



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: David Ruhinda and Christa Gateka TEL:

LOT / PHASE 18 / 2	STREET	HOUSE TYPE ANNAPOLIS ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 06Oct21	1 - Meeting Fee with Spectrum Kitchens Note:	
2 0 03Mar22	1 - Accommodate for built-in cook top (add base cabinet) Note:	
3 0 03Mar22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:* Fridge re-located to wall backing dining room. *	
4 0 03Mar22	1 - Add crown moulding to top of upper cabinets- Option 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
5 0 03Mar22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 03Mar22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to DW) Note:	
7 0 03Mar22	1 - Delete upper cabinet above range to accommodate 36" Chimney style hood fan + 6" space each side Note:	
8 0 03Mar22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 03Mar22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
10 0 03Mar22	1 - Increase length of island cabinets by 18" Note:* island countertop also increased in depth to create extended eating counter - overall island counetrtop size: 74" X 36". Stone by builder. *	
11 0 03Mar22	50 - S/I Upgraded Hardware in lieu of standard hardware- Kitchen and Ensuite #2- as per plan Note:	
12 0 03Mar22	1 - Upgrade all drawers in kitchen to soft close (X 5 drwrs) Note:	
13 0 03Mar22	1 - Upgrade all hinges in kitchen to soft close (X 35 doors) Note:	
14 0 03Mar22	1 - Upgrade kitchen cabinets to Line 3 Note:	
15 0 03Mar22	1 - Upgrade Powder Room cabinets to Line 3 Note:	

Central Vacuum

16 0 06Oct21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping- black- under kitchen sink- as per plan Note:	
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17 0 06Oct21	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 Mechanical room Note:	

Ceramic

18 0 03Mar22	1 - S/I Level B Ceramic Floor Tiling in lieu of standard ceramic flooring- Foyer, Powder Room, Kitchen/Breakfast area (incl. Pantry), Master Ensuite, Solarium (standard carpet- Price accommodated for this)- as per plan Note:	
19 0 03Mar22	1 - S/I Level B Floor Tile as Shower tile in lieu of standard shower wall tile- Installed vertically and stacked- Master Ensuite- as per plan Note:	
20 0 03Mar22	1 - S/I Level B: Euro12x24 Pasha Mayfair Statuario Venato Polish on Fireplace Bump-in walls- Installed HORIZONTAL STACKED- from floor to ceiling on each side of the Bump-in- Family Room- as per plan and sketch. Note:	
21 0 03Mar22	1 - S/I LVL A : Olympia - Oceani Series White 2.5"x10" (Grout: Cobblestone) on the KITCHEN BACKSPLASH and behind the chimney hood fan in a VERTICAL HERRINGBONE pattern. Note:	

Doors and Windows

22 0 06Oct21	1 - Relocate existing (1) basement window Note:As per B-1	
23 0 06Oct21	3 - S/I (3) 8'h interior doors in lieu of standard height doors- Study and Basement stair doors- as per plan Note:	
24 0 06Oct21	1 - S/I pair of 15-Lite French Doors in lieu of standard doors- Study- as per plan Note:	
25 0 06Oct21	1 - Upgrade existing basement window from (1) 48x24 to (1) 56x30 Note:As per B-1	
26 0 06Oct21	1 - Upgrade Window battens in exterior colour package to Black window battens in lieu of standard Note:	
27 0 03Mar22	1 - S/I Full Lite Frosted French door in lieu of standard- Pantry- as per plan Note:	

Electrical

28 0 06Oct21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector- as per plan Note:	
29 0 03Mar22	1 - Reinforce existing light outlet for heavier fixture- Connected to existing switch- Upgrade switch to Dimmer Switch- Family Room- as per plan Note:	
30 0 03Mar22	1 - Reinforce existing light outlet for heavier fixture- Dining Room- as per plan Note:	



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31 0 03Mar22	1 - Reinforce existing light outlet for heavier fixture- Solarium- as per plan NoteCeilings higher than 9'h		
32 0 03Mar22	1 - Reinforce existing light outlet for heavier fixture- Upper Hall- Open to Below Light- as per plan NoteCeiling higher than 9'h		
33 0 03Mar22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:		
34 0 03Mar22	1 - S/I (1) 15 AMP Standard plug outlet- basement- as per plan Note:		
35 0 03Mar22	1 - S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Lower Hall- as per plan Note:		
36 0 03Mar22	1 - S/I (1) Capped light outlet- Reinforce existing light outlet for heavier fixture- connected to new switch- Living Room- as per plan NoteCeilings higher than 9'h		
37 0 03Mar22	1 - S/I (1) Exterior soffit plug w/ switch for holiday lights- as per plan Note:		
38 0 03Mar22	1 - S/I (1) Exterior soffit potlight- connected to existing switch- as per plan Note:		
39 0 03Mar22	1 - S/I (4) CAT6 Data jack outlets- (1) in basement, (1) @ 74" A.F.F. above Fireplace in Family Room, (1) in Study, (1) in Master Bedroom- as per plan Note(3) Standard and (1) Additional		
40 0 03Mar22	1 - S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- kitchen- as per plan Note:		
41 0 03Mar22	1 - S/I 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad *PER GARAGE DOOR* Note:		
42 0 03Mar22	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends- (1) recessed electric outlet- @ 74" A.F.F.- Above Fireplace- Family Room- as per plan Note:		

Fireplace

43 0 06Oct21	1 - S/I Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround, black glass ember bed, and REK mineral rock kit (mixture of rocks). Installed with 5' flex vent kit and gas piping)- Family Room- as per plan Note:		
44 0 03Mar22	1 - Bump Fireplace in to Family Room 8" deep and build drywall box 5'w and from floor to ceiling- as per plan Note:		
45 0 03Mar22	1 - Delete Standard Mantle- Above Fireplace- as per plan Note:		

Granite



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46 0 03Mar22	1 - S/I Level A Silestone Quartz- c/w 4" backsplash and standard rectangular undermount sink- in lieu of standard laminate countertops- Ensuite #2- as per plan Note:		
47 0 03Mar22	1 - S/I Level C Silestone Quartz- c/w 4" backsplash and standard rectangular undermount sink- in lieu of standard laminate countertops- Powder Room, Master Ensuite- as per plan Note:		
48 0 03Mar22	1 - S/I Level E Radianz Kitchen countertops in lieu of standard granite- Kitchen- as per plan Note:		

Hardwood

49 0 06Oct21	1 - S/I Level A Pre-Finished Engineered Hardwood in lieu of standad carpet- Living Room, Dining Room, Study/Office, Family Room, Upper Hall/Loft, Master Bedroom, Bedroom #2, Bedroom #3, Bedroom #4- as per plan Note:		
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Heating and Air Conditioning

50 0 06Oct21	1 - S/I Gas Line for Future BBQ Note:		
51 0 06Oct21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector- as per plan Note:		

Miscellaneous

52 0 06Oct21	1 - Mirror Works- S/I Custom Glass 3x5 shower- 4pc- (1) fixed glass pane from floor to ceiling and (1) swing door w/ matte black hardware- Master Ensuite Shower NoteCeramic tiled shower enclosure w/ 3x5 acrylic base included in Primary Ensuite with Relocated Electric Fireplace- Alternate Option C		
53 0 06Oct21	1 - Move Main Bathroom, Bedroom 3 Closet, Bedroom 4 Walk-In Closet, and Niche corner in upper hall up 2'- as per plan NoteApproved by Joe Buckley		
54 0 06Oct21	1 - Optional Primary Ensuite C with Relocated Electric Fireplace Note:		
55 0 03Mar22	1 - Delete the standard hood fan in the kitchen. NotePurchaser will be sourcing and installing their own after closing date.		
56 0 03Mar22	45 - S/I Upgraded hardware in kitchen Note:		

Paint

57 0 03Mar22	1 - Flat ceilings in lieu of stipple- throughout Main and Second floor- as per plan Note:		
58 0 03Mar22	1 - S/I (1) Paint colour throughout- Dulux Diamond Matte- ARIA DLX1001-2- as per plan Note:		

Plumbing



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59 0 06Oct21	1 - S/I (1) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl in lieu of standard- Powder Room- as per plan Note:		
60 0 06Oct21	1 - S/I (1) Maax Jazz 66x36 freestanding tub in lieu of standard Maax Sax 60x32- Master Ensuite- as per plan Note:		
61 0 06Oct21	1 - S/I 3-Piece rough-in in Basement for future basement bathroom- in standard location- as per plan Note:		
62 0 06Oct21	1 - S/I Delta Faucet TempAssure 17T Series Contemporary Square Shower Kit (DF-KIT25-THSBL-WS) in lieu of standard shower trim- Master Ensuite- as per plan Note:		
63 0 06Oct21	1 - S/I Delta Faucet Zura 4-hole Roman Tub with Handshower Trim (T4774-BL) in lieu of standard Freestanding tub trim- Master Ensuite- as per plan Note:		
64 0 06Oct21	1 - S/I Drain rough-in and water lines for future Bar Sink in basement- as per plan Note:		
65 0 06Oct21	2 - Upgrade (2) standard tubs to Maax Exhibit 6032 soaker tub- Main Bathroom and Ensuite #2- as per plan Note:		
66 0 03Mar22	1 - S/I (1) Delta Trinsic 559HA-BL-DST Matte Black High Arc Single Hole Bathroom Faucet in lieu of Standard- Ensuite #2- as per plan Note:		
67 0 03Mar22	3 - S/I (3) American Standard Boxe 0504001.020 Sink w/ centre holes in lieu of standard- (1) Powder Room, (2) Master Ensuite- as per plan Note:		
68 0 03Mar22	3 - S/I (3) Delta Trinsic 559HA-CZ-DST Champagne Bronze High Arc Single Hole Bathroom Faucet in lieu of Standard- (1) Powder Room, (2) Master Ensuite- as per plan Note:		
69 0 03Mar22	1 - S/I Delta Trinsic Roman Tub Trim- T2759-CZ Champagne Bronze in lieu of standard tub trim- Master Ensuite- as per plan Note:		

Railings

70 0 06Oct21	1 - S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial NoteStain TBD		
71 0 06Oct21	1 - S/I Burnt Penny spindles- Alternating round burnt penny & Burnt Penny w/ Round basket (TI 102-1RD-60) - in lieu of standard Oak Colonial Note:		
72 0 06Oct21	1 - S/I Oak nosing under spindles NoteStain TBD		

Stairs



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73 0 06Oct21	1 - Upgrade Main Staircase to Oak w/ White Risers Note:	

Trim

74 0 06Oct21	1 - S/I Upgraded by-pass sliding closet doors in lieu of standard vinyl sliding closet doors- Bedroom #3- as per plan Note:	
75 0 03Mar22	1 - S/I 5-1/2” Baseboards and 3-1/2” Casings throughout- CT #14- in lieu of standard trim- as per plan Note:	
76 0 03Mar22	1 - S/I Level 2 Interior doors- Lincoln Lvl 2- in lieu of standard interior doors Note:	
77 0 03Mar22	10 - S/I Taymor Vega inerior door handles with square rosets in lieu of standard interior door handles- Main floor only- as per plan Note:	

1A Offer Worksheet	Upgrade existing basement window from (1) 48x24 to (1) 56x30 Note:	
2A Offer Worksheet	Relocating existing (1) 56x30 basement window 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	Client is participant in referral program. Referred by, Caroline and Tyrone Jambo 35 Sopwith Private, Diamondview Estates lot 5. Note:	
5A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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