



REVISED 30 AUG 2024 - PLUMBING

DCR/PHOENIX GROUP OF COMPANIES

**CONSTRUCTION SUMMARY**

**White Tail Ridge - DCR Phoenix Development Corporation**

**PURCHASERS:** Shivjot Kaur Baidwan and Jagmeet Singh Randhawa

**TEL:**

|                               |  |   |                                  |
|-------------------------------|--|---|----------------------------------|
| <b>LOT / PHASE</b><br>138 / 4 | <b>STREET</b><br>115 Frank Fisher Crescent | <b>HOUSE TYPE</b><br>NEWINGTON ELEV M 5 BED | <b>CLOSING DATE</b><br>01-Feb-24 |
|-------------------------------|--|---|----------------------------------|

|             |            |                       |
|-------------|------------|-----------------------|
| <b>INV#</b> | <b>QTY</b> | <b>EXTRA / CHANGE</b> |
|-------------|------------|-----------------------|

**Cabinetry**

|                    |  |  |
|--------------------|--|--|
| 1<br>0<br>02Apr24  | 1 - Butler's Pantry - add 2 top drwrs - single width - one each side of Bar fridge<br>Note:  |  |
| 2<br>0<br>02Apr24  | 1 - Butler's Pantry - Delete base cabinet to make space for 24" Bar Fridge in middle.<br>Note:   |  |
| 3<br>0<br>02Apr24  | 1 - Butler's Pantry - Delete middle upper cabinet and replace with 2 floating shelves - 1.25" thick X 27"w X 11"d.<br>Note:  |  |
| 4<br>0<br>02Apr24  | 1 - Kitchen: Add 1 top drawer next to fridge<br>Note:  |  |
| 5<br>0<br>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)<br>Note:  |  |
| 6<br>0<br>02Apr24  | 1 - Kitchen: Add 2 top drawers - one each side of cooktop/range Double width (30"w)<br>Note:   |  |
| 7<br>0<br>02Apr24  | 1 - Kitchen: Add crown moulding to top of upper cabinets shaker style 3"<br>Note:  |  |
| 8<br>0<br>02Apr24  | 1 - Kitchen: Add glass doors to upper cabinets - plain frame with clear glass Butlers Pantry X 2 (white interiors)<br>Note:  |  |
| 9<br>0<br>02Apr24  | 1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder)<br>Note:   |  |
| 10<br>0<br>02Apr24 | 1 - Kitchen: Delete upper cabinet above range to accommodate 36" Chimney Hood with approx. 4.75" space each side.<br>Note: range space increased to accommodate 36"w range<br>Note:                    |  |
| 11<br>0<br>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.<br>Note: |  |
| 12<br>0<br>02Apr24 | 1 - Kitchen: Increase depth of fridge upper to 24"d and add 2 side panels<br>Note:   |  |
| 13<br>0<br>02Apr24 | 1 - Kitchen: Increase height of uppers to reach 96" (39"h uppers installed at 18" above counter)<br>Note:  |  |
| 14<br>0<br>02Apr24 | 1 - Kitchen: Island - Replace bank of 4 drawers with single door + top drawer + recycle center- next to sink<br>BERENSON QPAM15228C C/W 2 LIDS<br>Note:  |  |
| 15<br>0<br>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.<br>Note:   |  |
| 16<br>0<br>02Apr24 | 1 - Kitchen: Re-design cabinets on fridge wall to accommodate fridge freezer combo<br>Note:  |  |



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

### Ceramic

|                    |   |   |  |
|--------------------|---|---|--|
| 21<br>0<br>02Apr24 | 1 | Bedroom #4 ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal<br>Note:   |  |
| 22<br>0<br>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<br>Note: |  |
| 23<br>0<br>02Apr24 | 1 | Powder Room: Floor tile - S/I Level A 13x13 tile stacked<br>Note:   |  |
| 24<br>0<br>02Apr24 | 1 | Primary Ensuite: Floor tile - S/I Level A 12x24 tile stacked horizontal<br>Note:  |  |
| 25<br>0<br>02Apr24 | 1 | Primary Ensuite: Wall tile - S/I Level A 12x24 tile stacked vertical<br>Note:   |  |

### Doors and Windows

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

### Electrical

|                    |   |   |  |
|--------------------|---|---|--|
| 27<br>0<br>02Apr24 | 1 | (4) standard LED 4" pot lights in kitchen as per plan<br>Note:As per new standard spec  |  |
| 28<br>0<br>02Apr24 | 1 | S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) - located above kitchen island<br>Note:   |  |
| 29<br>0<br>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<br>NoteNo switches to be located on this wall - to be relocated to opposite wall in dining room |  |
| 30<br>0<br>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<br>NoteNo switches to be located on this wall - to be relocated to another wall in upper hall    |  |



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



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|------|-----|----------------|
|------|-----|----------------|

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

### Granite

|                    |   |   |
|--------------------|---|---|
| 49<br>0<br>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)<br>Note: |
|--------------------|---|---|

|                    |   |   |
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| 50<br>0<br>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)<br>Note: |
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| 51<br>0<br>02Apr24 | 1 | Kitchen: S/I Silestone Level A quartz (includes island extention)<br>Note: |
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| 52<br>0<br>02Apr24 | 1 | Kitchen: U/G Std Kitchen Sink to a Single Undermount Granite B317 Pearl Black<br>Note: |
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| 53<br>0<br>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)<br>Note: |
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| 54<br>0<br>02Apr24 | 1 | Powder Room: S/I Hanstone level A quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink)<br>Note: |
|--------------------|---|---|

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| 55<br>0<br>02Apr24 | 1 | Primary Ensuite: S/I Hanstone level A+ quartz in lieu of std laminate (Includes 4" Backsplash and (2) Standard Undermount Sink B608)<br>Note: |
|--------------------|---|---|

### Hardwood

|                    |   |   |
|--------------------|---|---|
| 56<br>0<br>02Apr24 | 1 | Foyer: Extend hardwood into foyer in lieu of std tile as per plan<br>Note:<br><b>Refer to revised cut lines on drawings</b> |
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| 57<br>0<br>02Apr24 | 1 | S/I Twelve oaks (std colors) engineered hardwood in lieu of std flooring in upper hall, kitchen and bedroom #2<br>Note: |
|--------------------|---|---|

|                    |   |   |
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| 58<br>0<br>02Apr24 | 1 | S/I Twelve oaks (std colors) engineered hardwood in office, lower hall, dining room and great room<br>Note: as per std spec |
|--------------------|---|---|

### Miscellaneous

|                    |   |  |
|--------------------|---|--|
| 59<br>0<br>01Dec23 | 1 | Late Change Fee - Structural Item<br>Note: |
|--------------------|---|--|

|                    |   |   |
|--------------------|---|---|
| 60<br>0<br>01Dec23 | 1 | S/I - 9ft basement foundation pour<br>Note:<br><b>Added back during the design center process</b> |
|--------------------|---|---|

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|--------------------|---|--|
| 61<br>0<br>02Apr24 | 1 | Bump Std Fireplace into the Room Approx 10inches. Bump to be 6ft Wide and goes to approx 18ft ceiling<br>Note: |
|--------------------|---|--|



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|------|-----|----------------|--|

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

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**Paint**

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

**Plumbing**

|                    |   |  |
|--------------------|---|--|
| 79<br>0<br>02Apr24 | 1 - S/I - Fridge water line<br>Note:As per new standard spec  |  |
| 80<br>0<br>02Apr24 | 1 - Bedroom #2 ensuite (in-law): U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet<br>Note:   |  |
| 81<br>0<br>02Apr24 | 1 - Bedroom #2 ensuite(inlaw): U/G to Delta Portage 571LF-LPU Chrome Basin Faucet<br>Note:  |  |
| 82<br>0<br>02Apr24 | 1 - Bedroom #4 ensuite: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet<br>Note:   |  |
| 83<br>0<br>02Apr24 | 1 - Main Bathroom (Jack&Jill): U/G to Delta Portage 571LF-LPU Chrome Basin Faucet (2)<br>Note:  |  |
| 84<br>0<br>02Apr24 | 1 - Powder Room: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet<br>Note:  |  |
| 85<br>0<br>02Apr24 | 1 - Primary Ensuite: U/G to Delta Kitano T14263 Chrome Shower Faucet<br>NoteDoes not include handshower   |  |
| 86<br>0<br>02Apr24 | 1 - Primary Ensuite: U/G to Delta Kitano T3763 Chrome Roman Tub Faucet/Handheld<br>Note:  |  |
| 87<br>0<br>02Apr24 | 1 - Primary Ensuite: U/G to Delta Portage 571LF-LPU Chrome Basin Faucet (2)<br>Note:  |  |
| 88<br>0<br>09Aug24 | 1 - DELETE - Bedroom #4 ensuite: U/G to Delta Kitano T14263 Chrome - Shower Faucet<br>INSTALL - Bedroom #4 ensuite: U/G to Modern Angular T14467-PP - Chrome - Shower Faucet<br>Note:                     |  |
| 89<br>0<br>09Aug24 | 1 - DELETE - Main Bathroom (Jack&Jill): U/G to Delta Kitano T14463 Chrome - Tub/Shower Faucet<br>INSTALL - Main Bathroom (Jack&Jill): U/G to Modern Angular T14467-PP Chrome - Tub/Shower Faucet<br>Note: |  |

**Railings**

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

**Stairs**

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|--------------------|--|--|
| 91<br>0<br>02Apr24 | 1 - Upgrade main Staircase to Oak<br>Note: |  |
|--------------------|--|--|



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|------|-----|----------------|

**Trim**

|                          |   |  |
|--------------------------|---|--|
| 92<br>0<br>02Apr24       | <b>1 - Upgrade std office door to 15-lite clear glass</b><br>Note:  |  |
| 93<br>0<br>02Apr24       | <b>1 - Kitchen walk-in Pantry: Install middle shelf @ 18 inches deep</b><br>Note:   |  |
| 94<br>0<br>02Apr24       | <b>1 - U/G std handle to lever Satin Nickel (Wells w/ lock) - All Interior Doors</b><br>Note:   |  |
| 1A<br>Offer<br>Worksheet | <b>Optional Upgrade #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom</b><br>Note:  |  |
| 2A<br>Offer<br>Worksheet | <b>Optional Upgrade #5-Accessible Ensuite (In-Law Suite)<br/>(Ensuite Configured for Barrier Free Access)</b><br>Note:  |  |
| 3A<br>Offer<br>Worksheet | <b>Optional Upgrade #6- Covered Deck (A)<br/>(Increases Breakfast Nook Patio Slider to 8 foot Wide, Steps as per Grade)</b><br>Note:  |  |
| 4A<br>Offer<br>Worksheet | <b>Optional Upgrade - Basement Plumbing Rough-In (Subject to Site Conditions and Availability for your Chosen Model)<br/>3-Piece Rough-In (Future Sink, Tub, Toilet)</b><br>Note: |  |
| 5A<br>Offer<br>Worksheet | <b>Optional Upgrade - 9 Foot Basement Foundation Pour<br/>(Subject to Site Conditions and Availability for your Chosen Model)</b><br>Note:  |  |
| 6A<br>Offer<br>Worksheet | <b>Optional Upgrade - 3rd Car Garage Bay<br/>(Subject to Engineering Approval and Site Conditions)</b><br>Note:   |  |
| 7A<br>Offer<br>Worksheet | <b>Purchaser acknowledges that no further foundation changes or optional upgrades will be permitted once the Vendor accepts the Agreement of Purchase and Sale.</b><br>Note:      |  |

**This Document is Extremely Time Sensitive - Printed 9 Aug 24 at 10:20**