nov21	1 - S/I Swing closet doors in Bedroom 3 in lieu of standard- as per plan Note:		DS JB	DS MB
110 0 10Nov21	1 - S/I Swing closet doors in lieu of standard- Bedroom 2- as per plan Note:		DS JB	DS MB

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		DS JB	DS MB
2A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:		DS JB	DS MB
3A Offer Worksheet	Additional basement laundry rough-in Note:		DS JB	DS MB
4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		DS JB	DS MB
5A Offer Worksheet	9 Foot Foundation Pour Height Note:		DS JB	DS MB

This Document is Extremely Time Sensitive - Printed 9 Mar 22 at 10:43