



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Warda Yousef TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
57 / 1		PINEHURST ELEV D 4 BED WITH LOFT	16-Dec-20

INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 04Mar21	1 - S/I Filler panel to front of kitchen island to accommodate standard electrical plug- as per plan Note:	(1/96/150)
2 0 04Mar21	1 - Upgrade upper and lower cabinets in kitchen- line 3 Note:	(1/51/2080)
3 0 04Mar21	1 - Upgrade wall oven, island and fridge cab w/ side panel and in kitchen from Line 3 to Line 4 Note:	(1/91/1620)
4 0 04Mar21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	(1/82/1345)
5 0 04Mar21	1 - Add filler to bulkhead - Note: bulkhead by builder to follow line of cabinets @ 97" A.F.F. and 2" deeper than upper cabinets. Note:	(1/125/240)
6 0 04Mar21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
7 0 04Mar21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	(1/79/880)
8 0 04Mar21	1 - Add base cabinet to accommodate 36" cook top NoteNEED APPLIANCE SPECS	(1/44/800)
9 0 04Mar21	1 - Add tall cabinet in lieu of standard to accommodate wall oven and built-in microwave - Line 4 (APPLIANCE SPECS NEEDED) Note:	(1/119/1000)
10 0 04Mar21	1 - Delete upper above cooktop plus approx. 5" each side to accommodate 36" Chimney hood Note:	(1/85/-150)
11 0 04Mar21	1 - Upgrade all drawers in kitchen to soft close (X 8) Note:	(1/50/1400)
12 0 04Mar21	1 - Upgrade all hinges in kitchen to soft close except for base corner piano hinge (X 21 doors) Note:	(1/92/840)
13 0 04Mar21	1 - Upgrade cabinetry to Line 3- Main Bath and Master Ensuite Note:	(1/58/600)
14 0 04Mar21	7 - Upgrade cabinet handle to #D7 (matte black) in Loft Vanity Note:	(7/58/10)

Ceramic

15 0 04Mar21	1 - S/I Level B floor tile (12x24) in lieu of standard in Foyer and Laundry Room- stacked- as per plan Note:	(1/98/970)
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16004Mar21	1 - S/I Standard backsplash tile to go up and behind chimney hoodfan- stacked horizontal Note:	(1/84/250)

Doors and Windows

17007Oct20	1 - Increase (2) 36x24 basement windows to (2) 56x30 basement windows- as per plan Note:AS Per B-1	(1/78/0)
18007Oct20	1 - Delete standard front entry door- S/I (1) full-lite clear glass front door- as per plan Note:**Bars to remain in sidelite and transom**	(1/87/120)

Electrical

19004Mar21	2 - S/I (2) Standard electrical plug in basement- as per plan Note:	(2/57/105)
20004Mar21	2 - Delete (2) standard TV jacks- S/I (2) Data jacks- as per plan Note:**Home has (2) telephone jacks, (2) Data jacks, (3) TV jacks throughout- as per plan**	(2/61/20)
21004Mar21	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 70" AFF Note:	(1/198/495)
22004Mar21	1 - S/I (1) Reinforced Capped light outlet connected on new switch- Family Room- as per plan Note:**ceilings higher than 10' **	(1/88/315)

Granite

23004Mar21	1 - S/I Bristol B1807 Stainless Steel undermount double-bowl kitchen sink in lieu of standard Note:	(1/89/180)
24004Mar21	1 - S/I Level F Radianz Quartz in lieu of standard granite in ktichen Note:	(1/65/3230)
25004Mar21	1 - S/I Level F Radianz Quartz waterfall edge with mitered joints- (1) side of kitchen island (fridge side) Note:	(1/103/1450)

Hardwood

26007Oct20	1 - S/I Hardwood landing at main stiars- as per plan Note:**Included in stair upgrade**	(1/48/0)
27004Mar21	1 - S/I Torlys LVT- Waverly- EW 25003- in lieu of standard ceramic- Kitchen and Breakfast Nook Note:	(1/90/450)
28004Mar21	1 - Hardwood landing on main stairs to be Twelve Oaks Hickory Caspian Note:**Inlcuded in oak stars price	(1/65/0)

Heating and Air Conditioning

29004Mar21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/109/805)
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Miscellaneous

30 0 04Mar21	1 - S/I Flat ceilings in lieu of stipple- throughout Note:	(1/48/4000)
31 0 04Mar21	1 - S/I Falmec Mercurio 36" (F P M E R 3 6 W 3 S S) 280 CFM chimney hoodfan in lieu of standard Note:	(1/91/1025)
32 0 04Mar21	1 - S/I Drywall bulkhead in kitchen- bulkhead to follow line of cabinets @ 97" A.F.F and 2" deeper than upper cabinets- as per plan Note:	(1/127/1250)

Paint

33 0 04Mar21	1 - Custom stain on stairs, railings, nosings, mantle (where applicable) tp be Twelve Oaks Hickory Caspian Note:	(1/102/360)
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Plumbing

34 0 07Oct20	1 - S/I 3-piece rough-in (basement)- as per plan Note:AS per B-1	(1/44/0)
35 0 07Oct20	1 - S/I bar sink rough-in- for future bar in basement- as per plan Note:	(1/62/260)
36 0 07Oct20	1 - S/I Maax Exhibit bathtub in lieu of standard- Main bath Note: **6030**	(1/55/170)
37 0 04Mar21	1 - S/I Water line for fridge Note:	(1/25/160)

Railings

38 0 07Oct20	1 - S/I Oak 3.5" modern posts w/ cap and black metal spindles in alternating pattern- (1) plain black square and (1) TL-106-2-40- in lieu of standard throughout Note:	(1/156/3485)
39 0 07Oct20	1 - S/I Oak nosings under spindles throughout Note:	(1/41/1350)

Stairs

40 0 07Oct20	1 - S/I Oak stairs in lieu of standard carpet- Main stairs only Note:**Basement stairs remain standard carpet**	(1/59/4100)
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Trim

41 0 07Oct20	9 - S/I 8' H interior doors in lieu of standard- throughout main floor only- (1) Master Ensuite, (1) Master Bedroom, (1) Master Walk-in Closet, (1) Main washroom, (1) Bedroom 2, (1) Main hall linen closet, (1) Laundry room, (2) Foyer Closet Note:	(9/236/250)
42 0 07Oct20	3 - S/I By-pass closet in lieu of standard- Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:	(3/84/480)



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43 0 04Mar21	1 - S/I Level 2- Logan 2-panel smooth interior doors in lieu of standard throughout Note:	(1/79/550)
44 0 04Mar21	1 - S/I Taymor Vega Matte Black interior door levers with matching hinges in lieu of standard- throughout Note:	(1/101/900)

1A Offer Workshee	Increase existing (2) 36x24 basement windows to (2) 56x30 basement windows Note:	
2A Offer Workshee	-3 Piece Rough-in (basement) *future tub, toilet and sink Note:	
3A Offer Workshee	The Purchaser/Purchasers acknowledges/acknowledge having received the Agreement of Purchase and Sale electronically and further understands/understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 h Note:	
4A Offer Workshee	Client is participating in customer referral program Note:	
5A Offer Workshee	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:	
6A 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:	

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