



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Albert Tekam and Eugenie Tekam

TEL: RES.: 343-880-4355

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
158 / 3	311 Antler Court	CHEASAPEAKE (508) ELEV M 4 BED	27-Oct-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 13Jun22	1 - Add 39" w. base cabinet to accommodate 36" cook top Note:	
2 0 13Jun22	1 - Add crown moulding to top of upper cabinets - regular 2" Note:	
3 0 13Jun22	1 - Add pot/pan drwrs - c/w one wide top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) - Island Note:	
4 0 13Jun22	1 - Delete upper above range to accommodate Chimney Style Hood Fan Note:	
5 0 13Jun22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
6 0 13Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
7 0 13Jun22	1 - Move fridge space and MW cabinet to wall backing dining room Note:	
8 0 13Jun22	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave (to be located in standard fridge location) Note:	
9 0 13Jun22	1 - Upgrade drawers to soft close (X 9 drwrs) Note:	
10 0 13Jun22	1 - Upgrade hinges to soft close (X 27 doors) Note:	
11 0 13Jun22	1 - Upgrade kitchen cabinets to line 3 Note:	

Central Vacuum

12 0 21Apr22	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - black - located under kitchen sink as per plan Note:	
13 0 21Apr22	1 - S/I - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug - terminated in basement Note:	

Ceramic

14 0 20Mar23	1 - Extend kitchen backsplash up and behind chimney hood to ceiling Note:	
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Electrical



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15 0 21Apr22	1 - S/I - Gas BBQ line - located as per plan Note:		
16 0 21Apr22	1 - S/I - Gas stove line w/ 110 v outlet Note:		
17 0 13Jun22	1 - Reinforce existing light outlet for heavier fixture - located above main staircase as per plan Note:		
18 0 13Jun22	1 - Reinforce existing light outlet for heavier fixture - located in breakfast area as per plan Note:		
19 0 13Jun22	1 - S/I - (1) 15 AMP standard plug outlet - in unfinished basement as per plan Note:		
20 0 13Jun22	1 - S/I - (1) Capped light outlet connected to existing switch - located in living room as per plan Note:		
21 0 13Jun22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in kitchen as per plan Note:		
22 0 13Jun22	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad *PER GARAGE DOOR* Note:		
23 0 13Jun22	1 - S/I - Cooktop wiring (40 amp) Note:		
24 0 13Jun22	1 - S/I - Cyclone SCB32236 chimney hood 36" 300CFM w/ baffle filter in lieu of standard Note:		
25 0 13Jun22	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - located in family room @ 75" A.F.F Note:		
26 0 13Jun22	1 - S/I - Wall oven wiring (40 amp) Note:		
27 0 23Oct23	1 - Kitchen: Relocate std Stove Plug for Single Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included) Note:		
28 0 23Oct23	1 - Kitchen: Supply and install hood fan Cyclone SCB51436 – 550CFM stainless steel Note:		
29 0 23Oct23	1 - Kitchen: Supply and install make up air unit 300CFM-600CFM Note:		

Granite

30 0 13Jun22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Bedroom #6 Ensuite w/ 4" backsplash and (1) standard undermount sinks Note:	
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31 0 13Jun22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Main bathroom w/ 4" backsplash and (2) standard undermount sinks Note:		
32 0 13Jun22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Master ensuite w/ 4" backsplash and (2) standard undermount sinks Note:		

Hardwood

33 0 21Apr22	1 - S/I - Level A Twelve oaks pre-finished engineered hardwood in lieu of standard carpet in Family room, dining room, living room and main hall Note:		
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Miscellaneous

34 0 21Apr22	1 - Add - 3- piece rough in for future tub, sink and toilet - located as per plan Note:As per B-1		
35 0 21Apr22	1 - Add - Optional 5th Bedroom Note:As per B-1		
36 0 21Apr22	1 - Purchasers are part of the enercare program Note:As per B-1		
37 0 21Apr22	1 - S/I - Alternate Primary Bedroom Option Note:		
38 0 21Apr22	1 - S/I - Optional Ground Floor Bedroom w/ Ensuite Note:		
39 0 21Apr22	1 - Seperate custom kitchen appointment with spectrum kitchens Note:		

Plumbing

40 0 21Apr22	1 - S/I - (1) Piece rough-in (future bar sink) - in basement located as per plan Note:		
41 0 13Jun22	1 - S/I - Fridge water line Note:		

Stairs

42 0 21Apr22	1 - Upgrade Main Staircase to Oak Note:		
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
2A 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:		
3A 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:		
4A 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:		
5A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:		
6A Offer Worksheet	Optional 5th bedroom Note:		
7A Offer Worksheet	Optional 5th bedroom Note:		
8A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:		

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