



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: SUSAN ROBBINS PARSONS

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
128 / 4	130 Frank Fisher Crescent	SPRINGFIELD ELEV R 3 BED WITH SUNROOM	18-Jan-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 14Jun23	1 - Accommodate for 30 " built-in cook top (add 33" base cabinet to range space) NEED APPLIANCE SPECS - Line 3 Note:	
2 0 14Jun23	1 - Accommodate for Built-in Wall oven & MW (fridge moves to end,wall oven to be located at opposite end, range space centered between) NEED APPLIANCE SPECS - Line 3 Note:	
3 0 14Jun23	1 - Accommodate for stacked washer/dryer - Increase standard base cabinet by 3" and add 1 extra base cabinet - 27"w - Line 3 Note:	
4 0 14Jun23	1 - Add 2 top drawers - one each sIde of cooktop - Line 3 Note:	
5 0 14Jun23	1 - Add 2 upper cabinets - Line 3 - 27"w X 42"h each Note:	
6 0 14Jun23	1 - Add crown moulding to top of upper cabinets Large 4" Note:	
7 0 14Jun23	1 - Add crown moulding to top of upper cabinets Large 4" - laundry room Note:	
8 0 14Jun23	1 - Add pot/pan drwrs below cooktop - c/w one false top drwr + 2 deep drawers (in lieu of std 2 door base cabinet). Line 3 Note:	
9 0 14Jun23	1 - Add pull-out recycle centre - next to sink Berenson QPAM15228C C/W 2 LIDS Note:	
10 0 14Jun23	1 - Add top drawer to base cabinet left of DW - Line 3 Note:	
11 0 14Jun23	1 - Add top drwr above recycle center - Line 3 Note:	
12 0 14Jun23	1 - Bump out cooktop base by 3". Add double thick panels each side (1.25") Note:	
13 0 14Jun23	1 - Customize sink base cabinet to accommodate farm sink : 12"h false drawer front with cut-out for farm sink; 18"h doors Note:	
14 0 14Jun23	1 - increase depth of fridge upper to 24"d and add 2 side panels Note:	
15 0 14Jun23	1 - Increase height of fridge upper side panels to reach 102 5/8"h. to match height of stacked uppers - Line 3 Note:	
16 0 14Jun23	1 - Increase height of oven cabinet to 102 5/8"h. - Line 3 Note:	



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17 0 14Jun23	1 - Island - Add 6 pullouts to 3 cabinets - 2 pull-outs in each - Soft close Note:		
18 0 14Jun23	1 - Island - Increase length of cabinets by 15" to 126". (Line 4) Note: Max quartz slab size = 129" Hanstone Tranquility as per SDC Note:		
19 0 14Jun23	1 - Island - replace 36" cabinet with 24" space for wine fridge & open shelves (24"w X 12"d) at end with Dummy door on side. (Line 4) Note:		
20 0 14Jun23	1 - Move standard bank of drwrs to far end right of sink Note:		
21 0 14Jun23	1 - Replace standard upper above range with Decorative Hood for built-in Fan insert - 33"w X 36"h X 21"d. c/w 2 X doors 16.5"w X 33"h with double thick panels each side and 3" valance below Note:		
22 0 14Jun23	1 - Stacked uppers - 18"h upper cabinet stacked above upper cabinet with 5/8" filler between & side panels. Note: Uppers above range and fridge will be one cabinet increased in height by 18". (not stacked) - Line 3 Note:		
23 0 14Jun23	1 - Upgrade basement bathroom Cabinets to Line 3 Note:		
24 0 14Jun23	1 - Upgrade drawers in kitchen to soft close - (11 drawers) Note:		
25 0 14Jun23	1 - Upgrade hinges in kitchen to soft close - (29 doors) Note:		
26 0 14Jun23	1 - Upgrade Island cabinets from Line 3 to Line 4 (Navy Blue painted finish) Note:		
27 0 14Jun23	1 - Upgrade Kitchen cabinets to Line 3 (white painted finish) Note:		
28 0 14Jun23	1 - Upgrade Std Laundry Room Cabinet to Line 3 Note:		
29 0 14Jun23	1 - Upgrade to soft close drawers - standard layout (X3) - Main bathroom Note:		
30 0 14Jun23	1 - Upgrade to soft close drawers - standard layout (X3) - Primary ensuite Note:		
31 0 14Jun23	1 - Upgrade to soft close hinges - (x8) - Laundry room Note:		
32 0 14Jun23	1 - Upgrade to soft close hinges - standard layout (x2) - basement bathroom Note:		



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33 0 14Jun23	1 - Upgrade to soft close hinges - standard layout (X3) - Main bathroom Note:	
34 0 14Jun23	1 - Upgrade to soft close hinges - standard layout (X3) - primary ensuite Note:	
35 0 14Jun23	1 - Upgrade vanity cabinets to line 3 - Main bathroom Note:	
36 0 14Jun23	1 - Upgrade vanity cabinets to line 3 - primary ensuite Note:	

Ceramic

37 0 08May23	1 - S/I - 12x12 Niche in primary ensuite shower (sides to be white quartz, back tile to be selected in colours) Note:	
38 0 14Jun23	1 - S/I - Level 1 8x8 floor tile in lieu of std in primary ensuite - stacked Note:	
39 0 14Jun23	1 - S/I - Level 3 7x8 floor tile in lieu of std in main bathroom Note:	
40 0 14Jun23	1 - S/I - Level A 12x24 floor tile in lieu of std in foyer - stacked horizontal Note:	
41 0 14Jun23	1 - S/I - Level B 3x12 wall tile in lieu of std in kitchen - stacked horizontal NoteContinued to bottom of hood, NOT to be continued up window wall (leave at std height)	
42 0 14Jun23	1 - U/G Main Bathtub to Level C 3.5x14.5 tile - Main bathroom - staggered vertical Note:	

Electrical

43 0 08May23	1 - Delete (1) standard light fixture in living room - S/I (6) HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in living room as per plan Note:	
44 0 08May23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Foyer Note:	
45 0 08May23	1 - Relocate (1) standard light fixture in basement as per plan, Delete (2) standard light fixtures in basement - S/I (12) HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in finished basement as per plan Note:	
46 0 08May23	1 - S/I - (4) 4" std LED potlights in kitchen as per plan Note:As per standard spec	
47 0 08May23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Basement bathroom Note:	



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48 0 08May23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Main bathroom Note:		
49 0 08May23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - primary ensuite Note:		
50 0 08May23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located above kitchen sink and window approx 10" above window trim Note:		
51 0 08May23	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to New Switch) - Located in broom closet Note:		
52 0 08May23	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to New switch) - located in primary ensuite above toilet Note:		
53 0 08May23	1 - S/I (1) Std Electrical Outlet - located in broom closet Note:		
54 0 08May23	1 - S/I (1) Std Electrical Outlet in laundry room located at std above counter height as per plan Note:		
55 0 08May23	1 - S/I (1) Std Electrical Outlet in open nook (closet space) in bedroom #3 as per plan Note:		
56 0 08May23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling (On New 4-way Switch) as per plan - located in Primary bedroom NoteApprox. 2ft from window and bathroom walls, approx. 1ft outward from exterior wall		
57 0 08May23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located in dining room as per plan Note(1) approx 1ft 9inch from solarium wall, (1) approx 2ft 4inch from primary bedroom door and approx 5ft 7inch from floor		
58 0 08May23	1 - S/I (2) Std Electrical Outlet - located in bedroom #3 as per plan Note:		
59 0 08May23	1 - S/I (3) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - centered above kitchen island as per plan Note:		
60 0 08May23	1 - S/I a Gas BBQ Line - located as per plan Note:		
61 0 08May23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:		
62 0 08May23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
63 0 08May23	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in living room @ 70" A.F.F Note:		



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INV#	QTY	EXTRA / CHANGE
64 0 08May23	1 - S/I Separate Circuit Outlet - located in kitchen island for future wine fridge - located as per plan Note:	
65 0 08May23	1 - S/I Std Electrical Outlet - located in living room @ 70" A.F.F (beside conduit) Note:	
66 0 08May23	1 - S/I Std Electrical Outlet - located in primary bedroom @ 70" A.F.F as per plan Note:	
67 0 14Jun23	1 - U/G Std Hood Fan to BX21228 Stainless Steel- 300 CFM (Only for Decorative Hood Fans) c/w 6in Duct Note:	
68 0 03Oct23	1 - DELETE: S/I Cooktop wiring (40 amp) Note:	
69 0 03Oct23	1 - DELETE: S/I Wall Oven Wiring (40 amp) Note:	
70 0 03Oct23	1 - S/I Existing Stove Plug Wiring to be relocated for 30 amp Wall Oven, supply and install 50-60amp 3 #6 Wiring for induction Cooktop Note:	

Fireplace

71 0 08May23	1 - S/I Fireplace Blower to Std Fireplace Only Note:	
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Granite

72 0 14Jun23	1 - S/I - Hanstone level A quartz in lieu of std laminate in Ensuite (includes 4" backsplash and (1) standard undermount sinks) Note:	
73 0 14Jun23	1 - S/I - Hanstone Level B quartz in Kitchen, NO 4" backsplash (includes island extention) Note:	
74 0 14Jun23	1 - S/I - Hanstone level B quartz in laundry room (includes 4" backsplash) Note:	
75 0 14Jun23	1 - S/I Hanstone level A quartz in lieu of std laminate in basement bathroom (includes 4" backsplash and (1) standard undermount sink) Note:	
76 0 14Jun23	1 - S/I Hanstone level A quartz in lieu of std laminate in Main Bathroom (includes 4" backsplash and (1) standard undermount sink) Note:	

Hardwood

77 0 08May23	1 - S/I - Torlys LVT in lieu of standard carpet/ceramic in primary bedroom, bedroom #2, bedroom #3, kitchen, Note:	
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78 0 08May23	1 - S/I - Torlys LVT in lieu of std carpet in finished basement Note:	

Miscellaneous

79 0 08May23	1 - 9 Foot Basement Foundaton Upgrade (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
80 0 08May23	1 - Accommodate for stacked laundry Note:	
81 0 08May23	1 - Add - 1-Piece Rough-In (Future Bar Sink) - location as per plan Note:As per B-1	
82 0 08May23	1 - Additonal (1) 55x30 Basement Window (Locaton as per Foundaton Plan) Subject to Site Conditons and Availability for your Chosen Model Note:As per B-1	
83 0 08May23	1 - Basement Plumbing 3-Piece Rough-In (Future Sink, Tub, Toilet) - location as per plan Note:As per B-1	
84 0 08May23	1 - Delete (2) std doors to sunroom Note:	
85 0 08May23	1 - Delete standard closet doors, shelving and clothing rod in bedroom #3 closet Note:	
86 0 08May23	1 - Delete standard mirrors in all bathrooms Note:	
87 0 08May23	1 - Delete standard shelving and clothing rod in primary bedroom WIC Note:Purchaser to install custom closet after close	
88 0 08May23	1 - Finished Basement with bedroom and bathroom. All Std finishes Note:	
89 0 08May23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
90 0 08May23	1 - Mudroom/laundry redesign: - install broom closet in lieu of an entrance to laundry room off main hall and relocate std closet in behind new closet flooring in new broom closet will be hardwood Note:	
91 0 08May23	1 - Optonal Upgrade #1- Alternate Primary Ensuite (Removes Soaker Tub and Increases Shower to 60 x 36) Note:As per B-1	
92 0 08May23	1 - Purchasers are part of the enercare program Note:As per schedule Z	
93 0 08May23	1 - S/I - (1) additional door to space behind basement stairs and close off, relocate (1) standard door as per plan Note:	



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94 0 08May23	1 - Seperate kitchen appointment with spectrum kitchens Note:	
95 0 14Jun23	1 - Delete all bathroom accessories (toilet paper holder, towel bar) in primary ensuite only Note:	
96 0 14Jun23	1 - Delete standard mirrors in main bathroom and primary bathroom Note:	
97 0 14Jun23	1 - DELETE** Seperate Kitchen appointment with Spectrum Kitchens Note:	

Paint

98 0 08May23	1 - S/I - Flat ceilings throughout Note:As per standard spec	
99 0 14Jun23	1 - Upgrade (1) Paint Colour Throughout – Dulux Diamond Matt Note:	

Plumbing

100 0 08May23	1 - S/I - Fridge water line Note:As per standard spec	
101 0 08May23	1 - U/G (2) toilet to Cali One Piece Toilet 4710BOV with soft close lid - (1) main bathroom and (1) primary ensuite Note:	
102 0 14Jun23	1 - U/G Kitchen Faucet to Trinsic 9159-CZ-DST Champagne Bronze Note:	
103 0 14Jun23	1 - U/G Std Kitchen Sink to a Single Bowl Farmhouse Sink B354 Ultra White Note:	
104 0 14Jun23	1 - U/G to Delta Portage 571LF-LPU Chrome Basin Faucet- Main bathroom Note:	
105 0 14Jun23	1 - U/G to Delta Portage T14471 Chrome Tub/Shower Faucet - Main bathroom Note:	
106 0 14Jun23	1 - U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet - Primary ensuite Note:	
107 0 14Jun23	1 - U/G to Delta Trinsic T14259-CZ Champagne Bronze Shower Faucet - Primary ensuite Note:	

Stairs

108 0 08May23	1 - Upgrade basement Staircase to Oak Note:	
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Trim



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109 0 08May23	1 - S/I - Bypass sliding closet doors throughout Note:As per standard spec	

1A Offer Worksheet	Optional Upgrade #1- Alternate Primary Ensuite (Removes Soaker Tub and Increases Shower to 60 x 36) Note:	
2A 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:	
3A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Upgrade (Subject to Site Conditions and Availability for your Chosen Model) Note:	
4A Offer Worksheet	Optional Upgrade - Basement Plumbing 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:	
5A Offer Worksheet	1-Piece Rough-In (Future Bar Sink) 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:	

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