



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Alfred Domey and Jennifer Domey TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
51 / 2		ANNAPOLIS ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 12Oct21	1 - Extend island to 72" in lieu of standard 56" - addition of (1) 16" cabinet Approx. Note:	
2 0 12Oct21	1 - Increase depth of fridge upper to 24"d and add side gable Note:	
3 0 12Oct21	1 - Increase fridge space to 38"w x 72"h in lieu of standard spacing Note:	
4 0 12Oct21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) + add filler to ceiling Note:	
5 0 12Oct21	1 - Relocate microwave shelf as per plan Note:	
6 0 12Oct21	1 - S/I - Accommodate for electrical panel on front of island as per plan Note:	
7 0 12Oct21	1 - Upgrade drawers to soft close Note:	
8 0 12Oct21	1 - Upgrade hinges to soft close Note:	

Ceramic

9 0 12Oct21	1 - S/I - Level B 12x24 ceramic tile in ensuite shower in lieu of standard Note:	
10 0 16Mar23	1 - Extend kitchen backsplash behind chimney hood to ceiling Note:	

Electrical

11 0 12Oct21	1 - Reinforce existing light outlet for heavier fixture in dining room as per plan Note:	
12 0 12Oct21	1 - Reinforce existing light outlet for heavier fixture in middle of staircase as per plan Note:	
13 0 12Oct21	1 - Relocate standard electrical outlet to front of island w/ panel to accommodate for waterfall Note as per plan	
14 0 12Oct21	1 - S/I - (1) 15 AMP standard plug outlet located @ 70" A.F.F above fireplace Note:	
15 0 12Oct21	1 - S/I - (1) Reinforced capped light outlet connected to new switch in living room Note:	



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16 0 12Oct21	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in Kitchen as per plan Note:		
17 0 14Apr22	1 - S/I Cyclone SCB32230 30" Hood Fan in stainless steel 300 CFM - in lieu of standard Note:		

Fireplace

18 0 08Sep21	1 - Raise fireplace box 12” above finished floor Note:		
19 0 12Oct21	1 - Delete standard mantle Note:		

Granite

20 0 12Oct21	1 - S/I - Level A Radianz quartz in lieu of standard laminate in Ensuite #2 Note:		
21 0 12Oct21	1 - S/I - Level A Radianz quartz in lieu of standard laminate in Main bathroom Note:		
22 0 12Oct21	1 - S/I - Level A Radianz quartz in lieu of standard laminate in Main floor ensuite Note:		
23 0 12Oct21	1 - S/I - Level A Radianz quartz in lieu of standard laminate in Master ensuite Note:		
24 0 12Oct21	1 - Extend island to 72" - adding approx. 16" Note:		
25 0 12Oct21	1 - S/I - Flush breakfast bar approx. 12" d Note:		
26 0 12Oct21	1 - S/I - Waterfall on both ends of island Note:		
27 0 13Jul22	1 - S/I-Level C Silestone quartz in lieu of standard granite in Kitchen w/ (1) standard undermount sink Note:		

Hardwood

28 0 12Oct21	1 - S/I - Torlys LVT in lieu of standard carpet in upper hall Note:		
29 0 17Mar23	1 - S/I - Torlys LVT flooring in lieu of standard flooring in solarium, family room, main floor bedroom, main hall, dining room and living room Note:		

Heating and Air Conditioning



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INV#	QTY	EXTRA / CHANGE
30 0 08Sep21	1 - S/I - Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13) - 4.0 TON Note:	
31 0 08Sep21	1 - S/I - Humidifier - GENERAL AIRE 1099 Note:	

Miscellaneous

32 0 08Sep21	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
33 0 08Sep21	1 - Optional ground floor bedroom with ensuite Note:As per B-1	
34 0 08Sep21	1 - Optional main bathroom with 2 sinks and 2 walk-in-closets Note:As per B-1	
35 0 08Sep21	1 - Optional master ensuite with second floor laundry Note:As per B-1	

Paint

36 0 12Oct21	1 - S/I - Flat ceilings in lieu of stipple throughout Note:	
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Plumbing

37 0 08Sep21	1 - S/I - 3 piece rough-in * furure sink, toilet and bathtub Note:As per B-1	
38 0 08Sep21	1 - S/I - Fridge water line Note:	
39 0 12Oct21	1 - S/I - (1) Contract Collette undermount sinks in Main floor ensuite in lieu of standard Note:	
40 0 12Oct21	1 - S/I - (2) Contract Collette undermount sinks in Master ensuite in lieu of standard Note:	

Stairs

41 0 08Sep21	1 - S/I - Oak nosing under spindles wherever applicable Note:	
42 0 08Sep21	1 - Upgrade Main Staircase to Oak w/ White Risers in lieu of standard carpet Note:	
43 0 12Oct21	1 - Stain on stairs, spindles, post, and railing (where applicable) Note:	



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1A Offer Worksheet	Optional master ensuite with second floor laundry Note:						
2A Offer Worksheet	Optional master ensuite with second floor laundry Note:						
3A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:						
4A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:						
5A Offer Worksheet	Optional ground floor bedroom with ensuite Note:						
6A 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:						
7A Offer Worksheet	3 Piece Rough-In (Future Tub, Toilet and Sink) Note:						

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