



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Gerhard Sauer and Sylvie Sauer TEL:

LOT / PHASE 139 / 4	STREET 119 Frank Fisher Crescent	HOUSE TYPE OAKSIDE ELEV C 2 BED	CLOSING DATE 11-Jun-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 21Nov23	1 - Add 2 glass door to upper cabinet : plain frame with pebbled glass Note:	
2 0 21Nov23	1 - Kitchen: Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper; shorten height & increase depth of upper above range. Note:	
3 0 21Nov23	1 - Kitchen: Add 3 sets of pot/pan drwr - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
4 0 21Nov23	1 - Kitchen: Add 9"W X 12"D custom angled open shelf cabinets at each side of window (2) Note:	
5 0 21Nov23	1 - Kitchen: Add dummy door on island (12"w x 30"H) Note:	
6 0 21Nov23	1 - Kitchen: Add false top drawer to sink base Note:	
7 0 21Nov23	1 - Kitchen: Add open shelf base cabinet to side of island Note:	
8 0 21Nov23	1 - Kitchen: Add pull out oil & spice rack with spice tray to 12"W base cabinet Note:	
9 0 21Nov23	1 - Kitchen: Add pull-out recycle centre Next to sink - BERENSON QPAM15228C C/W 2 LIDS (Fits 16.5"OR 18" CAB) Note:	
10 0 21Nov23	1 - Kitchen: Add tray divider to 9"W base cabinet Note:	
11 0 21Nov23	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Panel to ceiling + 1" moulding + Ceiling Crown Note:	
12 0 21Nov23	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
13 0 21Nov23	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
14 0 21Nov23	1 - Kitchen: Move fridge approx. 21" and insert pantry/broom cabinet Note:	
15 0 21Nov23	1 - Kitchen: Upgrade Kitchen cabinets line 3 Note:	
16 0 21Nov23	1 - Laundry Room: Add and redesign cabinetry as per attached drawings To include: uppers, cubbies, open shelf base cabinet, laminate top above laundry machines, laminate support panel Note:	



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17 0 21Nov23	1 - Laundry Room: Delete 4" backsplash on laminate countertop Note:	
18 0 21Nov23	1 - Main Bathroom: Upgrade vanity cabinets line 3 Note:	
19 0 21Nov23	1 - Priamry Ensuite: Upgrade vanity cabinets line 3 Note:	

Carpet

20 0 21Nov23	1 - S/I Level 1 carpet on basement stairs, finished basement rec space + hall, bedroom #3 and bedroom #4 and Primary bedroom +WIC - Includes (7lb) carpet underpad Note:	
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Ceramic

21 0 21Nov23	1 - Basement Bathroom: Floor tile - S/I Level B 12x24 - Vertical Brick pattern Note:	
22 0 21Nov23	1 - Basement Bathroom: Wall tile - S/I Level B 12x24 tile - Vertical brick pattern Note:	
23 0 21Nov23	1 - Fireplace: Wall tile - S/I Level B 3x12 tile from floor to bottom of mantle and on return walls - Horizontal brick pattern Note:AS PER ELEVATION/SKETCH	
24 0 21Nov23	1 - Foyer: Floor tile - S/I Level A 12x24 - Vertical Brick pattern Note:	
25 0 21Nov23	1 - Laundry Room: Floor tile - S/I Level B 12x24 - Vertical Brick pattern Note:	
26 0 21Nov23	1 - Laundry Room: Wall tile - S/I std 3x6 tile on cabinet wall from countertop to ceiling - herringbone 45 pattern Note:	
27 0 21Nov23	1 - Main Bathroom: Wall Listello - S/I Glass package, 2 rows of tile approx 6 ft above finished floor on all 3 walls - horizontal stacked Note:	
28 0 21Nov23	1 - Primary Ensuite Tub: S/I std 4x16 tile on all 3 tub walls 3 rows Brick horizontal Note:AS PER ELEVATION/SKETCH	
29 0 21Nov23	1 - Primary Ensuite: Floor tile - S/I Level B 12x24 - Vertical Stacked Note:	
30 0 21Nov23	1 - Primary Ensuite: S/I Level 2 12x24 tile on tub deck, skirt as per pattern on floor plan Note:	
31 0 21Nov23	1 - Primary Ensuite: Shower Listello - S/I Glass package, 4 rows of tile approx 6 ft above finished floor on all 3 walls - horizontal Note:AS PER ELEVATION/SKETCH	



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32 0 21Nov23	1 - Primary Ensuite: Shower wall tile - S/I Level 2 12x24 tile - stacked horizontal Note:AS PER ELEVATION/SKETCH		
33 0 21Nov23	1 - Primary Ensuite: Tub wall Listello - S/I Glass package, 4 rows of tile above 4x16 Note:AS PER ELEVATION/SKETCH		
34 0 18Mar24	1 - Kitchen: Backsplash - S/I Level A 2.5x10 tile in brick horizontal pattern Note:		
35 0 18Mar24	1 - Main Bathroom: Wall tile - S/I Std 4x16 tile in brick pattern - horizontal Note:		

Doors and Windows

36 0 01Sep23	1 - Add 3 windows to basement (2) 48x48 and (2) 55x30 to basement as per plan Note:Total of (5) basement windows		
37 0 01Sep23	1 - Kitchen window relocated as per plan - centered on sink wall Note:		
38 0 05Sep23	1 - Delete (1) std front door and replace with 2 sidelites (clear glass) on either side of single door Note:		

Electrical

39 0 21Nov23	1 - Basement Mech Space: S/I (1) Std Electrical Outlet as per plan Note:		
40 0 21Nov23	1 - Basement Mech Space: S/I (1) Std GFI Electrical Outlet next to utility sink as per plan Note:		
41 0 21Nov23	1 - Basement Office: S/I (1) Std Electrical Outlet approx 1 ft from wall as per plan Note:		
42 0 21Nov23	1 - Basement Rec Room: S/I (1) Std Electrical Outlet @ 42" Above finished floor as per plan Note:		
43 0 21Nov23	1 - Basement Service Area: S/I (1) Separate Circuit Outlet as per plan Note:		
44 0 21Nov23	1 - Basement: Relocate (2) std light fixtures as per plan Note:		
45 0 21Nov23	1 - Basement: Relocate switches as per plan Note:		
46 0 21Nov23	1 - Basement: S/I (1) Additional ceiling light fixture as per plan (on existing switch) Note:		
47 0 21Nov23	1 - Bedroom #2: Relocate std switches as per plan Note:		



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48 0 21Nov23	1 - Bedroom #2: S/I (1) Std Electrical Outlet as per plan Note:		
49 0 21Nov23	1 - Dining Room: Relocate (1) std light fixture as per plan Note:		
50 0 21Nov23	1 - Dining Room: Relocate std switches as per plan Note:		
51 0 21Nov23	1 - Family Room: Relcoate (1) std outlet w/ switch as per plan Note:		
52 0 21Nov23	1 - Family Room: S/I Non-Straight Conduit at Fireplace for Future TV w/ (1) std electrical outlet @ 80 inches above finished floor, terminated to the right of the fireplace next to std electrical outlet Note:		
53 0 21Nov23	1 - Foyer: Relocate std switches as per plan Note:		
54 0 21Nov23	1 - Garage: Relocate std switches as per plan Note:		
55 0 21Nov23	1 - Garage: S/I (3) Std WP ELectrical Outlets as per plan Note:		
56 0 21Nov23	1 - Home has (3) std CAT6 Data outlets - Relcoate (1) from dining room to basement office, shift (1) in bedroom #2 as per plan, and relocate (1) from primary bedroom to half wall in kitchen Note:		
57 0 21Nov23	1 - Kitchen Island: Relocate (1) std electrical outlet to half wall as per plan Note:		
58 0 21Nov23	1 - Kitchen Island: S/I (3) Standard light fixtures above island (On New Switch) located as per plan Note:		
59 0 21Nov23	1 - Kitchen: U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) above sink Note:		
60 0 21Nov23	1 - Laundry Room: Relocate std switches as per plan Note:		
61 0 21Nov23	1 - Laundry Room: S/I (1) Std GFI Electrical Outlet as per plan Note:		
62 0 21Nov23	1 - Main Hall Nook: S/I (1) HALO Slim 4" LED Potlight (Connected to New Switch) Note:		
63 0 21Nov23	1 - Main Hall Nook: S/I (1) Std Electrical Outlet Note:		
64 0 21Nov23	1 - Main Hall: Relocate (1) std light fixture as per plan Note:		



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65 0 21Nov23	1 - Primary Bedroom: S/I (2) Std Electrical Outlet approx 2ft from walls as per plan Note:	
66 0 21Nov23	1 - S/I a Gas BBQ Line - located as per plan Note:	
67 0 21Nov23	1 - S/I a Gas Dryer Line - First Floor w/ 110 v outlet Note:	
68 0 21Nov23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad (x2) Note:	
69 0 13Mar24	1 - Garage: S/I (1) 3-way switch as per plan and change std switch to 3-way Note:	

Fireplace

70 0 21Nov23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
71 0 21Nov23	1 - S/I Fireplace Blower to Std Fireplace Only Note:	

Granite

72 0 21Nov23	1 - Basement Bathroom: S/I Level A Hanstone quartz in lieu of std laminate (NO 4" backsplash) Note:	
73 0 21Nov23	1 - Kitchen: S/I Level C Silestone quartz Note:	
74 0 21Nov23	1 - Main Bathroom: S/I Level B Silestone quartz in lieu of std laminate (NO 4" backsplash) Note:	
75 0 21Nov23	1 - Primary Ensuite: S/I Level C Hanstone quartz in lieu of std laminate (NO 4" backsplash) Note:	

Hardwood

76 0 21Nov23	1 - S/I Toryls Level B LVT in main hall, dining room, family room, kitchen, bedroom #2, basement office Note:	
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Miscellaneous

77 0 01Sep23	1 - 1-Piece Rough-In (Future ulyity Sink) Note:As per B-1	
78 0 01Sep23	1 - Bump Std Fireplace into the Room Approx 8 inches. Bump to be 5ft 6 inches Wide and goes to approx 12ft ceiling Note:	
79 0 01Sep23	1 - Delete (1) std door in primary ensuite, and remove wall between vanity and toilet Note:	



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80 0 01Sep23	1 - Delete std door and wall to linen closet to create alcove, add bulkhead to drop ceiling to std door height - main hall as per plan Note:	
81 0 01Sep23	1 - Delete std door to laundry and frame to accommodate 34" opening Note:	
82 0 01Sep23	1 - Entrance to laundry room to be 34" wide to accommodate furture barn door Note:	
83 0 01Sep23	1 - Finished basement w/ 2 bedrooms, rec room 1 office and finished 3 piece bathroom - std finishes Note:	
84 0 01Sep23	1 - Optional Upgrade - 3rd Car Garage Bay - (Subject to Engineering Approval and Site Conditons). Note:As per B-1	
85 0 01Sep23	1 - Optional Upgrade - Basement Plumbing Rough-In- 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:As per B-1	
86 0 01Sep23	1 - S/I (1) 42"h x 8ft long high wall with 6" ledge beside kitchen island c/w MDF cap - as per plan Note:	
87 0 01Sep23	1 - S/I (2) full height wall approx 26" in kitchen/dining and family room - as per plan Note:	
88 0 21Nov23	1 - Bedroom #4: Relocate window to be centered in room Note:	
89 0 21Nov23	1 - Delete std bathroom accessories (toilet paper holder and towel bar) from all bathrooms Note:	
90 0 21Nov23	1 - Flip orientation of garage door opening Note:	

Paint

91 0 21Nov23	1 - Upgrade (1) Paint Colour Throughout – Dulux Diamond Matt (Designer Grey - 50YY 63/041) Note:	
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Plumbing

92 0 01Sep23	1 - Delete std freestanding tub in primary ensuite, S/I soaker tub with tiled deck, face and 20" above tub on walls - std tile Note:	
93 0 01Sep23	1 - Delete Std Tub and S/I a 3x5 Acrylic Base - Basement bathroom NoteSHOWER DOORS TO BE SELECTED IN FINAL APPOINTMENT - PRICED SEPERATELY	
94 0 01Sep23	1 - S/I Laundry Tub in Basement c/w Waltec Faucet - located as per plan Note:	
95 0 01Sep23	1 - U/G Std 3x4 Shower and Door to a 3x4 Acrylic Base With Tiled Walls - Primary ensuite NoteSHOWER DOORS TO BE SELECTED IN FINAL APPOINTMENT - PRICED SEPERATELY	



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96 0 21Nov23	1 - Basement Bathroom: U/G to Delta Stryke 35776-BLMPU-DST Black Basin Faucet Note:	
97 0 21Nov23	1 - Basement Bathroom: U/G to Delta Stryke T14276-BL Black Shower Faucet Note:	
98 0 21Nov23	1 - Basement Bathroom: Upgrade to Maax Halo sliding shower door for 3x5 alcove installation (Matte Black) Note:	
99 0 21Nov23	1 - Kitchen: U/G Faucet to Trinsic 9159-AR-DST Artic Stainless Note:	
100 0 21Nov23	1 - Laundry Room: U/G sink to Bristol B1205 top mount single bowl Note:	
101 0 21Nov23	1 - Laundry Room: Upgrade std faucet to Delta Trinsic 9959-AR -DST (Artic Stainless) Note:	
102 0 21Nov23	1 - Primary Ensuite: Shower Door - Upgrade to Maax Halo sliding shower door for 3x4 alcove installation (Brushed Nickel) Note:	
103 0 21Nov23	1 - Primary Ensuite: U/G to Delta Stryke 35776-CZMPU-DST Champagne Bronze Basin Faucet Note:	
104 0 21Nov23	1 - Primary Ensuite: U/G to Delta Stryke T14276-SS Stainless Steel Shower Faucet Note:	
105 0 21Nov23	1 - Primary Ensuite: U/G to Delta Stryke T2776-SS Stainless Steel Roman Tub Faucet Note:	

Trim

106 0 21Nov23	1 - Bedroom #2: Redesign closet as per elevation sketch Note:	
107 0 21Nov23	1 - Foyer/Hall: Redesign closet as per elevation sketch Note:	
108 0 21Nov23	1 - Laundry Room Broom Closet: Redesign as per elevation sketch Note:	
109 0 21Nov23	1 - Laundry Room Coat/storage closet: Redesign as per elevation sketch Note:	
110 0 21Nov23	1 - Primary Bedroom: Redesign closet as per elevation sketch, one wall with std shelf and (1) rod, other wall as per elevation Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay - (Subject to Engineering Approval and Site Conditions). Note:	
2A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In- 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:	
3A Offer Worksheet	1-Piece Rough-In (Future utility Sink) Note:	
4A 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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