



Revised: Tile between foyer and guest bathroom; Sept 14th, 2022

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Michele Anne Cimon and Johan Abbott Koppernaes

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
34 / 2	246 Antler Court	OAKSIDE ELEV D 4 BED WITH LOFT	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 31Aug21	1 - 2 sets Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - loctions as per plan - Line 3 Note:	
2 0 31Aug21	1 - Add 1 glass door to upper corner angled cabinet with plain frame and clear glass - Line 3 Note:	
3 0 31Aug21	1 - Add 1 vertical divider in top section of pantry/broom cabinet - Line 3 Note:	
4 0 31Aug21	1 - Add 4 extra top drawers - locations as per plan - Line 3 Note:	
5 0 31Aug21	1 - Add crown moulding to top of upper cabinets - Line 3 NoteFill to ceiling with 1" moulding, furring panel & ceiling crown (12" total)	
6 0 31Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting - Line 3 NoteElectrical by others	
7 0 31Aug21	1 - create single upper cabinet each side of hoodfan & shorten by 3" to accommodate light valance - Line 3 Note:	
8 0 31Aug21	1 - Increase depth of fridge upper to 24"d and add side panel - Line 3 Note:	
9 0 31Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
10 0 31Aug21	1 - Matching interior for glass door cabinet - Line 3 Note:	
11 0 31Aug21	1 - Move fridge approx. 12" and insert tall pantry/broom cabinet - Line 3 Note:	
12 0 31Aug21	1 - Move range approx. 20" to create equal uppers each side. Note:	
13 0 31Aug21	1 - Replace std base cabinet with Base MW cabinet c/w open shelf & deep drawer below - Line 3 NoteStandard Upper MW cab changed to regular upper cabinet	
14 0 31Aug21	1 - Upgrade Kitchen Cabinetry to Line 3 Note:	

Ceramic

15 0 21Apr21	1 - Delete standard bathtub in Guest Bathroom - S/I Finish area with standard drywal, trim and ceramic - as per plan Note:	
16 0 21Apr21	1 - S/I Extend foyer tile to beginning of stairwell - as per plan Note:	



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17 0 31Aug21	1 - S/I Glass Listello - 11"x12" - installed Horizontal – (1) 6" high row – installed 9” from kitchen countertop Note:		
18 0 31Aug21	1 - S/I Glass Listello - 11"x12" - installed Horizontally – (1) 12" high row – installed 5' A.F.F in Master Ensuite Shower Walls Note:		
19 0 31Aug21	1 - Upgrade installation of tile in Kitchen Backsplash to be horizontally staggered in lieu of standard stacked Note:		
20 0 31Aug21	1 - Upgrade installation of Wall tile in Main Bathroom/loft to be horizontally staggered in lieu of standard stacked Note:		
21 0 13Sep22	1 - S/I Standard tile in lieu of LVT between foyer and guest bathroom - including the Linen closet - as per sketch Note:		

Doors and Windows

22 0 21Apr21	1 - S/I Insulated 16`x7` Garage door w/thermo windows - Elevation D Note:	
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Electrical

23 0 21Apr21	1 - Delete heavy duty receptacle for dryer in Laundry Room and relocate to Garage - as per plan Note:	
24 0 21Apr21	1 - S/I 2" PVC conduit from basement to attic, sealed at both ends Note:	
25 0 21Apr21	1 - S/I 2" PVC conduit from basement to Garage, sealed at both ends Note:	
26 0 31Aug21	1 - Delete standard fixture in Dining Room S/I Outlet for future ceiling fan c/w 3-wires connected to existing 3-way switch in Family Room - as per plan Note:	
27 0 31Aug21	1 - S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights)- as per plan Note:	
28 0 31Aug21	1 - S/I (1) Kitchen-split plug outlet in Guest Bedroom - as per plan Note:	
29 0 31Aug21	1 - S/I (1) Kitchen-split plug outlet outlet in Bedroom #3 - as per plan Note:	
30 0 31Aug21	4 - S/I (4) 4" White interior potlights (HALO Slim LED) connected to existing 3-way switch in Dining Room - as per plan Note:	
31 0 31Aug21	1 - S/I (7) LED Puck Lights under Kitchen Upper Cabinetry C/W Outlet and Driver and one switch control - as per plan Note:	



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32 0 31Aug21	1 - S/I Exterior Wall Sonce at rear of house with fixture A7010-6 connected to existing switch - as per plan Note:		
33 0 31Aug21	4 - Upgrade (4) standard TV jacks to Cat 6 NoteTotal of (2) Tel, (4) Cat 6 (1) Cable		
34 0 31Aug21	1 - Upgrade existing outlet box to combination outlet and low voltage box - above fireplace - installed @ 80" A.F.F Notedoes not include the cost of the electrical outlet or the cable or data outlet Low voltage to be wired for Cat 6		

Granite

35 0 31Aug21	1 - S/I Level 2 Granite countertop in Master Ensuite in lieu of standard Laminate; with 4" backsplash, and (2) standard undermount sinks Note:		
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Hardwood

36 0 21Apr21	1 - S/I Torly`s LVT Flooring in lieu of Carpet in Family Room, Dining Room, Master Bedroom, Lower Hall, and Guest Bedroom Note:		
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Heating and Air Conditioning

37 0 21Apr21	1 - Goodman - 16 Seer R410A GSX 16024 2.00 Ton Air Conditioner Note:		
38 0 21Apr21	1 - S/I Gas line for future Gas Dryer Note:		
39 0 21Apr21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen. Note:		

Miscellaneous

40 0 21Apr21	1 - Accommodate for stackable washer and dryer in lieu of standard side by side in Laundry Room - as per plan Note:		
41 0 21Apr21	1 - Increase driveway length by 10` W x 20` L - to have a paved finish - as per plan Noteapplies for both Options A & B - TBC		

Paint

42 0 21Apr21	1 - Flat ceilings in lieu of stipple - throughout Note:		
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Plumbing

43 0 21Apr21	1 - S/I Fridge Water Line Note:		
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Railings



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44 0 31Aug21	1 - S/I Natural Maple Colonial rail with newel posts and spindles in lieu of standard Oak Note:	

Stairs

45 0 21Apr21	1 - S/I Maple nosing under spindles - Includes main hall and upper hall Note:	
46 0 21Apr21	1 - Upgrade Basement Staircase to Natural Maple(Maple only available in natural finish) Note:	
47 0 21Apr21	1 - Upgrade Main Staircase to Natural Maple(Maple only available in Natural finish) Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	

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