



Update - *Granite - Deleted 4inch Quartz backsplash in Kitchen

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Janice Graham and John WEIR

TEL: RES.: 613-836-2393

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
59 / 3	336 Antler Court	SPRINGFIELD ELEV B 3 BED WITH SUNROOM	26-Oct-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 18Apr23	1 - Add 2 sets pot/pan draws - c/w one wide top drawer + 2 deep drawers each (In lieu of standard 2 door base cabinet) - one each side of range. - Line 3 Note:	
2 0 18Apr23	1 - Add 3 top drawers in lieu of standard bank of drawers Note:	
3 0 18Apr23	1 - Add crown moulding to top of upper cabinets - Shaker style 3 inch Note:	
4 0 18Apr23	1 - Add fly-over shelf between uppers each side of hood space. (needed for chimney hood due to ceilign height) Note:	
5 0 18Apr23	1 - Add light Valance below upper cabinets - 2 inches h plain recessed - to accomodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 18Apr23	1 - Add upper cabinet above Laundry sink - approx. 30"w X 30"h - Laundry Room Note:	
7 0 18Apr23	1 - Delete approx. 4 ft of upper cabinets above sink area to accommodate window above sink. Builder to replace 2 standard transom windows with one regular window centered above sink. Move sink & window to create equal uppers each side.(as per DV model home) Note(Note: structural change to be approved by builder)	
8 0 18Apr23	1 - Delete upper above range plus 3-6 inches each side to accomodate chimney style hood fan. Note:	
9 0 18Apr23	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:	
10 0 18Apr23	1 - Increase height of uppers to reach 96 inches (42 inche h uppers installed at 18" above counter) - line 3 Note:	
11 0 18Apr23	1 - Island - Add panel with cut-out on front of open shelf to accommodate built-in MW trm kit. Note:	
12 0 18Apr23	1 - Island - Increase length of island by approx. 3 ft.to align with cabinets on range wall Note:	
13 0 18Apr23	1 - Island - Replace standard base cabinet with base MW cabinet c/w open shelf & deep drawer below. Note: stadard uper MW cabinet replaced with regular 2 door cabinet Note:	
14 0 18Apr23	1 - Move Range to create equal cabinets each side. Note:	
15 0 18Apr23	1 - Replace single door upper and base cabinet next to fridge with 24 inch d. tall pantry/broom cabinet Note:	
16 0 18Apr23	1 - S/I - 2 x 30 inch wide x 30 inch high x 12 inch d - uppers above washer/dryer- line 2 - Laundry area Note:	



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17 0 18Apr23	1 - Spectrum Kitchen Consultation Note:	
18 0 18Apr23	1 - Upgrade all drawers in kitchen to soft close (X 10 drwrs) Note:	
19 0 18Apr23	1 - Upgrade hinges in kitchen to soft close (X 24 doors) Note:	
20 0 18Apr23	1 - Upgrade Kitchen cabinets - to line 3 Note:	

Ceramic

21 0 18Apr23	1 - S/I - Level A - 2.5 X 8 -Backsplash tile - in horizaontal Brick pattern - to top of upper cabinets at Range- Kitchen Note:	
22 0 18Apr23	1 - S/I - Standard- 8 x 10 - Wall Tile - Horizontal staggered - Ensuite Shower Note:	

Doors and Windows

23 0 25Jul22	1 - Enlarge sliding patio door to 8ft wide - in lieu of standard Note:	
24 0 25Jul22	1 - Enlarge Transom above sliding door to 8ft wide - in lieu of standard Note:	

Electrical

25 0 18Apr23	1 - Delete - Standard Kitchen light fixture Note:	
26 0 18Apr23	1 - Delete - Standard light fixture above Island - Kitchen Note:	
27 0 18Apr23	1 - S/I - (1) Additional standard electrical outlet - Seperate Circuit - For future chest freezer - Basement - as per plan Note:	
28 0 18Apr23	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - as per plan Note:	
29 0 18Apr23	1 - S/I - (1) Recessed standard electrical outlet - 78 inches A.F.F. at fireplace - for future wall mount TV - as per plan Note:	
30 0 18Apr23	1 - S/I - (2) Additional electrical outlets - (unfinished) Basement - as per plan Note:	
31 0 18Apr23	1 - S/I - (2) Halo Slim LED interior potlights- existing switch - kitchen as per plan Note:	



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32 0 18Apr23	1 - S/I - (3) Capped light outlets - in ceiling above island - connected to dimmer switch - as per plan Note:	
33 0 18Apr23	1 - S/I - (3) Exterior soffit potlights (connected to new switch) - as per plan Note:	
34 0 18Apr23	1 - S/I - (4) under cabinet LED Puck lights - connected to seperate switch - as per plan Note:	
35 0 18Apr23	1 - S/I - Non-straight Conduit at fireplace - 78 inches A.F.F.- as per plan Note:	
36 0 18Apr23	1 - S/I -Cyclone SCB 31630SS - Baffled -chimney style hood fan - in lieu of standard Note:	

Fireplace

37 0 25Jul22	1 - Raise fireplace box 12" A.F.F. Note:	
38 0 25Jul22	1 - S/I - Fan kit - Fireplace Note:	

Granite

39 0 18Apr23	1 - S/I - Level A Quartz countertop with 4inch quartz backsplash (Includes (1) standard undermount sink) - in main bathroom - in lieu of standard Granite Note:	
40 0 18Apr23	1 - S/I - Level A Quartz countertop with 4inch quartz backsplash (Includes (2) standard undermount sinks) -in lieu of standard Granite - Ensuite Note:	
41 0 06Feb24	1 - S/I - Level C Quartz Countertop without 4 inch Quartz backsplash - Kitchen - in lieu of standard Granite. Note:	

Hardwood

42 0 25Jul22	1 - S/I - LVT Flooring - Lower hall (includes nosings), Living/Dining room, Sunroom, Master bedroom, bedroom 2, bedroom 3 Note:	
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Heating and Air Conditioning

43 0 25Jul22	1 - S/I - Gas stove line w/ 110 v outlet - as per plan Note:	
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Miscellaneous

44 0 25Jul22	1 - Ensuite bathroom redesign - Delete soaker tub, relocate toilet, add window , add linen closet with standard door.- As per plan. NoteDouble sink vanity to remain	
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45 0 25Jul22	1 - Purchaser acknowledges that no further foundation changes will be permitted after this point - as per B1 Note:		
46 0 25Jul22	1 - S/I - 3 Piece Rough-in * future Tub, Toilet and Sink - basement - As per B1 Note:		
47 0 25Jul22	1 - S/I - 9' Basment Pour (foundation) Note:		
48 0 25Jul22	1 - S/I - Man door (garage) - comes with unglazed 36" door, standard hardware, electrical switch, exterior light fixture and patio stone landing. (may be subject to cost of steps due to grade) - as per plan Note:		
49 0 25Jul22	1 - Upgrade exisiting basment windows from (3) 36x24 to (3) 56x30 - as per B1 Note:		

Plumbing

50 0 25Jul22	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo door (black handle and no hinges) in lieu of standard 3x3 shower stall - Ensuite Note:		
51 0 25Jul22	1 - Upgrade Standard tub to Maax Exhibit 6032 Soaker tub. - main bathroom Note:		
52 0 18Apr23	1 - Delete - Standard Bathroom Accesories Note:		
53 0 18Apr23	1 - S/I - 1-Piece Bar Sink Rough-in - Kitchen - as per plan Note:		
54 0 18Apr23	1 - S/I - Bristol B1614 - stainless steel Bar sink - kitchen - as per plan Note:		
55 0 18Apr23	1 - S/I - Bristol B1927 - Stailless steel - double bowl Kitchen sink - Kitchen - in lieu of standard Note:		
56 0 18Apr23	1 - S/I - Delta H2O Kinetic in2ition two-in-one shower trim - 58474-BL - Matte Black - Ensuite shower - in lieu of standard Note:		
57 0 18Apr23	1 - S/I - Delta T14063-BL - Kitano Monitor series Valve trim -comes with Delta Universal rough-in valve with stops - ensuite NoteRequired to complete hand shower upgrade		
58 0 18Apr23	1 - S/I - Delta Trinsic - 9959-BL-DST - Bar sink faucet - Kitchen Note:		
59 0 18Apr23	1 - S/I - Fridge water line (comes with shut-off valve) - Kitchen Note:		

Railings



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60 0 25Jul22	1 - 3-1/2" Oak Modern newel posts w/ cap in lieu of standard Oak Colonial Note:	
61 0 25Jul22	1 - Upgrade spindles to metal black - (1) patterned TL-130-2-40 alternating with (2) Plain square metal black - in lieu of standard Note:	

Trim

62 0 25Jul22	1 - S/I - (6) 8'h interior doors - (1) Bedroom 3, (1) bedroom 2, (1) Master bedroom, (1) main bathroom, (1) Kitchen to laundry, (1) lower hall to laundry - in lieu of standard Note:	
63 0 25Jul22	1 - Upgrade closet doors - to Pair of 8'h Swing doors -in Foyer - in lieu of standard Note:	
64 0 25Jul22	1 - Upgrade closet doors to By-pass - in bedroom 2 and bedroom 3 - in lieu of standard Note:	
65 0 25Jul22	1 - Upgrade french doors (pair) - to 8'H Full-lite - Solarium - in lieu of standard Note:	
66 0 18Apr23	1 - Upgrade - (15) interior door handles - Taymor Vega -matte black with matching black hinges and square rosets - throughout Note:	
67 0 18Apr23	1 - Upgrade- Mantle type - Stained Oak box beam - in lieu of standard Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	Upgrade existing basement windows from (3) 36x24 to (3) 56x30 Note:	
3A Offer Worksheet	The purchasers acknowledge and agree to receive an electronic copy of the Agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and Sale will not be provided. Note:	
4A 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:	
5A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	