



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Zivanayi Matarirano and Mansoni Anastasia Matarirano

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
67 / 3	368 Antler Court	ANNAPOLIS ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 14Sep22	1 - Cabinetry appointment with Spectrum Kitchens Note:	DS EM	DS MAM
2 0 28Nov22	1 - 2 Matching interiors for glass door cabinets Note:	DS EM	DS MAM
3 0 28Nov22	1 - Accommodate for 36" cook top (add 39" base cabinet) Line 3. NEED SPECS NoteCenter of cooktop/hoodfan moved approx. 16" to create equal upers each side	DS EM	DS MAM
4 0 28Nov22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Line3. NEED SPECS NoteOven cabinet to be locted in standard fridge space. Fridge space moves to wall backing dining room.	DS EM	DS MAM
5 0 28Nov22	1 - Add 2 top drawers - left of fridge - one each side of Bev fridge - Line 3 Note:	DS EM	DS MAM
6 0 28Nov22	1 - Add 2 top drwrs - one each side of cooktop - Line 3 Note:	DS EM	DS MAM
7 0 28Nov22	1 - Add 4 glass doors to upper cabinets left of fridge - c/w mullions & clear glass inserts Note:	DS EM	DS MAM
8 0 28Nov22	1 - Add 60" of upper (42"h) and base cabinets - left of fridge extending towards walk-in pantry - Line 3 Note:	DS EM	DS MAM
9 0 28Nov22	1 - Add false top drwr to cooktop cabinet - Line 3 Note:	DS EM	DS MAM
10 0 28Nov22	1 - Add false top drwr to sink cabinet - Line 3 Note:	DS EM	DS MAM
11 0 28Nov22	1 - Add glass door to upper angled corner cabinet - mullions with clear glass (white interior) Note:	DS EM	DS MAM
12 0 28Nov22	1 - Add light valance below added upper cabinets left of fridge - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	DS EM	DS MAM
13 0 28Nov22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) NoteSingle upper each side of hoodfan shortned by 3" to accommodate valance.	DS EM	DS MAM
14 0 28Nov22	1 - Delete 24" of base cabinets (left of fridge) to make space for Bev fridge - NEED SPECS Note:	DS EM	DS MAM
15 0 28Nov22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	DS EM	DS MAM
16 0 28Nov22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:	DS EM	DS MAM



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17	1	Island - Increase length of cabinets by approx. 24"	DS	DS
0		Note: Depth of island top also increased by 12" to create flush eating counter. Revised island size = 80" X 38". Extra stone by builder.	EM	MAM
28Nov22		Note:		
18	1	Matching interior for glass door cabinet	DS	DS
0		Note:	EM	MAM
28Nov22				
19	1	Modify upper cabinet above range to accommodate upgraded under cabinet hood fan (Hood fan upgrade by others) -	DS	DS
0		NEED SPECS	EM	MAM
28Nov22		Note:		
20	1	Move standard bank of drawers to left of sink	DS	DS
0		Note:	EM	MAM
28Nov22				
21	1	Replace standard upper & Base cabinet with 2nd fridge upper & side panel (24"d X 96"h) +filler material for sides & top of opening to accommodate fridge/freezer trim kit. Finished space for trimkit = 66.25"w X 79"h	DS	DS
0		Note:	EM	MAM
28Nov22				
22	1	Upgrade kitchen cabinets to Line 3	DS	DS
0		Note:	EM	MAM
28Nov22				

Ceramic

23	1	S/I Level 1 Centura Carrara Matte Glazed 7x8 Hexagon tile on the kitchen backsplash in a horizontal stacked pattern -	DS	DS
0		in lieu of the standard	EM	MAM
28Nov22		Note:		

Doors and Windows

24	1	Add a garage man-door on the left-hand side of the garage - as per plan	DS	DS
0		Note:	EM	MAM
14Sep22				

Electrical

25	1	Reinforce the stairwell light on the second floor - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				
26	1	Relocate the CAT6 Data Jack from Bedroom 2 to the Study - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				
27	1	S/I (1) 20 AMP separate circuit counter plug in above the mini fridge area closer to the fridge - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				
28	1	S/I (1) electrical outlet above the fireplace in the Family Room 76-inches above finished floor - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				
29	1	S/I (1) electrical outlet in the unfinished basement near the mechanical area - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				
30	1	S/I (1) electrical plug for the mini fridge in the ktichen - as per plan	DS	DS
0		Note:	EM	MAM
28Nov22				



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31 0 28Nov22	1 - S/I (7) LED puck lights under the upper kitchen cabinets connected to a separate switch - as per plan Note:	DS EM	DS MAM
32 0 28Nov22	1 - S/I a conduit from the basement mechanical area to the attic Note:	DS EM	DS MAM
33 0 28Nov22	1 - S/I Cooktop wiring 40 AMP Note:	DS EM	DS MAM
34 0 28Nov22	1 - S/I upgraded hood fan Cyclone PTB8836-UM Stainless Steel 8-inch ducting 880CFM - in lieu of the standard hood fan Note:	DS EM	DS MAM
35 0 28Nov22	1 - S/I Wall-oven wiring 40 AMP Note:	DS EM	DS MAM

Fireplace

36 0 14Sep22	1 - Upgrade fireplace to Napoleon BL46NTE Ascent linear gas fireplace with topaz glass embers with a classic black surround installed at 19 inches above finished floor to thee glass- in lieu of the standard gas firepalce Note:	DS EM	DS MAM
37 0 28Nov22	1 - Delete standard mantle Note:	DS EM	DS MAM

Heating and Air Conditioning

38 0 14Sep22	1 - Make-up air system for kitchen hood fan above 300 CFM Note:	DS EM	DS MAM
39 0 28Nov22	1 - Upgrade make-up air system from 300CFM-600CFM to 600CFM-1000CFM with an 8-inch ducting at the hood fan Note:	DS EM	DS MAM

Miscellaneous

40 0 14Sep22	1 - 3 Piece rough-in for future tub, toilet, and sink - as per B-1 item Note:	DS EM	DS MAM
41 0 14Sep22	1 - 9 FT Basement foundation pour Note:	DS EM	DS MAM
42 0 14Sep22	1 - 9 FT High Second Floor Note:	DS EM	DS MAM
43 0 14Sep22	1 - Delete half colums and knee wall between the Dining oom and Living Room - leave opening as wide as possible Note:	DS EM	DS MAM
44 0 14Sep22	1 - Delete standard Master Ensuite shower stall and S/I a 3ft x 5ft acrylic base with (2) ceramic walls and custom glass full height enclosure with full height return, a shower door and black trim Note:	DS EM	DS MAM
45 0 14Sep22	1 - Delete the closet in the Mudroom (including doors, shelving, rod, and framing) open up ceiling to full height 9 FT Note:	DS EM	DS MAM



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46 0 14Sep22	1 - Gas BBQ line Note:	DS EM	DS MAM
47 0 14Sep22	1 - On the second floor close-off open to below area creating an additional bedroom with a closet and in a single door off the hallway, delete the windows on either side of the room. Note:	DS EM	DS MAM
48 0 14Sep22	1 - Optional Main Bath with 2 sinks and 2 walk-in closets - as per B-1 item Note:	DS EM	DS MAM
49 0 14Sep22	1 - Optional Master Ensuite - as per B-1 item Note:	DS EM	DS MAM
50 0 14Sep22	1 - S/I Drywalled fireplace bump-in in the Great Room floor to ceiling 9FT approx. 5 inch wide with 8 inch returns Note:	DS EM	DS MAM
51 0 28Nov22	1 - Flat ceilings throughout - in lieu of stipple Note:	DS EM	DS MAM

Paint

52 0 28Nov22	1 - Upgrade paint throughout to Dulux Diamond matte finish Note:	DS EM	DS MAM
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Plumbing

53 0 14Sep22	1 - Fridge water line in kitchen Note:	DS EM	DS MAM
54 0 28Nov22	1 - Upgrade kitchen faucet to Delta Keele 940AR Arctic Stainless Note:	DS EM	DS MAM

Railings

55 0 14Sep22	1 - Oak nosing under spindles on second floor Note:	DS EM	DS MAM
56 0 28Nov22	1 - Upgrade to modern posts (without caps) and alternating spindles (1) TL106-2-40 and (2) square plain in wrinkled black - in lieu of colonial standard Note:	DS EM	DS MAM

Stairs

57 0 14Sep22	1 - Upgrade Main Staircase to Oak with white risers Note:	DS EM	DS MAM
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1A Offer Worksheet	Optional master ensuite Note:	<div>DS EM</div>	<div>DS MAM</div>
2A Offer Worksheet	Optional master ensuite Note:	<div>DS EM</div>	<div>DS MAM</div>
3A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:	<div>DS EM</div>	<div>DS MAM</div>
4A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:	<div>DS EM</div>	<div>DS MAM</div>
5A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	<div>DS EM</div>	<div>DS MAM</div>
6A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	<div>DS EM</div>	<div>DS MAM</div>
7A 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:	<div>DS EM</div>	<div>DS MAM</div>
8A 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:	<div>DS EM</div>	<div>DS MAM</div>
9A 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:	<div>DS EM</div>	<div>DS MAM</div>
10A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:	<div>DS EM</div>	<div>DS MAM</div>

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