



REVISED 2-APR-2024  
KITCHEN WINDOW REVISED  
SEE HIGHLIGHTED

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: DON AYOTTE and CATHY AYOTTE TEL:

LOT / PHASE 141 / 4	STREET 127 Frank Fisher Crescent	HOUSE TYPE SPRINGFIELD ELEV C 3 BED WITH SUNROOM	CLOSING DATE 06-Feb-25
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 01Apr24	1 - Kitchen: Accommodate for Slide-in Range Note:	
2 0 01Apr24	1 - Kitchen: Add 4 sets of pot/pan drwr - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
3 0 01Apr24	1 - Kitchen: Add a back panel to island to accommodate extension Note:	
4 0 01Apr24	1 - Kitchen: Add crown moulding to top of upper cabinets - shaker style 3" Note:	
5 0 01Apr24	1 - Kitchen: Add Fly-Over Shelf (double thick) - installed between upper Note:	
6 0 01Apr24	1 - Kitchen: Add thick panels on sides of island (2 total) Note:	
7 0 01Apr24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan + 3" space each side (Hood fan upgrade by builder) Note:	
8 0 01Apr24	1 - Kitchen: Extend island approximately 36" Note:	
9 0 01Apr24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
10 0 01Apr24	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
11 0 01Apr24	1 - Kitchen: Replace upper and lower cabinet next to fridge with 24"d. pantry Note:	
12 0 01Apr24	1 - Kitchen: Upgrade drawers to soft close (12 drawers) Note:	
13 0 01Apr24	1 - Kitchen: Upgrade hinges to soft close (23 doors) Note:	

Carpet

14 0 01Apr24	1 - S/I Level 1 carpet in lieu of std on basement stairs, master bedroom, and bedroom #2 Note:	
15 0 01Apr24	1 - S/I Level 2 visco pro 9lb carpet underpad in lieu of std on basement stairs, primary bedroom and bedroom #2 Note:	

Ceramic



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16 0 01Apr24	1 - Foyer: Floor Tile - S/I Level A 12x24 tile staggered vertical from front door Note:	
17 0 01Apr24	1 - Kitchen: Wall tile - S/I std level 4x8 tile staggered horizontal - continued to bottom of fly over shelf Note:	
18 0 01Apr24	1 - Laundry room: Floor Tile - S/I Level A 12x24 tile staggered vertical from garage door Note:	
19 0 01Apr24	1 - Main Bathroom: Floor Tile - S/I Level A 12x24 tile staggered horizontal from door Note:	
20 0 01Apr24	1 - Main Bathroom: Wall tile - S/I std level 4x16 tile staggered horizontal Note:	
21 0 01Apr24	1 - Primary Ensuite Niche: S/I 12x24 tile Note:	
22 0 01Apr24	1 - Primary ensuite: Floor Tile - S/I Level A 12x24 tile staggered vertical from door Note:	
23 0 01Apr24	1 - Primary ensuite: Wall tile - S/I std level 4x16 tile staggered horizontal Note:	

Doors and Windows

24 0 01Apr24	1 - Kitchen: Increase Kitchen window from 40x30 to 40x40 Note:	
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Electrical

25 0 30Jan24	1 - Garage: S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
26 0 01Apr24	1 - Bedroom #2: S/I (1) Std Electrical Outlet @ std outlet height approx 18" from door as per plan Note:	
27 0 01Apr24	1 - Dining room: Delete (1) std switch, U/G Std Switch to a Dimmer Switch Note:	
28 0 01Apr24	1 - Kitchen: Relocate std light box above sink to wall above window, delete std fixture and S/I capped light approx 10" above window trim Note:	
29 0 01Apr24	1 - Kitchen: S/I (3) Capped Light Outlet – in Ceiling above island (On New Dimmer Switch) Note:	
30 0 01Apr24	1 - Kitchen: U/G Std Hood Fan to SCB31930 Stainless Steel - 300 CFM c/w 6in Duct Note:	
31 0 01Apr24	1 - Kitchen: U/G Std Switch to a Dimmer Switch - All Pot lights Note:	



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32 0 01Apr24	1 - Living Room: Delete std light in center of room, S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) approx 36" from each surrounding walls as per plan Note:	
33 0 01Apr24	1 - Living room: S/I Non-Straight Conduit at Fireplace for Future TV and (1) std Electrical Outlet @ 60" above finished floor, terminated in basement ceiling below Note:	
34 0 01Apr24	1 - Main Bathroom: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
35 0 01Apr24	1 - Main Hall: S/I (1) Std Electrical Outlet @ std height centered between laundry room door and foyer closet wall as per plan Note:	
36 0 01Apr24	1 - Main Hall: U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) as per plan Note:	
37 0 01Apr24	1 - Primary Bedroom: S/I (2) Std Electrical Outlet @ std height, approx 28 inches away from surrounding walls as per plan Note:	
38 0 01Apr24	1 - Primary ensuite: S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
39 0 01Apr24	1 - Primary Ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
40 0 01Apr24	1 - Staircase: U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:	
41 0 01Apr24	1 - Laundry Room: S/I (1) Capped Light Outlet – on Wall for Future Sconce (On New Switch) approx 72" above finished floor and switch approx 46" A.F.F to bottom of switch as per plan Note:	

Fireplace

42 0 01Apr24	1 - Delete standard mantle Note:	
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Granite

43 0 01Apr24	1 - Accommodate for Slide-in Range Note:	
44 0 01Apr24	1 - Laundry Room: S/I Hanstone Level A Quartz in lieu of std laminate (includes 4" backsplash) Note:	
45 0 01Apr24	1 - Main Bathroom: S/I Hanstone Level A Quartz in lieu of std laminate (includes 4" backsplash and (1) standard undermount sink) Note:	

Hardwood



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46 0 01Apr24	1 - S/I Twelve Oaks (std level) hardwood in living/dining/main hall, sunroom, kitchen and bedroom #3 Note:	

Heating and Air Conditioning

47 0 30Jan24	1 - S/I Air Conditioner GSXN3 13.4 SEER2 2.0 TON AC Note:	
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Miscellaneous

48 0 30Jan24	1 - Delete standard french doors to sunroom Note:	
49 0 30Jan24	1 - Living room: Bump Std Fireplace into the Room Approx 8 inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling Note:	
50 0 30Jan24	1 - Optional Upgrade - Basement Plumbing Rough-In -3-Piece Rough-In (Future Sink, Tub, Toilet) Note:	
51 0 30Jan24	1 - Optional Upgrade #1 - Alternate Primary Ensuite #1 (Removes Soaker tub and Increases Shower to 60x36 Note:As per B-1	
52 0 30Jan24	1 - Primary Ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:	
53 0 01Apr24	1 - Delete std bathroom accessories in all bathrooms (toilet paper holder and towel bar) Note:	
54 0 01Apr24	1 - Primary Ensuite: S/I (2) 12x12 shower niches (cannot be on an exterior wall, see detail sheet for install) One above the other, approx 6inches apart Note:	

Paint

55 0 30Jan24	1 - S/I Flat Ceilings throughout Note:As per std spec	
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Plumbing

56 0 30Jan24	1 - Kitchen Island: S/I Rough in Bar Sink (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) Note:	
57 0 30Jan24	1 - Primary Ensuite: U/G Std 3x5 Shower Door to Halo Sliding Door (Chrome Handle and No Hinges) Note:	
58 0 30Jan24	1 - S/I Fridge Water Line Note:As per Std spec	
59 0 01Apr24	1 - Kitchen island: Add Bristol B1614 Bar Sink to Rough In Note:	



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60 0 01Apr24	1 - Kitchen island: Add Faucet to Bar Rough In Delta Trinsic 9959-DST (chrome) Note:	
61 0 01Apr24	1 - Laundry Room: U/G std sink to Bristol B1206 Undermount single bowl laundry sink Note:	
62 0 01Apr24	1 - Main Bathroom: U/G to Delta Portage 571LF Chrome Basin Faucet Note:	
63 0 01Apr24	1 - Main Bathroom: U/G to Delta Portage T14471 Chrome Tub/Shower Faucet Note:	
64 0 01Apr24	1 - Primary Ensuite: U/G to Delta Portage 571LF Chrome Basin Faucet (2) Note:	
65 0 01Apr24	1 - Primary ensuite: U/G to Delta Portage T14271 Chrome Shower Faucet Note:	
66 0 01Apr24	1 - U/G Std Kitchen Sink to Double Bowl Undermount Stainless Sink B1927 Note:	

Railings

67 0 01Apr24	1 - Delete std cap from posts Note:	
68 0 01Apr24	1 - U/G to Metal spindles (black, all plain - TL-12-40) in lieu of standard Oak Modern Note:	

Trim

69 0 30Jan24	1 - U/G all interior doors to 96" high (includes closets) Note:	
70 0 30Jan24	1 - Upgrade interior doors to Level 2: Shaker 5 panel (includes closet doors) Note:	
71 0 01Apr24	1 - Foyer: Upgraded Closet Doors to swing in lieu of bypass Note:	
72 0 01Apr24	1 - U/G std handle to lever Matte Black (Vega) - Throughout includes basement Note:	

1A Offer Worksheet	Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:	
2A Offer Worksheet	\$25,000 Decor Centre Bonus - Purchaser can choose up to \$25,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	



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