



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Tiffany Thornton

TEL:

LOT / PHASE 7 / 2	STREET	HOUSE TYPE SPRINGFIEL ELEV E 3 BED WITH SUNROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 25Aug21	1 - Upgrade kitchen cabinets to Line 3 Note:	
2 0 25Aug21	1 - Increase length of island by approx. 3ft.- Line 3- Total length - 144" (4 X 36" base cabinets) Note:	
3 0 25Aug21	1 - Increase height of uppers to reach 96"- Line 3 Note* 42"h uppers installed at 18" above counter *	
4 0 25Aug21	1 - Add 4 X 18"h uppers stacked above with 1" square moulding in between- 1 each side of window & 1 each side of Range - Line 3 Note:	
5 0 25Aug21	1 - Increase depth of fridge upper to 24"d and add 1 side panel (96"h) Note:	
6 0 25Aug21	1 - Increase height of fridge upper from 96"h to reach 115"h & Increase height of fridge panel from 96"h to 115"h - Line 3 Note:	
7 0 25Aug21	1 - Replace standard Upper & Base cabinet next to fridge with pantry- 15"W x 24"D x 96"H - Line 3 Note:	
8 0 25Aug21	1 - Increase height of pantry from 96"h to 115"h - Line 3 Note:	
9 0 25Aug21	1 - Add 2 sets of pot/pan drawers- c/w one wide top drawer +2 deep drawers (in lieu of standard 2 door base cabinet) - one each side of range - Line 3 Note:	
10 0 25Aug21	1 - Add crown moulding to top of upper cabinets - shaker style 3" Note:	
11 0 25Aug21	1 - Add pull-out recycle centre- Berensen QPAM 15228C c/w 2 bins with lids Note:	
12 0 25Aug21	1 - Add 1 top drawer- above recycle centre- Line 3 Note:	
13 0 25Aug21	1 - Add dummy doors to all exposed sides of uppers, bases, and pantry (X13 doors) Note:	
14 0 25Aug21	1 - Add dummy doors to back & sides of island (X8 doors) Note:	
15 0 25Aug21	1 - Add flush furniture kick to back and sides of island Note:	
16 0 25Aug21	1 - Upgrade all drawers in kitchen to soft close (X11 drwrs) Note:	



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17 0 25Aug21	1 - Upgrade all hinges in kitchen to soft close (X33 doors) Note:	
18 0 25Aug21	1 - Main Bath- Upgrade cabinets to Line 3 Note:	
19 0 25Aug21	1 - Master Ensuite- Upgrade cabinets to Line 3 Note:	
20 0 25Aug21	1 - Delete- Standard base laundry tub in Laundry room- S/I (1) 24" base cabinet and (1) upper in Laundry room- Line 3- as per plan Note:	
21 0 25Aug21	1 - Increase height of upper to reach 96"h- Laundry Room- Line 3 Note:	
22 0 25Aug21	1 - Countertop and support panels for Washer/Dryer area in Laundry Room Note:	
23 0 25Aug21	1 - Delete approx. 4' of uppers on window wall (builder to change 2 standard transom windows to one single window above sink. Same as model home - Line 3 Note:*modify cabinet layout on sink wall to accommodate new window & sink location	
24 0 25Aug21	1 - Island- Replace standard base cabinet with base MW cabinet c/w open shelf & deep drawer below. Add panel with cut-out on front of open shelf to accommodate built-in MW trim kit. Note:	
25 0 25Aug21	1 - Island- Delete base cabinet to make space for 24" wine fridge- as per plan Note:	
26 0 25Aug21	1 - S/I- Standard Hood fan and Upper Cabinet above range to accommodate for future Chimney hood fan- 3" on either side- as per plan Note:	

Ceramic

27 0 25Aug21	1 - S/I Upgrade A Floor tile in lieu of standard ceramic floor tiles- Foyer, Laundry Note:	
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Doors and Windows

28 0 20May21	1 - Delete (2) standard windows in kitchen - S/I (1) 42x40 operable casement window above kitchen sink Note:	
29 0 20May21	1 - Delete standard window in Ensuite - S/I 24x48 operable casemeeent window (Frosted Glass) Note:	
30 0 20May21	1 - Extend standard sliding Patio Doors from 6'w to 8'w in Sunroom Note:	

Electrical



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31 0 20May21	1 - S/I (1) Vac Pans under Kitchen sink - includes plate, wiring & flex piping – White Note:	
32 0 25Aug21	1 - S/I (1) 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad Note:	
33 0 25Aug21	2 - S/I (2) 15AMP standard plug outlets in Basement- as per plan Note:	
34 0 25Aug21	1 - S/I (1) 15AMP standard plug outlet in Basement @60" A.F.F.- as per plan Note:	
35 0 25Aug21	1 - S/I (2) 4" Black exterior potlights (AFR4-0930)- connected to new switch- standard porch sconce connected to new switch also- upgrade to dimmer switch- as per plan Note:	
36 0 25Aug21	1 - Delete (3) standard light fixutres in main hall- S/I (5) 4" White interior potlights (HALO Slim LED)- connected to existing 3-way switch- upgrade to dimmer switches- as per plan Note(1) 4" White interior potlight ceiling higher than 9' *	
37 0 25Aug21	1 - Delete (1) standard light fixture in kitchen above island- S/I (3) capped light outlets- connected to existing switch- upgrade to dimmer switch- as per plan Note:* Ceiling higher than 9' *	
38 0 25Aug21	1 - S/I (2) 4" White interior potlights (HALO Slim LED) in kitchen- connected to new switch- upgrade to dimmer switch- as per plan Note:* Ceiling higher than 9' *	
39 0 25Aug21	1 - Delete (2) standard light fixtures in Laundry room- S/I (2) 4" White interior potlights (HALO Slim LED)- connected to existing 3-way switch- upgrade to dimmer switches- as per plan Note:	
40 0 25Aug21	1 - Delete (1) standard light fixture in kitchen above sink- S/I (1) 4" White interior potlight (HALO Slim LED) in kitchen above sink- connected to existin switch- upgrade to dimmer switch- as per plan Note:* Ceiling higher than 9' *	
41 0 25Aug21	1 - Delete (1) Standard light fixutre in Living Room- S/I (2) 4" White interior potlights (HALO Slim LED) in living room- connected to existing 3-way switch- upgrade to dimmer switches- as per plan Note:* Ceiling higher than 9' *	
42 0 25Aug21	1 - Delete (1) Standard light fixture in Dining Room- S/I (3) 4" White interior potlights (HALO Slim LED) in Dining room and living room- connected to existing 3-way switch- upgrade to dimmer switches- as per plan Note:* Relocate existing 3-way switch in dining room to living room- as per plan * * Ceiling higher than 9' *	
43 0 25Aug21	1 - Upgrade (1) Standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires in Sunroom- connected to existing switch- upgrade (1) standard switch to dimmer switch- as per plan Note:* Ceiling higher than 9' *	
44 0 25Aug21	1 - S/I (2) 4" White interior potlights (HALO Slim LED) in Bedroom 3- conncted to new switch- upgrade (1) standard switch to dimmer switch- as per plan Note:	
45 0 25Aug21	1 - S/I (1) 4" White shower potlights (AFR4-0930)- connected to new switch- upgrade (1) standard light to dimmer switch- as per plan- in Main Bath Note:	



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46 0 25Aug21	1 - Delete (1) standard light vanity light fixture in Main Bath- S/I (2) Capped light outlets in Main Bath on either side of sink @ 66" A.F.F. - connected to existing switch- upgrade (1) Standard switch to dimmer switch- as per plan Note:* each capped light outlet to be installed 6" in from the adjacent wall *	
47 0 25Aug21	1 - Delete (2) standard vanity light fixtures in Ensuite- S/I (2) Capped light outlets in Ensuite on either side of sink for future wall sconces @ 66" A.F.F. - connected to existing switch- upgrade (1) standard switch to dimmer switch- as per plan Note:* each capped light outlet to be installed 6" in from the adjacent wall *	
48 0 25Aug21	1 - S/I (1) 4" White shower potlight (AFR4-0930)- connected to new switch- upgrade (1) standard switch to dimmer switch- as per plan Note:	
49 0 25Aug21	1 - Delete (2) TEL jack- Upgrade (5) TV jacks to CAT6 Data jacks- as per plan Note:* House has a total of (5) CAT6 Data jacks throughout * * (1) CAT6 Data jack in Sunroom to be installed @ 60" A.F.F.- (1) CAT6 Data jack in Living Room above fireplace to be installed @ 72" A.F.F. *	
50 0 25Aug21	1 - S/I (1) 15AMP recessed plug outlet in Living room above fireplace @ 72" A.F.F.- as per plan Note:	
51 0 25Aug21	1 - S/I (1) non-straight conduit above fireplace for future TV- Terminated to the Left of the fireplace- as per plan Note:	
52 0 25Aug21	1 - Upgrade (1) standard light switch to dimmer switch- Master Bedroom- as per plan Note:	
53 0 25Aug21	1 - S/I (2) 15AMP standard plug outlets in Master Ensuite above counter- as per plan Note:	
54 0 25Aug21	1 - S/I Heated flooring in the Master Ensuite Note:	
55 0 25Aug21	1 - Delete (1) Standard light fixture in Walk-In Closet- S/I (2) 4" White interior potlights (HALO Slim LED)- connected to existing switch- upgrade (1) Standard switch to dimmer switch- as per plan Note:	
56 0 25Aug21	1 - Upgrade (1) standard light switch to dimmer switch- Bedroom 3- as per plan Note:	
57 0 25Aug21	1 - S/I (1) 15AMP recessed plug outlet in Master Bedroom @ 66" A.F.F.- as per plan Note:	
58 0 25Aug21	1 - S/I (1) straight conduit for future TV @ 66" A.F.F. in Master Bedroom- as per plan Note:	

Fireplace

59 0 20May21	1 - Raise Fireplace box 12" above finished floor Note:	
60 0 20May21	1 - Fireplace fan kit Note:	

Granite



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61 0 25Aug21	1 - S/I Level F Radianz Quartz Kitchen Backsplash in lieu of standard ceramic backsplash in kitchen- Quartz to continue up and behind chimney hood fan Note:	
62 0 25Aug21	1 - S/I Level F Radianz Quartz Countertop with no backsplash in Laundry room- as per plan Note:	
63 0 25Aug21	1 - DELETE- all faucets in Master Ensuite and Main Bath- drill for future single-hole faucets Note:Approved by Joe Buckey	
64 0 25Aug21	1 - S/I Level F Radianz Quartz countertop kitchen in lieu of standard Note:	
65 0 25Aug21	1 - S/I Level D Radianz Quartz with 4" backsplash in lieu of standard- Main Bathroom Note:	
66 0 25Aug21	1 - S/I Level E Radianz Quartz with 4" backsplash in lieu of standard- Master Ensuite Note:	
67 0 25Aug21	1 - S/I (1) American Standard Studio 0614.000 undermount sink in Main Bathroom in lieu of standard Note:	
68 0 25Aug21	1 - S/I (2) American Standard Studio 0614.000 undermount sinks in Master Ensuite in lieu of standard Note:	
69 0 25Aug21	1 - S/I (1) Bristol B1206 Undermount Stainless Steel Single Bowl Laundry Sink in Laundry Room in lieu of standard- as per plan Note:	
70 0 25Aug21	1 - S/I (1) Bristol B1606 Undermount Stainless Steel Kitchen Sink 20mm Corners in Kitchen in lieu of standard- as per plan Note:	

Hardwood

71 0 20May21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Carpet in Lower Hall, Living/Dining, Sunroom Master Bedroom, Bedroom #2 and Bedroom #3 Note:Incl. oak nosing as needed	
72 0 20May21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Ceramic tile in Kitchen Note:	
73 0 20May21	4 - S/I Carrara 2-Panel Smooth By-Pass closet doors in lieu of standard sliders in (1) Foyer Closet (1) Bedroom #3 (1) Laundry Room (1) Bedroom 2 Note:	

Miscellaneous

74 0 20May21	1 - Provide backing to accommodate floating vanity in Ensuite Bathroom Note:	
75 0 20May21	1 - Purchaser to take part in the Enercare Rental Program which include the equipment in Schedule -B Note:	



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76 0 07Jun21	1 - Purchaser to take part in the Enercare Rental Program which include the equipment in Schedule -B Note:	
77 0 25Aug21	1 - DELETE- all standard bathroom accessories in each bathrooms- throughout Note:	
78 0 25Aug21	1 - DELETE- all standard mirrors in bathrooms throughout Note:	

Paint

79 0 20May21	1 - S/I Flat ceilings in lieu of stipple- throughout Note:	
80 0 25Aug21	1 - Upgrade paint to Dulux Diamond Matte- (1) colour throughout NoteFOG - DLX1010-2	

Plumbing

81 0 20May21	1 - S/I Delta H2Okinetic shower trim 52684 & DRP46870 - shower head/arm (1) DT24967 & DR22000 - valve/diverter and 52684 & DRP46870 - shower head/arm (2)body jets - R50200 - Chrome - in ensuite in lieu of standard Note:	
82 31,948 20May21	2 - Toilet - (2) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl (1) Ensuite (1) Main Bathroom - lieu of standard Note:	
83 0 20May21	1 - Delete standard tub and shower stall in Ensuite; relocate toilet- S/I ceramic tiled shower enclosure w/3x5 acrylic base and Maax halo clear sliding door - chrome trim Note:	
84 0 20May21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink NoteAs per B-1	
85 31,958 20May21	1 - (1) Laundry tub in Basement Note:	
86 0 25Aug21	1 - S/I (1) Delta-ESSA 9113-AR-DST faucet in Kitchen in lieu of standard kitchen faucet Note:	
87 0 25Aug21	1 - S/I (1) Delta-ESSA 9113-AR-DST faucet in Laundry Room in lieu of standard laundry tub and faucet Note:	

Railings

88 0 25Aug21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (SB7-3.5C) and metal spindles (black, square, plain)- in lieu of standard Oak Colonial NoteStain on railings, nosings, and mantle, where applicable, to complement Twelve Oaks Hickory Collin.	
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Stairs

89 0 20May21	1 - S/I Oak nosing under stair spindles Note:	
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INV#	QTY	EXTRA / CHANGE
90 0 20May21	1 - Upgrade Basement Staircase to Oak Note:	
91 0 20May21	1 - Custom Stain for Oak stairs and nosing NoteColour TBD	

Trim

92 0 20May21	1 - S/I Pair of French doors w/ full-lite, clear glass, no window bars - Sunroom - as per plan Note:	
93 0 20May21	17 - S/I 8'H Interior Doors throughout - (2) Foyer Closet (1) Bedroom #3 (2) Bedroom #3 Closet (1) Linen Closet (1) Main Bathroom (1) Bedroom #2 (2) Bedroom #2 Closet (2) Laundry Room (2) Sunroom (1) Master Bedroom (1) W.I.C in Master Bedroom (1) Ensuite Bath Note:	
94 0 25Aug21	1 - S/I Taymor- Vega (30-674BLK) with square rosets in lieu of standard interior door handles throughout Note:	
95 0 25Aug21	1 - S/I Taymor Ashford (34-FV0482) Exterior Door handle in lieu of standard exterior door handle Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A 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:	
3A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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