



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Bushra Islam and Sarmed Ahmed TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
49 / 3	296 Antler Court	ANNAPOLIS ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 12Sep22	1 - Accommodate for built-in cook top (add base cabinet) - Line 2 - NEED SPECS Note:	
2 0 12Sep22	1 - Accommodate for Built-in Wall oven (replace std upper and base cab with tall oven cabinet) - Line 2 - NEED SPECS NoteWall oven and MW will be seperate and requires two cuts	
3 0 12Sep22	1 - Add 1 glass door to upper corner cabinet : Opt 1 - plain frame with clear glass -white interior Note:	
4 0 12Sep22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr +2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of cooktop - Line 2 Note:	
5 0 12Sep22	1 - Add 2 x 25 inch deep fridge uppers + 2 side panels + filler material to create opening for fridge/freezer trim kit Note:	
6 0 12Sep22	1 - Delete upper above range + 6 inches each side to accommodate Chimney Style hood fan (Hood fan upgrade by builder) Line 2 Note:	
7 0 12Sep22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) -Line 2 Note:	
8 0 12Sep22	1 - Island - Increase length of island cabinets by 12" - Line 4 (extra stone by builder) Note:	
9 0 12Sep22	1 - Island - note: depth increased to 38" (Stone by builder) Note:	
10 0 12Sep22	1 - Move fridge space to wall backing dining room Note:	
11 0 12Sep22	1 - Move standard bank of 4 drwrs to left of sink Note:	
12 0 12Sep22	1 - Upgrade al hinges in kitchen to soft close (X 34 doors) Note:	
13 0 12Sep22	1 - Upgrade all drawers in kitchen to soft close (X 12 drawers) Note:	
14 0 12Sep22	1 - Upgrade island cabinets from Line 2 to Line 4 Note:	

Carpet

15 0 12Sep22	1 - Upgrade - Underpad to Level 1 - Master bedroom, bedroom 2 , bedroom 3 and bedroom 4 Note:	
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Central Vacuum



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16 0 19Apr22	1 - S/I - Central vacuum rough-in.- in basement standard location Note:	

Ceramic

17 0 12Sep22	1 - S/I - Level A - 12x24 ceramic tile - vertical staggered - master ensuite shower Note:	
18 0 12Sep22	1 - S/I - Level A - 24x24 -Floor tile - Powder room(main floor ensuite) - in lieu of standard Note:	
19 0 12Sep22	1 - S/I - Level A - 24x24 wall tile - Powder room(main floor ensuite)- shower wall - stacked Note:	
20 0 12Sep22	1 - S/I - Level A - 3X6 -Tile backsplash - Herringbone pattern 45 - Including all the way up to ceiling at range. Note:	
21 0 12Sep22	1 - S/I - Level A- 24x24 Ceramic floor tile - stacked - Foyer - lieu of standard Note:	
22 0 24Jan23	1 - S/I - LVL A - 24x24 Ceramic Floor tile - Mudroom - in lieu of standard Note:	

Doors and Windows

23 0 19Apr22	1 - Increase Solarium French doors (2) to 8'H Note:	
24 0 19Apr22	1 - S/I - 8' high interior doors - (2) Foyer closet , (1) Basement door, (1) Ground floor bedroom, (1) Ground floor ensuite access from bedroom (1) Mudroom, (1) Pantry - as per plan Note:	

Electrical

25 0 12Sep22	1 - Ceiling light fixture to be centered over - enlarged island - Kitchen Note:	
26 0 12Sep22	1 - Relocate - light switch at kitchen sink – as per plan Note:	
27 0 12Sep22	1 - Relocate -light switch for Island light fixture – as per plan Note:	
28 0 12Sep22	1 - S/I - 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located on the rear wall of the garage (garage/house common wall) - as per plan Note:	
29 0 12Sep22	1 - S/I - additional Standard electrical outlet in Pantry- as per plan Note:	
30 0 12Sep22	1 - S/I - Cooktop wiring (40 amp) Note:	



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31 0 12Sep22	1 - S/I - wall oven wiring (40amp) Note:	
32 0 12Sep22	1 - S/I -(1) reinforced capped light outlet - in ceiling for heavier fixture - living room - as per plan Note:	

Fireplace

33 0 12Sep22	1 - S/I - Standard electric fireplace in Master bedroom Note:	
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Granite

34 0 12Sep22	1 - S/I - Standard granite countertop-in powder room(main floor ensuite) - includes 4" backsplash and (1) undermount sink) -in lieu of standard Note:	
35 0 12Sep22	1 - S/I- Level A Quartz - in lieu of standard granite-Kitchen NoteIncludes: Quartz required for - cooktop accomodation and Increased Island depth & Length.	

Hardwood

36 0 19Apr22	1 - S/I - Level A-pre-finished engineered hardwood - in living room,Dining room, family room, Lower hall, ground floor bedroom, solarium , Upper hall/Loft (incl. Nosing)- in lieu of standard Note:	
37 0 12Sep22	1 - S/I - Level A - Hardwood flooring - Kitchen/Breakfast area - in lieu of standard tile Note:	

Heating and Air Conditioning

38 0 19Apr22	1 - S/I - Gas BBQ line - as per plan Note:	
39 0 19Apr22	1 - S/I -Gas stove line w/ 110 v outlet Note:	
40 0 12Sep22	1 - S/I - Cyclone SCB32236- Baffled filter -Stainless Steel - chimney hood fan - kitchen - in lieu of standard Note:	

Miscellaneous

41 0 19Apr22	1 - Add -Extra Garage Bay - 10'w c/w exterior finishes to match elecation, single 8x7 door, exterior and interior light fixtures. Unfinished interior - as per B1 NoteWindows on the Garage side ground floor elevation may have to move to accomodate.	
42 0 19Apr22	1 - Delete - Half wall at Foyer entrance Note:	
43 0 19Apr22	1 - Optional Ground Floor bedroom with ensuite - as per B1 Note:	



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44 0 19Apr22	1 - Optional main bath with 2 sinks and 2 walk-in-closets as per B1 Note:		
45 0 19Apr22	1 - Optional Master Ensuite with second floor laundry - as per B1 Note:		
46 0 19Apr22	1 - S/I - 3-Piece Rough-in for future tub, toilet and sink. - as per B1 Note:		
47 0 19Apr22	1 - S/I - Elevation modification, addition of stone and steel required for stone on exterior, front of the second floor above the garage, full return above the front porch and front of the second floor above living room. as per B1 Note:		
48 0 12Sep22	1 - Beam between kitchen and eating area to be flush to ceiling - as per plan Noterequired for kitchen design		
49 0 12Sep22	1 - Delete - Columns and half wall - in between living room and dinning room - Note:		
50 0 12Sep22	1 - Delete - Half wall at foyer entrance Notecorrection from BEP		
51 0 12Sep22	1 - Doorway to the dining room moved 7" to make more space for the fridge/freezer with Trim kit - Kitchen Note:		
52 0 12Sep22	1 - S/I - Flat ceilings - in lieu of stipple Note:		

Plumbing

53 0 12Sep22	1 - S/I - Bristol B315 (Pearl Black) - Virtuo granite double undermount, low divide sink - Kitchen Note:		
54 0 12Sep22	1 - S/I - DELTA TRINSIC 9159-CZ-DST - Champagne Bronze - kitchen faucet - in lieu of standard Note:		
55 0 12Sep22	1 - S/I - Fridge water line - kitchen -as per plan Note:		
56 0 12Sep22	1 - S/I - Halo Sliding Shower Door 56 ½-59 x 78 ¾ in. 8 mm - Chrome - Master Ensuite shower - in lieu of standard Note:		
57 0 12Sep22	1 - S/I - Halo Sliding Shower Door 56 ½-59 x 78 ¾ in. 8 mm - Chrome - Powder room(main floor ensuite) - in lieu of standard Note:		

Railings

58 0 12Sep22	1 - Delete - Upgrade to 3-1/2" Newel posts (with cap) and spindles in oak modern - in lieu of standard oak colonial Note:		
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59 0 12Sep22	1 - S/I - 3-1/2" Oak Modern newel posts with cap - and Metal spindles (wrinkled black, patterned) (1) TL 130-2-40 alternating with (2) TL-130-1-40 - in lieu of standard Oak Colonial Note:	

Stairs

60 0 19Apr22	1 - Redesign -Main and Basement staircase - square - in lieu of stadard circular design Note:	
61 0 19Apr22	1 - Upgrade Main Staircase to Oak Note:	

Trim

62 0 12Sep22	1 - Upgrade - Interior door style - Livingston - (8) are 8'H on ground floor - remaining doors are standard height Note:	
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1A Offer Worksheet	The purchasers acknowledge and agree to receive an electronic copy of the Agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and Sale will not be provided. Note:	
2A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:	
3A Offer Worksheet	Optional ground floor bedroom with ensuite Note:	
4A Offer Worksheet	Optional master ensuite with second floor laundry Note:	
5A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:	
6A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
7A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
8A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
9A Offer Worksheet	Extra Garage Bay -10 Foot wide c/w exterior finishes to match elevation, single 8x7 door, exterior and interior light fixtures, unfinished interior *windows on the garage side ground floor elevation may have to move to accommodate Note:	
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11A Offer Worksheet	Elevation modification, addition of stone and steel required for stone on exterior, front of the second floor above the garage, full return above the front porch and front of the second floor above living room. Note:	