



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Alexandre N. Sosso and Dorine N. Sosso TEL:

LOT / PHASE 54 / 3	STREET 316 Antler Court	HOUSE TYPE RUTHERFORD (517) ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 10Aug22	1 - Add approx. 2 ft of upper and lower cabinets to accommode bar/prep sink in kitchen Note:	
2 0 10Aug22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (fits 16.5"w - 21"w base cabinet) - located on range wall as per plan Note:	
3 0 10Aug22	1 - Delete standard upper above range to accommodate chimney style hoodfan Note:	
4 0 10Aug22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
5 0 10Aug22	1 - Upgrade cabinet hardware in kitchen to D10 Note:	
6 0 10Aug22	1 - Upgrade drawers to soft close (per drawer) (x10) Note:	
7 0 10Aug22	1 - Upgrade hinges to soft close (per door) - Pantry door only (2) Note:	
8 0 10Aug22	1 - Upgrade hinges to soft close (per door) (x19) Note:	

Carpet

9 0 10Aug22	1 - S/I - Viscoprop II (9lb) carpet underpad in lieu of standard 4lb - throughout Note:	
10 0 10Nov22	1 - DELETE** S/I - Viscoprop II (9lb) carpet underpad in lieu of standard 4lb - throughout Note:	

Central Vacuum

11 0 07Jun22	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - white - located under kitchen sink as per plan Note:	
12 0 07Jun22	1 - S/I - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug - located in basement Note:	

Ceramic

13 0 10Aug22	1 - S/I - Level A 12x24 wall tile in lieu of standard in master ensuite tub deck/face/wall - stacked Note:	
14 0 10Aug22	1 - S/I - Additional Level A ceramic wall tile in kitchen - up and behind chimney hood Note:	



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15 0 10Aug22	1 - S/I - Level 1 24x24 ceramic floor tile in lieu of standard in foyer - stacked Note:		
16 0 10Aug22	1 - S/I - Level 1 24x24 ceramic floor tile in lieu of standard in mudroom - stacked Note:		
17 0 10Aug22	1 - S/I - Level A 12x24 wall tile in lieu of standard in ensuite #2 - stacked Note:		
18 0 10Aug22	1 - S/I - Level A 12x24 wall tile in lieu of standard in ensuite #3 - stacked Note:		
19 0 10Aug22	1 - S/I - Level A 12x24 wall tile in lieu of standard in master ensuite shower - stacked Note:		
20 0 10Aug22	1 - S/I - Level A ceramic wall tile in lieu of standard in kitchen Note:		
21 0 10Aug22	1 - S/I - Level A silestone quartz in lieu of standard granite in kitchen w/ standard undermount sink and NO 4" backsplash Note:		
22 0 10Aug22	1 - S/I - S/I - Level A 12x24 wall tile in lieu of standard in ensuite #4 - stacked Note:		

Electrical

23 0 10Aug22	1 - Delete standard hoodfan NoteClients are purchasing own hoodfan after close	
24 0 10Aug22	1 - Reinforce (1) existing light outlet for heavier fixture - located in main staircase as per plan Note:	
25 0 10Aug22	1 - S/I - (2) Additional CAT6 Data outlets - located as per plan NoteHome has (5) total CAT6 throughout - (3) in standard locations	
26 0 10Aug22	1 - S/I - (4) 15 AMP standard plug outlet in unfinished basement - located as per plan Note:	

Granite

27 0 12Aug22	1 - Accommodate for slide in stove Note:	
28 0 12Aug22	1 - S/I - Level A Quartz waterfall on one side of island Note:	

Hardwood

29 0 07Jun22	1 - S/I - Torlys LVT in lieu of standard carpet/ceramic in lower hall, den/office, dining room, family room, kitchen/breakfast, powder room, laundry room, Master ensuite, ensuite 32, ensuite #3 and ensuite #4 Note:	
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30 0 10Nov22	1 - S/I - Torlys LVT in lieu of standard carpet in upper hall, master bedroom, bedroom #2, bedroom #3, bedroom #4 and Bedroom #5 Note:	

Miscellaneous

31 0 07Jun22	1 - Add - 3-piece rough-in * future tub, toilet and sink Note:As per B-1	
32 0 07Jun22	1 - Add 9' Basement pour Note:	
33 0 07Jun22	1 - Addition of (1) 36x24 basement window * subject to approval Note:As per B-1	
34 0 07Jun22	1 - Optional 5th bedroom Note:As per B-1	
35 0 07Jun22	1 - Optional coffered ceiling in breakfast nook Note:As per B-1	
36 0 07Jun22	1 - Purchasers are part of the enercare program NoteB-1	
37 0 07Jun22	1 - Relocate (1) existing 56x30 window * subject to approval Note:As per B-1	
38 0 07Jun22	1 - S/I - 9'h ceilings on second floor Note:	

Plumbing

39 0 07Jun22	1 - Delete std acrylic shower and shower door and S/I - Custom glass c/w return on half wall w/ chrome trim in master ensuite Note:	
40 0 07Jun22	1 - S/I - (1) 1-piece rough in (for future bar sink) - located in basement as per plan Note:	
41 0 07Jun22	1 - S/I - Fridge water line Note:	
42 0 07Jun22	1 - Upgrade standard Maax Exhibit 6032 soaker tub in Ensuite to Whirlpool Note:Will need seperate electrical plug	
43 0 10Aug22	1 - S/I - (1) 1 piece rough-in for bar/prep sink in kitchen as per plan Note:	
44 0 10Aug22	1 - S/I - Kindred QSU1315-6 prep/bar sink and Delta Trinsic 9959-DST faucet in chrome in kitchen as per plan Note:	

Stairs



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45 0 07Jun22	1 - S/I - Oak nosing under spindles - where applicable NoteIncluded in LVT pricing	
46 0 07Jun22	1 - Upgrade Main Staircase to Oak Note:	

Trim

47 0 07Jun22	1 - Upgrade standard vinyl sliding closet doors in master bedroom to By-pass Note:	
48 0 24Jun22	1 - S/I - (2) additional 8' h interior doors on second floor as per plan (21 doors total) Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Relocating existing (1) 56x30 basement window *subject to approval Note:	
4A Offer Worksheet	Addition of (1) 36x24 basement windows *subject to approval Note:	
5A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
6A Offer Worksheet	Optional 5th bedroom Note:	
7A Offer Worksheet	Optional coffered ceiling in breakfast nook Note:	
8A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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