



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Tri Tran and Dao Pham

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
112 / 2	213 Antler Court	RUTHERFORD (517) ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 16Jun21	1 - Add 2 glass door to upper cabinet at far right of cook top : plain frame with clear glass (white interior) Note:	
2 0 16Jun21	1 - Add base cabinet to accommodate 36" cook top - Line 3 Note:	
3 0 16Jun21	1 - Add crown moulding to top of upper cabinets- shaker style 3" Note:	
4 0 16Jun21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 16Jun21	1 - Delete upper above range plus approx. 5" each side to accommodate 36" Chimney style hoodfan. Note:	
6 0 16Jun21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
7 0 16Jun21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
8 0 16Jun21	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave (NEED SPECS) - Line 3 Note:	
9 0 16Jun21	1 - Upgrade all drawers in kitchen to soft close (X 5 drawers) Note:	
10 0 16Jun21	1 - Upgrade kitchen cabinets to Line 3 Note:	

Ceramic

11 0 16Jun21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Ensuite #2- stacked pattern Note:	
12 0 16Jun21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Jack and Jill- stacked pattern Note:	
13 0 16Jun21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor, tub deck and skirt- stacked pattern Note:	
14 0 16Jun21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Powder Room- stacked pattern Note:	
15 0 16Jun21	1 - S/I Level B floor tile (size 24x24) in lieu of standard- Kitchen/Breakfast- stacked pattern Note:	



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16016Jun21	1 - S/I Level B floor tile (size 2x10) in lieu of standard- Foyer- Herringbone pattern Note:	
17016Jun21	1 - S/I Level C backsplash tile in lieu of standard- includes up and behind chimney hoodfan- Kitchen Note:	

Electrical

1831,98916Jun21	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Garage- as per plan Note:	
1931,98716Jun21	1 - S/I (1) 15 AMP standard plug outlet in basement- as per plan Note:	
20016Jun21	1 - S/I (1) Reinforced capped light outlet- connected on new switch- Family Room- as per plan Note**Ceilings higher than 9' **	
2132,00516Jun21	1 - S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Breakfast area- as per plan Note**Included in Alt plan option**	
2232,02716Jun21	1 - S/I (5) 4 inch White exterior potlight (AFR4-0930) - connected to new switch - as per plan Note(2) on main floor and (3) on second floor	
2332,04316Jun21	1 - S/I (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	
24016Jun21	1 - Upgrade ALL interior lightbulbs and interior potlights to 4000K Cool White Bulbs in lieu of standard warm white Note:	
2532,04816Jun21	2 - Wiring for cooktop and wall oven - 40 AMP 120/240V Note**NEED APPLIANCE SPECS**	

Granite

26016Jun21	1 - S/I Blanco Precis U Single 27 undermount sink in Anthracite 401888 in lieu of standard- Kitchen Note:	
27016Jun21	1 - S/I Radianz Level C quartz with 4" backsplash and (1) standard undermount sink in lieu of standard- Ensuite #2 Note:	
28016Jun21	1 - S/I Radianz Level C quartz with 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room Note:	
29016Jun21	1 - S/I Radianz Level C quartz with 4" backsplash and (2) standard undermount sink in lieu of standard- Jack and Jill Note:	
30016Jun21	1 - S/I Radianz Level C quartz with 4" backsplash and (2) standard undermount sink in lieu of standard- Master Ensuite Note:	
31016Jun21	1 - S/I Radianz Level D quartz in lieu of standard granite in Kitchen Note:	



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Hardwood

32 0 10Mar21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower hall, Family Room, Living/Dining Room and Upper hall- as per plan Note:**Upper hall includes oak nosing under spindles**	
33 0 10Mar21	1 - S/I Twelve Oaks laminate in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4- includes all closets- as per plan Note:	

HVAC

34 32,087 10Mar21	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	
35 32,091 10Mar21	1 - S/I Goodman - 13 Seer R410A GSX 13030 2.5 Ton Air Conditioner Note:	

Miscellaneous

36 0 10Mar21	1 - Delete standard linen closet and enlarge Walk-In closet- Master Bedroom- as per plan Note:	
37 0 10Mar21	1 - S/I Alternate Kitchen/Living/Dining Room w/ coffered ceilings- as per plan Note:	
38 0 10Mar21	1 - S/I Finished garage w/ R12 insulation in walls and R40 insulation in ceiling- finished with drywall and one coat of mud Note:	
39 0 07Apr22	1 - DELETE - S/I Zephyr Combra 36" Chimney Hoodfan in Stainless Steel (ZOM-E36AS) @290 CFM - in lieu of standard Note:	
40 0 07Apr22	1 - S/I - Cyclone Alito SCB30136 36" Chimney hood fan with baffle filter @300CFM - in lieu of standard Note:	

Paint

41 32,073 16Jun21	1 - Paint - (1) Paint Colour Throughout - Dulux Diamond Matt NoteCOLOUR: DLX1009-3	
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Plumbing

42 0 10Mar21	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:	
43 0 10Mar21	1 - S/I 3x4 ceramic shower enclosure w/ acrylic base and Maax Halo shower doors (Matte black finish) in lieu of standard 3x4 shower stall- Master Ensuite Note:	
44 0 10Mar21	1 - S/I Maax Carlton 3x4 shower stall w/ standard shower doors-in lieu of standard bathtub- Ensuite #2 Note:	
45 0 16Jun21	1 - S/I Delta Ashlyn Monitor 17 Shower Trim with In2ition in Matte Black (T17264-BL-I) in lieu of standard- Master Ensuite shower Note:	



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46 0 16Jun21	1 - S/I Delta Tommy Gourmet Kitchen faucet- (987LF-AR) in Arctic Stainless finish in lieu of standard kitchen faucet Note:	
47 0 16Jun21	1 - S/I Waterline for fridge Note:	

Railings

48 0 10Mar21	1 - S/I Oak nosings under spindles in upper hall Note:**included in hardwood pricing**	
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Stairs

49 0 10Mar21	1 - Upgrade main stairs to oak Note:	
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1A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
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