



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Wayne Gerald Throop and Michelle Terri Vankerkhoven TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
129 / 4	126 Frank Fisher Crescent	SPRINGFIELD ELEV R 3 BED WITH SUNROOM	
INV#	QTY	EXTRA / CHANGE	

Ceramic

1 0 12Jun23	1 - S/I Flat hearth infront of fireplace, approx 5ft 6inches wide x 18" d - std tile Note:	
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Electrical

2 0 12Jun23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Foyer open to above Note:	
3 0 12Jun23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Living room open to above Note:	
4 0 12Jun23	1 - Relocate (1) std CAT6 data outlet to living room above fireplace @ 75" A.F.F Note:Home comes with (3) std CAT6	
5 0 12Jun23	1 - S/I - (4) std 4" LED potlights in kitchen as per plan Note:As per New spec	
6 0 12Jun23	1 - S/I (1) Additional Capped Light Outlet – on Wall for Future Sconce (On New Switch) - located above kitchen sink approx 10" above window trim Note:	
7 0 12Jun23	1 - S/I (1) Std Electrical Outlet in living room above fireplace @ 75" A.F.F Note:	
8 0 12Jun23	1 - S/I (1) Std Electrical Outlet in primary bedroom @ 75" A.F.F as per plan Note:	
9 0 12Jun23	1 - S/I (3) Additional Capped Light Outlet – in Ceiling (On New Switch) - Above kitchen island Note:	
10 0 12Jun23	1 - S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:	
11 0 12Jun23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad (for both garage doors) Note:	

Fireplace

12 0 12Jun23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
13 0 12Jun23	1 - S/I Fireplace Blower to Std Fireplace Only Note:	

Hardwood

14 0 12Jun23	1 - S/I - Torlys LVT std colours in basement gym in lieu of std carpet Note:	
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15 0 12Jun23	1 - S/I - Twelve oaks Level B pre-finished engineered hardwood in lieu of standard carpet/ceramic in living/dining/lower hall, sunroom, kitchen and bedroom #3 Note:	

Miscellaneous

16 0 12Jun23	1 - 1-Piece Rough-In (Future Bar Sink) Subject to Site Conditions and Availability for your Chosen Model Note:As per B-1	
17 0 12Jun23	1 - 3-Piece Rough-In (Future Sink, Tub, Toilet) Subject to Site Conditions and Availability for your Chosen Model Note:As per B-1	
18 0 12Jun23	1 - A Transom Window is to be installed above the French Doors in the Springfield Sunroom as a standard inclusion . Note:As per B-1	
19 0 12Jun23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - master ensuite Note:	
20 0 12Jun23	1 - Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling Note:	
21 0 12Jun23	1 - Delete (1) std door to mudroom from hallway, close off Note:	
22 0 12Jun23	1 - Delete basement vestibule as per plan, relocate (1) std door to space beside stairs and close off to create storage space Note:	
23 0 12Jun23	1 - Delete std closet doors and shelving in laundry room closet Note:	
24 0 12Jun23	1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo shower Door with Black trim - main bathroom Note:	
25 0 12Jun23	1 - Finished Basement with bedroom and bathroom. All Std finishes + additional room for gym Note:	
26 0 12Jun23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) (includes 3rd garage bay) Note:	
27 0 12Jun23	1 - Optional Upgrade - 3rd Car Garage Bay Subject to Engineering Approval and Site Conditions Note:As per B-1	
28 0 12Jun23	1 - Optional Upgrade - Additional (1) 55x30 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:As per B-1	
29 0 12Jun23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	



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30 0 12Jun23	1 - Relocate (2) basement windows as per plan Note:		
31 0 12Jun23	1 - Relocate man door to garage as per plan Note:		
32 0 12Jun23	1 - S/I - (1) 12x12 Niche in main bathroom shower - location determined by architecture Note:		
33 0 12Jun23	1 - S/I - Arched opening between laundry room and kitchen Note:		
34 0 12Jun23	1 - S/I - Backing support for future installation of handheld shower fixture in Main bathroom - on plumbing wall Note:		
35 0 12Jun23	1 - S/I - Backing support for future installation of handheld shower fixture in primary bathroom - on plumbing wall Note:		
36 0 12Jun23	1 - S/I - Quartz bench in shower - approx 18"h, 12"d - Main bathroom shower (must be a 3x5 base and base becomes a 3x4) Note:		
37 0 12Jun23	1 - S/I Additional door to basement bathroom and create cheater access from bedroom as per plan Note:		
38 0 12Jun23	1 - S/I Backing support for future shelf in primary bathroom on exterior wall @ 5ft A.F.F Note:		
39 0 12Jun23	1 - Seperate kitchen appointment with spectrum kitchens Note:		
40 0 12Jun23	1 - Switch locations of (2) std windows in basement as per plan Note:		
41 0 12Jun23	1 - U/G Std 3x3 Shower to a 3x3 Acrylic Base, 2.5 Ceramic Walls and Option 5 Custom Glass Shower Door with Return Wall on Half Wall with quartz Ledge. Chrome Trim - master ensuite Note:		
42 0 12Jun23	1 - U/G std Garage Door to Insuated Door and Thermal Glass for Craftman Elevation (includes 3rd garage bay) Note:		

Paint

43 0 12Jun23	1 - S/I - Flat ceilings throughout Note:As per new standard spec	
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Plumbing

44 0 12Jun23	1 - S/I - Fridge water line Note:As per new standard spec	
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45 0 12Jun23	1 - S/I Laundry Tub in Basement c/w Waltec Faucet - located in mechanical room Note:	
46 0 12Jun23	1 - U/G Kitchen Faucet to Trinsic 9159-BL-DST Black Note:	

Railings

47 0 12Jun23	1 - U/G to Metal spindles (black, all plain square) in lieu of standard Oak Modern Note:	
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Trim

48 0 12Jun23	1 - S/I - 8'h interior doors throughout main floor (14) Note:	
49 0 12Jun23	1 - S/I - Level 1 CT#14 baseboard and casings in lieu of standard CT#10 NoteIncludes basement	
50 0 12Jun23	1 - S/I Bypass sliding closet doors throughout NoteAs per new standard spec	
51 0 12Jun23	1 - S/I Taymor Strait stainless steel exterior door grip in lieu of standard Note:	
52 0 12Jun23	1 - U/G std handle to knob Matte Black (Barcellona) throughout (21) NoteIncludes basement	
53 0 12Jun23	1 - Upgraded Closet Doors (pair - up to 6'w): Swing - Foyer Note:	



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1A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay Subject to Engineering Approval and Site Conditions Note:			
2A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:			
3A Offer Worksheet	Optional Upgrade - Additional (1) 55x30 Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:			
4A Offer Worksheet	3-Piece Rough-In (Future Sink, Tub, Toilet) Subject to Site Conditions and Availability for your Chosen Model Note:			
5A Offer Worksheet	1-Piece Rough-In (Future Bar Sink) Subject to Site Conditions and Availability for your Chosen Model Note:			
6A Offer Worksheet	Purchaser acknowledges that no further foundation changes or optional upgrades will be permitted once the Vendor accepts the Agreement of Purchase and Sale Note:			
7A Offer Worksheet	A Transom Window is to be installed above the French Doors in the Springfield Sunroom as a standard inclusion. Note:			

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