



* REVISED - SEE # 55 *

25/1/21

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Pradeep Mekala and Venkata Jayampu

TEL: RES.: 343-202-3632

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
65 / 1		ANNAPOLIS ELEV B 4 BED	07-May-20

INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 11May20	1 - Master Ensuite- Alternate plan- Option C-extend vanity approx 13" and add (2) banks on drawers on each end Note:	(1/106/785)
2 0 29Jun20	1 - Add glass door to upper corner angled cabinet: Frame with Mullions & clear glass insert Note:	(1/87/520)
3 0 29Jun20	1 - Increase width of island cabinets by 12". (note: depth also increased to 36" to create flush eating bar. Extra stone by builder) Note:	(1/129/210)
4 0 29Jun20	1 - Add false drwr front to cooktop base cabinet Note:	(1/44/80)
5 0 29Jun20	1 - Add 4 top drawers in lieu of std bank of 4drwrs Note:	(1/47/120)
6 0 29Jun20	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:	(1/95/705)
7 0 29Jun20	2 - Add (2) sets of pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet)- Kitchen Island Note:	(2/106/560)
8 0 29Jun20	1 - Delete upper above range + approx. 7" each side to make space for Chimney style hood fan Note:	(1/88/-100)
9 0 29Jun20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	(1/82/1680)
10 0 29Jun20	1 - Accommodate for built-in cook top (add base cabinet) Note:	(1/52/560)
11 0 29Jun20	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	(1/60/1120)
12 0 29Jun20	1 - Matching interior for glass door cabinet Note:	(1/40/200)
13 0 29Jun20	1 - Add LG pull-out recycle centre - Richelieu #76000140 c/w 2 SM & 1 LG bin Note:	(1/72/640)
14 0 29Jun20	1 - Add false drwr front to sink base Note:	(1/33/80)
15 0 29Jun20	1 - Replace standard make-up area (2 top drawers) with 2 top drawers and 2 cabinet doors- Line 2- Master Ensuite Note:	(1/108/160)
16 0 07Jul20	1 - Upgrade cabinet hardware to #D6- Master Ensuite and Ensuite #2 Note:	(1/62/60)

Ceramic



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17 0 29Jun20	1 - S/I Level B floor tile (size 24x24) in lieu of standard- stacked pattern- Kitchen and Breakfast area Note:		(1/100/3860)
18 0 29Jun20	1 - Upgraded (1) grout colour throughout Note:		(1/36/60)
19 0 29Jun20	1 - S/I Standard wall tile on ceiling in Master Ensuite shower Note:		(1/58/235)
20 0 29Jun20	1 - S/I Ceramic Listello- approx 12" wide- vertical strip- centered on back shower wall- Master Ensuite- as per sketch Note:		(1/115/480)
21 0 29Jun20	1 - S/I Glass package backsplash tile (size 2x12) in stacked horizontal pattern in lieu of standard- including up and behind chimney hoodfan- Kitchen Note:		(1/145/1970)
22 0 29Jun20	1 - S/I Level A floor tile (size 12x24) in lieu of standard- stacked pattern- Master Ensuite floor Note:		(1/94/820)

Doors and Windows

23 0 24Oct19	1 - Increase existing (2) 48x24 basement windows to (2) 56x30- as per plan Note:AS PER B-1		(1/70/0)
24 0 24Oct19	1 - Increase (1) 56x25 basement window to 56x30- as per plan Note:AS PER B-1		(1/56/0)
25 0 24Oct19	1 - Align the front garage wall and exchange the two 8 foot overhead doors for a single 16 foot overhead garage door- as per plan Note:AS PER B-1		(1/125/0)
26 0 11May20	2 - S/I (2) 24"x48" operable casment window in Master Bedroom- as per plan Note:		(2/70/1160)
27 0 11May20	1 - Enlarge window from 48x48 to 72x48- Laundry Room- as per plan Note:		(1/61/360)
28 0 11May20	1 - Increase (1) 48"x48" window to 56"x48" in Kitchen- as per plan Note:		(1/62/450)
29 0 11May20	1 - Master Ensuite- Alternate plan- Option C-enlarge window from 32x48 to 64x48 and center above tub- as per plan Note:		(1/109/320)
30 0 29Jun20	1 - Upgrade all exterior windows above grade to triple glaze to accomodate additional windows- as per Building Code Note:		(1/111/0)

Electrical

31 0 29Jun20	6 - Delete (2) telephone jacks, (4) TV jacks- S/I (6) Data jacks Note:**House has total of (6) data jacks, (1) TV jack**		(6/60/20)
32 0 29Jun20	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Family Room - installed at 60" AFF Note:		(1/198/495)



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33 0 29Jun20	1 - S/I (1) Capped light outlet in corner of Family Room connected on new switch- as per plan Note:		(1/89/235)
34 0 29Jun20	1 - S/I (4) White baffle exterior LED potlights (HALO SLIM)- connected on new switch- as per plan Note:		(1/93/1210)
35 0 29Jun20	1 - Wire for wall oven/microwave- 40AMP 120/240V- as per plan Note:		(1/57/355)
36 0 29Jun20	1 - S/I (1) Reinforce capped light outlet connected on new switch- Living Room- as per plan Note:		(1/87/285)
37 0 29Jun20	1 - Reinforce standard light fixture above main stairs Note:		(1/50/55)

Fireplace

38 0 11May20	1 - Master Ensuite- Alternate plan- Option C- relocate standard electrical fireplace- bottom of fireplace glass installed @ 28" A.F.F- as per plan Note:	(1/142/480)
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Granite

39 0 29Jun20	1 - S/I Level D Radianz Quartz in lieu of standard granite w/ standard undermount sink- Kitchen Note:	(1/91/1705)
40 0 29Jun20	1 - Extra granite/quartz needed for kitchen re-design Note:	(1/49/580)
41 0 29Jun20	1 - S/I Level A Radianz Quartz and 4" backsplash w/ (2) standard undermount sink and faucet in lieu of standard laminate countertops- Master Ensuite Note:	(1/144/2715)

Heating and Air Conditioning

42 0 29Jun20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/111/710)
43 0 29Jun20	1 - Gas line for future BBQ- as per plan Note:	(1/36/510)

Miscellaneous

44 0 11May20	1 - Delete columns and half wall between dining room and living room- as per plan Note:	(1/77/120)
45 0 11May20	1 - Delete half wall in foyer- as per plan Note:	(1/38/75)
46 0 11May20	1 - Bedroom 3 and 4 Re-design- closet(s) to relocate to inside of upper hall and main bath to be facing exterior wall (flip orientation) and S/I (1).24x48 operable casement window and place above toilet- As per plan Note:**Upper hall niche gets deleted to accomdate Bedroom #3 closet**	(1/211/960)



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47 0 29Jun20	1 - Upgrade garage ceiling insulation from R31 to R40- above where heated Note:	(1/69/375)
48 0 29Jun20	1 - S/I Faber Glassy 36" 300CFM (GLAS36SS300-B) chimney hoodfan in lieu of standard hoodfan Note:	(1/87/1295)

Paint

49 0 29Jun20	1 - Stain on stairs and railings to complement: Fuzion Black Forest on Oak Note:	(1/70/360)
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Plumbing

50 0 24Oct19	1 - S/I 3-piece rough-in- as per plan Note:AS PER B-1	(1/33/0)
51 0 24Oct19	1 - S/I Rough-in for future bar sink Note:AS PER B-1	(1/32/0)
52 0 11May20	1 - S/I Maax Sax Freestanding tub in lieu of standard- Master Ensuite Note:**New standard in Annapolis**	(1/65/0)
53 0 29Jun20	1 - S/I Delta Essa in Artic Stainless Pull-down (9113ARDST) kitchen faucet in lieu of standard Note:	(1/90/370)
54 0 29Jun20	1 - S/I Waterline for fridge Note:	(1/24/160)
55 0 25Jan21	1 - Master Ensuite- Alternate Plan-Option C- relocate standard tub, toilet, shower, and vanity- S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Reveal 71 Pivot Shower Doors (chrome finish) Note:	(1/200/0)

Railings

56 0 29Jun20	1 - S/I Oak nosing under spindles- upper hall Note:	(1/41/0)
57 0 29Jun20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles- (2) Plain square black and (1) TL-106-2-40 in lieu of standard oak colonial- Main stairs Note:	(1/174/2795)

Stairs

58 0 11May20	1 - Upgrade main stairs to oak Note:	(1/26/4020)
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Trim

59 0 29Jun20	1 - S/I Taymor Yates Chrome Bath Accessories- (1) 18" Towel Bar and (1) paper holder- throughout Note:	(1/92/0)
60 0 29Jun20	1 - S/I Mirror sliding closet doors- Laundry Room Note:	(1/45/225)



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1A Offer Workshee	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:			
2A Offer Workshee	Addition of 3-piece basement rough-in Note:			
3A Offer Workshee	Additional 56x30 basement window Note:			
4A Offer Workshee	Increase existing (2) 48x24 basement windows to (2) 56x30 Note:			
5A Offer Workshee	Increase existing 56x24 basement window to 56x30 Note:			
6A Offer Workshee	Align the front garage wall and exchange the two 8 foot overhead doors for a single 16 foot overhead door Note:			
7A Offer Workshee	\$2,500 Decor Centre Bonus - Purchaser can choose up to \$2,500 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre Dependent on the firm purchase of Lot 63 at Diamondview Estates. This Decor Bonus has No cash value. Note:			
8A Offer Workshee	-1 Piece Rough-in *future Bar sink Note:			
9A Offer Workshee	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 same Note:			

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