



**Revised Ceramic Dec 14th, 2021

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Kevin-Kirollos Habib and Magdi Maurice Habib

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
40 / 2		PLATINA (512) ELEV B 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 30Nov21	1 - Accommodate for Chimney Style Hoodfan - Delete upper above stove + approx. 6" each side to accomodate 30" chimney hood Note:	
2 0 30Nov21	1 - Fill to ceiling with plain furing panel-approx 12"h Note:	
3 0 30Nov21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
4 0 30Nov21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
5 0 30Nov21	1 - Replace std MW cab with full 2 door upper Note:	
6 0 30Nov21	1 - S/I - MW cabinet in island – Replace standard 2 door base cabinet with 27"w. base MW cabinet – c/w open shelf for MW (inside opening = 25.5"w X 16.5"h X 23"d.) & 12"h. drawer below. Note: That will leave a 33" base cabinet next to it. Note:	

Ceramic

7 0 30Nov21	1 - S/I Standard Subway Tile Backsplash - extend tile up to ceiling/bulkhead behind chimney hood - Staggered Note:	
8 0 13Dec21	1 - S/I Standard Tile in Ensuite 2 - Stacked Vertical - with horizontal glass package listello (4 rows) Note:	
9 0 13Dec21	1 - S/I Standard tile in Main Bath - Stacked vertical with horizontal glass package listello (4 rows) Note:	
10 0 13Dec21	1 - S/I Standard tile in Master Ensuite - Stacked Vertical - with vertical glass package listello (8 rows) Note:	

Doors and Windows

11 0 13Aug21	1 - S/I (2) 30"w 3/4 Lite, right hand Louisburg front exterior doors in lieu of standard Note:	
12 0 13Aug21	1 - S/I Pair of French doors w/ full-lite, clear glass, no window bars - Home Office - as per plan Note:	

Electrical

13 0 30Nov21	1 - Connect existing 4-way switch to (3) existing Main Hall lights - as per plan Note:	
14 0 30Nov21	1 - Connect existing switch to (1) existing Foyer light - as per plan Note:	



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15 0 30Nov21	1 - S/I (1) 4" White interior potlight (HALO Slim LED) connected to additional switch over kitchen sink - as per plan Note:	
16 0 30Nov21	1 - S/I (1) Capped light above main stairs, reinforced on a new 3-way switch - as per plan Note:	
17 0 30Nov21	1 - S/I (4) 4" White interior potlights (HALO Slim LED) connected to existing switch in family room - as per plan Note:	
18 0 03Dec21	1 - S/I (1) Capped Light Outlet - with additional switch in Living Room - as per plan Note:	

Fireplace

19 32,079 13Aug21	1 - Fireplace - Accessory - Raise Fireplcae 12 inch Above Finished Floor Note:	
20 0 30Nov21	1 - S/I Stained Oak Box Beam Lieu of Standard Fireplace Mantle Note:	

Granite

21 0 30Nov21	1 - S/I Bistol Virtuo Granite Undermount- Single Bowl- B317 Pearl Black Note:	
22 0 30Nov21	1 - S/I Level A Silestone Quartz countertop in Ensuite #2 with standard undermount sink - in lieu of standard countertop Note:	
23 0 30Nov21	1 - S/I Level A Silestone Quartz countertop in Kitchen in lieu of standard Granite; no 4" backsplash Note:	
24 0 30Nov21	1 - S/I Level A Silestone Quartz countertop in Main Bathroom - with standard undermount sink - in lieu of standard countertop Note:	
25 0 30Nov21	1 - S/I Level A Silestone Quartz countertop in Master Ensuite with standard undermount sink - in lieu of standard countertop Note:	

Heating and Air Conditioning

26 0 13Aug21	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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HVAC

27 32,085 30Nov21	1 - S/I Gas Line for Future BBQ Note:	
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Miscellaneous

28 0 13Aug21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink Note:As per B1	
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29 0 13Aug21	1 - Open Basement staircase w/ standard Oak railings and Colonial Spindles in Main Hall - Finish Stairs w/ standard carpet and underpad; build vestibule (approx. 4x4) at bottom of stairs w/(1) swing door and (1) light fixture Note:	
30 0 13Aug21	1 - Remove walls and computers desks in upstairs Computer Centre to create Loft - as per plan Note:	
31 0 13Aug21	1 - Remove walls between Family Room and Kitchen breakfast area to create and open a space - as per plan Note:	
32 0 13Aug21	1 - S/I Zephyr ZOM-30ABS Ombra Chimney Hood Fan - 30" - Black Stainless Note:AIRFLOW CONTROL TECHNOLOGY 200-290CFM	

Paint

33 0 30Nov21	1 - (1) PAINT COLOR THROUGHOUT DESIGNER GREY 50YY 63/041 Note:	
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Plumbing

34 31,961 13Aug21	1 - (1) Water line for fridge Note:	
35 0 13Aug21	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (Matte Black handle and hinges) in lieu of standard 3x4 shower stall Note:	
36 0 13Aug21	1 - Upgrade standard Maax Exhibit 7242 soaker tub in Ensuite to Whirlpool Note:	

Railings

37 0 13Aug21	1 - S/I Oak Nosing under Spindles - throughout Note:	
38 0 30Nov21	1 - Upgrade 5" Oak boxed newel posts (with inset) and alternating (2) black metal square spindles (1) TL 106-2-40 in lieu of standard Oak Colonial (Basement Staircase) Note:	
39 0 30Nov21	1 - Upgrade 5" Oak boxed newel posts (with inset) and alternating (2) black metal square spindles (1) TL 106-2-40 in lieu of standard Oak Colonial (Main Staircase) Note:	

Stairs

40 0 12Aug21	1 - Square off both sides of first step of main stair case in lieu of standard Bullnose Note:	
41 0 12Aug21	1 - Upgrade Main Staircase to Oak Note:	
42 0 13Aug21	1 - Upgrade Basement Stairs to Oak Noteinclude oak nosing under spindles	



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Trim

43 0 13Aug21	1 - S/I (2) 24" Swing Doors at Foyer closet Note:	
44 0 13Aug21	6 - S/I 8'H Interior Doors throughout Main Floor - (2) Office (2) Foyer Closet (1) Powder Room (1) Laundry Note:	
45 0 30Nov21	1 - (2) Taymor Ashford Matte Black exterior handleset w/ Capri inside knob in lieu of standard Note:	
46 0 30Nov21	1 - S/I - Taymor Britannia Aged Bronze handle in lieu of standard throughout Note:	
47 0 30Nov21	1 - S/I Standard Trim package- CTC #10 2 ½" Casings and CTB #10 4 ½" Baseboards NoteNew standard in houses	

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	3 Piece Rough-in *future tub, toilet and sink Note:	

This Document is Extremely Time Sensitive - Printed 14 Dec 21 at 6:53