



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jacob Daniel Karam and Jennifer Elizabeth Miranda Karam

TEL:

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

Cabinetrv

1 0 03Dec21	1 - Upgrade kitchen cabinets to Line 3 Note:	
2 0 03Dec21	1 - Increase width of fridge space to 48"w Note:	
3 0 03Dec21	1 - Increase depth of fridge upper to 24"d. and add 2 side panels + tall filler at wall Note:	
4 0 03Dec21	1 - Add 2 single top drwrs - one each side of cook top - Line 3 Note:	
5 0 03Dec21	1 - Add 2 sets pot/pan drwrs c/w 1 top drwr & 2 deep drwrs each - one each side of cook top - Line 3 Note:	
6 0 03Dec21	1 - Replace std base & upper cabinet with tall cabinet to accommodate Built-in microwave - Line 3 NoteStandard Microwave cabinet replaced with regular 2 door upper cabinet	
7 0 03Dec21	1 - Delete std upper above cooktop to accommodate 36" Chimney hood with approx. 5" space each side - Line 3 Note:	
8 0 03Dec21	1 - Add 18"h uppers stacked above 30"h uppers each side of hood and above oven cabinet - Line 3 Note:	
9 0 03Dec21	1 - Increase height of fridge upper & 2 side panels to reach 102"h. Note: fridge space increased to 84"h Note:	
10 0 03Dec21	1 - Add filler to ceiling and ceiling crown (total approx. 6"h) Note:	
11 0 03Dec21	1 - Island - replace std bank of drwrs with 3 top drwrs - Line 3 Note:	
12 0 03Dec21	1 - Island - Add dummy drwr front to sink base cabinet - Line 3 Note:	
13 0 03Dec21	1 - Island - Add pull-out re-cycle centre next to sink - Richelieu Practico #76000140 - 2 LG Bins Note:	
14 0 03Dec21	1 - Island - Add 2 X 3" plain posts - one to each end - 36" w Note:	
15 0 03Dec21	1 - Island - Add dummy doors to back and sides of island - Line 3 Note:	
16 0 03Dec21	1 - Island - Add flush kick to back and sides of island Note:	
17 0 03Dec21	1 - Butlers Pantry - Add 2 banks of 4 drwrs in lieu of std cabinets - one at each end - Line 3 Note:	



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18 0 03Dec21	1 - Butlers Pantry - Delete base cabinets to accommodate 24" Bev. Fridge & 24" wine fridge - Line 3 Note:		
19 0 03Dec21	1 - Butlers Pantry - accommodate for bar sink Note:		
20 0 03Dec21	1 - Butlers Pantry - Add false drwr front to sink base cabinet - Line 3 Note:		
21 0 03Dec21	1 - Butlers Pantry - Replace middle upper cabinet with 2 floating shelves- 1.25" thick Note:		
22 0 03Dec21	1 - Butlers pantry - Add 18"h uppers stacked above 30"h uppers each side of floating shelves - Line 3 Note:		
23 0 03Dec21	1 - Butlers Pantry - Add filler to ceiling and ceiling crown (total approx. 6"h) Note:		
24 0 03Dec21	1 - Bdrm #4 Ensuite - Upgrade cabinets to Line 3 Note:		
25 0 03Dec21	1 - Master Ensuite - Upgrade cabinets to Line 3 Note:		

Carpet

26 0 03Dec21	1 - S/I Level 2 Underpad- Bedroom #3, Bedroom #4, Bedroom #5- as per plan Note:	
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Ceramic

27 0 03Dec21	1 - S/I Level B Wall tile in lieu of standard shower wall tile- Master Ensuite, Bedroom #4 Ensuite, In-law Ensuite- as per plan Note:	
28 0 03Dec21	1 - S/I Level B Ceramic tile flooring in lieu of standard ceramic tile flooring- Foyer, Powder Room, Master Ensuite- as per plan Note:	

Doors and Windows

29 0 20Sep21	32 - S/I 8'h Interior doors in lieu of standard- throughout NoteMain and Second floor only	
30 0 20Sep21	1 - Upgrade all interior doors to Level 2 Logan throughout- as per plan Note:	

Electrical

31 0 03Dec21	3 - S/I (3) 15 AMP standard plug outlet in basement- as per plan Note:	
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32 0 03Dec21	1 - S/I (1) Non-direct conduit for audio/video cables w/ wall plates at both ends @ 72" AFF- S/I (1) recessed electric outlet at Fireplace @ 72" AFF- Great Room- as per plan Note:		
33 0 03Dec21	1 - S/I (3) CAT6 Data Jacks- (1) in Great Room installed at 72" AFF, (1) in Office, (1) in Master Bedroom- as per plan NoteNew Standard		
34 0 03Dec21	2 - Delete (1) standard light fixture- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Foyer- as per plan Note:		
35 0 03Dec21	1 - Reinforce (1) existing light outlet for heavier fixture- Dining Room- as per plan Note:		
36 0 03Dec21	1 - S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Dining Room- as per plan Note:		
37 0 03Dec21	2 - Delete (1) standard light fixture- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Butler's Pantry- as per plan Note:		
38 0 03Dec21	1 - Reinforce (1) existing light outlet for heavier fixture- Kitchen sink above Island- connected to existing switch- as per plan Note:		
39 0 03Dec21	1 - S/I (8) 4" White interior potlights (HALO Slim LED)- connected to new switch- Kitchen- as per plan Note:		
40 0 03Dec21	2 - Delete (1) standard light fixture- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Mudroom- as per plan Note:		
41 0 03Dec21	1 - S/I (8) 6" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h- connected to new 3-way switch- Great Room- as per plan NoteCeilings higher than 9'		
42 0 03Dec21	1 - S/I (1) Reinforced capped light outlet- connected to new 3-way switch- Great Room- as per plan NoteCeiling higher than 9'		
43 0 03Dec21	1 - Delete (3) standard light fixtures- S/I (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch- Upper Hall- as per plan Note:		
44 0 03Dec21	2 - S/I (2) 15 AMP standard plug outlets- (1) for future Wine Fridge, (1) for future Beverage fridge- Butler's Pantry- as per plan Note:		
45 0 03Dec21	1 - S/I (1) 4" White shower potlight (AFR4-0930)- connected to new switch- In-Law Ensuite- as per plan Note:		
46 0 03Dec21	1 - Delete (2) standard light fixutres- S/I (2) 4" White interior potlight (HALO Slim LED)- S/I (1) 4" White shower potlight (AFR4-0930)- connected to new switch- Master Ensuite- as per plan Note:		



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47 0 03Dec21	1 - S/I Cyclone Pro SCB32236 baffle Filter Chimney Stainless Steel Hood Fan in lieu of standard hood fan- as per plan Note:	

Fireplace

48 0 20Sep21	1 - S/I Fireplace Fan Kit for Gas fireplace in Great Room Note:	
49 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:	
50 0 20Sep21	1 - S/I Stained oak box beam fireplace mantle in lieu of standard fireplace mantle- Great Room- as per plan Note:	

Granite

51 0 03Dec21	1 - S/I Bristol Virtuo Granite Single Undermount Bowl Bar/Prep/Kitchen Sink- B308 Slate Grey- Butler's Pantry- as per plan Note:	
52 0 03Dec21	1 - S/I Bristol Virtuo Granite Single Undermount Bowl Kitchen Sink- B319 Slate Grey- in lieu of standard kitchen sink- as per plan Note:	
53 0 03Dec21	1 - S/I Level A Radianz Quartz countertop with 4" backsplash and standard rectangular undermount sink in lieu of standard laminate countertops- Powder Room, Jack & Jill Washroom, In-Law Ensuite- as per plan Note:	
54 0 03Dec21	1 - S/I Level E Radianz Quartz countertops with 4" backsplash and standard rectangular sinks in lieu of standard laminate countertops- Master Ensuite, Ensuite #2- as per plan Note:	
55 0 03Dec21	1 - S/I Level F Radianz Quartz countertop in lieu of standard Granite kitchen countertops- as per plan Note:Accommodates for kitchen re-design	

Hardwood

56 0 03Dec21	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, Kitchen (Opt. Chef's Kitchen)- as per plan Note:Added- Hardwood in Kitchen (Opt. Chef's Kitchen)	
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Heating and Air Conditioning

57 0 20Sep21	1 - S/I Gas Line for Future BBQ Note:	
58 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:	
59 0 20Sep21	1 - S/I Humidifier- GENERAL AIRE (1099 - 3000 Sq. Ft.) Note:	

Miscellaneous



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60 0 20Sep21	1 - Upgrade Second floor ceiling height to 9'h in lieu of standard Note:		
61 0 20Sep21	1 - Optional Chef's Kitchen Note:As per B-1		
62 0 20Sep21	1 - Optional 5th Bedroom Note:As per B-1		
63 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		
64 0 03Dec21	1 - Mirror Works- S/I Custom Glass 3x5 shower- 4pc- (1) fixed glass pane from floor to ceiling to (1) swing door w/ matte black hardware- Master Ensuite Shower Note:		
65 0 03Dec21	1 - Bump Fireplace in w/ horizontal shiplap installation to Great Room 16" deep- Drywalled box 6' wide- from Floor to Ceiling- Great Room- as per plan Note:		

Paint

66 0 20Sep21	1 - S/I Flat ceilings in lieu of stipple- throughout Note:		
67 0 03Dec21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matte - PEGASUS- DLX1010-1 Note:		

Plumbing

68 0 20Sep21	1 - S/I 3-Piece rough-in in basement for future bathroom- as per plan Note:As per B-1		
69 0 20Sep21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		
70 0 20Sep21	1 - Upgrade soaker tub to Maax Jazz 6636 in lieu of standard soaker tub- Master Ensuite Note:		
71 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:		
72 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:		
73 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:		
74 0 03Dec21	1 - S/I Delta Faucet 9959-BL-DST Trinsic Matte Black Single Handle Pull-Down Bar/Prep Faucet- Butler's Pantry- as per plan Note:		



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75 0 03Dec21	1 - S/I 1-Piece plumbing rough-in for Bar Sink- Butler's Pantry- as per plan NotePrice included in Bar sink faucet cost	
76 0 03Dec21	1 - S/I Delta Faucet Trinsic 9159-BL-DST Matte Black Kitchen Faucet in lieu of standard kitchen faucet- as per plan Note:	
77 0 03Dec21	2 - S/I (2) Delta Trinsic T14259-BL Monitor 14 Series H2Okinetic Shower Trim in lieu of standard- Matte Black- (1) Master Ensuite, (1) In-Law Ensuite- as per plan Note:	
78 0 03Dec21	1 - S/I (1) Delta Trinsic T2759-BL Matte Black Roman Tub Trim in lieu of Standard- Master Ensuite- as per plan Note:	
79 0 03Dec21	4 - S/I (4) Delta Trinsic 559HA-BL-DST Matte Black Single Handle Bathroom Faucets in lieu of standard bathroom faucets- (1) Powder Room, (2) Master Ensuite, (1) In-Law Ensuite- as per plan Note:	
80 0 03Dec21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (Matte black hardware) in lieu of standard soaker tub- In-Law Ensuite- as per plan Note:	

Railings

81 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

82 0 20Sep21	1 - Upgrade Main Staircase to oak w/ white risers in lieu of standard- as per plan Note:	
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Trim

83 0 20Sep21	2 - S/I Swing closet doors in lieu of standard vinyl sliding closet doors- Foyer, Bedroom #5- as per plan Note:	
84 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:	
85 0 03Dec21	24 - S/I (24) Taymor Vega interior door handles with square rosets in lieu of standard interior door handles- throughout home- as per plan Note:	



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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:		

This Document is Extremely Time Sensitive - Printed 8 Dec 21 at 10:30