



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Colin Kemdjikeng and Rachele Kemdjikeng TEL:

LOT / PHASE 8 / 2	STREET	HOUSE TYPE ANNAPOLIS ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 06Jul21	1 - Accommodate cabinetry and enlarge fridge space to 38"w x 72"h in lieu of standard 34"w x 69"h spacing Note:	
2 0 06Jul21	1 - Add light valance below upper cabinets - 2"h recessed - to accommodate for future installation of under cabinet lighting Note:	
3 0 06Jul21	1 - Add pot/pan drawers - c/w (1) wide top drawer in lieu of 2 standard door base cabinets - Located to the right of the oven Noteas per plan	
4 0 06Jul21	1 - Add pull-out recycle centre - berenson QPAM 15228C c/w 2 bins with lids - located in island Noteas per plan	
5 0 06Jul21	1 - Add regular 3" crown moulding to top of upper cabinets Note:	
6 0 06Jul21	1 - Extend Kitchen island by 2' - as per plan Noteisland will have (2) 30" cabinets and (1) 18" cabinet	
7 0 06Jul21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
8 0 06Jul21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
9 0 13Jul21	1 - S/I - Standard upper above range leaving 3" on each side to accommodate for future chimney hoodfan NoteStandard hoodfan to be installed	

Doors and Windows

10 0 07Apr21	1 - S/I (1) additional 48x24 basement window- as per plan NoteAs per B-1	
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Electrical

11 0 06Jul21	1 - S/I - (1) Capped light outlet connected to existing switch - located above kitchen island Noteas per plan	
12 0 06Jul21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - located in family room @ 70" A.F.F Note:	
13 0 06Jul21	1 - S/I (1) 15 AMP soffit plug w/ switch (for holiday lights) Note:	
14 0 06Jul21	1 - S/I (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - Located in Dining room Noteas per plan	
15 0 06Jul21	1 - S/I (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - Located in Family room Noteas per plan	



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16 0 06Jul21	1 - S/I (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - Located in Kitchen Noteas per plan	
17 0 06Jul21	1 - S/I (8) 4" Black exterior potlight (AFR4-0930) - connected to existing switch - up to 10'h Noteas per plan	

Fireplace

18 0 07Apr21	1 - Raise fireplace 12" A.F.F- as per plan Note:	
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Granite

19 0 06Jul21	1 - S/I Level A Radianz quartz in lieu of standard laminate in Ensuite w/ 4" backsplash and (1) standard undermount sink Note:	
20 0 06Jul21	1 - S/I Level A Radianz quartz in lieu of standard laminate in Jack & Jill washroom w/ 4" backsplash and (1) standard undermount sink Note:	
21 0 06Jul21	1 - S/I Level A Radianz quartz in lieu of standard laminate in Main washroom w/ 4" backsplash and (1) standard undermount sink Note:	
22 0 06Jul21	1 - S/I Level A Radianz quartz in lieu of standard laminate in Powder room w/ 4" backsplash and (1) standard undermount sink Note:	
23 0 06Jul21	1 - S/I Level D Radianz quartz in lieu of standard granite in Kitchen NoteExtra S.F of Island C/T included in the price	

Heating and Air Conditioning

24 0 07Apr21	1 - S/I Gas line for dryer- first floor Note:	
25 0 07Apr21	1 - S/I Gas line for dryer- second floor Note:	
26 0 07Apr21	1 - S/I Make-up air system for hoodfan over 300 CFM Note:	
27 0 07Apr21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	

HVAC

28 32,085 07Apr21	1 - Heating and Air Conditioner - Gas Line for Future BBQ Note:	
29 32,087 07Apr21	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	



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Miscellaneous

30 0 07Apr21	1 - 9' foundation pour height Note:As per B-1	
31 0 07Apr21	1 - Delete standard linen closet in upper hall (by Master Bedroom) and enlarge Master Walk-in Closet- as per plan Note:**Second floor has (1) linen closet- by bedroom #2- as per plan**	
32 0 07Apr21	1 - Optional main bath with 2 sinks and 2 walk-in closets- as per plan Note:As per B-1	
33 0 07Apr21	1 - Optional Master Ensuite B w/ second floor laundry- as per plan Note:As per B-1 **house has (2) laundry locations- (1) main floor and (1) second floor**	
34 0 07Apr21	1 - S/I (1) Garage man door- 36" Unglazed Exterior Door w/ standard exterior hardware, electrical switch, exterior light fixture, and patio stone landing- as needed- as per plan Note:	
35 0 07Apr21	1 - S/I 9' second floor- as per plan Note:	
36 0 07Apr21	1 - Second Floor Re-design- add 5th bedroom w/ standard sliding vinyl closet doors, and (1) additional linen closet in upper hall w/ (1) standard swing door and convert Ensuite #2 into Main Bath- as per plan Note:**Comes with standard finishes** **Main bath gets reduced to enlarge bedroom #4**	

Plumbing

37 0 07Apr21	1 - Relocate standard laundry tub to basement in mech area- as per plan Note:	
38 0 07Apr21	1 - S/I 3-piece rough in for future bathroom in basement- as per plan Note:As per B-1	
39 31,964 07Apr21	2 - Upgrade standard tub in Main Bathroom and Jack and Jill bath to Maax Exhibit 6032 soaker tub Note:	
40 0 06Jul21	1 - S/I Fridge water line Note:	

Railings

41 0 07Apr21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles- (1) TL-106-1-40 and (1) TL-106-2-40 in lieu of standard oak colonial Note:	
42 0 06Jul21	1 - S/I Custom stain on stairs, railing and mantle Note:	

Stairs

43 0 07Apr21	1 - Upgrade main stairs to oak in lieu of standard carpet Note:	
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44 0 06Jul21	1 - Upgrade Main Staircase to Oak w/ white risers Note:	
45 0 13Jul21	1 - DELETE - Upgrade main stairs to oak in lieu of carpet Note:	

1A Offer Worksheet	9 Foot Foundation Pour Height Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	Additional (1) 48x24 basement window Note:	
4A Offer Worksheet	Optional main bath with 2 sinks and 2 walk-in-closets Note:	
5A Offer Worksheet	Optional master ensuite with second floor laundry 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	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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