



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Mahmood ul Hasan Khan and Saima Sanobar

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
51 / 3	304 Antler Court	ANNAPOLIS ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 28Jul22	1 - Accommodate for built-in cook top (add base cabinet) Line 3 - NEED SPECS Note:	DS Km	DS SP
2 0 28Jul22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet, repace std MW cab with regular upper cab) - Line 4 - NEED SPECS Note:	DS Km	DS SP
3 0 28Jul22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate FUTURE under cabinet lighting (no electrical or lighting included) Note:	DS Km	DS SP
4 0 28Jul22	1 - Delete upper above range to accommodate 36" Chimney Style hood fan + 12" each side (Hood fan upgrade by purchasers) Line 3 Note:	DS Km	DS SP
5 0 28Jul22	1 - Ensuite - increase height to 36"h - Line 2 Note:	DS Km	DS SP
6 0 28Jul22	1 - Increase depth of fridge upper to 24"d and add side panel - Line 4 Note:	DS Km	DS SP
7 0 28Jul22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:	DS Km	DS SP
8 0 28Jul22	1 - Increase width of island by 24" - Line 4 Note:	DS Km	DS SP
9 0 28Jul22	1 - Move fridge approx. 12" and insert pantry/broom cabinet - Line 4 Note:	DS Km	DS SP
10 0 28Jul22	1 - Move standard bank of drawers to left of sink Note:	DS Km	DS SP
11 0 28Jul22	1 - Replace 2 door base cabinet left of cooktop with 1 top drwr + 2 pot/pan drwrs - Line 3 Note:	DS Km	DS SP
12 0 28Jul22	1 - Replace 2 door cabinet below cooktop with one false top drawer + 2 pot/pan drwrs - Line 3 Note:	DS Km	DS SP
13 0 28Jul22	1 - Upgrade 2 pot/pan drwrs to soft close (mandatory due to width) Note:	DS Km	DS SP
14 0 28Jul22	1 - Upgrade all kitchen cabinets to Line 3 Note:	DS Km	DS SP
15 0 28Jul22	1 - Upgrade Lowers & island Line 3 to Line 4 Note:	DS Km	DS SP

Ceramic



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16 0 28Jul22	1 - In the Master Ensuite on the shower walls - S/I Level A Euro La Marca Polished Calacatta Paonazzo 12x24 - stacked vertically Note:	DS Km	DS SP
17 0 28Jul22	1 - Kitchen Backsplash - S/I Level 2 Ceratec Peak Gemini 2x1.8 Bianco (Including behind the chimney hood fan area to the top of the upper cabinets at 96" AFF) Note:	DS Km	DS SP
18 0 28Jul22	1 - On the Master Ensuite Floor - S/I Level A Euro La Marca Polished Calacatta Paonazzo 24x24 in a stacked pattern Note:	DS Km	DS SP

Doors and Windows

19 0 18May22	15 - Increase the height of interior doors to 8' on the second floor Note:All doors EXCEPT for the linen closet	DS Km	DS SP
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Electrical

20 0 18May22	1 - Delete the standard hood fan Note:Purchasers to supply and install their own after closing.	DS Km	DS SP
21 0 28Jul22	1 - Reinforce the ceiling light over the stairwall - as per plan Note:	DS Km	DS SP
22 0 28Jul22	1 - S/I (1) capped light outlet centered in the Family Room connected to the existing switch - as per plan Note:Disconnect switch from electrical plug.	DS Km	DS SP
23 0 28Jul22	1 - S/I (1) capped outlet centered in the Living Room connected to the existing switch - as per plan Note:Disconnect existing switch from the electrical plug.	DS Km	DS SP
24 0 28Jul22	1 - S/I (1) Electrical plug above the fireplace in the Family Room at 72" AFF for future TV - as per plan Note:	DS Km	DS SP
25 0 28Jul22	5 - S/I (5) additional CAT6 Jacks: (1) in Family Room above fireplace 72" AFF, (1) in Study, (1) in Living Room, (1) in Bedroom 3, (1) in Bedroom 4 - as per plan Note:	DS Km	DS SP
26 0 28Jul22	1 - S/I 50 amp EV Future charging unit C/W 50 amp breaker - stove plug located on the rear wall of the garage - as per plan Note:	DS Km	DS SP
27 0 28Jul22	1 - S/I a conduit from the basement mechanical area up to the attic Note:	DS Km	DS SP
28 0 28Jul22	1 - S/I a non-straight conduit in the Family Room installed at 72" AFF above the fireplace - as per plan Note:	DS Km	DS SP
29 0 28Jul22	1 - S/I cooktop wiring (40amp) in the kitchen - as per plan Note:	DS Km	DS SP
30 0 28Jul22	1 - S/I wall oven wiring (40 amp) in the kitchen - as per plan Note:	DS Km	DS SP

Fireplace



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INV#	QTY	EXTRA / CHANGE
31 0 18May22	1 - Raise the standard fireplace 12" AFF Note:	DS Km DS SP
32 0 18May22	1 - S/I standard electric fireplace in the Master Bedroom. Note:	DS Km DS SP

Granite

33 0 28Jul22	1 - S/I Upgraded LVL D Silestone Quartz Ethereal Glow in the kitchen (perimeter and island) WITHOUT the 4" quartz backsplash - in lieu of standard granite Note:	DS Km DS SP
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Hardwood

34 0 28Jul22	1 - LVL C: Twelve Oaks Pre-Engineered Hardwood Master Artisan 3/4in x 7 1/2in SADDLER in the Kitchen, Breakfast area and Walk-In Pantry. Note:	DS Km DS SP
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Heating and Air Conditioning

35 0 18May22	1 - S/I Make-up air system for kitchen hood fans higher than 300CFM Note:	DS Km DS SP
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Miscellaneous

36 0 18May22	1 - 3 piece rough-in in the basement - as per B-1 Note:	DS Km DS SP
37 0 18May22	1 - 9' beasement foundation pour Note:	DS Km DS SP
38 0 18May22	1 - 9' second floor Note:	DS Km DS SP
39 0 18May22	1 - Additional (1) 56x60 basement window - as per B-1 Note:	DS Km DS SP
40 0 18May22	1 - In the Master Ensuite S/I a 3'x4' acrylic shower base with a ceramic enclosure and upgraded Maax Halo sliding glass door with MATTE BLACK hardware Note:Includes standard wall tile	DS Km DS SP
41 0 18May22	7 - Increase the height of the interiors doors to 8' on the Main Floor; (2) Solarium, (2) Study, (1) Basement Staircase, (1) Powder Room, (1) Laundry Room Note:	DS Km DS SP
42 0 18May22	1 - Optional main bath with 2 sinks and 2 walk-in closets - as per B-1 Note:	DS Km DS SP
43 0 18May22	1 - Relocate existing (1) 48x24 basement window - as per B-1 Note:	DS Km DS SP
44 0 28Jul22	1 - S/I upgraded Ditra XL in the Foyer, Powder Room, and Laundry - in lieu of standard Note:	DS Km DS SP



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Plumbing

45 0 28Jul22	1 - S/I a fridge water line in the kitchen - as per plan Note:	DS Km	DS PP
46 0 28Jul22	1 - S/I upgraded Bristol B926 Single Bowl Stainless Steel sink in the ktichen - in lieu of the standard Note:	DS Km	DS PP

Railings

47 0 18May22	1 - Upgrade nosing under spindles to oak on the second floor Note:	DS Km	DS PP
48 0 28Jul22	1 - S/I upgraded 3-1/2" Oak Modern newel posts w/ cap and metal spindles (black, patterned) - in lieu of standard Oak Colonial Note:	DS Km	DS PP

Stairs

49 0 18May22	1 - Upgrade Main Staircase to Oak Note:	DS Km	DS PP
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Trim

50 0 28Jul22	3 - Upgrade standard interior door knobs in Bedroom 4, Bedroom 3, and Bedroom 2 to privacy knobs Note:	DS Km	DS PP
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	DS Km	DS PP
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2A Offer Worksheet	Relocate existing (1) 48x24 basement window Note:	DS Km	DS PP
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3A Offer Worksheet	Additional (1) 56x30 basement window Note:	DS Km	DS PP
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4A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	DS Km	DS PP
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5A 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:	DS Km	DS PP
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6A 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:	DS Km	DS PP
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7A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:	DS Km	DS PP
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This Document is Extremely Time Sensitive - Printed 28 Jul 22 at 12:33