



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jacob Daniel Karam and Jennifer Elizabeth Miranda Karam

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
33 / 2		NEWINGTON ELEV F 4 BED	
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 20Sep21	32 - S/I 8'h Interior doors in lieu of standard- throughout Note:Main and Second floor only	
2 0 20Sep21	1 - Upgrade all interior doors to Level 2 Logan throughout- as per plan Note:	

Fireplace

3 0 20Sep21	1 - S/I Fireplace Fan Kit for Gas fireplace in Great Room Note:	
4 0 20Sep21	1 - S/I Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5' flex vent kit and gas piping)- bottom of glass installed @ 24" A.F.F.- in lieu of standard gas fireplace Note:	
5 0 20Sep21	1 - S/I Stained oak box beam fireplace mantle in lieu of standard fireplace mantle- Great Room- as per plan Note:	

Hardwood

6 0 20Sep21	1 - S/I Level A Pre-Finished Engineered Hardwood in lieu of standard carpet- Great Room, Dining/Lower Hall, Office, In-Law Ensuite, Upper Hall, Master Bedroom- as per plan Note:	
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Heating and Air Conditioning

7 0 20Sep21	1 - S/I Gas Line for Future BBQ Note:	
8 0 20Sep21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector- as per plan Note:	
9 0 20Sep21	1 - S/I Humidifier- GENERAL AIRE (1099 - 3000 Sq. Ft.) Note:	

Miscellaneous

10 0 20Sep21	1 - Upgrade Second floor ceiling height to 9'h in lieu of standard Note:	
11 0 20Sep21	1 - Mirror Works- S/I Custom Glass 3x5 shower- 4pc- (1) fixed glass pane from floor to ceiling and (1) swing door w/ brushed nickel hardware- Master Ensuite Shower Note:	
12 0 20Sep21	1 - Optional Chef's Kitchen Note:As per B-1	
13 0 20Sep21	1 - Optional 5th Bedroom Note:As per B-1	
14 0 20Sep21	1 - Optional Covered Deck, Breakfast Area. Increases Breakfast Nook Patio Slider to 8' wide. Steps as per grade. Note:As per B-1	



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Paint

15 0 20Sep21	1 - S/I Flat ceilings in lieu of stipple- throughout Note:	
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Plumbing

16 0 20Sep21	1 - S/I 3-Piece rough-in in basement for future bathroom- as per plan Note:As per B-1	
17 0 20Sep21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:	
18 0 20Sep21	1 - Upgrade soaker tub to Maax Jazz 6636 in lieu of standard soaker tub- Master Ensuite Note:	
19 0 20Sep21	2 - S/I (2) American Standard Studio 3075120.020 toilets - right height, dual flush, elongated bowl - lieu of standard- Powder Room and Master Ensuite Note:	
20 0 20Sep21	1 - S/I Ceramic tiled shower enclosure (2 walls to be ceramic) w/ 3x5 acrylic base- in lieu of standard 3x4 shower stall- Master Ensuite Note:	
21 0 20Sep21	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall - standard swing door remains- Bedroom #4 Ensuite Note:	
22 0 20Sep21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (brushed nickel handle and hinges) in lieu of standard soaker tub- In-Law Ensuite Note:	

Railings

23 0 20Sep21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) and metal spindles (black, all plain) in lieu of standard Oak Colonial- throughout Note:	
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Stairs

24 0 20Sep21	1 - Upgrade Main Staircase to oak w/ white risers in lieu of standard- as per plan Note:	
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Trim

25 0 20Sep21	1 - Bump Fireplace in w/ horizontal shiplap installation to Great Room 16" deep and build drywall box 6'w and from floor to ceiling- S/I Raised drywall Hearth approx. 13'-7"w x 11"h x 23"d - as per plan NoteHearth to accommodate granite. Granite priced separately	
26 0 20Sep21	2 - S/I Swing closet doors in lieu of standard vinyl sliding closet doors- Foyer, Bedroom #5- as per plan Note:	
27 0 20Sep21	4 - S/I Upgraded By-Pass Closet doors in lieu of standard vinyl by-pass closet doors- In-Law Suite, Bedroom #3, Bedroom #4, Laundry Room- as per plan Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	3 Piece Rough-in Note:	*future tub, toilet and sink
2A Offer Worksheet	Optional 5th bedroom 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	Optional Covered Deck, Breakfast Area. Increases Breakfast Nook Patio Slider to 8 feet wide. Steps as per grade. Note:	

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