



REVISION SEE LINE #25
RE-SELECTION

CONSTRUCTION SUMMARY			
DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited			
PURCHASERS: Samantha Gordon and Kerron Graham			TEL:
LOT / PHASE 55 / 1	STREET	HOUSE TYPE ANNAPOLIS ELEV B 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	CHG DATE

Cabinetry

1 0 21Jul20	1 - Delete standard vanity cabinet and counter top in Powder Room Note:	
2 0 21Jul20	1 - Upgrade island cabinetry to Line 3 Note:	
3 0 21Jul20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
4 0 21Jul20	1 - Cut for recessed puck lights under upper cabinet and install false shelf inside to hide light fixtures and wiring by builder Note:	
5 0 21Jul20	1 - Delete upper above range and approx. 6" each side of range to accommodate for 36"w chimney hood fan Note:	
6 0 21Jul20	1 - Increase range space to accommodate for 36"w range Note:	
7 0 21Jul20	1 - Move range approx. 24" to create equal uppers each side Note:	
8 0 21Jul20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 21Jul20	1 - Move fridge approx. 12" and insert pantry/broom cabinet Note:	
10 0 21Jul20	1 - Replace standard base cabinet w/ pot/pan drawers c/w one wide top drawer in lieu of standard 2-door base cabinet - Note: (2) handles per drawer Note:	
11 0 21Jul20	1 - Move standard bank of drawers to beside sink Note:	
12 0 21Jul20	1 - Increase length of island cabinets by 15"; Note: island counter to increase in depth by 9" to create flush eating bar; total island countertop = 71" x 36" Note:	
13 0 21Jul20	1 - Replace standard base cabinet with base microwave cabinet w/ drawer below; Note: standard microwave cabinet replaced w/ regular upper cabinet Note:	
14 0 21Jul20	1 - Upgrade Ensuite cabinets to Line 3 Note:	
15 0 21Jul20	1 - replace standard make-up drawer w/ (4) drawers - 36"w x 6"h (one cabinet handle per drawer) Note:	
16 0 10Aug20	1 - Optional Ensuite C includes increasing length of vanity by approx. 13" and adding (2) banks of drawers - one each end Note:	



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17 0 10Aug20	1 - Modify cabinets to create floating vanity @ approx. 8.5" AFF - total height = 34"h; cabinets to have updated backing (5.8" thick) and panel to be installed below vanity recessed towards back wall if needed Note:		

Carpet

18 0 21Jul20	1 - S/I 9mm (7lb) underpad in lieu of standard underpad in Master Bedroom, Bedroom #2, #3 and #4 Note:	
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Ceramic

19 0 21Jul20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Powder Room and Laundry Room - 24x24 tile installed in stacked pattern Note:	
20 0 21Jul20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Kitchen/Breakfast Area - 24x24 tile installed in stacked pattern Note:	
21 0 21Jul20	1 - S/I Level C ceramic backsplash in lieu of standard backsplash in Kitchen - tile installed horizontally and in stacked pattern - tile to continue up and behind chimney hood fan Note:	
22 0 21Jul20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Ensuite - 24x24 tile installed in stacked pattern Note:	
23 0 21Jul20	1 - Standard wall tile in Ensuite shower installed vertically and in staggered pattern Note:	
24 0 13Nov20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Foyer - 24x24 tile installed in stacked pattern Note:	
25 0 13May21	1 - S/I Upgrade A Ceramic 18x18 tile in lieu of standard tile in Ensuite Bath #2 Note:	

Electrical

26 0 21Jul20	1 - S/I (1) GAL 680112 pewter light fixture above Ensuite soaker tub - connected to separate switch Note:	
27 0 21Jul20	1 - S/I (1) 15 AMP separate circuit plug in Basement (for central vac, microwave, freezer, sump pump, gas dryer) Note:	
28 0 21Jul20	1 - Reinforce existing light outlet above Kitchen island for heavier fixture Note:	
29 0 21Jul20	1 - Reinforced existing light outlet in Family Room for heavier fixture Note:	
30 0 21Jul20	2 - S/I (2) Capped light outlets on wall in Living Room for future wall sconces - installed approx. 8' apart and 6' above finished floor - connected to existing switch Note:	
31 0 21Jul20	1 - Reinforce existing light outlet above Main Staircase for heavier fixture Note:	



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32 0 21Jul20	1 - S/I (2) Capped light outlets on ceiling in Master Bedroom - installed approx. 8` apart - connected to separate switch Note:	
33 0 21Jul20	1 - Join central vac lines and add (1) 15 AMP separate circuit plug in Basement Mechanical Room Note:	
34 0 21Jul20	1 - S/I (10) LED puck lights under Kitchen cabinets - connected to (1) switch Note:*Based on cabinet layout dated Jun. 29/20	
35 0 21Jul20	1 - S/I (1) 15 AMP Soffit plug w/ switch for holiday lights Note:	
36 0 21Jul20	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Family Room - installed approx. 60" above finished floor Note:	
37 0 21Jul20	1 - S/I (1) 15 AMP standard plug outlet in Master Bedroom - installed approx. 60" above finished floor Note:	

Granite

38 0 21Jul20	1 - Upgrade Kitchen countertop to Level D quartz in lieu of standard granite Note:	
39 0 09Oct20	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite NoteSinks by others Optional Ensuite C vanity	

Hardwood

40 0 21Jul20	1 - S/I Laminate flooring in lieu of standard carpet Living/Dining Room, Family Room and Study Note:	
41 0 21Jul20	1 - S/I Nosing under spindles and across top step in Upper Hall Note:	
42 0 13Nov20	1 - S/I Laminate Flooring in lieu of standard carpet in Lower Hall Note:	
43 0 13Nov20	1 - S/I Laminate Flooring in lieu of standard carpet in Solarium Note:	

Heating and Air Conditioning

44 0 21Jul20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove and Photo Electric Smoke Detector in Kitchen Note:	
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Miscellaneous

45 0 21Jul20	3 - S/I Flat ceiling in lieu of standard stipple throughout Main Floor Note:	
46 0 21Jul20	1 - S/I FPMER30W3SS Falmec MERCURIO Chimney Hood Fan (36" - 280 cfm) in lieu of Standard in Kitchen Note:	



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47 0 21Jul20	1 - Optional Ensuite C w/ relocated electric fireplace (raised 26" AFF); ceramic tiled shower enclosure w/ 4x4 acrylic base; glass walls (fixed panes, floor to ceiling w/ swing door (black trim); and extended vanity Note:		
48 0 21Jul20	1 - Optional Main Bathroom w/ (2) sinks, extended vanity and walk-in closet for Bedroom #3 Note:		
49 0 21Jul20	1 - Provide backing above fireplace in Family Room for future wall mounted TV Note:		
50 0 21Jul20	1 - Build drywall box around fireplace in Family Room approx. 5`w x 8"d x 9`h (from floor to ceiling) - raise box 12" above finished floor Note:		
51 0 21Jul20	1 - Delete half wall at Foyer Note:		
52 0 21Jul20	1 - Delete half walls and columns between Living Room and Dining Room (incl. wing walls) Note:		
53 0 21Jul20	1 - Install plywood backing in wall at Ensuite vanity to support floating vanity Note:		

Plumbing

54 0 21Jul20	1 - S/I 3-Piece plumbing rough-in for future Bathroom in Basement Note: B-1		
55 0 21Jul20	1 - S/I 1-Piece rough-in and water lines for future bar sink in Basement Note: B-1		
56 8,472 21Jul20	2 - S/I (2) American Standard 0614000 Studio Undermount Sinks in lieu of Standard in Ensuite Note:		
57 0 21Jul20	1 - S/I (1) Delta Ara T4767-BL Matte Black Roman Tub Faucet w/ Handshower in lieu of Standard in Ensuite Note:		
58 0 21Jul20	1 - S/I (1) Delta Ara T14267-BL Matte Black Monitor 14 Series H2Okinetic Shower Trim in lieu of Standard in Ensuite Note:		
59 0 21Jul20	1 - S/I (1) Delta Ara T11867-BL Matte Black Diverter and 51567-BL Matte Black Slide-Bar Handshower in Ensuite Note:		
60 0 21Jul20	1 - S/I Fridge water line Note:		
61 0 21Jul20	1 - S/I (1) American Standard 0641400 Boulevard Pedestal Sink in Powder Room Note:		
62 0 21Jul20	1 - Raise standard shower head in Ensuite to 84" AFF Note:		

Railings



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63 0 21Jul20	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and Oak Modern spindles in lieu of standard Oak Colonial throughout Note:	
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Stairs

64 0 21Jul20	1 - Upgrade Main Staircase to Oak Note:	
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
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2A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	
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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:	
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