



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Shivjot Kaur Baidwan and Jagmeet Singh Randhawa TEL:

LOT / PHASE 138 / 4	STREET 115 Frank Fisher Crescent	HOUSE TYPE NEWINGTON ELEV M 5 BED	CLOSING DATE 01-Feb-24
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 02Apr24	1 - Butler's Pantry - add 2 top drwrs - single width - one each side of Bar fridge Note:	
2 0 02Apr24	1 - Butler's Pantry - Delete base cabinet to make space for 24" Bar Fridge in middle. Note:	
3 0 02Apr24	1 - Butler's Pantry - Delete middle upper cabinet and replace with 2 floating shelves - 1.25" thick X 27"w X 11"d. Note:	
4 0 02Apr24	1 - Kitchen: Add 1 top drawer next to fridge Note:	
5 0 02Apr24	1 - Kitchen: Add 2 sets pot/pan drwrs - one each side of cooktop/range - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
6 0 02Apr24	1 - Kitchen: Add 2 top drawers - one each side of cooktop/range Double width (30"w) Note:	
7 0 02Apr24	1 - Kitchen: Add crown moulding to top of upper cabinets shaker style 3" Note:	
8 0 02Apr24	1 - Kitchen: Add glass doors to upper cabinets - plain frame with clear glass Butlers Pantry X 2 (white interiors) Note:	
9 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:	
10 0 02Apr24	1 - Kitchen: Delete upper cabinet above range to accommodate 36" Chimney Hood with approx. 4.75" space each side. Note: range space increased to accommodate 36"w range Note:	
11 0 02Apr24	1 - Kitchen: Fridge space moved to right against wall and increased to 42"w X 84"h. 4" tall filler added between right panel and wall. Upper and base cabinets moved to left reduced to 33"w. Note:	
12 0 02Apr24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 2 side panels Note:	
13 0 02Apr24	1 - Kitchen: Increase height of uppers to reach 96" (39"h uppers installed at 18" above counter) Note:	
14 0 02Apr24	1 - Kitchen: Island - Replace bank of 4 drawers with single door + top drawer + recycle center- next to sink BERENSON QPAM15228C C/W 2 LIDS Note:	
15 0 02Apr24	1 - Kitchen: Island- increase depth by approx. 12" - pull back panel approx. 12" creating a void space and add 2 side panels to close the gaps. Note:	
16 0 02Apr24	1 - Kitchen: Re-design cabinets on fridge wall to accommodate fridge freezer combo Note:	



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17 0 02Apr24	1 - Kitchen: Replace Standard MW cabinet with regular 2 door upper cabinet Note:	
18 0 02Apr24	1 - Kitchen: Upgrade cabinets to line 3 Note:	
19 0 02Apr24	1 - Kitchen: Upgrade drawers to soft close - RANGE WALL AND FRIDGE WALL ONLY (X9) (does not include drawers on island & Butler's Pantry) Note:	
20 0 02Apr24	1 - Primary ensuite: Upgrade cabinets to line 3 Note:	

Ceramic

21 0 02Apr24	1 - Bedroom #4 ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal Note:	
22 0 02Apr24	1 - Kitchen + Butlers Pantry Backsplash - Wall tile S/I Level C 2.5x8 tile (entire kitchen + up and behind chimney hood wall to ceiling + behind floating shelves to ceiling) horizontal staggered pattern Note:	
23 0 02Apr24	1 - Powder Room: Floor tile - S/I Level A 13x13 tile stacked Note:	
24 0 02Apr24	1 - Primary Ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal Note:	
25 0 02Apr24	1 - Primary Ensuite: Wall tile - S/I Level A 12x24 tile stacked vertical Note:	

Doors and Windows

26 0 02Apr24	1 - S/I (1) additional basement window as per plan - location and size to be confirmed with architecture based on grading/foundation Note:	
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Electrical

27 0 02Apr24	1 - (4) standard LED 4" pot lights in kitchen as per plan Note:As per new standard spec	
28 0 02Apr24	1 - S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) - located above kitchen island Note:	
29 0 02Apr24	1 - S/I (2) Additional Capped Light Outlet – on Wall for Future Sconce in dining room (On New Switch) 63 inches A.F.F and 16 inches from both ends of walls as per plan NoteNo switches to be located on this wall - to be relocated to opposite wall in dining room	
30 0 02Apr24	1 - S/I (2) Additional Capped Light Outlet – on Wall for Future Sconce in upper hall (On New Switch) 63 inches A.F.F and 27 inches from both ends of walls as per plan NoteNo switches to be located on this wall - to be relocated to another wall in upper hall	



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31 0 02Apr24	1 - S/I (4) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) - located as per plan Note:	
32 0 02Apr24	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New Switch) - great room as per plan Note:	
33 0 02Apr24	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on existing switch - bedroom #4 ensuite Note:	
34 0 02Apr24	1 - S/I a 1/2inch Gas Stove Line w/ 110 v outlet Note:	
35 0 02Apr24	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in great room @ 75" A.F.F Note:	
36 0 02Apr24	1 - Dining Room: Reinforce Existing Light Outlet for Future Heavier fixture Note:	
37 0 02Apr24	1 - Garage: Conduit for future EV charger located as per plan Note:	
38 0 02Apr24	1 - Garage: S/I (x2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
39 0 02Apr24	1 - Great Room: Reinforce Existing Light Outlet for Future Heavier fixture Note:	
40 0 02Apr24	1 - Great Room: S/I - (1) Capped light outlet - in ceiling (on New switch) Note:	
41 0 02Apr24	1 - Kitchen Butlers Pantry: S/I (1) Deticated Electrical outlet for future wine/bar fridge Note:	
42 0 02Apr24	1 - Kitchen Walk-in Pantry: S/I (1) Std Electrical outlet as per plan Note:	
43 0 02Apr24	1 - Kitchen: S/I (7) 4in LED Puck Light on New Switch located as per plan Note:	
44 0 02Apr24	1 - Kitchen: U/G Std Hood Fan to SCB51436 Stainless Steel- 550 CFM c/w 6in Duct Note:	
45 0 02Apr24	1 - Primary Bedroom: Reinforced Existing Light Outlet for Future Heavier Fixture Note:	
46 0 02Apr24	1 - Primary Ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
47 0 02Apr24	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	



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48 0 02Apr24	1 - S/I Make-up air System for Kitchen Hood Fan Above 300CFM up to 600CFM Note:	

Granite

49 0 02Apr24	1 - Bedroom #2 ensuite (in-law): S/I Hanstone level A+ quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink B608) Note:	
50 0 02Apr24	1 - Bedroom #4 ensuite: S/I Hanstone level A quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink B608) Note:	
51 0 02Apr24	1 - Kitchen: S/I Silestone Level A quartz (includes island extention) Note:	
52 0 02Apr24	1 - Kitchen: U/G Std Kitchen Sink to a Single Undermount Granite B317 Pearl Black Note:	
53 0 02Apr24	1 - Main bathroom (Jack&Jill): S/I Hanstone level A quartz in lieu of std laminate (Includes 4" Backsplash and (2) Standard Undermount Sink B608) Note:	
54 0 02Apr24	1 - Powder Room: S/I Hanstone level A quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
55 0 02Apr24	1 - Primary Ensuite: S/I Hanstone level A+ quartz in lieu of std laminate (Includes 4" Backsplash and (2) Standard Undermount Sink B608) Note:	

Hardwood

56 0 02Apr24	1 - Foyer: Extend hardwood into foyer in lieu of std tile as per plan Note: Refer to revised cut lines on drawings	
57 0 02Apr24	1 - S/I Twelve oaks (std colors) engineered hardwood in lieu of std flooring in upper hall, kitchen and bedroom #2 Note:	
58 0 02Apr24	1 - S/I Twelve oaks (std colors) engineered hardwood in office, lower hall, dining room and great room Noteas per std spec	

Miscellaneous

59 0 01Dec23	1 - Late Change Fee - Structural Item Note:	
60 0 01Dec23	1 - S/I - 9ft basement foundation pour Note: Added back during the design center process	
61 0 02Apr24	1 - Bump Std Fireplace into the Room Approx 10inches. Bump to be 6ft Wide and goes to approx 18ft ceiling Note:	



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62 0 02Apr24	1 - By-pass closet doors throughout Note:As per new standard spec		
63 0 02Apr24	1 - DELETE** Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1		
64 0 02Apr24	1 - DELETE** Optional Upgrade #5-Accessible Ensuite (In-Law Suite) (Ensuite Configured for Barrier Free Access) Note:		
65 0 02Apr24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions) Note:As per B-1		
66 0 02Apr24	1 - Optional Upgrade - 9 Foot Second Floor Option Note:		
67 0 02Apr24	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) Note:As per B-1		
68 0 02Apr24	1 - Optional upgrade - Second floor laundry (Version 2) with 5th bedroom configuration Note:		
69 0 02Apr24	1 - Optional Upgrade #1 - Second floor plan with 5th bedroom and jack & jill bathroom Note:As per B-1		
70 0 02Apr24	1 - Optional Upgrade #6- Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 foot Wide, Steps as per Grade) Note:As per B-1		
71 0 02Apr24	1 - Purchasers are part of the enercare program Note:As per schedule Z		
72 0 02Apr24	1 - Redesign: Shift inlaw ensuite down towards garage wall to increase size of inlaw bedroom, already relocated laundry to second floor, window to be relocated Note:		
73 0 02Apr24	1 - Relocate staircase on optional deck as per plan, with approx 45" left on side closest to stairs Note:		
74 0 02Apr24	1 - U/G Std 3x3 Shower to a Ceramic Tiled Shower Enclosure w/ 3x3 Acrylic Base Standard Swing Door Remains. - bedroom #4 ensuite Note:		
75 0 02Apr24	1 - U/G Std 3x4 Shower to a 3x4 Acrylic Base, 2 Ceramic Walls and Option 4 Custom Glass Shower Door with Return Wall to ceiling. Chrome Trim - Primary ensuite Note:		
76 0 02Apr24	1 - Kitchen Walk-in Pantry: Delete std door, S/I curved arched opening in lieu Note:		
77 0 18Jul24	1 - Delete standard mirrors in all bathrooms Note:		



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Paint

78 0 02Apr24	1 - Flat ceilings in lieu of stipple - throughout Note:As per new standard spec	
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Plumbing

79 0 02Apr24	1 - S/I - Fridge water line Note:As per new standard spec	
80 0 02Apr24	1 - Bedroom #2 ensuite (in-law): U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet Note:	
81 0 02Apr24	1 - Bedroom #2 ensuite(inlaw): U/G to Delta Portage 571LF-LPU Chrome Basin Faucet Note:	
82 0 02Apr24	1 - Bedroom #4 ensuite: U/G to Delta Kitano T14263 Chrome Shower Faucet Note:	
83 0 02Apr24	1 - Bedroom #4 ensuite: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet Note:	
84 0 02Apr24	1 - Main Bathroom (Jack&Jill): U/G to Delta Portage 571LF-LPU Chrome Basin Faucet (2) Note:	
85 0 02Apr24	1 - Main Bathroom (Jack&Jill): U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet Note:	
86 0 02Apr24	1 - Powder Room: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet Note:	
87 0 02Apr24	1 - Primary Ensuite: U/G to Delta Kitano T14263 Chrome Shower Faucet NoteDoes not include handshower	
88 0 02Apr24	1 - Primary Ensuite: U/G to Delta Kitano T3763 Chrome Roman Tub Faucet/Handheld Note:	
89 0 02Apr24	1 - Primary Ensuite: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet (2) Note:	

Railings

90 0 02Apr24	1 - S/I - Metal spindles (black, all plain) in lieu of standard Oak Modern Note:	
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Stairs

91 0 02Apr24	1 - Upgrade main Staircase to Oak Note:	
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Trim



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92 0 02Apr24	1 - Upgrade std office door to 15-lite clear glass Note:	
93 0 02Apr24	1 - Kitchen walk-in Pantry: Install middle shelf @ 18 inches deep Note:	
94 0 02Apr24	1 - U/G std handle to lever Satin Nickel (Wells w/ lock) - All Interior Doors Note:	

1A Offer Worksheet	Optional Upgrade #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:	
2A Offer Worksheet	Optional Upgrade #5-Accessible Ensuite (In-Law Suite) (Ensuite Configured for Barrier Free Access) Note:	
3A Offer Worksheet	Optional Upgrade #6- Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 foot Wide, Steps as per Grade) Note:	
4A 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:	
5A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:	
6A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions) Note:	
7A 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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