



REVISED 15JULY2025  
SEE COUNTERTOPS

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Neil Sullivan and Cindy Sullivan

TEL:

LOT / PHASE 127 / 4	STREET 132 Frank Fisher Crescent	HOUSE TYPE OAKSIDE ELEV C 2 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 02Apr24	1 - Basement bathroom: Modfiy vanity cabinet to include 1 full width false top drwr + 2 drwrs (as per sketch) Note:	
2 0 02Apr24	1 - Upgrade Kitchen cabinets to Line 3 Note:	
3 0 02Apr24	1 - Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter. With light valance: 39"h uppers installed at 20" above counter) Note:	
4 0 02Apr24	1 - Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 95"h) Panel to ceiling + 1" moulding + Ceiling Crown Note:	
5 0 02Apr24	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:Height of Upper cabinets reduced by 3" to accomodate valance - wood veneer or painted MDF Note:	
6 0 02Apr24	1 - Kitchen: Add 3 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) - Island Note:	
7 0 02Apr24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
8 0 02Apr24	1 - Kitchen: Add tall filler between fridge panel & wall (to allow door to open fully and retail built-in look) Notedue to fridge height of 72"h. fridge upper shortened by 3" and 2" valance added to create a 73"h space	
9 0 02Apr24	1 - Kitchen: Replace upper and base cabinet with tall cabinet to accommodate built-in Microwave Note:	
10 0 02Apr24	1 - Kitchen: Replace 2 doors of built in MW cabinet with 2 drawers @ 15"H Note:	
11 0 02Apr24	1 - Basement Bathroom: Add vanity & laminate countertop - approx. 36"w Note:	
12 0 02Apr24	1 - Upgrade Laundry room cabinets to line 3 Note:	
13 0 02Apr24	1 - Kitchen: Accommodate for slide in range Note:	
14 0 02Apr24	1 - Kitchen: Add top drawer above base door and pull out below - single width - right of range Note:	
15 0 02Apr24	1 - Kitchen: Add 2 pull outs to cabinet left of DW Note:	
16 0 02Apr24	1 - Kitchen: Add 2 pull outs to cabinet right of bank of drawers Note:	



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17 0 02Apr24	1 - Kitchen: Upgrade all drawers in kitchen to soft close - (X12) Note:	
18 0 02Apr24	1 - Kitchen: Upgrade pull-outs to soft cose (X6) Note:	
19 0 02Apr24	1 - Kitchen: Upgrade all hinges in kitchen to soft close - (X20) Note:	

Carpet

20 0 02Apr24	1 - S/I Level 2 viscopro 9lb carpet underpad in lieu of std in basement rec area, basement stairs and bedroom #3 Note:	
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Central Vacuum

21 0 26Mar24	1 - Supply and install vacuum canister c/w accessory kit (CanaVac CV687 / 35CW360KIT) Cannister located in basement mech space as per plan Note:	
22 0 26Mar24	1 - Kitchen: S/I (1) White Vac pan under sink Note:	
23 0 02Apr24	1 - Central Vac to service Finished Basement and Main Floor Note:	

Ceramic

24 0 26Mar24	1 - Primary Ensuite: S/I a 12x12 shower niche (bump-out drywall to accommodate) Note:	
25 0 02Apr24	1 - Foyer: Floor tile - S/I Level A 12x24 tile staggered vertical from front door Note:	
26 0 02Apr24	1 - Kitchen: Floor tile - S/I Level A 12x24 tile staggered vertical from back patio door Note:	
27 0 02Apr24	1 - Laundry Room: Floor tile - S/I Level A 12x24 tile staggered vertical from door Note:	
28 0 02Apr24	1 - Main bathroom: Floor tile - S/I Level A 12x24 tile staggered vertical from door Note:	
29 0 02Apr24	1 - Primary ensuite: Floor tile - S/I Level A 12x24 tile staggered vertical from door Note:	
30 0 02Apr24	1 - Basement bathroom: Floor tile - S/I Level A 12x24 tile staggered vertical from door Note:	
31 0 02Apr24	1 - Primary ensuite: Wall tile - S/I Level A 12x24 tile stacked horizontal Note:	



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32 0 02Apr24	1 - Primary ensuite: Wall tile - S/I Level A 12x24 tile in shower niche - stacked horizontal Note:		
33 0 02Apr24	1 - Kitchen: Wall tile - S/I Level A 2.5x10 tile brick horizontal Note:		
34 0 02Apr24	1 - Basement bathroom: Wall tile - S/I Level A 8x24 tile stacked horizontal Note:		
35 0 02Apr24	1 - Basement Bathroom: Wall tile - S/I Level A 8x24 tile in shower niche - stacked horizontal Note:		
36 0 02Apr24	1 - Basement Bathroom: S/I a 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:		
37 0 02Apr24	1 - Main Bathroom: Wall tile - S/I Standard 4x16 tile staggered horizontal Note:		

Doors and Windows

38 0 26Mar24	1 - Basement: Optional additional window W-3 (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model Note:		
39 0 26Mar24	1 - Relocate std window from family room to dining room as per plan Note:		
40 0 26Mar24	1 - Basement: S/I (1) Additional window located as per plan - size TBD by architecture Note:		
41 0 26Mar24	1 - Primary Bedroom: Delete (1) std window and S/I (2) 36x68 operable windows (approved by architecture) Note:		
42 0 02Apr24	1 - Change direction of opening for specific windows as per exterior elevation plans Note:		

Electrical

43 0 26Mar24	1 - Basement: Additional capped gas line for future fireplace - located as per plan Note:		
44 0 26Mar24	1 - S/I a 1/2" Gas BBQ Line - located as per plan Note:		
45 0 26Mar24	1 - Additional gas line approx 2 ft from hydro meter for future generator Note:		
46 0 02Apr24	1 - Garage: S/I (2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:		



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47 0 02Apr24	1 - Family room: S/I Straight Conduit for Future TV @ 48" A.F.F w/ (1) std electrical outlet, terminated below at std outlet height next to CAT6 (centered on wall) Note:		
48 0 02Apr24	1 - Family room: S/I Capped Light Outlet – in Ceiling and Reinforce Light Outlet for Ceiling Fan c/w 3 wires (connected to New switch) Note:		
49 0 02Apr24	1 - Kitchen island: S/I (2) Capped Light Outlet – in Ceiling (On New Switch) Note:		
50 0 02Apr24	1 - Primary bedroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (Connected to Existing Switch) Note:		
51 0 02Apr24	1 - Solarium: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (Connected to Existing Switch) Note:		
52 0 02Apr24	1 - Main Bathroom: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
53 0 02Apr24	1 - Bedroom #2: Relocate std switch as per plan Note:		
54 0 02Apr24	1 - Family room: Relocate std fireplace switch as per plan Note:		
55 0 02Apr24	1 - Family room: S/I (2) HALO Slim 4" LED Potlight (Connected to New Switch) Note:		
56 0 02Apr24	1 - Family room: S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch), switched outlet deleted Note:		
57 0 02Apr24	1 - Family room: S/I (2) Capped Light Outlet - on Wall for Future Sconce (On New Switch) located as per plan, approx 5ft 6inches A.F.F Note:		
58 0 02Apr24	1 - Primary ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
59 0 02Apr24	1 - Primary bedroom: S/I (2) Std Electrical Outlet at standard height and approx 1ft from surrounding walls Note:		
60 0 02Apr24	1 - Kitchen: S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:		
61 0 02Apr24	1 - Relocate (1) std CAT6 from primary bedroom to bedroom #3 Note:		
62 0 02Apr24	1 - Basement bathroom: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		



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63 0 02Apr24	1 - Basement mechanical area: S/I Separate Circuit Outlet for future fridge/freezer as per plan Note:		
64 0 02Apr24	1 - Basement rec area: Relocate and U/G (4) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch), S/I (8) additional HALO Slim 4" LED Potlight (Connected to Existing Switch + add one additional switch near back patio door) Note:		
65 0 02Apr24	1 - Kitchen: U/G Std Hood Fan to CY917R30SS Stainless Steel- 300 CFM c/w 6in Duct Note:		
66 0 02Apr24	1 - Kitchen: S/I (4) 4in LED Puck Light on New Switch in upper cabinets as per plan Note:		
67 0 02Apr24	1 - Garage: S/I Additional switch connected to standard lights as per plan Note:		
68 0 02Apr24	1 - Kitchen: Wire for Build In Microwave 20amp 240v 3 # 12 wiring Note:		
69 0 02Apr24	1 - Dining Room: Relocate standard CAT6 as per plan Note:		
70 0 02Apr24	1 - Garage: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (Connected to New Switch) Note:		
71 0 02Apr24	1 - Primary Bedroom: S/I (1) CAT6 and (1) Std Electrical outlet @ std height as per plan Note:		
72 0 02Apr24	1 - Basement Rec Area: S/I (1) CAT6 and (1) Std Electrical outlet @ std height as per plan Note:		
73 0 02Apr24	1 - Main Bathroom: Relocate (1) ceiling fixture and U/G to Halo Slim 4 LED Potlight (on existing switch) Note:		
74 0 02Apr24	1 - Primary Ensuite: Relocate (1) std fixture, U/G to Halo Slim 4 LED Potlight Note:		
75 0 02Apr24	1 - All CAT6 wiring to terminate to specified location in basement Note:		
76 0 02Apr24	1 - Bedroom #2: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (Connected to Existing Switch) Note:		
77 0 02Apr24	1 - Basement: S/I 1 1/4" PVC conduit from basement mechanical area to interior of garage Note:		
78 0 02Apr24	1 - Basement: S/I (3) CAT6 Wiring for future security camera - running from basement mechanical area in ceiling to front exterior and rear exterior as per plan- capped Note:		



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79 0 02Apr24	1 - U/G Main Gas supply line to 1 1/2" Note:		

Fireplace

80 0 26Mar24	1 - U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in from bottom of glass to Finished Floor (crystal display) Note:	
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Granite

81 0 02Apr24	1 - Kitchen: Accommodate for slide-in range Note:	
82 0 24Jun25	1 - DELETE** Kitchen - S/I Level B Hanstone quartz Note:	
83 0 24Jun25	1 - Kitchen - S/I Level C Hanstone Quartz NoteIf possible, ensure no seams in countertop	
84 0 16Jul25	1 - Laundry Room - S/I Level C Hanstone Quartz in lieu of standard laminate (Includes 4inch Backsplash) Note:	
85 0 16Jul25	1 - Main Bathroom - S/I Level B Hanstone Quartz in lieu of standard laminate (Includes 4inch Backsplash) Note:	
86 0 16Jul25	1 - Basement Bathroom - S/I Level B Silestone Quartz in lieu of standard laminate (Includes 4inch Backsplash) Note:	
87 0 16Jul25	1 - Primary Ensuite - S/I Level B Hanstone quartz in lieu of standard laminate (Includes 4inch Backsplash) Note:	

Hardwood

88 0 02Apr24	1 - S/I Torlys Level C LVT in main hall, solarium, dining room, family room, primary bedroom and bedroom #2 Note:	
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Miscellaneous

89 0 26Mar24	1 - Basement: Delete std door to unfinished storage space in basement for future barn door, opening to be 36" wide Note:	
90 0 26Mar24	1 - Main bathroom redesign: Shrink closet in bedroom #2, relocate toilet, and bathtub and S/I (1) approx 24x48 window as per plan Note:	
91 0 26Mar24	1 - Master ensuite redesign: Relocate toilet, shower and vanity. Reframe laundry room to accommodate larger closet and add (1) swing door to closet - as per plan Note:	
92 0 26Mar24	1 - Seperate kitchen appointment with spectrum kitchens Note:	



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93 0 26Mar24	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet)(Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1			
94 0 26Mar24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1			
95 0 26Mar24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons. Not available for all lots) Note:As per B-1			
96 0 26Mar24	1 - Optional Upgrade #1 - Alternate Primary Ensuite Note:As per B-1			
97 0 26Mar24	1 - Optional Upgrade - Solarium (as per plan) - includes Standard Finishes (Subject to Engineering Approval and Site Conditons) Note:As per B-1			
98 0 26Mar24	1 - Finished Basement with Bedroom*. All Std Finishes Note:			
99 0 26Mar24	1 - Finished Basement Bathroom with Std Finishes (must have purchased rough in) Note:			
100 0 26Mar24	1 - Primary Ensuite: door to swing inwards towards shower Note:			
101 0 02Apr24	1 - DELETE** Seperate kitchen appointment with spectrum kitchens Note:			
102 0 02Apr24	1 - Family room: S/I Plywood behind wall @ 48" A.F.F for future wall mounted TV (centered on wall) Note:			
103 0 02Apr24	1 - Delete std bathroom accessories in all bathrooms (toilet paper holder and towel bar) Note:			
104 0 02Apr24	1 - Basement: S/I Closet with bypass doors, standard shelf and rod Note:			
105 0 02Apr24	1 - Exterior: S/I (1) Additional hose bib as per plan Note:			
106 0 02Apr24	1 - Primary ensuite: S/I Backing as per code for future grab bars - see sketches Note:			
107 0 02Apr24	1 - Basement Bathroom: S/I Backing as per code for future grab bars - see sketches Note:			

Paint

108 0 26Mar24	1 - S/I Flat ceilings throughout Note:As per new spec	
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Plumbing

109 0 26Mar24	1 - S/I Fridge water line Note:As per new spec	
110 0 26Mar24	1 - Main Bathroom: Upgrade Std Tub to Maax Exhibit 6032 Soaker Tub Note:	
111 0 26Mar24	1 - Basement Bathroom: Delete Std Tub and S/I a 3x5 Acrylic Base NoteSHOWER DOORS SELECTED IN FINAL APPOINTMENT	
112 0 26Mar24	1 - Basement: S/I Laundry Tub c/w Waltec Faucet (includes plumbing) - located in basement mech space as per plan Note:	
113 0 02Apr24	1 - Basement bathroom: U/G Std Shower Door to Halo Sliding Door (Black Handle and No Hinges) Note:	
114 0 02Apr24	1 - Primary ensuite: U/G Std Shower Door to Halo Sliding Door (Black Handle and No Hinges) Note:	
115 0 02Apr24	1 - Laundry room: U/G Faucet to 9959-BL-DST (Matte Black) - Overflow/drain to match Note:	
116 0 02Apr24	1 - U/G Kitchen Faucet to Keele 940LF-BL Black - Overflow/drain to match Note:	
117 0 02Apr24	1 - Primary ensuite: U/G to Delta Portage 571LF-BL-LPU Black Basin Faucet (1) - Overflow/drain to match Note:	
118 0 02Apr24	1 - Main bathroom: U/G to Delta Portage 571LF-BL-LPU Black Basin Faucet (1) - Overflow/drain to match Note:	
119 0 02Apr24	1 - Basement bathroom: U/G to Delta Portage 571LF-BL-LPU Black Basin Faucet (1) - Overflow/drain to match Note:	
120 0 02Apr24	1 - Primary ensuite: U/G to Delta Portage T14271-BL Black Shower Faucet - Drain to be chrome Note:	
121 0 02Apr24	1 - Basement bathroom: U/G to Delta Portage T14271-BL Black Shower Faucet - Drain to be chrome Note:	
122 0 02Apr24	1 - Main Bathroom: U/G to Delta Portage T14471-BL Black Tub/Shower Faucet - Overflow/drain to match Note:	
123 0 02Apr24	1 - Primary ensuite: U/G to Delta Portage T3771-BL Black Roman Tub Faucet w/Handheld - Overflow/drain to match Note:	
124 0 02Apr24	1 - U/G Std Kitchen Sink to Double Bowl Undermount Stainless Sink B1927 Note:	



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INV#	QTY	EXTRA / CHANGE				
1A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet)(Subject to Site Conditions and Availability for your Chosen Model) 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 - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) Note:					
4A Offer Worksheet	Optional Upgrade #1 - Alternate Primary Ensuite Note:					
5A Offer Worksheet	Optional Upgrade - Solarium (as per plan) - includes Standard Finishes (Subject to Engineering Approval and Site Conditions) 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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