



REVISED 5-1-2023  
SOUND DAMPENING  
ADDED

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Michael VILLAMERE and Alyssa Flaherty-Spence

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
150 / 3	267 Antler Court	SPRINGFIELD ELEV D 3 BED WITH SUNROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 04Apr22	1 - Add crown moulding to top of upper cabinets - regular 2" Note:	
2 0 04Apr22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
3 0 04Apr22	1 - Customize sink base cabinet to accommodate Farm style sink: Add false drwer font and increase height to 12"h.; decrease doors below to 18"h.; Cut-out in false drawer front to be done after sink installed. Note:	
4 0 04Apr22	1 - Delete upper above range plus 3"-6" each side to accommodate Chimney style hood fan - Line 2 Note:	
5 0 04Apr22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 04Apr22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
7 0 04Apr22	1 - Island - increase length by approx. 3 ft to align with cabinets on range wall. - Line 4 Note:	
8 0 04Apr22	1 - Island - Replace standard base cabinet with base MW cabinet c/w open shelf & deep drawer below. Note: stadard uper MW cabinet replaced with regular 2 door cabinet - Line 2 Note:	
9 0 04Apr22	1 - Re-design Kitchen: Delete uppers above sink to accommodate window; (builder to locate window centered above sink as per cabinet plan) - Line 2 Note:	
10 0 04Apr22	1 - Replace standard base cabinet with pot/pan drwrs - c/w one wide top drawer + 2 deep drawers - Line 2 - located left of range Note:	
11 0 04Apr22	1 - Replace upper and base cabinet next to fridge with pantry (96"h) Note:	
12 0 04Apr22	1 - S/I - (1) top drawer on right side of range as per plan Note:	
13 0 04Apr22	1 - S/I - (4) top drawers to island as per plan Note:	
14 0 04Apr22	1 - Supply & Install Fly-over shelf between uppers each side of hood fan. Note:	
15 0 04Apr22	1 - Upgrade extended Kitchen island cabinets to line 4 Note:	

Ceramic



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16 0 04Apr22	1 - S/I - Standard 4x16 ceramic wall tile in stsaggered pattern in lieu of standard in Kitchen Note:		
17 0 04Apr22	1 - S/I - Standard 4x16 ceramic wall tile up and behind chimney hood till bottom of fly over shelf NoteClient is purchasing own hoodfan after close and is aware tile will run up the whole wall and hoodfan will have to be mounted on top		

Doors and Windows

18 0 04Nov21	1 - Add (2) 24x48 windows- Master Bedroom- as per plan Note:	
19 0 04Nov21	1 - Addition of (1) 36x24 basement window- as per plan NoteAs per B-1	
20 0 04Apr22	1 - Delete (2) Standard windows in Kitchen- S/I (1) 42x40 operable casement window above kitchen sink- as per plan Note:	
21 0 12Apr22	1 - Delete 2 standard windows in kitchen and accommodate for (1) 42 x 40 window above kitchen sink Note:	

Electrical

22 0 04Apr22	1 - Delete (1) standard light above kitchen island - S/I (3) Capped light outlet connected to existing switch - located as per plan Note:	
23 0 04Apr22	1 - Delete (1) standard light fixture in living room - S/I (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch Note:	
24 0 04Apr22	1 - Delete (1) standard light fixture in Master bedroom - S/I (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h Note:	
25 0 04Apr22	1 - Delete (3) standard lights in lower hall/dining/sunroom - S/I (10) 4" White interior potlights (HALO Slim LED) - connected to existing switch - located as per plan Note:	
26 0 04Apr22	1 - Delete standard Pendant over kitchen sink - S/I - (1) Capped light outlet on wall above window connected to existing switch - for future wall sconce as per plan Note:	
27 0 04Apr22	1 - S/I - (1) 15 AMP standard plug outlet - located behind stove as per plan Note:	
28 0 04Apr22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in master ensuite shower as per plan Note:	
29 0 04Apr22	1 - S/I - (5) 4" White interior potlights (HALO Slim LED) - connected to new switch - located in kitchen as per plan Note:	
30 0 04Apr22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in foyer/ lower hall as per plan Note:	



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150 / 3	267 Antler Court	SPRINGFIELD ELEV D 3 BED WITH SUNROOM	
INV#	QTY	EXTRA / CHANGE	
31 0 04Apr22	1 - S/I (1) 4" Black exterior potlight (AFR4-0930) - connected to new 3-way switch - located in back of house as per plan Note:		
32 0 04Apr22	1 - S/I (1) 4" Black exterior potlight (AFR4-0930)- connected to new switch - located in front of house as per plan Note:		
33 0 04Apr22	1 - S/I (3) CAT6 Data Jacks- (1) Above fireplace @ 72" A.F.F., (1) in Master bedroom, (1) in Bedroom #3- as per plan NoteStandard		
34 0 04Apr22	1 - S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- Kitchen- as per plan Note:		
35 0 04Apr22	1 - Upgrade (1) standard switch to 3-way switch - located in foyer/lower hall as per plan Note:		

Granite

36 0 04Apr22	1 - Increase island by approx 33" - island top to be 146" x 36" Note:	
37 0 04Apr22	1 - S/I - Silestone Level A Quartz in lieu of standard granite in Kitchen W/ (1) upgraded undermount farm sink Note:	
38 0 04Apr22	1 - S/I Bristol B355 Ultra White Virtuo Granite Farmhouse/Apron Double Bown Kitchen Sink in lieu of standard kitchen sink- as per plan Note:	

Miscellaneous

39 0 04Nov21	1 - 9' Foundation Pour Note:	
40 0 04Nov21	1 - Delete (2) interior partitions and (2) doors between the Dining Room & Sunroom- as per plan Note:	
41 0 04Nov21	1 - S/I 6'w patio sliding doors in lieu of standard Window- c/w Juliet balcony- Primary Bedroom- as per plan Note:	
42 0 27Apr23	1 - S/I - S/I Roxul Sound Dampening insulation between walls - Wall between master bedroom and dining/main hall Note:	

Paint

43 0 04Nov21	1 - S/I Flat ceilings in lieu of standard stipple- Throughout- as per plan Note:	
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Plumbing

44 0 04Nov21	1 - S/I 1pc rough-in for future Bar sink- as per plan Note:As per B-1	
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INV#	QTY	EXTRA / CHANGE
45 0 04Nov21	1 - S/I 3pc rough-in for future basement bathroom- as per plan Note:As per B-1	
46 0 04Apr22	1 - S/I Water Line for Fridge Note:	

Railings

47 0 04Nov21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) and Modern spindles in lieu of standard Oak Colonial- as per plan Note:	
48 0 04Nov21	1 - S/I Oak nosing under spindles Note:	

1A Offer Worksheet	3 Piece Rough-in    *future tub, toilet and sink Note:	
2A Offer Worksheet	1 Piece Rough-in    *future Bar sink Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DCR Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:	

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