



Delete\*\* products discontinued  
and reselection required - laminate  
floors + kitchen countertop

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Sidikat Fashola and Ryan Caldwell TEL:

LOT / PHASE 20 / 2	STREET 180 Antler Court	HOUSE TYPE CHEASAPEAKE (508) ELEV A 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 29Jul21	1 - Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper and shorten upper above range Note:	
2 0 29Jul21	1 - Add 3 extra top drawers -Buffet wall Note:	
3 0 29Jul21	1 - Add crown moulding to top of upper cabinets- shaker style 3" Note:	
4 0 29Jul21	1 - Add false top drwr to sink cabinet Note:	
5 0 29Jul21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) NoteNote: uppers reduced by 3" to accommodate	
6 0 29Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
7 0 29Jul21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
8 0 29Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
9 0 29Jul21	1 - Master ensuite - replace make-up drawers with 2 top drwrs + 2 doors and add 2 false top drawers to each sink cabinet Note:	
10 0 29Jul21	1 - Move fridge approx. 12" and insert Pantry/ Broom cabinet Note:	
11 0 29Jul21	1 - Move range space approx. 12" Note:	
12 0 29Jul21	1 - Upgrade all drawers in kitchen to soft close (X 10 drwrs) Note:	
13 0 29Jul21	1 - Upgrade kitchen cabinets to Line 3 Note:	

Carpet

14 0 29Jul21	1 - S/I Level 2 carpet underpad- ViscoProII- in lieu of standard- Basement stairs and Basement Note:	
15 0 29Jul21	1 - S/I Level 2 carpet underpad- ViscoProII- in lieu of standard- Main stairs, upper hall, master bedroom, bedroom 2, bedroom 3, bedroom 4 Note:	

Central Vacuum



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16 0 09Mar21	1 - S/I (1) vac outlet in basement, includes rough-in & finishing wall plate- as per plan Note:		
17 0 09Mar21	1 - S/I (1) vac outlet in Main floor, includes rough-in & finishing wall plate- as per plan Note:		
18 0 09Mar21	1 - S/I (1) vac outlet in Second Floor, includes rough-in & finishing wall plate- as per plan Note:		

Ceramic

19 0 29Jul21	1 - S/I Level A wall tile (size 2.5x10) in lieu of standard backsplash- staggered horizontal pattern- Kitchen Note:**Up to underside of hoodfan**	
20 0 29Jul21	1 - S/I Level B wall tile (size 12x24) in lieu of standard bath wall tiles- Master Ensuite shower walls- installed vertical staggered Note:	
21 0 29Jul21	1 - S/I Standard bath wall tile (4x16) in staggered horizontal pattern- Main Bath Note:	

Electrical

22 31,990 29Jul21	1 - (1) 15 AMP soffit plug w/ switch (for holiday lights)- as per plan Note:	
23 0 29Jul21	2 - Delete (1) standard kitchen island light and S/I (2) capped light outlets for future pendant lights- connected on existing switch- as per plan Note:	
24 0 29Jul21	1 - Delete (1) standard kitchen sink light and (1) standard dinette light- S/I (9) 4" Interior LED Potlight (Halo Slim) in lieu of standard- connected on (2) exisiting switches- Kitchen and Breakfast Area Note:	
25 0 29Jul21	6 - Delete (1) standard telephone jack and (5) TV jack- S/I (6) Data jacks throughout Note:**Home has (1) tel and (6) data throughout**	
26 0 29Jul21	1 - S/I (1) recessed electrical plug above fireplace- installed @ 72"- Family Room- as per plan Note:	
27 0 29Jul21	1 - S/I (1) Reinforced capped light connected on new switch- Family room- as per plan Note:**Ceilings highers than 10' **	
28 0 29Jul21	1 - S/I (1) Reinforced capped light connected on new switch- Living room- as per plan Note:	
29 32,027 29Jul21	1 - S/I (5) 4 inch White exterior potlight (AFR4-0930) - connected to new switch - second floor- as per plan Note:	
30 32,043 29Jul21	1 - S/I (7) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	



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31 0 29Jul21	1 - Upgrade (2) standard light switches to 3-way- for Kitchen and Breakfast Area potlights Note:	

Fireplace

32 0 09Mar21	1 - S/I Fireplace fan kit Note:	
33 32,081 09Mar21	1 - S/I Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed)- bottom of glass installed @ 19" A.F.F- Family Room- as per plan Note:	
34 0 29Jul21	1 - S/I Stained Oak box beam mantle in lieu of standard- Family Room Note:	

Granite

35 0 29Jul21	1 - S/I Level A Radianz Quartz with 4" backsplash and (1) standard undermount sinks in lieu of standard- Powder Room Note:	
36 0 29Jul21	1 - S/I Level D Radianz Quartz with 4" backsplash and (2) standard undermount sinks in lieu of standard- Master Ensuite Note:	
37 0 08Apr22	1 - <b>DELETE** S/I Level D Radianz quartz in lieu of standard granite in kitchen</b> Note:	
38 0 08Apr22	1 - <b>S/I Level A Silestone Quartz in lieu of standard granite in kitchen</b> Note:	

Hardwood

39 0 24Jan22	1 - <b>DELETE** S/I Twelve Oaks laminate in lieu of standard carpet- Lower hall, Living Room, Dining Room, Gamily Room, Study- as per plan</b> Note:	
40 0 24Jan22	1 - <b>S/I Level A Twelve Oaks Pre-Engineered Hardwood in Dining Room- in lieu of standard</b> Note:	
41 0 24Jan22	1 - <b>S/I Level A Twelve Oaks Pre-Engineered Hardwood in family Room- in lieu of standard</b> Note:	
42 0 24Jan22	1 - <b>S/I Level A Twelve Oaks Pre-Engineered Hardwood in Living room - in lieu of standard</b> Note:	
43 0 24Jan22	1 - <b>S/I Level A Twelve Oaks Pre-Engineered Hardwood in Lower Hall - in lieu of standard</b> Note:	
44 0 24Jan22	1 - <b>S/I Level A Twelve Oaks Pre-Engineered Hardwood in Studyl - in lieu of standard</b> Note:	

HVAC



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45 32,094 09Mar21	1 - Heating and Air Conditioner - Goodman - 13 Seer R410A GSX 13048 4.0 Ton Air Conditioner Note:	

Miscellaneous

46 0 09Mar21	1 - Delete standard 3x4 shower stall and S/I 3x4 ceramic shower enclosure with acrylic base and Maax Halo shower doors (Chrome finish)- Master Ensuite- as per plan Note:	
47 0 09Mar21	1 - Delete standard columns and knee-walls and create flat arch @ approx 96" high- Living and Dining Room- as per plan Note:	
48 0 09Mar21	1 - S/I Finished basement 2-piece bathroom- c/w standard toilet and (1) American Standard Boulevard Pedestal Sink 0641400 w/ standard ceramic flooring- as per plan Note:	
49 0 09Mar21	1 - S/I Finished basement- c/w standard carpet and underpad, trim, lighting and drywall- as per plan Note:**Basement stairs finished with standard carpet and underpad**	
50 0 29Jul21	1 - Delete standard hoodfan- S/I OTR- Whirlpool- YWMH1017HS- 300 CFM- stainless steel Note:	
51 0 29Jul21	1 - S/I Smooth ceilings in lieu of standard stipple throughout- including basement Note:	

Paint

52 0 29Jul21	1 - Stain on railings, spindles, nosings, mantle (where applicable) to complement Twelve Oaks Laminate Whale Note:**Included in laminate pricing**	
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Plumbing

53 0 09Mar21	1 - S/I 2-piece rough in for future bathroom in basement- as per plan Note:As per B-1	
54 31,964 09Mar21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	

Railings

55 0 09Mar21	1 - S/I Oak nosings under spindles in Upper hall Note:	
56 0 29Jul21	1 - S/I Oak Heritage newel posts and spindles in lieu of standard Oak Colonial- main and basement stairs Note:	

Trim

57 0 09Mar21	8 - S/I 8`H interior doors in lieu of standard- (2) Foyer closet, (1) Powder Room, (1) Laundry Room, (2) Study, (1) Kitchen Pantry, (1) Basement door- as per plan Note:	
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58 0 09Mar21	1 - S/I Pair of clear glass (1-lite) french doors in lieu of standard- Study Note:	
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59 0 29Jul21	1 - S/I Level 2 interior doors- Logan 2-panel smooth- in lieu of standard- throughout Note:**Includes in basement**	
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1A Offer Worksheet	2 Piece Rough-in *future toilet and sink Note:	
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2A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
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