



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Roman Zager and Alexandra Zager-Dyugovski TEL:

LOT / PHASE 9 / 2	STREET	HOUSE TYPE ANNAPOLIS ELEV E 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 30Jul21	1 - Custom Kitchen Design Fee Note:	
2 0 30Jul21	1 - Delete back wall of cabinetry to increase opening to 6' wide- as per plan Note:**Note for cabinetry supplier**	
3 0 30Jul21	1 - Kitchen re-designed- PRICING TO COME- refer to drawings for reference Note:	
4 0 31Jan22	1 - Accommodate for 30" built-in cook top (add base cabinet) - Line 4 Note:	
5 0 31Jan22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - Line 4 Note:	
6 0 31Jan22	1 - Add 2 top drwr - one each side of cooktop - Line 4 Note:	
7 0 31Jan22	1 - Add 2nd bank of drawers in ensuite #2 Note:	
8 0 31Jan22	1 - Add 4 glass inserts to stacked uppers (2 each side of hoodfan) - white interiors Note:	
9 0 31Jan22	1 - Add false drwr front to sink base cabinet - Line 4 Note:	
10 0 31Jan22	1 - Add glass door to upper angled corner cabinet : Plain frame with clear glass insert (white interior) Note:	
11 0 31Jan22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
12 0 31Jan22	1 - Add pull-out recycle centre right of sink - Richelieu #76000140 - c/w 2 small bins & 1 Large bin Note:	
13 0 31Jan22	1 - Delete standard cabinets on wall backing dining room - Line 4 Note:	
14 0 31Jan22	1 - Delete Upper above cooktop + approx. 6" each side to accommodate 30" Chimney Hood. - Line 4 Note:	
15 0 31Jan22	1 - Increase depth of fridge upper to 24"d Note:	
16 0 31Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 4 Note:	



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17 0 31Jan22	1 - Island - accommodate for bar sink Note:		
18 0 31Jan22	1 - Island - Add 2 top drwrs (one each side of bar sink) - Line 5 Note:		
19 0 31Jan22	1 - Island - add 5 dummy doors - Line 5 Note:		
20 0 31Jan22	1 - Island - Add false drwr front to bar sink cabinet - Line 5 Note:		
21 0 31Jan22	1 - Island - Add Flush kick where shown on drawings Note:		
22 0 31Jan22	1 - Island - Redesign: Rotate 90 degrees; Add approx. 8.5 ft of base cabinets - includes 18"d. base cabinets on back under eating bar overhang (Length increased by approx. 24" & width by approx. 30") - Line 5 NoteIsland top increases to 57" X 108")		
23 0 31Jan22	1 - Island - Support Legs - to be supplied & installed by others after closing NA Stone supplier to provide temporary support (2X4 or other rough material) Note:		
24 0 31Jan22	1 - Island Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Line 5 Note:		
25 0 31Jan22	1 - Move fridge approx. 17" and insert 24"d. Pantry/ Broom Cabinet - Line 4 Note:		
26 0 31Jan22	1 - Reduce height of uppers each side of Hoodfan to 27"h & stack 15"h upper above - Line 4 Note:		
27 0 31Jan22	1 - replace 2 doors below ccoktop with 2 false drwr front + 2 pot/pan drwrs Note:		
28 0 31Jan22	1 - Replace 2 X make-up drawers with 2 X banks of 3 drwrs - Master ensuite Note:		
29 0 31Jan22	1 - Replace standard bank of 4 drwrs with 4 top drawers - Line 4 Note:		
30 0 31Jan22	1 - Supply & Install base cabinet (for drop-in laundry sink) & Laminate Countertop - approx. 36"w. - Line 1 Note:		
31 0 31Jan22	1 - Upgrade 4 glass inserts ot specialty "Water Glass" Note:		
32 0 31Jan22	1 - Upgrade all drawers in kitchen to soft close (X 12) Note:		



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33 0 31Jan22	1 - Upgrade all hinges in kitchen to soft close (X 34 doors) Note:	
34 0 31Jan22	1 - Upgrade cabinet pulls to Berenson #36556PNGM (Doors) and #36558PNGM -(drawers) - kitchen Note:	
35 0 31Jan22	1 - Upgrade glass insert ot specialty "Water Glass" Note:	
36 0 31Jan22	1 - Upgrade Island from Line 4 to Line 5 (standard layout) Note:	
37 0 31Jan22	1 - Upgrade kitchen cabinets to Line 4 (standard layout) Note:	
38 0 31Jan22	1 - Upgrade vanity cabinets in ensuite #2 Note:	
39 0 31Jan22	1 - Upgrade vanity cabinets in master ensuite Note:	

Carpet

40 0 31Jan22	1 - S/I - Level 1 carpet in lieu of standard in basement vestibule Note:	
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Ceramic

41 0 31Jan22	1 - Delete backsplash in Kitchen - Purchasers to install backsplash after close Note:	
42 0 31Jan22	1 - S/I - Level B 4x12 ceramic wall tile in lieu of standard in main bathroom Note:	
43 0 31Jan22	1 - S/I - Level C 7.5" hexagon ceramic floor tile in lieu of standard in Main bathroom Note:	
44 0 31Jan22	1 - S/I - Main bathroom Listello - 7 Rows Level B 12x12 wall tile approx half way down wall Note:	
45 0 31Jan22	1 - S/I 4" ceramic tile backsplash above countertops (back and side walls)- in Master Ensuite- Glass Package tile (approx 4 rows high) Note:**height of backsplash subject to change- depending of selected tile- without notice**	
46 0 31Jan22	1 - S/I Level A floor tile (size 12x24)- installed in staggered pattern-in lieu of standard- Ensuite #2 floor Note:	
47 0 31Jan22	1 - S/I Level A floor tile (size 12x24)- installed in staggered pattern-in lieu of standard- Master Ensuite floor Note:	
48 0 31Jan22	1 - S/I Level A wall tile (size 12x24)- in lieu of standard- installed stacked vertical- Master Ensuite shower Note:	



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49 0 31Jan22	1 - S/I Level B floor tile (size 12x24)- installed in staggered pattern- in lieu of standard- Foyer Note:		
50 0 31Jan22	1 - S/I Level B floor tile (size 12x24)- installed in staggered pattern-in lieu of standard- located in powder room Powder Room Note:		
51 0 31Jan22	1 - S/I Level B wall tile (size 4x12)- in lieu of standard- installed stacked vertical- Ensuite #2 bath walls Note:		

Doors and Windows

52 0 30Jul21	1 - Delete (2) standard sidelight windows and S/I (2) 32" wide front doors in lieu of standard Note:	
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Electrical

53 0 31Jan22	1 - Delete (1) standard breakfast area light fixture and S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to exisiting switch- Breakfast area- as per plan Note:	
54 32,007 31Jan22	2 - Delete (1) standard hallway light fixture- S/I (2) 4 inch White interior potlights (HALO Slim LED) - connected to exisiting 3-way switches- Lower Hall (9' ceilings)- as per plan Note:	
55 0 31Jan22	3 - Delete (1) standard light fiture over kitchen island and S/I (3) Capped light outlets- connected on exisiting switch- as per plan Note:	
56 0 31Jan22	1 - Delete (1) standard light fixture- S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to exisiting switch- Study- as per plan Note:	
57 0 31Jan22	3 - Delete (3) standard hallway light fixtures and S/I (3) 4 inch White interior potlights (HALO Slim LED) - connected to exisiting 4-way switches- Upper Hall- as per plan Note:	
58 0 31Jan22	1 - Reinforce (1) standard light fixture for heavier fixture- Solarium- as per plan Note:	
59 0 31Jan22	1 - Relocate switch for exterior soffit plugs in foyer closet as per plan Note:	
60 0 31Jan22	1 - S/I - (1) 15 AMP standard plug outlet - lcoated in master ensuite as per plan Note:	
61 0 31Jan22	1 - S/I - (1) 15 AMP standard plug outlet - located in dining room niche as per plan Note:	
62 0 31Jan22	1 - S/I - (1) 15 AMP standard plug outlet - located in walk- in pantry as per plan Note:	
63 0 31Jan22	1 - S/I - S/I - (1) 15 AMP standard recessed plug outlet @75" A.F.F above fireplace in family room Note:	



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64 0 31Jan22	1 - S/I (1) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Upper Hall Niche- as per plan Note:		
65 32,016 31Jan22	2 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to switch switch - (1) Master Ensuite shower and (1) Ensuite #2- as per plan Note:		
66 0 31Jan22	1 - S/I (1) Reinforced capped light outlet- connected on new switch- Living Room- as per plan Note:		
67 31,990 31Jan22	1 - S/I (2) 15 AMP soffit plug w/ same switches (for holiday lights)- as per plan Note:		
68 0 31Jan22	1 - S/I (3) CAT6 Data outlets- as per plan Note:** New standard in homes**		
69 0 31Jan22	1 - S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new 4-way switches- Lower Hall (double height ceilings)- as per plan Note:** 2 switches on main floor and 1 switch on second floor**		
70 0 31Jan22	1 - S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Dining Room- as per plan Note:		
71 0 31Jan22	1 - S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Family Room- as per plan Note:**Standard light fixture remains**		
72 0 31Jan22	1 - S/I (5) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Kitchen- as per plan Note:		

Fireplace

73 32,081 30Jul21	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping)- install bottom of glass @ 24" A.F.F- Family Room Note:	
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Granite

74 0 31Jan22	1 - S/I - Level 4 Granite in lieu of standard in Main bathroom w/ (1) standard rectangle undermount sink and 4" backsplash Note:	
75 0 31Jan22	1 - S/I - Level C Silestone quartz in lieu of standard granite in kitchen w/ (1) upgraded single bowl undermount sink NoteCost includees additional countertop	
76 0 31Jan22	1 - S/I Level D Silestone countertops w/ 4" backsplash and (1) standard rectangular undermount sink in lieu of standard- Ensuite #2 Note:	
77 0 31Jan22	1 - S/I Stilestone Level D quartz countertops w/ (2) standard rectangular undermount sinks in lieu of standard- Master Ensuite (no quartz backsplash) Note:	

Hardwood



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78 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet (includes nosing)- Upper Hall Note:		
79 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:		
80 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet- Solarium- as per plan Note:		
81 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard carpet-Lower Hall, Living, Dining Room, Family Room, Study- as per plan Note:		
82 0 30Jul21	1 - S/I Torlys Everwood Elite LVT in lieu of standard tile- Kitchen Note:		
83 0 31Jan22	1 - Extend Toryls LVT into hall to laundry/mudroom as per plan Note:		

Miscellaneous

84 0 30Jul21	1 - Elevation modification- addition of stone and steel required for stone on the exterior, front of the second floor above the garage, full return, and partial return above front porch- as per plan Note:As per B-1		
85 0 30Jul21	1 - Increase opening between kitchen and dining room to approx 6' wide- as per plan Note:		
86 0 30Jul21	1 - Master Ensuite Alternate Option C- c/w relocated tub, toilet, vanity, electric fireplace and 3x5 ceramic shower w/ acrylic base and Maax Halo shower doors (Matte Black finish hardware)- as per plan Note:**Fireplace to be 24" A.F.F**		
87 0 30Jul21	1 - S/I Open Basement staircase w/ railing and spindless in Lower Hall- finished stairs w/ standard carpet and under pad; build vestibule (approx 4'x4') at bottom of stairs w/ (1) swing door and (1) standard ceiling light fixture (A3012-11) Note:		
88 0 11Aug21	1 - Elevatin Modification, addition of stone on exterior, full return above the front porch and front of the second floor above living room Note:As per B-1		
89 0 31Jan22	1 - NO hoodfan to be installed - purchasers to buy and install hoodfan after close Note:		
90 0 31Jan22	1 - S/I - Bristol B1205 top mount stainless steel single bowl laundry sink in laundry room Note:		
91 0 31Jan22	1 - S/I Smooth ceilings in lieu of standard stipple- throughout Note:		
92 0 31Jan22	1 - S/I Temporary supports for kitchen island- purchaser to install their own legs after closing Note:**Provide 2x4s for kitchen island***		



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Plumbing

93 0 30Jul21	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:As per B-1	
94 0 30Jul21	1 - S/I Bar sink and faucet to kitchen island- MODEL TBD- PRICNIG TO COME Note:	
95 0 30Jul21	1 - S/I Bar sink rough-in for future bar sink- in basement- as per plan Note:As per B-1	
96 0 30Jul21	1 - S/I Ceramic shower enclosure w/ 3x5 acrylic base with Maax Halo shower doors (Matte Black hardware) in lieu of standard bathtub- Ensuite #2 Note:	
97 0 31Jan22	1 - Delete standard vanity in Powder Room/ S/I (1) Pedestal sink- Contrac Pineview in BLACK (4310DSX-077) Note:	
98 0 31Jan22	1 - S/I - Bristol B306 virtuo granite undermount bowl prep/bar sink in pearl black in island Note:Includes standard faucet bar sink faucet	
99 0 31Jan22	1 - S/I - Bristol B317 Virtuo granite single undermount kitchen sink in pearl black in lieu of standard Note:	
100 0 31Jan22	1 - S/I - Fridge water line Note:	

Railings

101 0 30Jul21	1 - S/I Oak nosings under spindles in upper hall Note:**Included in LVT pricing*	
102 0 17Aug21	1 - S/I 3.5" Oak newel post with inset and cap (SB5-3.5I) and alternating black metal spindles- (1) TL-130-2-40 and (1) plain black square metal in lieu of standard- throughout Note:**Includes re-design basement stairs**	

Stairs

103 0 30Jul21	1 - Upgrade basement stairs to oak Note:	
104 0 30Jul21	1 - Upgrade main stairs to oak Note:	
105 0 31Jan22	1 - S/I - Stain on oak stairs, railings and post Note:	

Trim

106 0 30Jul21	1 - Change door orientation to open towards upper hall- Master Bedroom Note:	
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107 0 30Jul21	9 - S/I 8' H interior doors in lieu of standard- (2) Foyer, (1) Powder Room, (1) Laundry, (2) Study, (1) Kitchen Pantry, (2) Solarium- as per plan Note:	
108 0 30Jul21	1 - Upgrade standard French doors to (2) 5-lite panel French door with clear glass- Solarium Note:	
109 0 31Jan22	1 - Delete all standard towel bars and toilet paper holders in all washrooms Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	Elevation modification, addition of stone and steel required for stone on the exterior, front of the second floor above the garage, full return and partial return above the front porch. Note:	
3A 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:	
4A Offer Worksheet	Elevation modification, addition of stone on exterior, full return above the front porch and front of the second floor above living room. Note:	
5A 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:	

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