



REVISED 22FEB2024

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Sukhpreet Singh Bhandal and Banila Bhandal

TEL:

LOT / PHASE 118 / 4	STREET 168 Frank Fisher Crescent	HOUSE TYPE BIRCHWOOD ELEV C 4 BED LOFT	CLOSING DATE 02-Nov-23
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 28Jun23	1 - Add (1) pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet)- located as per plan Note:	
2 0 28Jun23	1 - Add (3) top drawer above base door - (price per drawer) (2) Double width (24"w - 39"w), (1) Single width (9"w-21"w) Note:	
3 0 28Jun23	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) melamine (to go with melamine or thermofoil doors) Note:	
4 0 28Jun23	1 - Delete Std upper above range to accomodate chimney hoodfan and leave 3" each side Note:	
5 0 28Jun23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) with Opt 1 - Plain panel to ceiling + flat moulding (if needed) Note:	
6 0 28Jun23	1 - Increase Height of Vanity to 36"h (Kitchen Height) per Cabinet Line 1 & 2 - Main bathroom Note:	
7 0 28Jun23	1 - Increase Height of Vanity to 36"h (Kitchen Height) per Cabinet Line 1 & 2 - Main bathroom #2 Note:	
8 0 28Jun23	1 - Increase Height of Vanity to 36"h (Kitchen Height) per Cabinet Line 1 & 2 - Primary ensuite Note:	
9 0 06Sep23	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter) Note:	

Carpet

10 0 28Jun23	1 - U/G to Level 2 (9lb) carpet underpad in lieu of standard - throughout Note:	
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Ceramic

11 0 30Mar23	1 - UG to tile base in main bathroom shower - Std 2"x2" tiles Note:	
12 0 30Mar23	1 - UG to tile base in master ensuite shower - Std 2"x2" tiles Note:	
13 0 28Jun23	1 - S/I - Level 2 1.9x1.7 ceramic wall tile for kitchen backsplash - staggered horizontal, continued behind chimney hood to ceiling Note:	
14 0 28Jun23	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in foyer - stacked horizontal from side to side of house Note:	
15 0 28Jun23	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in kitchen - stacked horizontal from side to side of house Note:	



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16 0 28Jun23	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in laundry/mudroom - stacked horizontal from side to side of house Note:		
17 0 28Jun23	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in primary ensuite - stacked vertical from front to back of house Note:		
18 0 22Feb24	1 - Main Bathroom Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:		
19 0 22Feb24	1 - Main Bathroom Shower Wall Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked vertical Note:		

Electrical

20 0 30Mar23	1 - Home has (3) standard CAT6 data outlets - (1) relocated from master bedroom to office/den Note:		
21 0 30Mar23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - located in great room Note:Accommodate for cathedral ceililing		
22 0 30Mar23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - above kitchen island Note:		
23 0 30Mar23	1 - S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:		
24 0 30Mar23	1 - S/I Non-Straight Conduit at Fireplace for Future TV in great room at 84" A.F.F Note:		
25 0 30Mar23	1 - S/I Std Electrical Outlet in great room above fireplace @ 84" A.F.F Note:		
26 0 28Jun23	1 - Delete std undercabinet hood - U/G Std Hood Fan to SCB31630M Matte Black-300 CFM c/w 6in Duct Note:		
27 0 28Jun23	1 - S/I (1) Dals Puck Light @ 4000k colour temperature on New Switch (white) - located in kitchen as per plan Note:		
28 0 28Jun23	1 - S/I (4) standard pot lights in kitchen located as per plan Note:New standard spec		
29 0 28Jun23	1 - Upgrade colour temperature of (4) Std kitchen pot lights to 4000k value in lieu of 3000k Note:		
30 0 12Oct23	1 - ** NOTE: No kitchen hoodfan to be installed. Client will be providing and installing their own hoodfan after closing. Note:		

Fireplace



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31 0 30Mar23	1 - U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised to be centered between floor and fireplace mante approx 24" A.F.F to bottom of glass NoteClients are aware that fireplace will be installed to meet clearances, may not be exactly centered between mantle and floor	

Granite

32 0 28Jun23	1 - S/I - Hanstone Level A Quartz in lieu of standard in Main Bathroom (includes 4" backsplash and (1) standard undermount sink) Note:	
33 0 28Jun23	1 - S/I - Hanstone Level A+ quartz in lieu of standard in Primary Ensuite (includes 4" backsplash and (1) standard undermount sink) Note:	
34 0 28Jun23	1 - S/I - Hanstone Level B quartz in lieu of standard in kitchen Note:	
35 0 28Jun23	1 - U/G Std Kitchen Sink to a Double Undermount Granite B301 Pearl Black Note:	

Hardwood

36 0 30Mar23	1 - S/I - STD colours- Twelve oaks pre-finsihed engineered hardwood in lieu of std carpet in bedroom #2, master bedroom and office Note:	
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Miscellaneous

37 0 30Mar23	1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo Shower Door with Chrome Trim - Main bathroom Note:	
38 0 30Mar23	1 - Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model) 3-Piece Rough-In (Future Sink, Tub, Toilet) NoteAs per B-1	
39 0 30Mar23	1 - Optional Upgrade #2 -Addition of Kitchen Pantry NoteAs per B-1	
40 0 30Mar23	1 - Purchasers are part of the enercare program NoteAs per schedule Z	
41 0 30Mar23	1 - Relocate study/office doors to center of room Note:	
42 0 30Mar23	1 - S/I - (1) Additional STD door to office - both centered in middle of room Note:	
43 0 30Mar23	1 - U/G Std 3x4 Shower and Door to a 3x4 Acrylic Base With Tiled Walls Maax Halo Sliding Doors (chrome handle and hinges) - Mster ensuite Note:	

Paint

44 0 28Jun23	1 - S/I - Flat ceilings throughout NoteNew standard spec	
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Plumbing

45 0 30Mar23	1 - Keep std tub filler in upgraded shower in main bathroom Note:	
46 0 28Jun23	1 - S/I - Fridge water line NoteNew standard spec	
47 0 28Jun23	1 - U/G (2) Std Basin Sink to B606 Rectangular Undermount Bathroom Sink - Primary ensuite, main bathroom Note:	

Trim

48 0 28Jun23	1 - S/I - Bypass sliding closet doors throughout NoteNew standard spec	
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 #2 -Addition of Kitchen Pantry Note:	
3A  Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	

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