



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: Diane Paulette Tchoupa Ngassa TEL:

LOT / PHASE 146 / 4	STREET 169 Frank Fisher Crescent	HOUSE TYPE NEWINGTON ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 18Aug23	1 - Increase height of vanty to Kitchen height - 36"h - powder room Note:	
2 0 18Aug23	1 - Increase height of vanty to Kitchen height - 36"h - inlaw ensuite Note:	
3 0 18Aug23	1 - Upgrade to soft close hinges - standard layout (X3) - Main bathroom Note:	
4 0 18Aug23	1 - Upgrade to soft close drawers - standard layout (X3) - Main bathroom Note:	
5 0 18Aug23	1 - Increase height of vanty to Kitchen height - 36"h - Main bathroom Note:	
6 0 18Aug23	1 - 1 extra soft close drwr - Main bathroom Note:	
7 0 18Aug23	1 - Replace 2 door vanity with full width false drawer front + 2 drawers on one side (sink remains in middle) - Bedroom #4 ensuite Note:	
8 0 18Aug23	1 - Upgrade to soft close hinges - modified layout (X1) - Bedroom #4 ensuite Note:	
9 0 18Aug23	1 - Upgrade to soft close drawers - (if drawers added) (X2) - bedroom #4 ensuite Note:	
10 0 18Aug23	1 - Increase height of vanty to Kitchen height - 36"h - bedroom #4 ensuite Note:	
11 0 18Aug23	1 - 1 extra soft close drwr - bedroom #4 ensuite Note:	
12 0 18Aug23	1 - Replace 2 door vanity with full width false drawer front + 2 drawers on one side (sink base on right) - Primary ensuite Note:	
13 0 18Aug23	1 - Add false drwr fron to sink base on left - Primary ensuite Note:	
14 0 18Aug23	1 - Upgrade to soft close hinges - modified layout (X3) - Primary ensuite Note:	
15 0 18Aug23	1 - Upgrade to soft close drawers - modified layout (X5) - Primary ensuite Note:	
16 0 18Aug23	1 - Increase height of vanty to Kitchen height - 36"h - Primary ensuite Note:	



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17 0 18Aug23	1 - 2 extra soft close drwrs - Primary ensuite Note:		
18 0 18Aug23	1 - Upgrade all lower Kitchen cabinets + island to line 3 Note:		
19 0 18Aug23	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:		
20 0 18Aug23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Panel to ceiling + 1" moulding + Ceiling Crown Note:		
21 0 18Aug23	1 - Add light valance below upper cabinets - 2"h plain recessed - painted MDF - to accommodate under cabinet lighting (lights and electrical by builder) Note:		
22 0 18Aug23	1 - Accommodate for Built-in Wall oven & MW - replace standard base & Upper with tall cabinet with cut-out for MW & Wal oven. NEED APPLIANCE Note:		
23 0 18Aug23	1 - Accommodate for built-in cook top (add base cabinet to range space) NEED APPLIANCE SPECS Note:		
24 0 18Aug23	1 - Move cooktop location to create equal cabinets each side Note:		
25 0 18Aug23	1 - Add 3 additonal sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) - 1 each side of cooktop, & 1 right of fridge Note:		
26 0 18Aug23	1 - Add 4 top drawers -1 each side of cooktop & 2 in Butler's pantry - Single width Note:		
27 0 18Aug23	1 - Add pull-out oil & spice rack (right of of cooktop) RICHELIEU WEBKIT1214726 Note:		
28 0 18Aug23	1 - Add pull-out rack for tray & food wrap storage (left of cooktop) RICHELIEU 447BCSC9C Note:		
29 0 18Aug23	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:		
30 0 18Aug23	1 - Increase fridge/freezer space to 54"w & add additonal 24"d. upper cabinet. Note:		
31 0 18Aug23	1 - Add 4 glass doors to upper cabinet - 2 in Butler's Pantry & 2 right of fridge - plain frame with clear glass insert (white interior) Note:		
32 0 18Aug23	1 - 3 Matching interiors for glass door cabinets (if doors are NOT white) Note:		



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33 0 18Aug23	1 - Replace middle upper cabinet in Butlers Pantry with 2 floating shelves and 1 Fly-over shelf at top Note:		
34 0 18Aug23	1 - Island - Replace standard bank of 4 drawers with 1 door & pull-out recycle centre - BERENSON QPAM15228C C/W 2 LIDS Note:		
35 0 18Aug23	1 - Island - Add top drawer above recycle center Note:		
36 0 18Aug23	1 - Upgrade all drawers in kitchen to soft close - modified layout (16 drawers) Note:		
37 0 18Aug23	1 - Upgrade all hinges in kitchen to soft close - modified Layout (16 doors) Note:		
38 0 18Aug23	1 - Upgrade all handles in kitchen to D series edge pulls Note:		
39 0 18Aug23	1 - Butler's Pantry - delete 24" of base cabinets to make space for 24" wine fridge Note:		
40 0 18Aug23	1 - Add one top false drawer + 2 pot/pan drawer below sink (will need to be modified for plumbing) Note:		
41 0 18Aug23	1 - Upgrade all upper cabients to line 4 Note:		
42 0 18Aug23	1 - Replace upper for standard hood fan with Custom Hood for built-in fan insert. Plain box design - 39"w X 39"d X 21"d c/w removeable bottom recessed up 3". (fan insert by builder) Installed tight to ceiling with ceiling crown. Single upper Note:		
43 0 18Aug23	1 - Supply & Install custom doormatch panels to front of Fridge & Freezer as per specs provided. Appliance Handles NOT included. (Jennair 30" panel ready fridge JBRFR30IGX, 24" panel ready freezer JBRFR24IGX NoteIncludes service appointmnet after closing when appliances are on site.		
44 0 18Aug23	1 - Supply & Install custom doormatch panels to front of Dishwasher - Jennair panel ready DW - JDPSS245LX as per specs provided) Appliance handles NOT included NoteIncludes service appointmnet after closing when appliances are on site. Homeonwer to contact Spectrum one week ahead for appointmnet.		
45 0 18Aug23	1 - Add pot/pan drwrs below cooktop - c/w one false top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:		
46 0 22Sep23	1 - Accommodate for second sink in main bathroom - standard bank of drawers relocated to middle and vanity increased to 76" Note:		
47 0 22Sep23	1 - S/I Richelieu Contemporary Metal Pull - (BP873304900) on panel ready fridge and freezer, panel ready dishwasher and warming drawer (4) total Note:		



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48 0 18Aug23	1 - S/I Level A 12x24 floor tile in foyer - stacked horizontal Note:		
49 0 18Aug23	1 - S/I Level A 12x24 floor tile in kitchen/breakfast - stacked horizontal Note:		
50 0 18Aug23	1 - S/I Level B 12x24 floor tile in Master ensuite - stacked horizontal Note:		
51 0 18Aug23	1 - S/I Level 2 12x24 wall tile in master ensuite - installed in staggered vertical pattern Note:		
52 0 18Aug23	1 - S/I Level 3 2.5x10 wall tile in kitchen in lieu of std - stacked horizontal - to be continued to bottom of insert and bottom of open shelving in butlers pantry Note:		
53 0 22May24	1 - Great Room: S/I Level A 12x24 tile on fireplace wall, and return walls floor to ceiling. Stacked vertical Note:		

Electrical

54 0 18Aug23	1 - S/I Wire for Build In Microwave 20amp 240v 3 # 12 wiring Note:		
55 0 18Aug23	1 - S/I Straight conduit for future TV w/ plug at either end, 1 plug and conduit to be at 75" A.F.F located in bonus room and end at std outlet height Note:		
56 0 18Aug23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - Living room Note:		
57 0 18Aug23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Living room Note:		
58 0 18Aug23	1 - Relocate std Stove Plug for Single Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included) Note:		
59 0 18Aug23	1 - U/G Std Hood Fan to BX21534 Stainless Steel- 550 CFM c/w 6in Duct Note:		
60 0 18Aug23	1 - S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:		
61 0 18Aug23	1 - (1) Klipsch 6.5" In-Ceiling Stereo Speaker (KLI-CS16CSM) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver - Located in bonus room NoteMaster jack and speaker wiring to be run on seperate wires all terminated in basement in wall beside electrical panel		
62 0 18Aug23	1 - (1) Klipsch 6.5" In-Ceiling Stereo Speaker (KLI-CS16CSM) - Location as shown on floor plan - Includes ceiling bracket and wiring - Does not include A/V receiver - Located in master ensuite NoteMaster jack and speaker wiring to be run on seperate wires all terminated in basement in wall beside electrical panel		
63 0 18Aug23	1 - S/I (1) 15amp Electrical Outlet for future warming drawer (std ground level) below wall oven Note:		



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64 0 18Aug23	1 - S/I (5) 4in LED Puck Light on New Switch - in kitchen located as per plan Note:		
65 0 18Aug23	1 - S/I (1) Std Electrical Outlet in kitchen for future wine fridge Note:		
66 0 24Oct24	1 - S/I - (4) std LED interior pot lights in kitchen - as per plan Noteas per standard spec		
67 0 24Oct24	1 - S/I a Gas BBQ Line - located as per plan Note:		
68 0 24Oct24	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:		
69 0 24Oct24	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
70 0 24Oct24	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - (2) Foyer Note:		
71 0 24Oct24	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - (1) Above kitchen island Note:		
72 0 24Oct24	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - (1) Dining room Note:		
73 0 24Oct24	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - (2) great room Note:		
74 0 24Oct24	1 - S/I (4) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located in bonus room as per plan Note:		
75 0 24Oct24	1 - S/I (1) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located above kitchen island as per plan Note:		
76 0 24Oct24	1 - Relcoate (2) standard light fixtures from upper hall to (1) great room and (1) above main staircase Note:		
77 0 24Oct24	1 - Home has (3) standard CAT6 data outlets - in standard locations Note:		
78 0 24Oct24	1 - S/I (2) Std Electrical Outlet in unfinished basement - located as per plan Note:		
79 0 24Oct24	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - bedroom #4 ensuite Note:		
80 0 24Oct24	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - primary ensuite Note:		



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81 0 24Oct24	1 - Relocate (1) standard light in primary ensuite as per plan Note:		
82 0 24Oct24	1 - U/G (4) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - lower hall Note:		
83 0 24Oct24	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - located in dining room as per plan Note:		
84 0 24Oct24	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - butlers pantry Note:		
85 0 24Oct24	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note:		
86 0 24Oct24	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located in primary bedroom approx 63" from the window wall and the closet wall, and approx 10" from exterior wall as per plan Note:		
87 0 24Oct24	1 - Relocate (1) standard light fixture in upper hall, S/I (2) additional stadnard lioght fixtures in upper hall as per plan Note:		
88 0 24Oct24	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New Switch) - great room Note:		
89 0 24Oct24	1 - S/I (2) Black Exterior Soffit PotLight 1st Floor (Connected to Existing Switch) - located as per plan Note:		

Fireplace

90 0 24Oct24	1 - U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:		
91 0 24Oct24	1 - Delete standard mantle Note:		

Granite

92 0 18Aug23	1 - S/I Special pricing Hanstone quartz in lieu of std in Kitchen (NO 4" backsplash and (1) std undermount sink) Note:		
93 0 18Aug23	1 - S/I Level A Silestone quartz in lieu of std laminate in Main bathroom (w/ 4" backsplash and (1) std undermount sink) Note:		
94 0 18Aug23	1 - S/I Level A Silestone quartz in lieu of std laminate in Ensuite #2 (w/ 4" backsplash and (1) std undermount sink) Note:		
95 0 18Aug23	1 - S/I Level A Silestone quartz in lieu of std laminate in bedroom #4 ensuite (w/ 4" backsplash and (1) std undermount sink) Note:		



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96 0 18Aug23	1 - S/I Level B Hanstone quartz in lieu of std laminate in master ensuite (w/ 4" backsplash and (2) std undermount sink) Note:		
97 0 18Oct24	1 - Powder Room: U/G to Silestone Level A+ Quartz in lieu of std laminate (includes 4" backsplash) Note:		

Hardwood

98 0 24Oct24	1 - S/I - Twelve oaks prefinished engineered hardwood (std colours) in lieu of std carpet in bedroom #2 Note:		
99 0 24Oct24	1 - S/I - Torlys LVT in lieu of standard carpet in bonus room/upper hall, master bedroom, bedroom #3 and bedroom #4 Note:		
100 0 24Oct24	1 - S/I - Twelve oaks pre-finished engineered hardwood (std colours) in Main Hall, Great room, Living room, dining room Note:		

Miscellaneous

101 0 18Aug23	1 - Relocate std closet in bedroom #4, S/I additional closet in bonus room, bedroom #4 door to be relocated Note:		
102 0 24Oct24	1 - S/I (1) additional door to primary bedroom Note:		
103 0 24Oct24	1 - Main bathroom redesign: Relocate (1) standard door to bonus room from upper hall, vanity relocated Note:		
104 0 24Oct24	1 - S/I - 6'w sliding patio door in lieu of standard windows in inlaw/bedrom #2 with french railing, (1) exterior light and switch, steps not included Note:		
105 0 24Oct24	1 - S/I - Fridge water line Note:As per standard spec		
106 0 24Oct24	1 - Flat ceilings in lieu of stipple - throughout Note:As per standard spec		
107 0 24Oct24	1 - S/I - By-pass sliding closet doors throughout Note:As per standard spec		
108 0 24Oct24	1 - Optional upgrade - basement plumbing rough-in (subject to site conditions and availability for your chosen model) 3-piece rough-in (future tub, sink and toilet) Note:As per B-1		
109 0 24Oct24	1 - Optional upgrade - garage man door (subject to site conditions and availability for your chosen model) Note:As per B-1		
110 0 24Oct24	1 - Purchasers are part of the enercare program Note:As per schedule Z		



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111 0 24Oct24	1 - Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft6inch Wide and goes to approx 18ft ceiling Note:		
112 0 24Oct24	1 - U/G Std 3x3 Shower to a Ceramic Tiled Shower Enclosure w/ 3x3 Acrylic Base Standard Swing Door Remains. - bedroom #4 ensuite Note:		
113 0 24Oct24	1 - S/I (2) Arched doorways (1) between butlers pantry and dining room, (1) between butlers pantry and kitchen Note:		
114 0 24Oct24	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		

Plumbing

115 0 18Aug23	1 - U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Bedroom #4 ensuite and main bathroom Note:		
116 0 18Aug23	1 - U/G Std 3x4 Shower and Door to a 3x5 Acrylic Base and Maax Halo Sliding Doors (Black Handle and Hinges) in lieu of Standard 3x4 Shower Stall Note:		
117 0 18Aug23	1 - U/G Std Kitchen Sink to a Single Undermount Granite B342 White Note:		
118 0 18Aug23	1 - U/G Kitchen Faucet to Stryke 9176-BL-PR-DST Black Note:		
119 0 18Aug23	1 - U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink - powder room, main bathroom, master ensuite (2), ensuite #2 and bedroom #4 ensuite Note:		
120 0 18Aug23	1 - U/G to Delta Portage 571LF-LPU Chrome Basin Faucet - Ensuite #2 Note:		
121 0 18Aug23	1 - U/G to Delta Portage T14471 Chrome Tub/Shower Faucet - Ensuite #2 Note:		
122 0 18Aug23	1 - U/G to Delta Kitano 563LF Chrome Basin Faucet - Bedroom #4 ensuite Note:		
123 0 18Aug23	1 - U/G to Delta Galeon 571-BLLPU-DST Black Basin Faucet - master ensuite Note:		
124 0 18Aug23	1 - U/G to Delta Galeon T4771-BL Black Roman Tub Faucet/Handheld - Master ensuite Note:		
125 0 18Aug23	1 - U/G to Delta Galeon T14272-BL Black Shower Faucet with handheld 55085-BL and diverter Note:		
126 0 22Sep23	1 - U/G to Delta Kitano 563LF Chrome Basin Faucet - Main bathroom (2) Note:		



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127 0 22Sep23	1 - U/G to Delta Kitano T14463 Chrome shower faucet with 50560-PR and Diverter trim with 55085 Handshower - Main bathroom Note:		
128 0 22Sep23	1 - U/G Shower Faucet to Monitor 14 DF-KIT23-PBS-WS Chrome - Bedroom #4 ensuite Note:		
129 0 22Sep23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Main Bathroom Note:		
130 0 24Oct24	1 - S/I Maax Jazz 66x36 Freestanding Tub in lieu of Standard Maax Sax 60x32 in Ensuite Note:		
131 0 24Oct24	1 - U/G toilet to Avenal Toilet 4771NWU with soft close lid - Primary ensuite Note:		

Railings

132 0 24Oct24	1 - S/I - Metal spindles (burnt penny, patterned) in lieu of standard Oak Modern Note:		
133 0 24Oct24	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:		

Stairs

134 0 24Oct24	1 - Upgrade main Staircase to Oak Note:		
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Trim

135 0 24Oct24	1 - U/G std handle to lever Wells Satin Nickel - throughout (20) Note:		
136 0 24Oct24	1 - U/G Maderna Exterior Handle to Fjord (Satin Chrome) Note:		
137 0 24Oct24	1 - U/G to Level 1, 4 inch Baseboards x 2-1/2 inch casings in lieu of standard throughout (CT#14) Note:		

1A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:		
2A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:		
3A 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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