



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Marwan Eldib and Emma Auger TEL:

LOT / PHASE 47 / 2	STREET	HOUSE TYPE NEWINGTON ELEV A 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 02Jun21	1 - Optional Chef's Kitchen Note:As per B-1	
2 0 16Sep21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr &2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of range Note:	
3 0 16Sep21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting Note:(lights and electrical by builder) Note: single upper each side of hoodfan shortened by 3" to accommodate light valance.	
4 0 16Sep21	1 - Add two 3" w. X 34.5"d. Plain Posts to island - one at each end Note:	
5 0 16Sep21	1 - Butler's Pantry - accommodate for bar sink - centred in space Note:	
6 0 16Sep21	1 - Butler's Pantry - Add 1 top drawer - Line 3 Note:	
7 0 16Sep21	1 - Butler's Pantry - Add 2 floatng shelves - 11.5"d. X 47"w. X 1.25" thick - stained wood veneer in colour : Truffle Oak Note:	
8 0 16Sep21	1 - Butler's Pantry - Add false drawer front to sink base cabinet - Line 3 Note:	
9 0 16Sep21	1 - Butler's Pantry - Delete approx. 48" of upper cabinets to make space for floating shelves - Line 3 Notesingle upper eachs side of floating shelves shortened by 3"	
10 0 16Sep21	1 - Butler's Pantry - replace base cab left of fridge with bank of 4 drwrs (12"w.) Note:	
11 0 16Sep21	1 - Butler's Pantry Delete base cabinet to make space for bar fridge - Line 3 Note:	
12 0 16Sep21	1 - Fill to ceiling with 1" square moulding, furring panel & ceiling crown Note:	
13 0 16Sep21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
14 0 16Sep21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
15 0 16Sep21	1 - Increase width of range space to accommodate 48"w. range Note:	
16 0 16Sep21	1 - Increase width of ridge space to accommodate 42"w X 84"h fridge Note:	



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17 0 16Sep21	1 - Island - Replace standard base cab with base cab to acomodate 27" w. built-in MW with drawer below. Notesink moves 6" & std bank of drwrs increases by 6"	
18 0 16Sep21	1 - Modify cabinets to create Floating vanity. in In-law Ensuite - Line 4 - cabinets shortened to 18"h. & installed a t12" above floor; upgrade backing to 5/8" & add recessed support panel below Notebuilder to supply plywood backing in wall behind cabinets for extra support	
19 0 16Sep21	1 - Modify height & width of upper above range to accomodate 48"w X 18"h. professional style hood fan Note:	
20 0 16Sep21	1 - Move fridge approx. 15" and insert 24"d. X 96"h. pantry/broom cabinet Note:	
21 0 16Sep21	1 - S/I Radianz Level D Quartz countertop in Bedroom 2/In-law ensuite in lieu of standard Laminate; with standard 4" backsplash, and standard undermount sink Note:	
22 0 16Sep21	1 - Stain (2) floating shelves in Butlers pantry w/ stained oak veneer - Truffle Oak Note:	
23 0 16Sep21	1 - Upgrade all drawers in kitchen to soft close (X 16 drwrs) Note:	
24 0 16Sep21	1 - Upgrade all hinges in kitchen to soft close (X 30 doors) Note:	
25 0 16Sep21	1 - Upgrade all vanity drawers to soft close (X10) Note:	
26 0 16Sep21	1 - Upgrade cabinetry in Bedroom #2/In-law Suite to Line 4 Note:	
27 0 16Sep21	1 - Upgrade cabinetry in Bedroom 4 to Line 4 Note:	
28 0 16Sep21	1 - Upgrade island only from Line 3 to Line 4 Note:	
29 0 16Sep21	1 - Upgrade kitchen & Butler's pantry cabinets to Line 3 Note:	

Carpet

30 0 16Sep21	1 - S/I Level 1 Carpet in Bedroom 3, Bedroom 4, Bedroom 5 and Master Bedroom in lieu of standard carpet Note:	
31 0 16Sep21	1 - S/I Upgraded underpad to Visco Pro (9lb) in Bedroom 3, Bedroom 4, Bedroom 5 and Master Bedroom in lieu of standard Note:	

Ceramic



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32 0 16Sep21	1 - S/I - (Modulation) S/I Level A wall tile - 12x24 - installed stacked, horizontally in lieu of standard tile colours in Master Ensuite shower to continue from floor to ceiling behind freestanding tub wall Note:		
33 0 16Sep21	1 - S/I - Staggered pattern for standard wall tiles in Jack and Jill Bathroom Note:		
34 0 16Sep21	1 - S/I - Standard 4x8 wall tiles from floor to ceiling on shower wall extended behind toilet in stacked pattern (vertically) - in Ensuite #2 Note:		
35 0 16Sep21	1 - S/I Level A tile - 13x13 - installed stacked in lieu of standard tile colours in Main Bathroom/Jack&Jill Note:		
36 0 16Sep21	1 - S/I Level A tile - 13x13 - installed stacked in lieu of standard tile colours in Master Ensuite Note:		
37 0 16Sep21	1 - S/I Level A tile - 13x13 - installed stacked in lieu of standard tile colours in Powder Room Note:		
38 0 16Sep21	1 - S/I Level B tile - 24x24 - installed stacked in lieu of standard tile colours in foyer Note:		
39 0 16Sep21	1 - S/I Level B tile - 24x24 - installed stacked in lieu of standard tile colours in Mudroom Note:		
40 0 16Sep21	1 - S/I Level B tile - 6x36 - installed staggered in lieu of standard tile colours in Bedroom 4 Ensuite Note:		
41 0 16Sep21	1 - S/I Level B wall tile - 12x24 - installed vertically staggered in lieu of standard tile colours in Bedroom 2/in-law Ensuite Note:		
42 0 16Sep21	1 - S/I Level B wall tile - 4x12- installed horizontally staggered in Butler's Pantry backsplash Note:**To continue to ceiling		
43 0 16Sep21	1 - S/I Level B wall tile - 4x12- installed horizontally staggered in lieu of standard tile colours in Kitchen Backsplash Note:**To continue to ceiling		

Electrical

44 0 02Jun21	6 - S/I (6) 15 Amp standard outlet beside toilet - (1) Basement Bathroom (1) In-law Ensuite (1) Powder Room (1) Jack and Jill Bathroom (1) Ensuite #2 (1) Master Ensuite - as per plan Note:		
45 32,061 02Jun21	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 Great Room - installed at 80" AFF Note: To be terminated 24" A.F.F @ other end		
46 0 16Sep21	1 - Delete (1) standard fixture above Kitchen Island S/I (1) Reinforced Capped Light outlet above kicthen island - connected to existing switch- as per plan Note:		



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47 0 16Sep21	1 - Delete standard light fixtures in main hallway S/I (4) 4" White interior potlights (HALO Slim LED) connected to existing 3-way switch - as per plan Note:		
48 0 16Sep21	1 - Delete standard light fixtures in upper hallway S/I (4) 4" White interior potlights (HALO Slim LED) and (1) capped reinforced light outlet in upper halways connected to existing 3-way switch - as per plan Note:		
49 0 16Sep21	1 - Raise existing electrical outlet in Great room next to fireplace- to be installed 24"A.F.F - as per plan Note:		
50 0 16Sep21	1 - Reinforce existing light to accommodate heavier fixture in dining room - as per plan Note:		
51 0 16Sep21	1 - Relocate existing Light fixture in Master Ensuite - as per plan Note:		
52 0 16Sep21	1 - S/I (1) 15 Amp Separate Circuit Weather Proof Plug at rear of house - as per plan Note:		
53 0 16Sep21	1 - S/I (1) 15 Amp standard outlet in Bedroom 2/In-law suite installed 65" A.F.F - as per plan Note:		
54 0 16Sep21	1 - S/I (1) 15 Amp standard outlet in Master Bedroom installed 60" A.F.F - as per plan Note:		
55 0 16Sep21	1 - S/I (1) 15 Amp standard outlet recessed @ 8' A.F.F in Great Room - as per plan Note:		
56 0 16Sep21	1 - S/I (1) 15 Amp standard outlet recessed @ 8' A.F.F in Great Room - as per plan Note:To be located on wall above kitchen opening		
57 0 16Sep21	1 - S/I (1) 4" LED slim Shower Recessed Light White (AFR4-0930-WH) connected to existing switch in Ensuite #2 - as per plan Note:		
58 0 16Sep21	1 - S/I (1) 4" LED slim Shower Recessed Light White (AFR4-0930-WH) connected to existing switch in Main Bathroom/Jack and Jill - as per plan Note:		
59 0 16Sep21	1 - S/I (1) Capped Light outlet in Great Room - connected to a new switch- as per plan Note:		
60 0 16Sep21	1 - S/I (1) Exterior Wall Sconce with fixture A1010-6 connected to existing switch - as per Note:		
61 0 16Sep21	1 - S/I (1)Standard 15amp Electrical outlet inside Garage - as per plan Note:		
62 0 16Sep21	1 - S/I (2) 4" LED slim Shower Recessed Light White (AFR4-0930-WH) connected to new switch in Bedroom2/in-law Ensuite - as per plan Note:		



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63 0 16Sep21	1 - S/I (2) 4" LED slim Shower Recessed Light White (AFR4-0930-WH) connected to new switch in Master Ensuite - as per plan Note:	
64 0 16Sep21	1 - S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch in Butler's Pantry - as per plan Note:	
65 0 16Sep21	1 - S/I (5) Additional Data outlets - as per plan Note:ALL data jacks and cables to be CAT6	
66 0 16Sep21	1 - S/I (6) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch in Kitchen - as per plan Note:	
67 0 16Sep21	1 - S/I (8) 4" White interior potlights (HALO Slim LED) connected to existing switch in kitchen and butler's pantry - as per plan Note:	
68 0 16Sep21	1 - S/I (8) 6" White interior potlights (HALO Slim LED) connected to a new 3-way switch with dimmer in Great Room - as per plan Note:	
69 0 16Sep21	1 - S/I Conduit from Basement to Attic - as per plan Note:	
70 0 16Sep21	1 - S/I S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights)- as per plan Note:	
71 0 16Sep21	7 - Upgrade (7) standard TV jacks to Data Note:ALL data jacks and cables to be CAT6	
72 0 16Sep21	1 - Upgrade switch in Master Bedroom to 3-way switch - as per plan Note:	

Fireplace

73 32,079 02Jun21	1 - Fireplace - Accessory - Raise Fireplcae 12 inch Above Finished Floor Note:	
74 0 02Jun21	1 - S/I Fan Kit for Gas Fireplace Note:	
75 0 16Sep21	1 - Delete Fireplace Mantle in Great Room Note:	

Granite

76 0 16Sep21	1 - S/I Bristol Virtuo (B306) Granite single undermount bar sink - pearl black in butler's pantry Note:	
77 0 16Sep21	1 - S/I Bristol Virtuo (B315) Granite double bowl undermount low divide bowl kitchen sink - pearl black in lieu of standard Note:	



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78 0 16Sep21	1 - S/I Radianz Level A Quartz countertop in Bedroom 4 Ensuite in lieu of standard Laminate; with standard 4" backsplash, and standard undermount sink Note:		
79 0 16Sep21	1 - S/I Radianz Level A Quartz countertop in Main Bathroom/Jack&Jill in lieu of standard Laminate; with standard 4" backsplash, and (2) standard undermount sinks Note:		
80 0 16Sep21	1 - S/I Radianz Level A Quartz to sit on 42" half wall of Bedroom 4 Ensuite Note:		
81 0 16Sep21	1 - S/I Radianz Level D Quartz countertop in Master Ensuite in lieu of standard Laminate; with standard 4" backsplash, and (2) undermount sinks Note:		
82 0 16Sep21	1 - S/I Radianz Level D Quartz countertop in Powder Room in lieu of standard Laminate; with standard 4" backsplash, and standard undermount sink Note:		
83 0 16Sep21	1 - S/I Radianz Quartz Level E countertop in Kitchen in lieu of standard; no 4" backsplash, with standard undermount sink Note:		

Hardwood

84 0 02Jun21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Carpet in Great Room, Dining Room, Main Hall and Upper Hall, In-law Suite and Office Note:		
85 0 02Jun21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of floor Tile in Breakfast nook, Kitchen, Butler's Pantry and Walk-in Pantry Note:		

Heating and Air Conditioning

86 0 02Jun21	1 - Heating & Air Conditioner - Goodman - 13 Seer R410A GSX 13036 3.0 Ton Air Conditioner Note:		
87 0 02Jun21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen. Note:		

HVAC

88 32,088 02Jun21	1 - Heating and Air Conditioner - Make Up Air System for 600 CFM - 1000 CFM Hood Fan - C/W 10” Make up air, 10” Duct Heater, 10” Motorized Damper, thermostat, switch, 10” Duct for Exhaust of Hood fan Note:		
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Miscellaneous

89 0 02Jun21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink Noteas per B1		
90 0 02Jun21	1 - Additional (1) 48x24 basement window Noteas per B1		



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91 0 02Jun21	1 - Delete wall in Ensuite shower S/I Custom Glass - 4Pc 10mm Clear Glass Tempered W/ Glass-to-Glass hinge - Matte Black - (8ft ceilings) Note:		
92 0 02Jun21	1 - Deleted washer and dryer in main floor Laundry Room to accommodate future Mudroom - Enlarge closet by approx. 2' and create drywall bench w/MDF cap parallel to closet - as per plan Note:		
93 0 02Jun21	1 - Home Enlargement - extend foundation 5 feet, extend in-law suite 5 feet, replace window in in-law suite with 6 foot patio slider, upgrade existing 6 foot patio slider in breakfast nook to 8 foot patio slider, bump- out fireplace into great room. Noteas referred to in schedule B2 - as per B1		
94 0 02Jun21	1 - Mirror Works -S/I Custom glass walls at Ensuite #2 shower - (1) fixed pane to sit on 42" half wall (to ceiling), (1) swing door w/chrome handles and hinges Note:**Quartz needed to sit glass on half wall - Price TBC		
95 0 02Jun21	1 - Optional 5th Bedroom Note:As per B1		
96 0 02Jun21	1 - Optional second floor Laundry Note:As per B-1		
97 0 02Jun21	1 - Optional wheelchair accessible in-law ensuite Noteas per B1		
98 0 02Jun21	1 - Relocating existing window, as referred to in schedule B-2 Note:As per B1		
99 0 02Jun21	1 - S/I Jenn-air (JXW9048HP) 48 Inch Canopy Range Hood Fan - Stainless Steel - In lieu of standard in Kitchen Note:		
100 0 02Jun21	1 - S/I Roxul Sound Dampening Sound insulation between In-Law Suite and Great Room and In-Law Ceiling - as per plan Note:		
101 0 16Sep21	1 - Delete Powder Room mirror Note:		
102 0 16Sep21	1 - S/I plywood backing in wall behind cabinets to support floating cabinetry in Bedroom 2/In-law Ensuite Note:		

Paint

103 0 16Sep21	1 - Flat Ceilings in lieu of Stipple - throughout Note:		
104 0 16Sep21	1 - Upgrade (1) Paint colour throughout – Dulux Diamond Matt Note:		

Plumbing

105 0 02Jun21	1 - (1) Delta Trinsic 559LF-CZMPU champagne bronze Single Hole Bathroom Faucet in lieu of Standard in Powder Room Note:		
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106 0 02Jun21	1 - (1) Delta Vero (T2753-CZ) Roman Tub Trim - Champagne Bronze - in lieu of Standard in Master Ensuite Note:		
107 31,970 02Jun21	1 - (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Master Ensuite - Black 106267-000-015 Note:		
108 0 02Jun21	1 - Accommodate for future sink at Butler's Pantry NoteSelection and Pricing TBC		
109 0 02Jun21	1 - Delete Standard 3x4 Carleton shower enclosure S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base in Master Ensuite Note:		
110 0 02Jun21	1 - Delete standard tub in In-Law Ensuite - S/I Ceramic Tile Shower enclosure w/accessible Fleurco Adaptek Roll-In ABF3763AD (3x5 size) White Acrylic Base - No shower doors Note:		
111 0 02Jun21	1 - S/I (1) Delta Broadmoor (15765LF-PD) single Handle Faucet - Chrome in Ensuite Bathroom #4 in lieu of standard Note:		
112 0 02Jun21	1 - S/I (1) Delta Broadmoor (15765LF-PD) single Handle Faucet - Chrome in In-Law Ensuite in lieu of standard Note:		
113 0 02Jun21	2 - S/I (1) Delta Broadmoor (15765LF-PD) single Handle Faucet - Chrome in Jack and Jill Bathroom in lieu of standard Note:		
114 0 02Jun21	1 - S/I (1) Delta Ceiling Mount Metal Raincan Shower Head (52158) (1) Slide Bar Hand Shower (51708) (1) Shower Arm & Flange (RP61058) - Chrome - in In-law Ensuite in lieu of standard NoteIncludes Matching Diverter		
115 0 02Jun21	1 - S/I (1)Delta Vero Monitor® 14 Shower Trim (T14253-CZ) - Champagne Bronze - centered in ceiling (1) Delta Two-In-One Shower (58474-CZ) - Champagne Bronze and (1) Diverter Trim - Champagne Bronze - in lieu of standard in Master Ensuite Note:		
116 0 02Jun21	2 - S/I (2) Vero (553LF-CZ) Single Handle Bathroom Faucet - Champagne Bronze - in lieu of standard in Master Ensuite Note:		
117 31,961 02Jun21	3 - S/I (3) Water Lines (1) Kitchen Fridge (1) Range and (1) Butler's Pantry - as per plan Note:		
118 0 02Jun21	0 - S/I Accommodation for sink and faucet at butler's pantry - as per plan NoteSelections and Pricing TBC		
119 0 02Jun21	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall in Ensuite #2 Note:		
120 0 16Sep21	1 - S/I - (1) American Standard Studio 0614.000 Square undermount sinks in lieu of standard in in-law ensuite Note:		
121 0 16Sep21	1 - S/I - S/I (2) American Standard Studio 0614.000 Square undermount sinks in lieu of standard in Jack and Jill Bathroom Note:		



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122 0 16Sep21	1 - S/I (1) American Standard Studio 0614.000 Square undermount sink in lieu of standard in powder room Note:		
123 0 16Sep21	1 - S/I (1) American Standard Studio 0614.000 Square undermount sinks in lieu of standard in Ensuite #2 Note:		
124 0 16Sep21	1 - S/I (1) Delta Trinsic (9959-BL-DST) Single Handle Pull-Down Bar / Prep Faucet - Matte Black in Butler's pantry Note:		
125 0 16Sep21	1 - S/I (1) Delta Trinsic 9159-BL-DST Matte Black Kitchen Faucet in lieu of Standard Note:		
126 0 16Sep21	2 - S/I (2) American Standard Studio 0614.000 Square undermount sinks in lieu of standard in Master Ensuite Note:		

Stairs

127 0 02Jun21	1 - S/I Oak Nosing under spindles - includes upper hall and landing Note:	
128 0 02Jun21	1 - Stain for oak steps, railing and nosing to complement Engineered Hardwood - as needed Note:Included with Oak Stairs	
129 0 02Jun21	1 - Upgrade Main Staircase to Oak with white risers in lieu of standard carpet Note:	

Trim

130 0 02Jun21	1 - S/I (1) 1- Lite Single French Door w/ Frosted Glass in lieu of standard Carrara 2-Panel Smooth door in Kitchen Pantry Note:	
131 0 02Jun21	1 - S/I (1) 15- Lite Single French Door w/ Clear Glass in lieu of standard Carrara 2-Panel Smooth door in Office Note:	
132 0 02Jun21	8 - S/I 8'H Interior Doors throughout Main Floor - (1) In-law Suite (1) Office (1) Walk-in Pantry (1) basement strairs (2) Foyer Closet (1) Powder Room (1) Laundry Room/Mudroom Note:- standard door in In-law Ensuite	
133 0 02Jun21	4 - S/I Carrara 2-Panel Smooth By-Pass closet doors in lieu of standard sliders in (1) Bedroom #3 (1) Bedroom #4 (1) Bedroom #5 (1) Mudroom Note:	
134 0 02Jun21	1 - S/I Swing closet doors in lieu of standard flat panel sliders in Foyer Closet Foyer Closet Note:	
135 0 02Jun21	1 - Upgrade standard Railings to 3 1/2 oak modern post with cap 1/2" square plain black metal Spindles with no shoes Note:	
136 0 16Sep21	1 - 5-1/2" Baseboards and 3-1/2" Casings throughout - Level 2 #CT14 Note:	



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137 0 16Sep21	1 - Delete Bathroom Hardware in Powder Room and Master Ensuite Note:	
138 0 16Sep21	1 - Delete standard mirrors in Master Ensuite Note:	
139 0 16Sep21	31 - S/I Taymor VEGA Lever - Matte Black (30-D006434BLK) with square roset and matching black hinges interior door handles in lieu of standard door knobs –Throughout Notedoes not include any exterior doos	
140 0 16Sep21	1 - Upgrade Interior door style to Logan - throughout NoteDoes not apply to front door or Garage man door	

1A Offer Worksheet	Optional 5th bedroom Note:	
2A Offer Worksheet	Optional 5th bedroom Note:	
3A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
4A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
5A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
6A Offer Worksheet	Relocating existing window, as referred to in Schedule B-2 Note:	
7A Offer Worksheet	Additional (1) 48x24 basement window Note:	
8A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DCR Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:	
9A Offer Worksheet	Home Enlargement - Extend foundation 5 feet, extend in-law suite 5 feet, replace window in in-law suite with 6 foot Patio Slider, upgrade existing 6 foot Patio Slider in breakfast nook to 8 foot Patio Slider, bump-out fireplace into great room including Note:	
10A 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:	
11A Offer Worksheet	Optional second floor laundry Note:	
12A Offer Worksheet	Optional Chefs Kitchen Note:	

This Document is Extremely Time Sensitive - Printed 17 Sep 21 at 9:55