



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Paul P. Seibel and Pierrette M. Chapman TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
24 / 2	198 Antler Court	NODUS (B2) ELEV A (OPEN STAIR) 2 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 08Dec20	1 - Modify Kitchen Design - Kitchen layout to change to L-shape by adding cabinets extending past doorway to Dining Room and around the corner to connect to cabinets on fridge wall; move standard pantry to beside fridge (standard Line 2 cabinetry) Note:	
2 0 08Dec20	1 - Upgrade modified Kitchen cabinet layout to Line 4 Note:	
3 0 08Dec20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
4 0 08Dec20	1 - Add crown moulding to top of Kitchen cabinets - medium Note:	
5 0 08Dec20	1 - Add light valance below upper cabinets - 2" plain recessed - to accommodate under cabinet lighting Note:	
6 0 08Dec20	1 - Delete upper above range and leave 48"w space for 36"w chimney hood fan Note:	
7 0 08Dec20	1 - Modify standard pantry to accommodate built-in microwave; increase depth to 25"d and provide cut-out; replace standard microwave shelf with 2-door upper Note:	
8 0 08Dec20	1 - Increase depth of fridge upper to 25"d and add (1) side panel Note:	
9 0 08Dec20	1 - Add 2-door base cabinet to accommodate 36"w cook top Note:	
10 0 08Dec20	1 - Replace standard upper and base cabinet with tall cabinet to accommodate built-in double wall oven Note:	
11 0 08Dec20	1 - Add pot/pan drawers below cooktop c/w (1) false top drawer and (2) deep drawers Note:	
12 0 08Dec20	1 - Upgrade all drawers in Kitchen to soft close (x7 drawers) Note:	
13 0 08Dec20	1 - Ensuite - increase length of vanity by approx. 32" and accommodate for (2) sinks; vanity to extend total length of wall Note:	

Carpet

14 0 08Dec20	1 - S/I Level 3 carpet w/ 9mm (7lb) underpad in lieu of standard carpet/underpad in Master Bedroom (incl. walk-in closet) and Bedroom #2 Note:	
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Ceramic



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15 0 28Jul21	1 - S/I- Level B Kitchen backsplash in lieu of standard ceramic backsplash in Kitchen- tile to continue up and behind chimney hood fan Note:	

Doors and Windows

16 0 08Dec20	1 - Relocate (1) 28x48 window in Ensuite Bathroom and place over toilet; relocate (1) 48x48 window in Ensuite from rear to side as per plan Note:	
17 0 08Dec20	1 - Increase (2) rear Basement windows from 30x24 to 36x48 operable casement windows - walk-out condition NoteB-1	
18 0 08Dec20	1 - Delete patio door between Master Bedroom and rear deck, and close opening - keep exterior light fixture and connect it to the 2nd exterior deck fixture (near the breakfast area) Note:	
19 0 10May21	1 - Increase (1) side Basement window from 56x24 to 56x36 - walk-out condition NoteB-1	

Electrical

20 0 08Dec20	2 - S/I Cooktop and wall oven wiring Note:	
21 0 08Dec20	1 - S/I (1) Additional standard vanity light fixture above 2nd sink in Ensuite Note:	
22 0 08Dec20	1 - S/I (1) Additional 15 AMP GFI plug at 2nd sink in Ensuite Note:	
23 0 08Dec20	1 - S/I (4) 4" Interior white potlights in Kitchen (HALO Slim LED) - connected to separate switch Note:	
24 0 08Dec20	1 - S/I (6) 4" Interior white potlights in Great Room (HALO Slim LED) - connected to separate dimmer switch Note:	
25 0 08Dec20	1 - S/I (1) 4" Interior white potlight in Ensuite shower (HALO Slim LED) - connected to separate switch Note:	
26 0 08Dec20	1 - S/I (1) Additional SAN-A1010-6 black exterior light fixture at front door - connected to existing switch Note:	
27 0 08Dec20	1 - S/I (6) 4" Exterior white potlights in soffit (HALO Slim LED) - connected to separate switch Note:	
28 0 08Dec20	1 - Reinforce existing light outlet in Dining Room for heavier fixture Note:	
29 0 08Dec20	1 - S/I (5) LED puck lights under Kitchen cabinets - connected to (1) switch Note:	



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30 0 08Dec20	3 - Add light outlet and electrical junction box to existing vanity light bars - (1) Main Bathroom, (2) Ensuite Note:	
31 0 08Dec20	1 - S/I (1) A16013-11 three light brushed nickel vanity light fixture in lieu of standard chrome vanity light fixture in Main Bathroom Note:	
32 0 08Dec20	2 - S/I (2) A16012-11 two light brushed nickel vanity light fixtures in lieu of standard chrome vanity light fixtures in Ensuite Note:	

Fireplace

33 0 08Dec20	1 - Raise fireplace 12" above finished floor Note:	
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Granite

34 0 08Dec20	1 - Additional standard level granite countertop needed for Kitchen re-design Note:	
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HEATING AND AIR CONDITIONING

35 7,726 08Dec20	1 - Air Conditioner - Goodman 13 Seer R410A GSX13018 (1.5 Ton) Note:	
36 7,737 08Dec20	1 - Humidifier - General Air 1042 Flow Through Note:	

Miscellaneous

37 0 08Dec20	1 - Close opening between Kitchen and Dining Room to accommodate cabinet re-design Note:Additional Kitchen countertop to be priced separately	
38 0 08Dec20	1 - S/I SYNT36SS300 Faber SYNTHESIS 36" - 300 cfm Chimney Hood Fan in lieu of Standard Hood Fan in Kitchen Note:	
39 0 08Dec20	1 - S/I Flat ceilings in lieu of stippled ceilings throughout Note:	

Plumbing

40 0 08Dec20	1 - S/I (1) Additional standard lavatory sink and faucet in Ensuite Note:Extended vanity priced separately	
41 0 08Dec20	1 - S/I (1) Delta Essa 9113-AR-DST Arctic Stainless Faucet in lieu of Standard in Kitchen Note:	
42 0 08Dec20	3 - S/I (3) Delta Lahara 2538-SSMPU-DST stainless two-handle lavatory faucet in lieu of standard - (1) Main Bathroom, (2) Ensuite Note:	



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43 0 08Dec20	1 - S/I (1) Delta T14238-SS stainless shower trim in lieu of standard in Ensuite Note:		
44 0 08Dec20	1 - S/I (1) Delta T14438-SS stainless tub/shower trim in lieu of standard in Main Bathroom Note:		
45 0 08Dec20	2 - S/I (2) Contrac Cila (4710BOXU) right-height elongated toilets in lieu of standard - (1) Main Bathroom, (1) Ensuite Note:		
46 31,961 08Dec20	1 - S/I Water line for fridge Note:		
47 0 08Dec20	1 - Delete standard soaker tub and shower in Ensuite - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (brushed nickel finish); relocate toilet as per plan Note:		
48 0 08Dec20	1 - S/I 3-Piece plumbing rough-in in Basement for future Bathroom Note:		

Trim

49 0 08Dec20	1 - Delete standard mirrors in Main Bathroom and Ensuite Note:		
50 0 08Dec20	1 - Delete standard towel bars and toilet paper holders in Main and Ensuite Bathrooms Note:		
51 0 08Dec20	1 - S/I Logan 2-panel smooth interior swing doors in lieu of standard Carrara 2-panel swing doors Note:*Does not apply to front door, garage man door, patio door		

1A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
2A Offer Worksheet	*A basement window may need relocating if clients decide to include a sliding patio door in the Master bedroom Note:		
3A Offer Worksheet	Two rear windows to change to 36x48 casements. Side window will be a double 28x48 (56x48 total) with one fixed window and one casement. Installation of patio slider in the basement with proposed location under the large window at the rear of the Breakf Note:		

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