



CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Shannon Maguire and Patrick Maloney TEL:

LOT / PHASE 108 / 2	STREET 195 Antler Court	HOUSE TYPE GREGORIAN (S1) ELEV A 3 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 28Jul21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
2 0 28Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Line 3 Note:	
3 0 28Jul21	1 - Change cabinet layout from U-shape with peninsula to L-shape with island Note:	
4 0 28Jul21	1 - Delete upper above range to accomodate Chimney Style Hood Fan - Line 3 Note:	
5 0 28Jul21	1 - Extend upper and lower cabinest on range wall 24" towards dining room (AKA Office) NoteNote: builder to move wall between kitchen and dining room . Dining Room becomes office.	
6 0 28Jul21	1 - Increase depth of fridge upper to 24"d and add side panel NoteNote: fridge space increased to 37"w X 72"h	
7 0 28Jul21	1 - Increase depth of pantry to 24"d. Note:	
8 0 28Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
9 0 28Jul21	1 - Move std bank of drawers to island Note:	
10 0 28Jul21	1 - Replace std. base cabinet with Base Lattice winerack with top drwr. End of cabinets right of range & turned on side to face eating area. Incldues dummy door on side Note:	
11 0 28Jul21	1 - Replace std. upper cabinet with angled open shelves - end of cabinets right of range Note:	
12 0 28Jul21	1 - Upgrade ALL drawers in kitchen to soft close (X 8 drwrs) Note:	
13 0 28Jul21	1 - Upgrade ALL hinges in kitchen to soft close (X23 doors) Note:	
14 0 28Jul21	1 - Upgrade cabinetry to Line 4- Powder Room and Main Bathroom Note:	
15 0 28Jul21	1 - Upgrade kitchen cabinets to Line 3 (std layout) Note:	

Ceramic

16 0 28Jul21	1 - S/I Level A floor tile (size 8x8) in lieu of standard- stacked- Foyer Note:	
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17 0 28Jul21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor Note:		
18 0 28Jul21	1 - S/I Level B floor tile (size 12x24) in vertical stacked pattern- in lieu of standard wall tile- Ensuite Shower Note:		
19 0 28Jul21	1 - S/I Level B wall tile (size 2x10)- in staggered pattern- width of fireplace box (including bump-outs)- from floor to ceiling- as per plan Note:		
20 0 28Jul21	1 - S/I Level C backsplash- up and behind chimney hoodfan- in lieu of standard- Kitchen Note:		
21 0 28Jul21	1 - S/I Standard Bath wall tile in Horizontal Staggered pattern- Main Bathroom Note:		

Doors and Windows

22 0 28Jul21	2 - S/I (2) Garage door openers- belt driven- comes with (2) keypads and (2) remotes each- as per plan Note:	
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Electrical

23 32,043 28Jul21	1 - (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:	
24 32,006 28Jul21	1 - Delete (1) standard kitchen light and S/I (5) 4 inch White interior potlights (HALO Slim LED) - connected to existing switch - Kitchen- as per plan Note:	
25 0 28Jul21	6 - Delete (1) standard telephone jack and (5) TV jacks- S/I (6) Data jacks- throughout Note:** Home has (1) TEL, (6) DATA througout**	
26 32,019 28Jul21	1 - Reinforce existing light outlet for heavier fixture- (1) Foyer Note:	
27 31,988 28Jul21	1 - S/I (1) 15 AMP recessed plug outlet installed @ 65" A.F.F- above fireplace Note:** (1) Data jack beside outlet above fireplace**	
28 0 28Jul21	1 - S/I (2) Capped light outlets connected on new switch above Kitchen Island- as per plan Note:	
29 31,987 28Jul21	6 - S/I (6) 15 AMP standard plug outlet- in basement- as per plan Note:	
30 32,020 28Jul21	3 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- (1) Master Bedroom, (1) Bedroom 2, (1) Bedroom 3 Note:	

Fireplace

31 0 28Jul21	1 - S/I Stained Oak box beam mantle in lieu of standard oak colonial- Great Room Note:	
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Granite

32 0 28Jul21	1 - S/I Level 1 Granite w/ (1) Contrac Emery undermount sink and 4" backsplash in lieu of standard laminate- Powder Room Note:**Sink by others**	
33 0 28Jul21	1 - S/I Level 1 Granite w/ (1) Contract Emery undermount sink and 4" backsplash in lieu of standard laminate- Main Bathroom Note:**Sink by Others**	
34 0 28Jul21	1 - S/I Level 2 Granite w/ (1) Contrac Emery undermount sink and 4" backsplash in lieu of standard laminate- Ensuite Note:**Sink by others**	
35 0 28Jul21	1 - S/I Level D Radianz Quartz in lieu of standard Granite in kitchen Note:**Priced for kitchen re-design**	
36 0 28Jul21	1 - S/I Standard Granite w/ (1) standard undermount sink and 4" backsplash in lieu of standard laminate- Basement Bathroom Note:	
37 0 16Aug21	1 - S/I Bristol Virtuo Granite Double Undermount sink in Pearl Black B301 in lieu of standard kitchen sink Note:	

Hardwood

38 0 11Mar21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Upper hall, Master Bedroom, Bedroom 2, Bedroom 3- includes all closets- as per plan Note:	
39 0 11Mar21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet/tile- Lower hall, Great Room, Kitchen, Office (formally known as dining room)- as per plan Note:	

Miscellaneous

40 0 11Mar21	1 - Delete standard columns in kitchen and create flat arch opening @ approx 96" high- as per plan Note:	
41 0 11Mar21	1 - Extend rear of garage to align with rear of house- standard finishes (to match with exterior package)- as per plan Note:	
42 0 11Mar21	1 - Formal Dining room re-design to create Office- reduce room to approx 11'-6"x 9'-10" and create drywall opening for future barn door- 32" w X 96" high- as per plan Note:**Knee wall w/ cap gets deleted and turned into full wall @ formal dining & kitchen gets extended as per plan** **Dimensions subject to change**	
43 0 11Mar21	1 - Reduce foyer closet to square off laundry room- as per plan Note:	
44 0 11Mar21	1 - S/I (1) Garage man door- 36" Unglazed Exterior Door w/ standard exterior hardware, electrical switch, exterior light fixture, and patio stone landing- as needed- as per plan Note:As per B-1	



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45 0 11Mar21	1 - S/I Finished 3-piece bathroom- c/w standard toilet, vanity and laminate countetops, 3x5 ceramic shower w/ Maax Halo Shower doors (chrome hardware)- as per plan Note:**Comes w/ standard colour selections**	
46 0 11Mar21	1 - S/I Vertical vinyl siding to second floor of front of exterior- as per plan Note:	
47 0 28Jul21	1 - S/I Flat ceiling in lieu of standard stipple throughout Note:	
48 0 28Jul21	1 - S/I Zephyr Ombra 30” Chimney hoodfan in Stainless Steel (ZOM-30AS) @ 290CFM- in lieu of standard Note:	

Paint

49 0 28Jul21	1 - Stain on stairs, railings, nosings, mantle (where applicable) to complement Twelve Oaks Hickory Chesapeake Bay Note:**Included in hardwood price**	
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Plumbing

50 31,967 11Mar21	1 - (1) Maax Oberto 6731 freestanding tub in lieu of standard Maax Exhibit 6036 in Ensuite Note:	
51 0 11Mar21	1 - S/I 3-piece rough in- in basement- as per plan Note:As per B-1	
52 0 11Mar21	1 - S/I Maax Axial Duo Tub shield door (chrome finish) 42x58x8mm for Main Bath Note:	
53 0 11Mar21	1 - S/I Maax Reveal Sleek 71 pivot shower door (matte black hardware) in lieu of standard- Master Ensuite shower Note:	
54 31,964 11Mar21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	
55 31,819 28Jul21	1 - (1) Delta Ara T2767-BL Matte Black Roman Tub Trim in lieu of Standard- Ensuite Note:	
56 31,721 28Jul21	1 - (1) Delta Trinsic 9159-BL-DST Matte Black Kitchen Faucet in lieu of Standard Note:	
57 31,961 28Jul21	1 - (1) Water line for fridge Note:	
58 0 28Jul21	1 - S/I (1) Delta Trinsic T14459-SS Stainless Monitor 14 Series Tub & Shower Trim in lieu of Standard- Main Bath Note:	
59 0 28Jul21	3 - S/I Contrac Emery rectangular undermount sink (4220CGY)- in lieu of standard- (1) Ensuite, (1) Powder Room, (1) Main Bath Note:	



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60 0 28Jul21	1 - S/I Delta Ashlyn Monitor 17 Series Shower Trim with In2ition in Matte black (T17264-BL-I) in lieu of standard- Ensuite Shower Note:	
61 0 28Jul21	2 - S/I Delta Modern Single-Handle Bathroom Faucet in Stainless (559LF-SSPP) in lieu of standard- (1) Powder Room, (1) Main Bathroom Note:	
62 0 28Jul21	1 - S/I Delta Single Handle LavatoryFaucet in Matte Black (571LF-BL-LPU) in lieu of standard- (1) Ensuite Note:	

Railings

63 0 11Mar21	1 - S/I Oak nosings under spindles in upper hall Note:	
64 0 28Jul21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with plain square black metal spindles in lieu of standard oak colonial- Main Stairs Note:	

Stairs

65 0 11Mar21	1 - Upgrade main stairs to oak with painted white risers Note:	
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Trim

66 0 11Mar21	2 - S/I Swing closet doors in lieu of standard vinyl closet doors- Bedroom 2 and Bedroom 3- as per plan Note:	
67 0 28Jul21	1 - S/I (1) Taymor Allusion 04-32524BLK Matte Black 24" Towel Bar and (1) Taymor Allusion 04-32548BLK Matte Black Toilet Paper Holder in lieu of standard- Ensuite Note:	
68 0 28Jul21	2 - S/I (1) Taymor Astral 04-SN2824 Satin Nickel 24" Towel Bar and (1) Taymor Astral 04-SN2848 Satin Nickel Toilet Paper Holder in lieu of standard- Powder Room and Main Bath Note:	
69 0 28Jul21	1 - S/I Level 2 interior doors- Lincoln- 1-panel smooth- in lieu of standard- throughout Note:	
70 0 28Jul21	1 - S/I Level 2 interior trim- 5 1/2" baseboards and 3 1/2" casings- CT#1- in lieu of standard throughout Note:	
71 0 28Jul21	1 - S/I Taymor Vega interior door levers in Matte Black w/ square rosets and matching hinges in lieu of standard- Throughout Note:**Does not include any exterior doors**	



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1A Offer Worksheet	3 Piece Rough-in (basement) *future tub, toilet and sink Note:	
2A Offer Worksheet	Man Door* (garage) Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
3A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	
4A Offer Worksheet	Client is participating in Customer referral program Note:	

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