



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Divine Eben and Julliette Kwowi

TEL:

LOT / PHASE 26 / 1	STREET	HOUSE TYPE ANNAPOLIS ELEV E 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 01Apr21	1 - Upgrade all Kitchen cabinets to Line 3 Note:	
2 0 01Apr21	1 - Upgrade island only from Line 3 to Line 4 Note:	
3 0 01Apr21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
4 0 01Apr21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 01Apr21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NoteNote: fridge space moved to wall backing dining room. Oven cabinet to be located where fridge was.	
6 0 01Apr21	1 - Accommodate for built-in cook top (add base cabinet) NoteNote: range space moved approx. 18" toward window wall	
7 0 01Apr21	1 - Delete upper above cootop + approx. 5" each side to accommodate 36" w. Chimney style hood Note:	
8 0 01Apr21	1 - Increase depth of fridge upper to 24"d and add side panels Note:	
9 0 01Apr21	1 - Add Mullion glass door to upper corner cabinet - standard white interior Note:	
10 0 01Apr21	1 - Add (2) mullion glass doors to upper cabinet next to fridge - standard white interior Note:	
11 0 01Apr21	1 - Add cubic wine rack below glass doors next to fridge Note:	
12 0 01Apr21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - island Note:	
13 0 01Apr21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (suggested location: next to dishwasher) Note:	
14 0 01Apr21	1 - Add top drawer above recycle centre Note:	
15 0 01Apr21	1 - Move standard bank of drawers to beside sink Note:	
16 0 01Apr21	1 - Add false drwr front to sink base cabinet Note:	



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17 0 01Apr21	1 - Increase length of island by 12" Note:		
18 0 01Apr21	1 - Increase width of island top to 36" creating flush eating bar Note:		
19 0 01Apr21	1 - Add base cabinet (approx. 3" w.) w/ laminate countertop and upper cabinet (approx. 30" w x 42"h) in Laundry Room - Line 2 Note:		
20 0 01Apr21	1 - Add panel @ 42"h x 30"d and cleats on wall to support counter top across washer / dryer space; Add laminate counter top across washer / dryer space - approx. 64"w X 31"l Note:		
21 0 01Apr21	1 - Delete base cabinet next to fridge and leave open space for 24"w wine fridge - add 3" filler on each side Note:		
22 0 01Apr21	1 - Ensuite #2 - As per re-deisgn: enlarge to approx. 72" and accommodate for 2 sinks. Note:		

Carpet

23 0 01Apr21	1 - S/I Level 1 carpet w/ Level 2 ViscoPro II (9lb) underpad in lieu of standard in Master Bedroom, Bedroom #2, #3 and #4 (incl. walk-in closets where applicable) Note:		
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Ceramic

24 0 01Apr21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Foyer - 12x24 tile installed in stacked pattern Note:		
25 0 01Apr21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Ensuite - 12x24 tile installed in stacked pattern Note:		
26 0 01Apr21	1 - S/I Level B ceramic wall tile in lieu of standard ceramic wall tile in Ensuite shower, Tub Deck and Tub walls - 12X24 Tile - Installed vertically and in staggered pattern in Shower - Tub Deck and Walls installed Horizontally Stacked Note:		
27 0 01Apr21	1 - Custom ceramic flooring in lieu of standard ceramic flooring in Powder Room Note:		
28 0 01Apr21	1 - Upgrade Kitchen backsplash to Glass Package tile in lieu of standard backsplash in Kitchen - tile to continue up and behind chimney hood fan Note:		
29 0 01Apr21	1 - Level B ceramic flooring in lieu of standard ceramic flooring in Kitchen/Breakfast and Pantry - staggered installation Note:		
30 0 01Apr21	1 - Upgrade Wall tile install in Ensuite #2 to staggered pattern in lieu of standard Note:		
31 0 01Apr21	1 - Upgrade Install pattern in Laundry room to 45 degree angle (Diamond Pattern) in lieu of standard Note:		



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Doors and Windows

32 0 19Aug20	1 - Increase (2) existing Basement windows from 48x24 to 56x30 Note: B-1	
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Electrical

33 0 01Apr21	1 - S/I (1) Standard 3-Light chrome (A16013-CH) vanity light fixture in Ensuite #2 - above 2nd sink - connected to existing switch Note:	
34 0 01Apr21	1 - S/I (8) LED puck lights under Kitchen cabinets connected to (1) switch Note:	
35 0 01Apr21	1 - S/I (1) 4" interior white potlight in Ensuite shower (HALO Slim LED) - connected to existing switch Note:	
36 0 01Apr21	1 - S/I (1) 15 AMP separate circuit plug in Kitchen for wine fridge Note:	
37 0 01Apr21	1 - S/I (1) 15 AMP soffit plug w/ switch for holiday lights Note:	
38 0 01Apr21	1 - S/I Non Straight conduit for audio/video cables and (1) 15 AMP standard plug outlet above Family Room fireplace - installed 60" above finished floor Note:	
39 0 01Apr21	1 - S/I (1) 15 AMP standard plug outlet above Master Bedroom fireplace - installed 60" above finished floor Note:	
40 0 01Apr21	1 - S/I (1) 15 AMP separate circuit plug in Basement (for central vac, microwave, freezer, sump pump, gas dryer) Note:	
41 0 01Apr21	2 - Reinforce existing light outlet above Main Staircase and in Solarium for heavier fixture Note:	
42 0 01Apr21	1 - S/I (1) Reinforced capped light outlet in Living Room - connected to existing switch Note:	
43 0 01Apr21	1 - S/I (4) 4" Interior potlights in Family Room (HALO Slim LED) - connected to existing switch Note:	
44 0 01Apr21	1 - S/I (1) Capped light outlet above Kitchen island - connected to existing switch Note:Total of (2) caps above island	
45 0 01Apr21	1 - S/I Wiring for wall oven in Kitchen (40amp) Note:	
46 0 01Apr21	1 - Join and extend all central vac rough-in and add (1) 15 AMP separate circuit plug in Basement Mechanical Room Note:	
47 0 01Apr21	1 - S/I (1) Vac pan - includes plate, wiring and flex piping - white Note:	



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Fireplace

48 0 01Apr21	1 - Raise Master Bedroom Fireplace by 12" AFF Note:	
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Granite

49 0 01Apr21	1 - S/I Level D Radianz quartz countertop in lieu of standard granite selections in Kitchen Note:	
50 0 01Apr21	1 - S/I Level A Radianz quartz w/ 4" backsplash and (1) standard undermount sink in lieu of laminate countertop in Powder Room Note:	
51 0 01Apr21	1 - S/I Level A Radianz quartz w/ 4" backsplash and (1) standard undermount sink in lieu of laminate countertop in Main Bathroom Note:	
52 0 01Apr21	1 - S/I Level A Radianz quartz w/ 4" backsplash and (1) standard undermount sink in lieu of laminate countertop in Ensuite #2 Note:	
53 0 26Apr21	1 - S/I Level B Radianz quartz w/4" backsplash and (2) standard undermount sink in lieu of laminate countertop in Ensuite Note:	

Hardwood

54 0 19Aug20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Living/Dining Room, Study, Family Room and Solarium Note:	
55 0 01Apr21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall/Loft (incl. nosing) Note:	

Heating and Air Conditioning

56 0 01Apr21	1 - S/I Terminated gas line for future BBQ Note:	
57 0 01Apr21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Cooktop and Photo Electric Smoke Detector in Kitchen Note:	
58 0 01Apr21	1 - S/I Humidifier - General Aire 1099 Note:	
59 7,729 01Apr21	1 - S/I Air Conditioner - Goodman 13 Seer R410A GSX13-036 3.0 Ton Note:	

Miscellaneous

60 0 19Aug20	1 - S/I Waffle ceiling in Family Room Note:	
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61 0 19Aug20	1 - Build drywall box around Family Room fireplace approx. 5`w x 4"d x 9`h and raise fireplace box 12" above finished floor Note:		
62 0 01Apr21	1 - S/I Flat ceiling in lieu of standard stipple throughout Note:		
63 0 01Apr21	1 - S/I Bulkhead in in Kitchen - approx. 14"d Note:		
64 0 01Apr21	1 - S/I Faber Tender 36"w 300 CFM chimney hood fan in lieu of standard in Kitchen Note:		

Plumbing

65 0 19Aug20	2 - S/I Maax Exhibit soaker tub in lieu of standard tub in Main Bathroom and Ensuite #2 Note:		
66 0 19Aug20	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Amaly swing shower door in lieu of standard shower stall in Ensuite Note:		
67 0 19Aug20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1 price adjustment		
68 0 19Aug20	1 - S/I Delta T4716-LHP H20 Classic Roman Tub Trim w/ Handshower in lieu of Standard at Ensuite Soaker Tub Note:		
69 0 14Sep20	1 - S/I Maax Eterne 7236 soaker tub in lieu of Maax Sax freestanding soaker tub in Ensuite Note:		
70 0 01Apr21	1 - S/I (1) Additional lavatory sink and faucet in Ensuite #2 vanity Note:		
71 0 01Apr21	1 - S/I (1) Delta T11800 chrome diverter and (1) 57014 3-Setting Slide Bar Hand Shower in Ensuite Note:		
72 0 01Apr21	1 - S/I Fridge water line Note:		
73 8,028 01Apr21	1 - S/I (1) Delta Essa 9113-AR-DST Arctic Stainless Single Handle Pull-Down Kitchen Faucet in lieu of Standard Note:		
74 0 01Apr21	1 - S/I (1) Kindred 20x20x7 sink and Waltec #29W211 faucet in base cabinet in lieu of standard laundry tub Note:		

Railings

75 0 01Apr21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and with (TL-102-1RD-60) Steel Tube Balusters 1/2" Round Series - Single Basket - Burn Penny Note:		
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Stairs



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76 0 19Aug20	1 - Upgrade Main Staircase to Oak Note:	

Trim

77 0 01Apr21	1 - S/I (1) 15-Lite French door in lieu of standard door at Pantry - paint grade, clear glass Note:	
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78 0 01Apr21	1 - S/I (1) Pair of 15-Lite French doors in lieu of standard swing doors at Study - paint grade, clear glass Note:	
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1A Offer Worksheet	Increase (2) existing 48x24 basement windows to (2) 56x30 basement windows Note:	
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2A Offer Worksheet	COUNTERPARTS AND FACSIMILE 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 sam Note:	
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3A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
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4A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:	
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This Document is Extremely Time Sensitive - Printed 27 Apr 21 at 11:43