



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Robin Zanichkowsky and Susanne Taillon TEL:

LOT / PHASE 34 / 2	STREET	HOUSE TYPE NEWINGTON ELEV A 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 07Oct21	1 - Accommodate for single bowl sink and faucet in Butlers pantry NoteSink and faucet TBD	
2 0 07Oct21	1 - Accommodate for wine fridge in Butlers pantry NoteSPECS NEEDED	
3 0 02Feb22	1 - Accommodate for chimney style hoodfan, delete upper and 2" each side of range Note:	
4 0 02Feb22	1 - Accommodate for sink in butlers pantry Note:	
5 0 02Feb22	1 - Add (2) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - located as per plan Note:	
6 0 02Feb22	1 - Add double thick panels to each end of island - 34" w X 34.5"h. to extend into eating bar overhang Note:	
7 0 02Feb22	1 - Add dummy doors to each end ofv island (applied to the side panels) 4 doors total Note:	
8 0 02Feb22	1 - Delete middle uppers in butlers pantry to accommodate for 2 MDF shelves Note:	
9 0 02Feb22	1 - Delete standard microwave shelf - replace with 2 door uppers Note:	
10 0 02Feb22	1 - Increase fridge space to 37x72 in lieu of standard Note:	
11 0 02Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
12 0 02Feb22	1 - S/I - (2) 1.25" thick floating shelves in butlers pantry in stained wood veneer (same colour as cabinets) Note:	
13 0 02Feb22	1 - S/I - Flush kick to sides and back of island Note:	
14 0 02Feb22	1 - S/I - Line 3 cabinets in master ensuite Note:	
15 0 02Feb22	1 - S/I - Line 3 cabinets on kitchen uppers Note:	
16 0 02Feb22	1 - S/I - Line 4 cabinets in butlers pantry, kitchen base cabinets and island Note:	

Carpet



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17 0 02Feb22	1 - S/I - Level 1 carpet in lieu of standard in basement, basement stairs, main stairs, upper hall, master bedroom, bedroom #2, bedroom #3, bedroom #4, office and bonus room Note:		
18 0 02Feb22	1 - S/I - Level 2 (9lb) carpet underpad in lieu of standard in basement, upper hall, master bedroom, bedrom #2, bedroom #3, bedroom #4, bonus room, main stairs, basement stairs and office Note:		

Ceramic

19 0 02Feb22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard on master ensuite tub deck/face/wall Note:		
20 0 02Feb22	1 - S/I - Level A 13x13 ceramic floor tile in lieu of standard in bedroom #2 ensuite Note:		
21 0 02Feb22	1 - S/I - Level A 3x3 ceramic wall tile in lieu of standard in kitchen - to be installed up and behind chimney hood Note:		
22 0 02Feb22	1 - S/I - Level A 4x16 ceramic wall tile in lieu of standard in Ensuite #2 Note:		
23 0 02Feb22	1 - S/I - Level A 4x16 ceramic wall tile in lieu of standard in main bathroom Note:		
24 0 02Feb22	1 - S/I - Level A 4x16 ceramic wall tile in lieu of standard in Master ensuite shower Note:		
25 0 02Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in foyer Note:		
26 0 02Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in laundry/mudroom Note:		
27 0 02Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in Master ensuite Note:		
28 0 02Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in powder room Note:		
29 0 02Feb22	1 - S/I - Level A 8x8 ceramic wall tile in lieu of standard in butlers pantry - installeed up wall with shelves Note:		

Doors and Windows

30 0 07Oct21	1 - Increase existing (2) 48x24 basement windows to (2) 56x30 basement windows Note:As per B-1		
31 0 07Oct21	1 - Relocate door in walk-in pantry to butlers pantry and reconfigure shelving as per plan Note:		



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32 0 07Oct21	1 - S/I - (1) standard 6' wide sliding patio door in lieu of standard window in in-law suite Note:	
33 0 07Oct21	1 - S/I - (2) Standard single complete door w/handle in Bonus room as per plan Note:	
34 0 07Oct21	1 - Upgrade to (1) pair swing doors in lieu of standard closet doors in foyer Note:	

Electrical

35 0 07Oct21	1 - S/I - Gas BBQ line - terminated on ground level as per plan Note:	
36 0 07Oct21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
37 0 02Feb22	1 - Delete (3) standard light fixtures in kitchen - S/I - (3) capped light outlets over island as per plan Note:	
38 0 02Feb22	1 - Reinforce existing light outlet for heavier fixture - located in dining room as per plan Note:	
39 0 02Feb22	1 - S/I - (1) 15 AMP standard plug outlet - located in butlers pantry for wine fridge as per plan Note:	
40 0 02Feb22	1 - S/I - (1) 15 AMP standard plug outlet - located in island as per plan Note:	
41 0 02Feb22	1 - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to new switch - up to 9'h - located in laundry as per plan Note:	
42 0 02Feb22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9' h - located in master bathroom as per plan Note:	
43 0 02Feb22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in bedroom #2 shower Note:	
44 0 02Feb22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in bedroom #4 ensuite as per plan Note:	
45 0 02Feb22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in main bathroom Note:	
46 0 02Feb22	1 - S/I - (1) Capped light outlet connected to new switch - located in basement staircase as per plan Note:	
47 0 02Feb22	1 - S/I - (1) Capped light outlet connected to new switch - located in master ensuite as per plan Note:	



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48 0 02Feb22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - located as per plan Note:		
49 0 02Feb22	1 - S/I - (1) Reinforced capped light outlet connected to new switch - located in great room as per plan Note:		
50 0 02Feb22	1 - S/I - (4) 4" White interior potlight (HALO Slim LED) - connected to new switch - up to 9'h - located in basement as per plan NotePricing included in other basement pot light price		
51 0 02Feb22	1 - S/I - (4) 4" White interior potlight (HALO Slim LED) - connected to seperate switch - up to 9'h - located in dining room as per plan Note:		
52 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in bedroom #2 as per plan Note:		
53 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in bedroom #3 as per plan Note:		
54 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in bedroom #4 as per plan Note:		
55 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in bonus room as per plan Note:		
56 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in master bedroom as per plan Note:		
57 0 02Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in kitchen as per plan Note:		
58 0 02Feb22	1 - S/I - (6) 4" White interior potlight (HALO Slim LED) - connected to new switch - up to 9'h - located in basement as per plan Note:		
59 0 02Feb22	1 - S/I - (8) 6" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in great room as per plan Note:		
60 0 02Feb22	1 - S/I - (9) additional Data outlets (CAT6) NoteHome has (12) Data outlets total		
61 0 02Feb22	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace @ 75" A.F.F located in great room as per plan Note:		
62 0 02Feb22	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - located in master bedroom Note:		



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Fireplace

63 0 07Oct21	1 - Raise fireplace box 12" above finished floor Note:	
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Granite

64 0 02Feb22	1 - S/I - Bristol B926 singe boelw stainless steel undermount sink in lieu of standard in kitchen Note:	
65 0 02Feb22	1 - S/I - Level 4 Granite in lieu of standard granite in kitchen + butlers pantry Note:	

Hardwood

66 0 02Feb22	1 - S/I - Twelve oaks Level A pre-finished engineereed hardwood in lieu of standard carpet in Dining room, lower hall, kitchen, and great room Note:	
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Miscellaneous

67 0 07Oct21	1 - Optional chefs kitchen Note:As per B-1	
68 0 07Oct21	1 - Optional covered deck, breakfast area Note:As per B-1	
69 0 07Oct21	1 - Optional second floor laundry Note:As per B-1	
70 0 07Oct21	1 - S/I - 3 piece rough in *Future sink, tub and toilet Note:As per B-1	
71 0 07Oct21	1 - S/I - 9' Basement pour Note:As per B-1	
72 0 07Oct21	1 - S/I - Finished basement - c/w standard carpet and underpad, trim, lighting, drywall and exterior walls w/ standard doors and door handles as per plan Note:	
73 0 02Feb22	1 - S/I - Cyclone Alito SCB31930 Stainless steel chimney hood 300CFM 30" w/ Baffle filter in lieu of standard Note:	

Paint

74 0 02Feb22	1 - Upgrade to (1) Paint colour throughout – Dulux Diamond Matt Note:	
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Plumbing

75 0 07Oct21	1 - S/I - Maax (102757-000-001) Living 7242 Acrylic Drop-in center drain Bathtub in white in lieu of standard soaker tub in Ensuite Note:	
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76 0 07Oct21	1 - S/I - Maax Exhibit 6032 OFS Acrylic alcove bathtub (105520) in lieu of standard tub in bedroom #2 ensuite Note:		
77 0 07Oct21	1 - S/I - Maax Exhibit 6032 OFS Acrylic alcove bathtub (105520) in lieu of standard tub in Main bathroom Note:		
78 0 02Feb22	1 - S/I - (1) Delta Classic T4705-25 Chrome Roman Tub Trim w/ Handshower - located in master ensuite Note:		
79 0 02Feb22	1 - S/I - Bristol B1613 Undermount stainless steel sink in butlers pantry as per plan Note:		
80 0 02Feb22	1 - S/I - Delta DF-KIT23-PBRBL-WS Monitor 14 Series Contemporary Square Shower Kit in matte black w/ handshower in lieu of standard in Bedroom #4 ensuite Note:		
81 0 02Feb22	1 - S/I - Delta DF-KIT23-PBSBL-WS Monitor 14 Series Contemporary Square Shower Kit in matte black w/ handshower in lieu of standard in master ensuite Note:		
82 0 02Feb22	1 - S/I - Fridge water line Note:		

Railings

83 0 07Oct21	1 - S/I - 5" Oak boxed newel posts w/ inset in lieu of standard Oak Colonial w/ standard oak colonial spindles Note:	
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Stairs

84 0 07Oct21	1 - S/I - Oak nosing under spindles wherever applicable Note:	
85 0 07Oct21	1 - Stain on mantle, railing, spindles and post Note:	

Trim

86 0 07Oct21	1 - S/I - (2) sets of complete standard double doors w/ standard knobs in basement as per plan Notecost built in to finished basement	
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:						
2A Offer Worksheet	Optional second floor laundry 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	9 Foot Foundation Pour Height Note:						
6A Offer Worksheet	Optional covered deck, breakfast area Note:						
7A Offer Worksheet	Increase existing (2) 48x24 basement windows to (2) 56x30 basement windows Note:						

This Document is Extremely Time Sensitive - Printed 2 Feb 22 at 11:54