



DCR/PHOENIX GROUP OF COMPANIES

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	124 Frank Fisher Crescent	SPRINGFIELD ELEV R 3 BED WITH SUNROOM	23-Jan-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11Jan24	1 - Main Bathroom: Upgrade to soft close hinges - revised layout (X2) Note:	
2 0 11Jan24	1 - Primary ensuite: Upgrade to soft close hinges - revised layout (X4) Note:	
3 0 28Mar24	1 - Add Dummy doors to lowers on sink and fridge wall, and full side of pantry as per plan wall. Note:	
4 0 28Mar24	1 - Island - Add 2 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) Note:	
5 0 28Mar24	1 - Island - Add dummy doors to back and sides of island Note:	
6 0 28Mar24	1 - Island - Add flush furniture kick to back and sides of island Note:	
7 0 28Mar24	1 - Island - Add top drawer + soft close pullout to 18"w. base cabnet. Note:	
8 0 28Mar24	1 - Island - delete 24" of base cabinets to make space for bar fridge Note:	
9 0 28Mar24	1 - Island - increase length by approx. 36" to match length of cabinets on Range/fridge wall (extra stone top c/w seam by builder) 2 ft of cabinets added +12" overhang for seating at end Note:	
10 0 28Mar24	1 - Island - Replace std. base cabinet with 30" w.base MW cabinet c/w open shelf for MW + deep drawer below. (std MW upper cabinet changes to regular 2 door upper) Note:	
11 0 28Mar24	1 - Island: Add panel to front of open shelf with cut-out for built-in MW (max. 18"h X 30"w)) - NEED SPECS Note:	
12 0 28Mar24	1 - Kitchen and Laundry Room: Upgrade Hardware as follows: Knobs on uppers - Amerock #BP55270BBR, Pulls on Lowers (except 2 X 9" cabs)- Amerock #BP55278BBR, Pulls on 2 X 9"cabs - Amerock BP53801BBR Kane Cup Pull Note:	
13 0 28Mar24	1 - Kitchen: Add 1 set pot/pan drwrs - Left side of range - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
14 0 28Mar24	1 - Kitchen: Add 5 pull-outs (soft close) to pantry (equally spaced) - Install pull-outs on site at specifed heights (as per elevation drawing) Note:	
15 0 28Mar24	1 - Kitchen: Add crown moulding to top of upper cabinets - shaker style 3" Note:	



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16 0 28Mar24	1 - Kitchen: Add double thick panel (1.25" thick) above uppers & install crown moulding on top. Note:		
17 0 28Mar24	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - painted finish - to accommodate under cabinet lighting (lights and electrical by builder) Note:		
18 0 28Mar24	1 - Kitchen: Add plain clear glass inserts to stacked uppers - each side of Hood - 2 total Note:		
19 0 28Mar24	1 - Kitchen: Add plain clear glass inserts to stacked uppers - each side of Window - 4 total (Note: Glass door cabinets c/w white interiors) Note:		
20 0 28Mar24	1 - Kitchen: Add pull-out recycle center left of sink - Richelieu Euro-Cargo II #8461460100 - fits 24"w. cab. c/w 2 Lg Bins +2 small bins with lids. (Note: 33" base cab changes to 1 X 24" + 1 X 9") Note:		
21 0 28Mar24	1 - Kitchen: Add vertical divider + 1 shelf in 9" base cab RIGHT OF DW. Note:		
22 0 28Mar24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan + 6" space each side (Hood fan upgrade by builder) Note:		
23 0 28Mar24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel - If stacked uppers - increase height of fridge upper & panel accordingly Note:		
24 0 28Mar24	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:		
25 0 28Mar24	1 - Kitchen: Move range space to create equal cabinets each side Note:		
26 0 28Mar24	1 - Kitchen: Replace standard bank of drwrs with 1 set pot/pan drwrs - c/w one wide top drwr + 2 deep drawers - RIGHT OF RANGE Note:		
27 0 28Mar24	1 - Kitchen: Replace upper and lower cabinet next to fridge with 24"d. pantry - If stacked uppers - Increase height of pantry to 115"h Note:		
28 0 28Mar24	1 - Kitchen: Stacked uppers - 18"h upper cabinet stacked above upper cabinetwith 1" moulding between. Note: Uppers above range and fridge will be one cabinet increased in height by 18". (not stacked) Note:		
29 0 28Mar24	1 - Kitchen: Upgrade all drawers to soft close - modified layout (14 drawers) Note:		
30 0 28Mar24	1 - Kitchen: Upgrade hinges to soft close - modifed Layout (21 doors) (includes stacked uppers) Note:		
31 0 28Mar24	1 - Laundry room: Add cabinets in place of builder closet - 2 X 18"w X 96"h X 24"d both c/w with adjustable shelves Note:		



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LOT / PHASE 129 / 4	STREET 124 Frank Fisher Crescent	HOUSE TYPE SPRINGFIELD ELEV R 3 BED WITH SUNROOM	CLOSING DATE 23-Jan-24
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INV#	QTY	EXTRA / CHANGE
32 0 28Mar24	1 - Laundry room: Add one additional upper cabinet approx. 30"w X 39"h X 12"d Note:	
33 0 28Mar24	1 - Laundry room: Add Upper cabinet above sink - approx. 30"w X 39"h X 12"d Note:	
34 0 28Mar24	1 - Laundry room: Support panels only for Counter top above washer/dryer space (if stone top supplied by builder) Note:	
35 0 28Mar24	1 - Laundry Room: Upgrade hinges to soft close (X12 doors) Note:	
36 0 28Mar24	1 - Laundry room: Upgrade standard base cabinet to line 3 Note:	
37 0 28Mar24	1 - Main bathroom: Add second bank of drawers Note:	
38 0 28Mar24	1 - Master ensuite: Accommodate for 2 sinks (drawers move to middle) Note:	
39 0 28Mar24	1 - Master ensuite: Upgrade vanity cabinets to line 3 Note:	
40 0 28Mar24	1 - Mudroom: Add bench seat with deep drawers below and support for stone seat (3 X 15"w X 12"h) Note:	
41 0 28Mar24	1 - Mudroom: Add upper cabinets with doors above bench seat - approx. 48"w X 30"h Note:	
42 0 28Mar24	1 - Mudroom: Modify 3 X drawer cabinets: remove toe kick; install floating at 6" A.F.F.; install 6"h supprt panel the full width of the space below the drawers recessed back approx. 12". Note:	
43 0 28Mar24	1 - Mudroom: Upgrade drawers to soft close (X 3 drawers) Note:	
44 0 28Mar24	1 - Mudroom: Upgrade hinges to soft close (X 3 doors) Note:	
45 0 28Mar24	1 - Primary ensuite: Upgrade to soft close drawers - modified layout (X3 drwrs) Note:	
46 0 28Mar24	1 - Upgrade Kitchen cabinets to line 3 Note:	

Carpet

47 0 28Mar24	1 - Master bedroom and bedroom #2: Upgrade carpet to Level 2 - includes level 1 (7lb) carpet underpad Note:	
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INV#	QTY	EXTRA / CHANGE
48 0 28Mar24	1 - Upgrade carpet underpad to level 2 (9lb) in lieu of std (4lb) - throughout carpeted areas, bedroom #4, basement staircase, master bedroom and bedroom #2 Note:	

Ceramic

49 0 28Mar24	1 - Basement Bathroom: Floor tile - S/I Level A 8x8 stacked Note:	
50 0 28Mar24	1 - Basement Bathroom: Wall tile - S/I Level B 8x8 stacked Note:	
51 0 28Mar24	1 - DELETE** S/I Flat hearth infront of fireplace, approx 5ft 6inches wide x 18"d - std tile Note:	
52 0 28Mar24	1 - Fireplace: Wall tile - S/I - Level B 3x12 ceramic wall tile on bump-in floor to ceiling and return walls, Requires Duro Rock(12'h ceilings) - horizontal brick pattern Note:	
53 0 28Mar24	1 - Foyer: Floor tile - S/I Level A 12x24 Brick horizontal Note:	
54 0 28Mar24	1 - Kitchen: S/I Level A 3x12 backsplash installed up and behind chimney to top of upper cabinets and continued around window to top of upper cabinets - horizontal brick pattern Note:	
55 0 28Mar24	1 - Laundry/Mudroom: Floor tile - S/I Level A 12x24 Brick horizontal from garage door Note:	
56 0 28Mar24	1 - Main Bathroom: Floor tile - S/I Level A 13x13 stacked Note:	
57 0 28Mar24	1 - Main Bathroom: Wall tile - S/I Level B 12x24 Horizontal brick pattern Note:	
58 0 28Mar24	1 - Master ensuite: Floor tile + tub walls and skirt - S/I Level A 12x24 brick vertical from door Note:	
59 0 28Mar24	1 - Master Ensuite: Wall tile - S/I Level B 12x24 Horizontal brick pattern Note:	

Doors and Windows

60 0 28Mar24	1 - Kitchen: Increase size of kitchen window from 40x30 to 40x40 Note:	
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Electrical

61 0 12Jun23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Foyer open to above Note:	
62 0 12Jun23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Living room open to above Note:	



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INV#	QTY	EXTRA / CHANGE
63 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	
64 0 12Jun23	1 - S/I - (4) std 4" LED potlights in kitchen as per plan Note:As per New spec	
65 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:	
66 0 12Jun23	1 - S/I (1) Std Electrical Outlet in living room above fireplace @ 75" A.F.F Note:	
67 0 12Jun23	1 - S/I (1) Std Electrical Outlet in primary bedroom @ 75" A.F.F as per plan Note:	
68 0 12Jun23	1 - S/I (3) Additional Capped Light Outlet – in Ceiling (On New Switch) - Above kitchen island Note:	
69 0 12Jun23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad (for both garage doors) Note:	
70 0 28Mar24	1 - Basement Bedroom: S/I (1) Additional CAT6 and (1) Std Electrical outlet @ 60inches AFF located as per plan Note:	
71 0 28Mar24	1 - Basement Office: S/I (1) Additional CAT6 @ standard height located as per plan Note:	
72 0 28Mar24	1 - Basement Rec Space: S/I (1) Additional CAT6 and (1) Std Electrical Outlet @ 75 inches AFF located as per plan Note:	
73 0 28Mar24	1 - DELETE** S/I a 1/2 inch Gas Stove Line w/ 110 v Outlet Note:	
74 0 28Mar24	1 - Kitchen: Relocate std Stove Plug for Single Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included) Note:	
75 0 28Mar24	1 - Kitchen: S/I (4) 4in LED Puck Light on New Switch as per plan Note:	
76 0 28Mar24	1 - Kitchen: S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:	
77 0 28Mar24	1 - Kitchen: U/G Std Hood Fan to SCB51936 Stainless Steel - 550 CFM c/w 6in Duct Note:	
78 0 28Mar24	1 - Kitchen: Wire for Build In Microwave 20amp 240v 3 # 12 wiring Note:	

Fireplace



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INV#	QTY	EXTRA / CHANGE
79 0 12Jun23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
80 0 12Jun23	1 - S/I Fireplace Blower to Std Fireplace Only Note:	

Granite

81 0 28Mar24	1 - Basement Bathroom: S/I Level A+ Hanstone quartz in lieu of laminate (includes 4" backsplash and (1) standard undermount sinks) Note:	
82 0 28Mar24	1 - Kitchen: S/I Level D Hanstone quartz with island extention (NO 4" backsplash) Note:	
83 0 28Mar24	1 - Laundry Room: Add Bristol Virtuo Granite Sink Single Bowl Pearl Black B306 Note:	
84 0 28Mar24	1 - Laundry Room: S/I Level D hanstone quartz in lieu of std laminate, to be continued above washer/dryer from wall to wall Note:	
85 0 28Mar24	1 - Main Bathroom: S/I Level B hanstone quartz in lieu of laminate (includes 4" backsplash and (1) standard undermount sink) Note:	
86 0 28Mar24	1 - Master ensuite: S/I Level B Hanstone quartz (includes 4" backsplash and (2) standard undermount sinks) Note:	
87 0 28Mar24	1 - Mudroom: S/I Level A Hanstone quartz on bench seat Note:	

Hardwood

88 0 12Jun23	1 - S/I - Torlys LVT std colours in basement gym in lieu of std carpet Note:	
89 0 28Mar24	1 - DELETE*** 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:	
90 0 28Mar24	1 - S/I Torlys LVT (std colors) in finished basement rec-room Note:	
91 0 28Mar24	1 - S/I Twelve Oaks Level A Hardwood in lieu of ceramic/carpet in kitchen, bedroom #3, living/dining/lower hall and sunroom Note:	

Miscellaneous

92 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	
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INV#	QTY	EXTRA / CHANGE
93 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	
94 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	
95 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:	
96 0 12Jun23	1 - Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling Note:	
97 0 12Jun23	1 - Delete (1) std door to mudroom from hallway, close off Note:	
98 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:	
99 0 12Jun23	1 - Delete std closet doors and shelving in laundry room closet Note:	
100 0 12Jun23	1 - Finished Basement with bedroom and bathroom. All Std finishes + additional room for gym Note:	
101 0 12Jun23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) (includes 3rd garage bay) Note:	
102 0 12Jun23	1 - Optional Upgrade - 3rd Car Garage Bay Subject to Engineering Approval and Site Conditions Note:As per B-1	
103 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	
104 0 12Jun23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
105 0 12Jun23	1 - Relocate (2) basement windows as per plan Note:	
106 0 12Jun23	1 - Relocate man door to garage as per plan Note:	
107 0 12Jun23	1 - S/I - (1) 12x12 Niche in main bathroom shower - location determined by architecture Note:	
108 0 12Jun23	1 - S/I - Arched opening between laundry room and kitchen Note:	



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INV#	QTY	EXTRA / CHANGE
109 0 12Jun23	1 - S/I - Backing support for future installation of handheld shower fixture in Main bathroom - on plumbing wall Note:	
110 0 12Jun23	1 - S/I - Backing support for future installation of handheld shower fixture in primary bathroom - on plumbing wall Note:	
111 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:	
112 0 12Jun23	1 - S/I Backing support for future shelf in primary bathroom on exterior wall @ 5ft A.F.F Note:	
113 0 12Jun23	1 - Switch locations of (2) std windows in basement as per plan Note:	
114 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:	
115 0 12Jun23	1 - U/G std Garage Door to Insuated Door and Thermal Glass for Craftman Elevation (includes 3rd garage bay) Note:	
116 0 28Mar24	1 - Delete bathroom accessories (toilet paper holder and towel bar) in all bathrooms Note:	
117 0 28Mar24	1 - Delete Std Tub and S/I a 32" x 48" Acrylic Base with Maax Halo shower Door with Black trim, and a full wall next to shower door to accommodate bench - Main Bathroom Note:	
118 0 28Mar24	1 - DELETE** Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maax Halo shower Door with Black trim - Main Bathroom Note:	
119 0 28Mar24	1 - DELETE** Additional door to basement bathroom and create cheater access from bedroom as per plan Note:	
120 0 28Mar24	1 - DELETE** S/I Arched opening between Laundry room and Kitchen Note:	
121 0 28Mar24	1 - DELETE** Seperate kitchen appointment with spectrum kitchens Note:	
122 0 28Mar24	1 - S/I Curved arched opening between laundry room and kitchen Note:	

Paint

123 0 12Jun23	1 - S/I - Flat ceilings throughout Note:As per new standard spec	
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Plumbing



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INV#	QTY	EXTRA / CHANGE
124 0 12Jun23	1 - S/I - Fridge water line Note:As per new standard spec	
125 0 12Jun23	1 - S/I Laundry Tub in Basement c/w Waltec Faucet - located in mechanical room Note:	
126 0 12Jun23	1 - U/G Kitchen Faucet to Trinsic 9159-BL-DST Black Note:	
127 0 27Mar24	1 - Primary Ensuite: U/G Soaker Tub Waste and Overflow to Match Ensuite Tub Faucet Note:	
128 0 28Mar24	1 - Laundry Room: S/I Delta faucet 9959-BL-DST (Matte Black) Note:	
129 0 28Mar24	1 - Main Bathoom: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:	
130 0 28Mar24	1 - Main Bathroom: U/G overflow to match vanity faucet Note:	
131 0 28Mar24	1 - Main Bathroom: U/G Shower Faucet to Monitor 14 DF-KIT23-PBSBL-WS Black Note:	
132 0 28Mar24	1 - Master ensuite: U/G Shower Faucet to 55085-BL With 50560-BL &R10000 & T11859-BL & T14259-BL Note:	
133 0 28Mar24	1 - Master ensuite: U/G to Delta Kitano 563LF-BL Black Basin Faucet (2) Note:	
134 0 28Mar24	1 - Primary ensuite: U/G overflow to match vanity faucet Note:	
135 0 28Mar24	1 - Primary Ensuite: U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld Note:	
136 0 28Mar24	1 - U/G Std Kitchen Sink to a Double Undermount Granite low-divide B315 Pearl Black Note:	
137 0 28Mar24	1 - DELETE** Primary Ensuite: U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handhe Note:	
138 0 28Mar24	1 - Primary Ensuite: Soaker Tub - U/G to Delta Trinsic T14459-BL Black Tub/Shower Faucet (excludes shower head) Note:	

Railings

139 0 12Jun23	1 - U/G to Metal spindles (black, all plain square) in lieu of standard Oak Modern Note:	
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Trim



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INV#	QTY	EXTRA / CHANGE
140 0 12Jun23	1 - S/I - 8'h interior doors throughout main floor (14) Note:	
141 0 12Jun23	1 - S/I - Level 1 CT#14 baseboard and casings in lieu of standard CT#10 NoteIncludes basement	
142 0 12Jun23	1 - S/I Bypass sliding closet doors throughout NoteAs per new standard spec	
143 0 12Jun23	1 - S/I Taymor Strait stainless steel exterior door grip in lieu of standard Note:	
144 0 12Jun23	1 - U/G std handle to knob Matte Black (Barcellona) throughout (21) NoteIncludes basement	
145 0 12Jun23	1 - Upgraded Closet Doors (pair - up to 6'w): Swing - Foyer Note:	

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:	

This Document is Extremely Time Sensitive - Printed 1 Apr 24 at 11:11