



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Sean Asrin TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
15 / 2		NEWINGTON ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 18Oct21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of range Note:	
2 0 18Oct21	1 - Add panel to ceiling above uppers (approx 12" h)- Line 2 Note:	
3 0 18Oct21	1 - Add standard upper cabinet in butler's pantry (previously was deleted)- above bar fridge Note:	
4 0 18Oct21	1 - Add support panels and wall cleats to support stone counter top (by others) above washer/dryer Note:**NEED APPLIANCE SPECS**	
5 0 18Oct21	1 - Butler's Pantry - Add 2 top drwrs Note:	
6 0 18Oct21	1 - Butler's Pantry - Add bank of 4 drwrs Note:	
7 0 18Oct21	1 - Butler's Pantry - Delete 24" base cabinet to make space for bar fridge Note:	
8 0 18Oct21	1 - Delete 48"w.upper above range + 3" each side to accommodate 48" Chimney style hoodfan Note:	
9 0 18Oct21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
10 0 18Oct21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
11 0 18Oct21	1 - Island - add 12" d. base cabinets to back of island. NoteNote: Island counter top increased to 48" deep.	
12 0 18Oct21	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
13 0 18Oct21	1 - Island - Add top drwr above recycle centre Note:	
14 0 18Oct21	1 - Island - move std bank of drawers to Butler's Pantry Note:	
15 0 18Oct21	1 - Move fridge approx. 15" and insert tall Pantry/Broom cabinet (to allow fridge door to open fully) Note:	
16 0 18Oct21	1 - Re-locate standard surface mounted medicine cabinet from Ensuite #2 (Bedroom #4) into water closet in Master Ensuite (above toilet) Note:**Medicine cabinet to be matching with Master Ensuite cabinetry**	



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17	1	Replace standard base cab wih base MW cab to accommodate built-in MW - c/w with cut-out for built-in MW & deep drwr below Note: standard MW upper replaced with regural 2 door upper
0		
18Oct21		

Carpet

18	1	S/I Level 2 underpad- ViscoPro II in lieu of standard underpad- Office, In-Law Suite, Main Stairs, Upper hall and loft (Bonus Room), Bedroom 3, Bedroom 4, Master Bedroom Note:**Includes all closets- where applicable**
0		
18Oct21		

Ceramic

19	1	S/I Glass package backsplash tile (1x3) in lieu of standard- includes up to underside of hoodfan and Butler's Pantry Note:
0		
18Oct21		
20	1	S/I Standard bath wall tile (8x12)- staggered horizontal- floor to ceiling- back wall of Master Ensuite Tub Note:
0		
18Oct21		

Doors and Windows

21	1	Insulate garage door- Garaga- 16x7- Village- Regal N24 Insulated base wirh Flat Base A Layout- in lieu of standard Note:
0		
31Jul21		
22	1	S/I 6' wide patio doors in lieu of standard windows- In-Law suite Note:**Includes Juliette Balcony**
0		
31Jul21		
23	1	Upgrade existing (2) 48x24 basement windows to (2) 56x30- as per plan Note:AS per B-1
0		
31Jul21		
24	1	S/I Garage door opener- 1/2 horse power c/w (1) Keyless pad and (2) Remotes Note:
0		
18Oct21		

Electrical

25	1	(1) 15 AMP recessed plug outlet- installed @ 72" A.F.F- Great Room- as per plan Note:
31,988		
18Oct21		
26	1	(1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer) in basement- as per plan Note:
31,989		
18Oct21		
27	1	(1) 15 AMP separate circuit plug for beverage fridge- Butler's Pantry-as per plan Note:
0		
18Oct21		
28	1	(1) 15 AMP soffit plug w/ switch (for holiday lights)- by garage- as per plan Note:
31,990		
18Oct21		
29	2	(2) 15 AMP standard plug outlet- in basement- as per plan Note:
31,987		
18Oct21		
30	1	Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug- terminate in basement Note:
32,068		
18Oct21		



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31 0 18Oct21	2 - Delete (1) standard ceiling light fixtures and S/I (1) 4 inch White interior potlight (HALO Slim LED) and (1) 4 inch White shower potlight (AFR4-0930) over tub - connected to existing switch - as per plan- In-Law Ensuite Note:**On same switch as vanity lights**		
32 0 18Oct21	4 - Delete (1) standard exterior light fixture- S/I (4) 4 inch Black exterior potlight (AFR4-0930)- connected to existing switch- Back covered deck- as per plan Note:		
33 0 18Oct21	1 - Delete (1) standard light fixture S/I (1) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -Main Washroom (Water closet) Note:		
34 0 18Oct21	1 - Delete (1) standard light fixture S/I (1) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -Master Ensuite (Water closet) Note:		
35 0 18Oct21	1 - Delete (1) standard light fixture S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch- Bedroom #3 Note:		
36 0 18Oct21	1 - Delete (1) standard light fixtures and S/I (1) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Mudroom Note:		
37 0 18Oct21	1 - Delete (1) standard light fixtures and S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to existing 3-way switches- Butler's Pantry- as per plan Note:		
38 0 18Oct21	2 - Delete (1) standard light fixtures and S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Kitchen Pantry Note:		
39 0 18Oct21	1 - Delete (1) standard light fixtures and S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to dimmer switch -Bonus Room Note:		
40 0 18Oct21	1 - Delete (1) standard light fixtures and S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Office Note:		
41 0 18Oct21	1 - Delete (1) standard light fixtures and S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -In-Law Suite (Bedroom #2) Note:		
42 0 18Oct21	1 - Delete (2) standard light fixtures and S/I (1) 4 inch White interior potlight (HALO Slim LED) over tub and (1) 4 inch White shower potlight (AFR4-0930) inside shower - connected to new dimmer switch- as per plan- Master Ensuite Note:**Vanity lights on seperate switch**		
43 32,005 18Oct21	2 - Delete (2) standard light fixtures and S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Foyer Note:		
44 0 18Oct21	2 - Delete (2) standard light fixtures and S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -Master Bedroom Walk-in Closet Note:		



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45 0 18Oct21	1 - Delete (2) standard light fixtures and S/I (5) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -Bedroom 4 Note:	
46 0 18Oct21	1 - Delete (2) standard light fixtures and S/I (5) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch -Master Bedroom Note:	
47 0 18Oct21	1 - Delete (3) standard light fixtures and S/I (10) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Kitchen- as per plan Note:	
48 0 18Oct21	1 - Delete (3) standard light fixtures and S/I (5) 4 inch White interior potlight (HALO Slim LED) - connected to existing 3-way switches - Upper hallway Note:	
49 0 18Oct21	1 - Delete (4) standard light fixtures and S/I (5) 4 inch White interior potlight (HALO Slim LED) - connected to existing switch - Lower hall Note:	
50 32,027 18Oct21	14 - Delete all standard exterior light fixtures and S/I (14) 4 inch Black exterior potlight (AFR4-0930) - connected to existing switch- as per plan Note(5) main floor- front of house, (4) on second floor- front of house, (4) rear of house, (1) right side of house	
51 0 18Oct21	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch -Ensuite #2 (Bedroom #4) Note:**On same switch as vanity light**	
52 0 18Oct21	1 - S/I (1) Capped light outlet over main stairs- connected on new switch- as per plan Note:	
53 0 18Oct21	1 - S/I (3) CAT6 Data outlets- as per plan Note:**New standard in homes**	
54 0 18Oct21	1 - S/I (4) 4 inch White interior potlight (HALO Slim LED) - connected to new switch- Dining Room Note:**standard cap in centre remains**	
55 0 18Oct21	1 - S/I (8) 4 inch White interior potlight (HALO Slim LED) - connected to new switch - Great Room Note:	
56 0 19Oct21	1 - Delete (1) standard light fixture in front of tub and S/I (1) 4 inch White interior potlight (HALO Slim LED) - and (1) 4 inch white shower potlight (AFR4-0930)- place over tub-connected to existing switch -as per plan- Main Washroom Note:**Interior potlight place and centred between tub and vanity- as per plan**	

Fireplace

57 0 31Jul21	1 - Raise fireplace 12" A.F.F- Great Room Note:	
58 0 31Jul21	1 - S/I Fireplace fan kit Note:	

Granite



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59 0 18Oct21	1 - S/I Bristol Single bowl undermount Stainless steel B926 sink- in lieu of standard kitchen sink Note:		
60 0 18Oct21	1 - S/I Level A Radianz quartz above washer and dryer in Laundry Closet- approx 63" wide by 31" deep Note:**Dimensions are subject to change**		
61 0 18Oct21	1 - S/I Level A Radianz Quartz w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertops- Ensuite #2 Note:		
62 0 18Oct21	1 - S/I Level A Radianz Quartz w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertops- In-Law Ensuite Note:		
63 0 18Oct21	1 - S/I Level A Radianz Quartz w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertops- Main Bathroom Note:		
64 0 18Oct21	1 - S/I Level A Radianz Quartz w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertops- Powder Room Note:		
65 0 18Oct21	1 - S/I Level C Radianz Quartz in lieu of standard granite in kitchen throughout Note:**Priced for kitchen re-design**		
66 0 18Oct21	1 - S/I Level C Radianz Quartz w/ 4" backsplash and (2) standard undermount sink in lieu of standard laminate countertops- Master Ensuite Note:		

Hardwood

67 0 31Jul21	1 - S/I Torlys LVT in lieu of standard carpet- Lower Hall, Dining Room and Great Room Note:	
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Heating and Air Conditioning

68 0 31Jul21	1 - Purchaser participating in Enercare rental program Note:As per B-1	
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HVAC

69 32,088 31Jul21	1 - Heating and Air Conditioner - Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	
70 32,084 31Jul21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	

Miscellaneous

71 0 31Jul21	1 - Mirror Works- S/I Custom Glass 3x5 shower- 4pc- (1) fixed glass pane from floor to ceiling and (1) swing door w/ matte black hardware- Master Ensuite shower Note:	
72 0 31Jul21	1 - Optional accessible-ready in-law ensuite- as per plan Note:As per B-1	



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73 0 31Jul21	1 - Optional Chef's Kitchen Note:As per B-1		
74 0 31Jul21	1 - Optional covered deck- breakfast area- as per plan Note:As per B-1		
75 0 31Jul21	1 - Optional second floor laundry- as per plan Note:As per B-1		
76 0 31Jul21	1 - Relocate (1) standard interior door to face Butler's pantry in Kitchen- shelving to be adjusted as needed- as per plan Note:		
77 0 31Jul21	1 - S/I Fully insulated garage c/w R40 ceiling and R12 walls drywalled with one coat of mud Note:		
78 0 18Oct21	1 - For In-Law suite patio- S/I pressure treated landing with stairs to grade (if needed)- as per plan Note:**Included in patio door upgrade- approved by J Buckley**		

Paint

79 0 18Oct21	1 - Stain on railings, spindles, nosings, mantle (where applicable) to complement Superior Ash Storm Oak Note:**Included in LVT upgrade- STAIN NEVER AN IDENTICAL MATCH TO ANY FLOORING**	
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Plumbing

80 31,974 31Jul21	1 - (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Sax 60x32 in Ensuite - Black 106267-000-015 Note:	
81 0 31Jul21	1 - S/I Ceramic shower enclosure (2-walls to be ceramic) with 3x5 acrylic base Note:**Shower doors supplied by others**	
82 31,948 31Jul21	5 - Toilet - S/I American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard- (1) Powder Room, (1) In-Law Ensuite, (1) Main bath, (1) Ensuite #2, (1) Master Ensuite Note:	
83 31,964 31Jul21	2 - Upgrade standard tub to Maax Exhibit 6032 soaker tub- (1) In-Law Ensuite, (1) Main Bath Note:	
84 0 18Oct21	1 - S/I (1) Delta Classic T4705 Chrome Roman Tub Trim w/ Handshower in lieu of Standardr in Chrome- in lieu of standard- Master Ensuite tub Note:	
85 0 18Oct21	1 - S/I Delta Monitor 14 Series Contemporary Square Shower Kit in Chrome (DF-TKIT2-PBS) in lieu of standard- Master Ensuite shower Note:**Due to Delta Faucets supply issues throughout North America- upgraded plumbing fixtures are not a guarantee as it may not come in- in time for your closing**	

Railings

86 0 18Oct21	1 - S/I Oak nosings under spindles in upper hallway Note:	
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Trim



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87 0 31Jul21	1 - S/I (1) Full-lite frosted glass french door in lieu of standard- Study Note:	
88 0 18Oct21	1 - Delete standard closet door in mudroom- leave drywall opening- approx 33" wide by 96" high- as per plan Note:	
89 0 18Oct21	3 - S/I By-pass closet doors in lieu of standard sliding vinyl- (1) Foyer, (1) Bedroom 3 and (1) Bedroom 4- as per plan Note:	
90 0 18Oct21	1 - S/I Taymor Vega interior door levers in Matte Black with square rosets in lieu of standard- throughout Note:**Includes matching hinges and pulls- DOES NOT INCLUDE ANY EXTERIOR DOORS**	

1A Offer Worksheet	Optional second floor laundry Note:	
2A Offer Worksheet	Optional Chefs Kitchen Note:	
3A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
4A Offer Worksheet	Optional covered deck, breakfast area Note:	
5A 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:	
6A Offer Worksheet	Upgrade existing (2) 48x24 basement windows to (2) 56x30 *window increase subject to approval Note:	
7A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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