



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Dillon Leeder and Courtney Leeder TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
20 / 2		NEWINGTON ELEV C 4 BED	
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 09Aug21	1 - S/I 8'Wx8'H patio doors in lieu of standard Note:	
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Fireplace

2 0 09Aug21	1 - Fan Kit for Gas Fireplace Note:	
3 0 09Aug21	1 - Raise fireplace box 12” above finished floor Note:	

Heating and Air Conditioning

4 0 09Aug21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen. Note:	
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Miscellaneous

5 0 09Aug21	1 - Bump Fireplace into Great Room approx. 12"D and build drywall box. approx. 5'w and from floor to ceiling Note:	
6 0 09Aug21	1 - Delete Foyer Closet and square off floor tile to end at office - as per plan Note:	
7 0 09Aug21	1 - Delete Mudroom/Laundry Room Closet to accommodate standard door opening - as per plan Note:	
8 0 09Aug21	1 - Increase width of the in-law ensuite by at least 6" to accommodate opening of shower door in In-law Ensuite - as per plan Notedecreases size in the In-Law closet and mudroom area	
9 0 09Aug21	1 - Optional 5th bedroom and second floor laundry NoteAs per B-1	
10 0 09Aug21	1 - Optional Chef's Kitchen Noteas per B-1	
11 0 09Aug21	1 - Relocate Powder Room to shift towards Mudroom and square off floor tile - as per plan Note:	
12 0 09Aug21	1 - S/I 4PC 10mm Clear Glass Tempered w/ Glass to Glass Hinge & Matte Black Hardware in Master Ensuite shower in lieu of standard door Note:	
13 0 09Aug21	1 - S/I Make-up air system for Kitchen hood fan above 300 CFM Note:	

Plumbing

14 0 09Aug21	1 - 1 Piece Rough-In for Future Bar Sink in Basement - as per plan Note:	
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15 0 09Aug21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink Note:As per B-1		
16 0 09Aug21	1 - Delete standard shower stall in Master Ensuite S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base in Ensuite Bathroom Note:Door supplied by others		
17 0 09Aug21	1 - Delete standard tub in Bedroom 2/In-Law Ensuite S/I ceramic tile shower enclosure w/ 3x5 acrylic base and Edge Duo Shower Shield - chrome finish Note:		
18 0 09Aug21	1 - Relocate plumbing for Master Ensuite Vanity - side by side sinks - as per plan Note:Pending cabinetry layout		
19 0 09Aug21	1 - S/I Delta (DF-KIT25-THSBL-WS) Contemporary Square Shower Kit in Master Ensuite in lieu of standard Note:		
20 0 09Aug21	1 - S/I Delta Ara (T4768-BLFL) Single Handle Floor Mount Tub Filler Trim with Hand Shower in lieu of standard Note:		
21 0 09Aug21	1 - S/I Maxx (106878) Tosca 6732 - white - Freestanding tub in lieu of standard tub deck in master ensuite Note:		
22 0 09Aug21	1 - Upgrade standard tub in Jack & Jill bathroom to Maax Exhibit 6032 soaker tub Note:		

Stairs

23 0 09Aug21	1 - Oak nosing under railings and spindles - include upper hall Note:		
24 0 09Aug21	1 - S/I 3-1/2" Oak Modern newel posts w/ No Cap & Metal spindles (black, all plain) in lieu of standard Oak Colonial Note:With (2) Spindles per Tread		
25 0 09Aug21	1 - Square off first step of main stair in lieu of standard Bullnose Note:		
26 0 09Aug21	1 - Upgrade Main Staircase to Oak w/ White Risers Note:		
27 0 09Aug21	1 - Upgrade stairs to be open stringer on left hand side of the stair - approximately between 3.5' and 4' Note:		

Trim

28 0 09Aug21	1 - S/I interior swing closet doors in lieu of standard sliders closet doors - (1) Bedroom 2/In-law Ensuite Note:		
29 0 09Aug21	1 - Relocate office door S/I (2) 1-lite clear glass of French doors to face foyer in lieu of standard - as per plan Note:		



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INV#	QTY	EXTRA / CHANGE
30 0 09Aug21	1 - Relocate Walk-In Pantry Door to face Butler's Pantry - as per plan Note:	
31 0 09Aug21	10 - S/I 8'H Interior Doors throughout Main Floor - (1) Bedroom 2/In-law Suite (1) Bedroom 2/In-law Ensuite Bathroom (1) Powder Room (2) Office (1) Walk-in Pantry (1) Basement door (1) Mudroom Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
3A Offer Worksheet	Optional Chefs Kitchen Note:	
4A 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:	
5A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:	
6A 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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