



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Kunal Mahamuni and Sharmila Mahamuni TEL:

LOT / PHASE 5 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 17Aug21	1 - Add 3 sets pot/pan drawers - c/w one wide top drawer and 2 deep drawers each (in lieu of standard 2 door base cabinet) - one each side of cooktop and one in butlers pantry Note:	
2 0 17Aug21	1 - Add base cabinet to accommodate a built in 30" cooktop w/ 30" built in oven below NoteSPECS NEEDED	
3 0 17Aug21	1 - Add filler (approx. 1") to bulkhead. Bulkhead by builder to follow cabinet design @ approx 2" deeper than cabinets Note:	
4 0 17Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting NoteSingle upper each side of hoodfan shortened by 3" to accommodate light valance	
5 0 17Aug21	1 - Add pull out recycling centre - Berenson Q-pam 15228C c/w 2 bins with lids - located in island Note:	
6 0 17Aug21	1 - Butlers pantry - Accommodate for bar sink - base cabinet remains standard. Upper cabinet above sink shortened by 12" Note:	
7 0 17Aug21	1 - Butlers pantry - Delete 24" of base cabinetry to accommodate wine/bar fridge NoteSPECS NEEDED	
8 0 17Aug21	1 - Increase depth of fridge upper to 24" and add side panel Note:	
9 0 17Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
10 0 17Aug21	1 - Move fridge space approx. 12" away from wall and insert 24"d broom cabinet Note:	
11 0 17Aug21	1 - Move standard MW cabinet to butlers pantry Note:	
12 0 17Aug21	1 - Redesign Kitchen - Move sink and dishwasher to fridge/range wall; modify cabinet layout Note:	
13 0 17Aug21	1 - Upgrade kitchen cabinets to line 4 Note:	

Ceramic

14 0 17Aug21	1 - S/I Level A 12x24 wall tile in lieu of standard in ensuite shower Note:	
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Doors and Windows

15 0 07May21	1 - Relocate (1) existing 48x24 basement window- as per plan NoteAs per B-1	
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16 0 07May21	1 - S/I Additional (2) 56x30 basement windows- as per plan Note:As per B-1		
17 0 07May21	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30- as per plan Note:As per B-1		

Electrical

18 0 17Aug21	1 - Reinforce existing light outlet for heavier fixture in dining room Note:as per plan		
19 0 17Aug21	1 - Relocate (1) standard light in upper hall to middle of staircase - Reinforce existing light outlet for heavier fixture Note:as per plan		
20 0 17Aug21	1 - S/I - (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer) - located in mud room Note:as per plan		
21 0 17Aug21	1 - S/I - (1) 15 AMP soffit plug w/ switch (for holiday lights) Note:		
22 0 17Aug21	1 - S/I - (1) 4" Black exterior potlight (AFR4-0930) - connected to new switch - up to 10'h - located above garage Note:as per plan		
23 0 17Aug21	1 - S/I - (1) additional 15 AMP standard plug outlet located in walk in pantry Note:as per plan		
24 0 17Aug21	1 - S/I - (1) Reinforced cap light outlet - connected to new switch - located in Bonus loft Note:		
25 0 17Aug21	1 - S/I - (3) 15 AMP standard plug outlet - located in unfinished basement Note:as per plan		
26 0 17Aug21	1 - S/I - Non-straight conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - located @70" A.F.F Note:as per plan		
27 0 17Aug21	1 - S/I - Upgrade (1) Phone and (5) TV jacks to data outlets - S/I - (5) additional data outlets Note:House has (1) phone jack, (11) data jacks throughout		
28 0 17Aug21	1 - S/I (1) 15 AMP standard plug outlet - located in butlers pantry as per plan Note:		
29 0 17Aug21	1 - S/I (1) Capped light outlet connected to new switch - located in sunroom Note:as per plan		
30 0 17Aug21	1 - S/I (1) Reinforced capped light outlet connected to new switch - Located in great room Note:as per plan		
31 0 17Aug21	1 - Upgrade (4) standard light outlets to reinforced light outlet for future ceiling fan c/w 3 wires - located in in-law suite, Master bedroom, Bedroom #3 and bedroom #4 Note:as per plan		



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32 0 17Aug21	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - Located in bonus room Note:		
33 32,048 17Aug21	1 - Wiring for base oven - 40 AMP 120/240V Note:**NEED APPLIANCE SPECS**		

Fireplace

34 0 07May21	1 - Raise fireplace 12" A.F.F Note:**Price honoured from old piricing list- one time only**		
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Granite

35 0 17Aug21	1 - Note: Drill for (1) single hole bar sink faucet - centered above sink - for future single hole faucet Note:** client accepts no faucet fixture will be installed for kitchen butlers pantry bar sink and will install one on their own after closing **		
36 0 29Apr22	1 - DELETE** S/I - Level D Radianz quartz in lieu of standard granite w/ (1) standard undermount sink Note:		
37 0 29Apr22	1 - S/I - Level D Silestone quarz in lieu of standard granite w/ (1) standard undermount sink Note:		
38 0 03May22	1 - DELETE** S/I - Level D Silestone quartz in lieu of standard granite w/ (1) standard undermount sink Note:		
39 0 03May22	1 - S/I - Level D Radianz quartz in lieu of standard granite w (1) standard undermount sink Note:		

Heating and Air Conditioning

40 0 07May21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:		
41 0 07May21	1 - S/I Gas line for future BBQ Note:		

Miscellaneous

42 0 07May21	1 - Convert Open To Below Space on Second Floor to Loft- approx 397 SF- as per plan Note:**Comes with standard finishes and electrical- as per plan**		
43 0 07May21	1 - Extend foundation walls to approx 9' Note:As per B-1		
44 0 07May21	1 - Kitchen sink and dishwasher moved to perimeter of kitchen- as per plan Note:		
45 0 07May21	1 - Optional Chef's Kitchen Note:As per B-1		
46 0 07May21	1 - Optional Second Floor Laundry (laundry on main floor gets relocated to 2nd floor) Note:As per B-1		



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47 0 07May21	1 - S/I Drywall bulkhead above upper kitchen cabinets- to overhang cabinets approx 2"- to follow line of cabinetry- as per plan Note:**Dimensions subject to change due to site conditions**	
48 0 07May21	1 - Sunroom addition; including windows, French doors, chimney for fireplace up to roof, relocation of window from ensuite to in-law ensuite and window relocation in bedroom 3 to accommodate new sunroom- as per plan Note:As per B-1  **Comes w/ standard finishes, carpet and underpad and light fixture**	

Plumbing

49 0 07May21	1 - Add bar sink and faucet to butler's pantry- as per plan Note:**MODEL T.B.D**	
50 0 07May21	1 - S/I 1-piece plumbing rough-in for future bar sink in basement- as per plan Note:As per B-1	
51 0 07May21	1 - S/I 3-piece rough in for future bathroom in basement Note:As per B-1	
52 0 07May21	1 - S/I 3x5 ceramic shower enclosure w/ acrylic base and Maax Halo shower doors (matte black hardware) in lieu of 3x4 shower stall- Master Ensuite Note:	
53 0 17Aug21	1 - Note for plumbing: S/I waterline for kitchen bar sink and for future (1) single-hole bar sink faucet Note:** Client accepts no faucet fixture will be installed for kitchen butlers pantry bar sink and will install one on their own after closing **	
54 0 17Aug21	1 - S/I - Bristol sink undermount sink w/20mil radius corners (B1608) in stainless steel in lieu of standard Kitchen sink Note:	
55 0 17Aug21	1 - S/I - Bristol Stainless steel single bowl sink (B1615) - Located in Butlers pantry Note:	
56 0 17Aug21	1 - S/I - Fridge water line Note:	
57 0 17Aug21	1 - S/I - Plumbing and water line for sink in Butlers pantry Note:	

Railings

58 0 07May21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles- (1) TL-106-1-40 and (1) TL-106-2-40 in lieu of standard oak colonial Note:**Price for re-designed stairs to accommodate Loft**	
59 0 07May21	1 - S/I Oak nosing under spindles throughout Note:**Included in hardwood pricing**	

Stairs

60 0 07May21	1 - S/I Oak stairs with painted white birch risers in lieu of standard carpet- Main stairs Note:**landing to have hardwood**	
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INV#	QTY	EXTRA / CHANGE
61 0 17Aug21	1 - Custom stain on stairs, mantle, nosing, post and railing Note:	

Trim

62 0 07May21	1 - S/I (1) Standard interior door w/ standard handle @ Bonus room- as per plan Note:	
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1A Offer Worksheet	Optional Chefs Kitchen add \$2,215 Note:	
2A Offer Worksheet	9 Foot Foundation Pour Height Note:	
3A Offer Worksheet	Optional second floor laundry Note:	
4A Offer Worksheet	-Relocating existing (1) 48x24 basement window Note:	
5A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:	
6A Offer Worksheet	Additional (2) 56x30 basement windows Note:	
7A Offer Worksheet	Sunroom addition including windows, French Doors, chimney for fireplace up to roof, standard finishes including carpet, relocation of window from ensuite to in-law suite and window relocation in bedroom 3 to accommodate new sunroom. Changes referenced i Note:	
8A 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:	
9A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:	
10A Offer Worksheet	Purchasers were referred by Michael Yeung, 12 Sopwith Pvt. in Phase I of Diamondview Estates and are entitled to a \$500.00 decor centre credit. No cash value. Note:	
11A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
12A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	
13A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DVC Phoenix Development Corporation. Said fee has been attributed as a deposit to the purchase price o Note:	

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