



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Juanita Vinodhini Balaraj and Patrick Tejindra Balaraj

TEL: RES.: 613-435-3033

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
39 / 2		NEWINGTON ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1018May21	1 - Relocate microwave shelf to Butler's Pantry (next to fridge side)- as per plan Note:	
2016Nov21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet)- centre of island- Line 3 Note:	
3016Nov21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (fits in 16.5"w - 21"w base cabinet)- Left side of kitchen sink Note:	
4016Nov21	1 - Administrative fee for re-design of kitchen with drawings Note:	
5016Nov21	1 - ALL DIMENSIONS AND CABINET LAYOUTS ARE SUBJECT TO CHANGE WITHOUT NOTICE DUE TO SITE CONIDITIONS Note:	
6016Nov21	1 - Delete upper above stove + approx. 3" each side to accommodate 30" chimney hood. Note:	
7016Nov21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
8016Nov21	1 - Increase fridge opening to 38"x72" Note:	
9016Nov21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter)- Line 3 Note:	
10016Nov21	1 - Note for cabinetry- relocate sink and dishwasher to perimeter of kitchen- as per plan Note:	
11016Nov21	1 - Upgrade kitchen cabinetry to Line 3 Note:	
12023Nov21	1 - DELETE - Re-centre stove to be in centre of back wall and island NoteDeleted to accomodate upper cabinets on either side of hood fan	

Ceramic

13016Nov21	1 - S/I Level C backsplash tile- installed horizontal- includes up and behind chimney hoodfan- in lieu of standard- Kitchen Note:**Includes butler's pantry**	
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Electrical

1431,98816Nov21	1 - (1) 15 AMP recessed plug outlet- above fireplace @ 65" A.F.F- as per plan Note:	
1532,01816Nov21	1 - (1) Reinforced capped light outlet connected to new switch in Great Room- as per plan Note:**Double clg heights**	



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16 32,027 16Nov21	1 - (3) 4 inch White exterior potlight (AFR4-0930) - connected to new switch- second floor- as per plan Note:		
17 0 16Nov21	1 - Delete (1) standard phone jack and (5) TV jacks- S/I (3) CAT6 Data jacks Note:**Home has (3) CAT6 and (1) TEL throughout- new specs in home**		
18 32,019 16Nov21	1 - Reinforce existing light outlet for heavier fixture over main stairs Note:		
19 0 16Nov21	1 - Relocated (2) standard upper hallway light fixtures- (1) over main stairs and (1) to upper hallway- as per plan Note:		

Granite

20 0 16Nov21	1 - S/I Level 3 Granite- Ice White- in lieu of standard granite in Kitchen Note:**Priced for re-designed kitchen**		
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Hardwood

21 0 18May21	1 - S/I Torlys LVT in lieu of standard carpet- Office Note:		
22 0 18May21	1 - S/I Torlys LVT in lieu of standard carpet/tile- Great Room, Lower hall, Dining Room and Kitchen Note:		

Miscellaneous

23 0 18May21	1 - Create drywall opening for future barn door- approx 32" wide by 80" high- In-Law Suite (walk-in closet)- as per plan Note:		
24 0 18May21	1 - Optional 5th bedroom and second floor laundry- as per plan Note:As per B-1		
25 0 18May21	1 - Optional accessible In-Law Ensuite Note:As per B-1		
26 0 18May21	1 - Optional Chef's Kitchen Note:As per B-1		
27 0 18May21	1 - Relocate kitchen sink and dishwasher from island to perimeter- as per plan Note:		
28 0 16Nov21	1 - Customer participated in referral program. Referred by Michael Young, Diamondview Estates Lot 34 (\$500 bonus) Note:		
29 0 16Nov21	1 - S/I CYCLONE Chimney 30" - 300 cfm (SCB30130) with Baffle Filter - Chimney hoodfan in lieu of standard Note:		

Plumbing

30 0 18May21	1 - S/I 3-piece rough-in for future bathroom in basement Note:AS per B-1		
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31 0 18May21	1 - S/I Maax Carleton 3x4 shower stall w/ standard shower doors in lieu of standard Bathtub- In-Law Ensuite Note:		
32 31,964 18May21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		
33 0 16Nov21	1 - S/I Waterline to Fridge Note:		

Railings

34 0 18May21	1 - S/I Oak nosings under spindles in upper hall Note:	
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Stairs

35 0 18May21	1 - Upgrade main stairs to oak Note**Stairs to have Torlys LVT landing**	
36 0 16Nov21	1 - S/I Stain on stairs, railings, spindles, mantle, nosings, (where applicable) to complement Twelve Oaks Havana Note**Included in LVT upgrade- STAIN IS NEVER AN IDENTICAL MATCH TO ANY HARDWOOD/LVT FLOORING**	

Trim

37 0 18May21	1 - Add (1) closet shelf to Mudroom @ approx 72" A.F.F- as per plan Note:	
38 0 18May21	6 - S/I 8'H interior doors in lieu of standard- (1) Office, (1) Mudroom, (1) In-Law Suite, (1) Powder Room, (1) Basement stairs, (1) Kitchen Pantry- as per plan Note**Foyer closet remains standard vinyl closet doors**	

1A 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:	
2A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
3A Offer Worksheet	Optional Chefs Kitchen Note:	
4A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
5A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
6A Offer Worksheet	Clients are participating in referral program. Referred by Michael Yeung, Diamondview Estates Lot 34, 12 Sopwith Private, Carp ON K0A 1L0. Note:	

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