



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jonathan Petten and Jamie Keeley TEL:

LOT / PHASE 17 / 2	STREET	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 23Jul21	1 - Delete medicine cabinet in Bedroom 4 Ensuite Note:	
2 0 07Jan22	1 - Add 2 X pantries (25"d X 21"w X 96"h) and 1 X fridge upper (25"d X 36"w X 24"h) to wall backing Walk-in Pantry - Cabinet Boxes only - NO DOORS Note:	
3 0 07Jan22	1 - Add flush fillers to all standard fillers - 4 X base, 2 X uppers & 2 X tall - line 3 Note:	
4 0 07Jan22	1 - Add furring panel to ceiling with with panel on top flush with cabinet doors finished to match - Butler's Pantry & Fridge wall Note:	
5 0 07Jan22	1 - Bedroom #4 Ensuite - mofify cabinets to create floating vanity: reduce cabinets to 18"h; remove toe kick; install @ 12.25" A.F.F. - Line 2 Note:	
6 0 07Jan22	1 - Butler's Pantry - accommodate for bar sink - line 3 Note:plumbing & fixtures by others	
7 0 07Jan22	1 - Butler's Pantry - Delete base cabinet to accommodate 24" wine fridge - line 3 Note:	
8 0 07Jan22	1 - Butler's Pantry - Delete std handles and add touch latches Note:	
9 0 07Jan22	1 - Delete - standard cabinet hardware in kitchen and butlers pantry Note:	
10 0 07Jan22	1 - Delete all uppers on range wall - Line 3 Note:	
11 0 07Jan22	1 - In Law Ensuite - Replace std vanity with custom vanity - Line 2 : 1 false drwr front - 39"w X 9"h +1 operational drawer - 39"w X 9"h X 10"d (to clear plumbing). Vanity to be floating at 12.25" A.F.F. Note:	
12 0 07Jan22	1 - Increase height of uppers in Butler's Pantry to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
13 0 07Jan22	1 - Island - Add 1 top drawer - right of base MW cab - line 3 Note:	
14 0 07Jan22	1 - Island - Increase depth by 12" - pull back panel 12" and add double thick side panels - 46.5" w. X 34.5"h (extra stone not included) Note:	
15 0 07Jan22	1 - Island - Replace std bank of 4 drwrs with 1 top drwr + pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - line 3 Note:	
16 0 07Jan22	1 - Main Bath - Modify cabinets to create floating vanity: reduce cabinets to 18"h; remove toe kick; install @ 12.25" A.F.F. Note:	



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17 0 07Jan22	1 - Main Bath - replace std bank of drwrs with single door - Line 2 Note:		
18 0 07Jan22	1 - Master Ensuite - Upgrade cabinets to Line 3 Note:		
19 0 07Jan22	1 - Master Ensuite - Modify cabinet layout: replace std vanity layout with 3 X custom cabinets: 2 c/w 1 false top drwr front + 1 operational drwr - 30"w X 9"h X 10"d. to clear plumbing; 1 c/w 2 operational drwrs - 30"w X 9"h. X 20"d. - Line 3 Note:		
20 0 07Jan22	1 - Move fridge space to wall backing walk-in Pantry Note:		
21 0 07Jan22	1 - Powder Room - mofify cabinet to create floating vanity: reduce cabinet to 18"h; remove toe kick; install @ 12.5" A.F.F. Note:		
22 0 07Jan22	1 - Powder Room - Upgrade cabinets to Line 3 Note:		
23 0 07Jan22	1 - replace all lower cabinets on range wall with 6 sets pot/pan drwrs c/w one wide top drwr each Note:		
24 0 07Jan22	1 - S/I Standard Laminate Countertop in Master Ensuite - without 4" Backsplash - in Bedroom #4 Ensuite Note:		
25 0 07Jan22	1 - S/I Standard Laminate Countertop in Master Ensuite - without 4" Backsplash - in In Law Ensuite Note:		
26 0 07Jan22	1 - S/I Standard Laminate Countertop in Master Ensuite - without 4" Backsplash - in Main Bathroom Note:		
27 0 07Jan22	1 - S/I Standard Laminate Countertop in Master Ensuite - without 4" Backsplash - in Master Ensuite Note:		
28 0 07Jan22	1 - S/I Standard Laminate Countertop in Master Ensuite - without 4" Backsplash - in Powder Room Note:		
29 0 07Jan22	1 - S/I Touch latches on the range wall and island cabinets in the kitchen and Butlers Pantry in lieu of standard (does not include fridge/pantry wall) Note:		
30 0 07Jan22	1 - sland - Replace std base cabinet with 27"w. base MW cabinet c/w deep bottom drwr + single base cab with top drwr - line 3 Note:		
31 0 07Jan22	1 - Supply and install Custom Hood for built-in fan insert - Plain box - 39"W x 40"H x 21"D. - Removeable bottom recessed 3" Note:		
32 0 07Jan22	1 - Upgrade Butler's Panrtry Cabinets - line 3 Note:		



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33 0 07Jan22	1 - Upgrade kitchen cabinets - Line 3 Note:	

Ceramic

34 0 07Jan22	1 - S/I EURO - 24 x 24 Floor Tile in stacked diamond pattern alternating two colors in lieu of standard - in Foyer Note:	
35 0 07Jan22	1 - S/I Euro - 24 x 24 Floor Tile in Stacked Pattern in lieu of Standard - in Mudroom Note:	
36 0 07Jan22	1 - S/I EURO - 24 x 24 Floor Tile in Stacked Pattern in lieu of standard - Main Bathroom Floor Note:	
37 0 07Jan22	1 - S/I EURO - 24 x 24 Floor Tile in Stacked pattern in lieu of standard- in Powder Room Note:	
38 0 07Jan22	1 - S/I EURO - 24x24 Floor tile in Stacked Pattern in lieu of standard - In Law Ensuite Floor Note:	
39 0 07Jan22	1 - S/I Euro - 4 x 4 Wall Tile in Stacked Pattern in lieu of standard - Main Bathroom Wall Note:	
40 0 07Jan22	1 - S/I EURO - 4 x 4 Wall Tile Stacked in pattern in lieu of standard - Master Ensuite Shower Walls Note:	
41 0 07Jan22	1 - S/I EURO 24 x 24 Floor tile in Stacked pattern in lieu of standard - Master Ensuite Floor Note:	
42 0 07Jan22	1 - S/I Level A - 13 x 13 Floor Tile in Stacked pattern in lieu of standard - Laundry Room Floor Note:	
43 0 07Jan22	1 - S/I Level C EURO - 2 x 8 Wall Tile in stacked vertically in lieu of standard - In Law Suite Note:	
44 0 07Jan22	1 - S/I Level C Floor Tile in Bedroom 4 Ensuite in Herringbone Pattern in lieu of standard - Bedroom 4 Ensuite Floor Note:	
45 0 07Jan22	1 - S/I Level C wall tile in Bedroom 4 Ensuite - installed in herringbone pattern Note:	

Doors and Windows

46 0 23Jul21	1 - S/I 8’W X 8’H Patio door in lieu of standard 6’w x 81 ½” H patio door. Note:	
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Electrical

47 0 07Jan22	1 - Delete standard lighting above Kitchen Island S/I (2) Capped light outlets connected existing switch with dimmer - as per plan Note:	
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48 0 07Jan22	1 - Delete standard lighting at Bedroom 2/In Law Ensuite S/I (1) 4" White interior potlight (HALO Slim) connected to existing switch - as per plan Note:		
49 0 07Jan22	1 - Delete standard lighting at Butler's Pantry S/I (2) 4" White interior potlights (HALO Slim) connected to existing switch - as per plan Note:		
50 0 07Jan22	1 - Delete standard lighting at Foyer S/I (1) Capped Light Centered at foyer connected to existing 3-way switch - as per plan Note:		
51 0 07Jan22	1 - Delete standard lighting at Kitchen S/I (8) 4" White interior potlights (HALO Slim) connected to existing switch with dimmer- as per plan Note:		
52 0 07Jan22	1 - Delete standard lighting at Main Hallway S/I (5) 4" White interior potlights (HALO Slim LED) connected to existing 3-way switch - as per plan Note:		
53 0 07Jan22	1 - Delete standard lighting at Office S/I (4) 4" White interior potlights (HALO Slim) and 1 capped light outlet connected to existing switch - as per plan Note:		
54 0 07Jan22	1 - Delete standard lighting at Upper Hall S/I (4) 4" White interior potlights (HALO Slim) connected to existing 3-way switch - as per plan Note:		
55 0 07Jan22	1 - Delete standard lighting in Bedroom 2/In-law Suite S/I (1) 4" White interior potlight (HALO Slim) and 1 capped light outlet connected to existing switch - as per plan Note:		
56 0 07Jan22	1 - Delete standard lighting in Bonus RoomS/I (4) 4" White interior potlight (HALO Slim LED) connected to existing switch with dimmer - as per plan Note:		
57 0 07Jan22	1 - Delete standard lighting in Dining Room S/I (1) capped light outlet connected to existing switch and add dimmer - as per plan Note:		
58 0 07Jan22	1 - Delete standard lighting in Kitchen's Walk-in Pantry S/I (1) 4" White interior potlights (HALO Slim) connected to existing switch - as per plan Note:		
59 0 07Jan22	1 - Delete standard lighting in Main Bathroom S/I (2) 4" White interior potlights connected to existing switch - as per plan Note:		
60 0 07Jan22	1 - Delete standard lighting in Main Bathroom water closet S/I (1) 4" White interior potlights connected to existing switch - as per plan Note:		
61 0 07Jan22	1 - Delete standard lighting in Master Bedroom S/I (5) 4" White interior potlight (HALO Slim LED) - as per plan Note:		
62 0 07Jan22	1 - Delete standard lighting in Master Ensuite S/I (2) 4" White interior potlight (HALO Slim LED) and (2) Capped light outlets on wall, 65" AFF to accommodate future wall sconce, connected to existing switch - as per plan Note:		



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63 0 07Jan22	1 - Delete standard lighting in Master Ensuite's Water Closet S/I (1) 4" White interior potlight (HALO Slim LED) connected to existing switch - as per plan Note:		
64 0 07Jan22	1 - Delete Standard Lighting in Mudroom S/I (2) 4" White interior potlights (HALO Slim LED) connected on existing switch in - as per plan Note:		
65 0 07Jan22	1 - Delete standard lighting in Powder Room S/I (1) 4" White interior potlight (HALO Slim LED) and (1) Capped light outlets on wall, to accommodate future wall sconce, connected to existing switch - as per plan Noteinstalled at (Height) A.F.F		
66 0 07Jan22	1 - S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights)- as per plan Note:		
67 0 07Jan22	1 - S/I (1) 4" LED slim Shower Recessed Light connected to existing switch - as per plan Note:		
68 0 07Jan22	1 - S/I (1) 4" LED slim Shower Recessed Light White on existing switch in Bedroom 2/In Law Ensuite connected on existing switch as per plan Note:		
69 0 07Jan22	1 - S/I (1) 4" LED slim Shower Recessed Light White on existing switch in Bedroom 4 Ensuite - as per plan Note:		
70 0 07Jan22	1 - S/I (1) 4" LED slim Shower Recessed Light White on seperate switch in Master Ensuite - as per plan Note:		
71 0 07Jan22	1 - S/I (1) Capped light outlet connected on a seperate dimmer switch in Master Bedroom - as per plan Note:		
72 0 07Jan22	1 - S/I (1) Capped light outlet connected on a seperate dimmer switch in Master Bedroom - as per plan Note:		
73 0 07Jan22	1 - S/I (1) Capped light outlet connected to existing switch in Bedroom 2/Inlaw Ensuite - as per plan Note:		
74 0 07Jan22	1 - S/I (1) Capped light outlet reinforced at Great Room connected to seperate dimmer switch - as per plan NotePricing to accommodate double height ceilings		
75 0 07Jan22	1 - S/I (1) Direct run conduit and (1) 15 amp Standard electrical outlet above Fireplace in Great Room - installed 75" AFF - as per plan Note:		
76 0 07Jan22	1 - S/I (1) Direct run conduit and (1) 15 amp Standard electrical outlet in Bedroom 2 / In-law Ensuite - installed 60" AFF - as per plan Note:		
77 0 07Jan22	1 - S/I (1) Direct run conduit and (1) 15 amp Standard electrical outlet in Bonus Room - installed 60" AFF - as per plan Note:		
78 0 07Jan22	1 - S/I (1) Direct run conduit and (1) 15 amp Standard electrical outlet in Master Bedroom - installed 60" AFF - as per plan Note:		



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79 0 07Jan22	1 - S/I (1) Standard Outlet in Butler's Pantry to Accomodate 24" wine fridge - as per plan Note:		
80 0 07Jan22	1 - S/I (2) capped light outlets on wall in kitchen centered between the wall and hoodfan on both sides of kitchen hood fan 70" AFF on seperate switch located beside existing switch - as per plan Note:		
81 0 07Jan22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) connected on a seperate dimmer switch in Dining Room - as per plan Note:		
82 0 07Jan22	1 - S/I (4) Dual Speaker pre-wire (for pair of speakers) - as per plan Note:		
83 0 07Jan22	1 - S/I (4) Exterior soffit potlights connected to existing switch - as per plan Note:		
84 0 07Jan22	1 - S/I (6) 6" White interior potlights (HALO Slim LED) connected existing switch with dimmer in Great Room- as per plan NotePricing to accommodate double height ceilings		
85 0 07Jan22	1 - S/I 15 Amp GFI Bathroom Plug in Master Bedroom Vanity - as per plan Note:		
86 0 07Jan22	1 - Upgrade (4) Light Exterior Wall sconce (A1103R-6) in lieu of standard A1010-BK Note:		
87 0 07Jan22	7 - Upgrade (7) standard TV jacks to Data NoteTotal of (7) Data Throughout		

Fireplace

88 0 23Jul21	1 - Bump Fireplace into Great Room approx. 12"D and build drywall Tappered box. approx. 6'w at base and 5'w at top and from floor to ceiling Note:		
89 0 23Jul21	1 - Fan Kit for Gas Fireplace Note:		
90 0 23Jul21	1 - Raise fireplace box 12” above finished floor Note:		
91 0 07Jan22	1 - Delete Standard Fireplace Mantle Note:		

Granite

92 0 23Jul21	1 - Accommodate for future Trough sink in Master Ensuite - as per plan Notecountertop and pricing TBC		
93 0 07Jan22	1 - Delete Standard Granite Countertops in Kitchen/Butlers Pantry - Install Plywood Countertops with standard sinks in kitchen/butlers pantry Note:		



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94 0 07Jan22	1 - DELETE: Accomodate for future trough sink in master ensuite - as per plan Note:	

Hardwood

95 0 23Jul21	1 - S/I Torly's LVT flooring in Kitchen in lieu of standard Tile Note:	
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Heating and Air Conditioning

96 0 23Jul21	1 - S/I Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:	
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Miscellaneous

97 0 23Jul21	2 - Accommodate for (2) Low Curved Arched Entry into Great room in lieu of standard Flat Arched Entry - as per plan Note:	
98 0 23Jul21	1 - Delete Foyer Closet and square off floor tile to end at office - as per plan Note:	
99 0 23Jul21	1 - Delete medicine cabinet in Bedroom 4 Ensuite Note:	
100 0 23Jul21	1 - Delete Mudroom/Laundry Room Closet and accommodate for Low Curved Arch Enrty in lieu of standard door opening - as per plan Note:	
101 0 23Jul21	1 - Delete standard railings and spindles on main stairs S/I Half wall from main floor to second floor c/w drywall cap and wall mounted handrail - include upper halls Note:	
102 0 23Jul21	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	
103 0 23Jul21	1 - Optional Chef's Kitchen Note:As per B-1	
104 0 23Jul21	1 - Optional Covered Deck (A) - Breakfast Area Note:	
105 0 23Jul21	1 - Optional Second Floor Laundry Note:As per B-1	
106 0 23Jul21	1 - Relocate office door to face foyer - as per plan Note:	
107 0 23Jul21	1 - Relocate Powder Room to shift towards Mudroom and square off floor tile - as per plan Note:	



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108 0 23Jul21	1 - Remove approx.16 sq.ft from Walk-In Pantry to accommodate Kitchen Re- Design and relocate Walk-In Pantry Door to face Butler's Pantry - as per plan Note:		
109 0 23Jul21	8 - S/I 8'H Interior Doors throughout Main Floor - (1) Bedroom 2/In-law Suite (1) Bedroom 2/In-law Ensuite Bathroom (2) (1) Powder Room (1) Office (1) Walk-in Pantry (1) Basement door Note:		
110 0 23Jul21	1 - S/I Make-up air system for Kitchen hood fan above 300 CFM Note:		
111 0 23Jul21	1 - Square off Master Ensuite to have a 90 degrees angle in lieu of 45 degrees angle at cabinetry - as per plan NoteCabinetry Layout Pending		

Paint

112 0 07Jan22	1 - S/I Flat ceilings in lieu of stipple- throughout Note:		
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Plumbing

113 0 23Jul21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan Note:		
114 0 23Jul21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink NoteAs per B-1		
115 0 23Jul21	1 - Accommodate for (2) wall mounted faucets above trough sink in Ensuite bathroom to be relocated on same side of vanity - as per plan NoteSelection and pricing TBD		
116 0 23Jul21	1 - Accomodate for (1) wall mounted faucet above sink in Powder Room NoteSelection and pricing TBD		
117 0 23Jul21	1 - Delete standard shower stall in Master Ensuite S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and a shower curtain rod in lieu of standard door NotePurchaser to install own door after closing		
118 0 23Jul21	1 - Delete standard tub in Bedroom 2/In-Law Ensuite S/I ceramic tile shower enclosure w/ 3x5 acrylic base and a shower curtain rod in lieu of standard door NotePurchaser to instal own door after closing		
119 0 23Jul21	1 - S/I (1) Delta (T4759-BLFL) Single Handle Floor Mount Tub Filler Trim with Hand Shower in Matte Black in Ensuite in lieu of standard Note:		
120 0 23Jul21	1 - S/I (1) Maax Louie 6731 freestanding tub in lieu of standard soaker tub in Master Ensuite Note:		
121 0 23Jul21	1 - S/I Add (1) Delta COMPEL (55085) Single-Setting Adjustable Wall Mount Hand Shower in Master Ensuite with diverter NoteStandard Shower head to remain		





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122 0 23Jul21	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base and shower curtain rod in lieu of standard door - in lieu of standard 3x3 shower stall in Bedroom 4 Ensuite NotePurchaser to install own door after closing		
123 0 07Jan22	1 - Delete - Accomodate for (1) wall mounted faucet above sink in powder room NoteThere was no upgrade fee for this item on the BEP		
124 0 07Jan22	1 - Delete - Accomodate for (2) wall mounted faucets above trough sink in Ensuite bathroom to be relocated on same side of vanity - as per plan NoteThere was no upgrade fee charged on the BEP		
125 0 07Jan22	1 - S/I Fridge Water Line Note:		

Stairs

126 0 23Jul21	1 - Upgrade Main Staircase to Oak NoteOak stairs completed in Red Oak - Unfinished to accommodate future stain		
127 0 07Jan22	1 - Delete – Upgrade Main Staircase to Oak NoteNote: Oak Stairs completed in Red Oak – unfinished to accommodate future stain		
128 0 07Jan22	1 - S/I unfinished upgraded oak stairs on the main. Stairs to arrive on site unfinished. Site staff will apply standard stair protection. Landing will be unfinished with plywood NotePhoenix can not guarantee mechanical or stain damage at occupancy		

Trim

129 0 23Jul21	4 - S/I interior swing closet doors in lieu of standard sliders closet doors - (1) Bedroom 2/In-law Ensuite (1) Bedroom 3 (1) Bedroom 4 (1) Bedroom 5 Note:		
130 0 07Jan22	1 - Delete all Hardware accessories in Bathrooms Note:		
131 0 07Jan22	1 - Delete all Mirrors in Bathrooms Note:		
132 0 07Jan22	1 - Install baseboards to accommodate 5/8" hardwood - as per Spec Sheet NoteTo accomodate customers own material after closing		
133 0 07Jan22	1 - S/I (1) Taymor Ashford Matte Black exterior handleset w/ Capri inside knob in lieu of standard Note:		
134 0 07Jan22	1 - S/I Level 2 Trim - 5-1/2" Baseboards 3-1/2" Casings - CT# 13 - In lieu of standard – Throughout Note:		
135 0 07Jan22	23 - S/I Taymor VEGA Lever - Matte Black (30-D006434BLK) with square roset interior door handles and Matte Black Hinges in lieu of standard door knobs and Chrome Hinges – Throughout NoteDoes not include any exterior doors or Garage Door		
136 0 07Jan22	1 - Upgrade Level 2 Lincoln interior swing door in lieu of standard swing door Notenot available for front door or Garage man door		



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1A Offer Worksheet	3 Piece Rough-in Note:	*future tub, toilet and sink	
2A Offer Worksheet	Optional Chefs Kitchen Note:		
3A Offer Worksheet	Optional second floor laundry 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:		

This Document is Extremely Time Sensitive - Printed 11 Jan 22 at 8:40