



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Calvin Sampson and Juliet Smith-Sampson TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
46 / 2		BIRCHWOOD ELEV D 4 BED LOFT	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 17Nov21	1 - Accommodate for slim style pull-out hoodfan - faber CR1S30SSH300 - 12"d upper required Note:	
2 0 17Nov21	1 - Add panel to front of MW shelf c/w cut out for built in MW trim kit (NEED SPECS) - space for trim kit: 27"w x 18"h x 23"d Note:	
3 0 17Nov21	1 - Add pot/pan drawers - c/w one wide top drawer (in lieu of standard 2 door base cabinet) - located as per plan Note:	
4 0 17Nov21	1 - Fill to ceiling with plain panel in amtrial matching cabinet doors (includes 1" flat moulding at ceiling if needed) Note:	
5 0 17Nov21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 17Nov21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
7 0 17Nov21	1 - Island - Delete approx. 9" of base cabinets to accommodate eating counter overhang at end of island Note:	
8 0 17Nov21	1 - Island - Delete base cabinet (24"w) to accommodate wine fridge Note:	
9 0 17Nov21	1 - Island - replace standard base cabinet w/ base MW cabinet c/w open shelf for MW and deep drawer below NoteStandard MW upper replaced with reglar 2 door cabinet	
10 0 17Nov21	1 - Move fridge approx. 12" and insert pantry/broom cabinet Note:	
11 0 17Nov21	1 - Re-design kitchen: Move sink and dishwasher from island to fridge wall; modify layout to suit Note:	
12 0 17Nov21	1 - Upgrade all kitchen cabinet hardware to D series - edge pulls Note:	
13 0 17Nov21	1 - Upgrade Ensuite cabinets to line 4 Note:	
14 0 17Nov21	1 - Upgrade kitchen cabinets to line 4 Note:	

Carpet

15 0 17Nov21	1 - S/I - Level 2 carpet in loft, basement stairs, main stairs, upper hall and master bedroom Note:	
16 0 17Nov21	1 - S/I - Viscoprop II (9lb) carpet underpad on basement stairs, main stairs and master bedroom Note:	



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Ceramic

17 0 19Aug21	1 - Extend Foyer Tile to Laundry room - as per plan Note:Approx. 15 sq.ft	
18 0 17Nov21	1 - S/I - Level A 12x24 ceramic floor tile in main bathroom Note:	
19 0 17Nov21	1 - S/I - Level A 12x24 ceramic wall tile on fireplace wall - floor to ceiling approx. 5'w - located in great room as per plan Note:	
20 0 17Nov21	1 - S/I - Level A 12x24 wall tile in lieu of standard in Main bathroom Note:	
21 0 17Nov21	1 - S/I - Level A 2.5x10 ceramic wall tile in herringbone pattern in kitchen for backsplash Note:	
22 0 17Nov21	1 - S/I - Level A 7x7 ceramic floor tile in Main bathroom #2 as per plan Note:	
23 0 17Nov21	1 - S/I - Level B 24x24 ceramic floor tile in Master ensuite as per plan Note:	
24 0 17Nov21	1 - S/I - Level B 24x24 ceramic floor tile on tub deck/face and splash in lieu of standard in Ensuite bathroom Note:	
25 0 17Nov21	1 - S/I - Level B 24x24 ceramic wall tile in Master ensuite shower Note:	
26 0 17Nov21	1 - S/I - Standard level 4x16 ceramic wall tile in Herringbone pattern in main bathroom #2 Note:	
27 0 13Sep22	1 - S/I Level A Euro 12x24 Pasha Mayfair Stada Ash Polished in the Foyer (including extended area into the lower hallway as per plan) and Laundry Room in herringbone pattern 45 Note:	

Doors and Windows

28 0 19Aug21	1 - S/I 6' Patio sliding door with landing in lieu of standard window in Master Bedroom Note:	
29 0 19Aug21	1 - S/I Swinging garden doors w/ full clear glass inserts and sliding screen in lieu of standard patio doors- as per plan Note:	
30 0 19Aug21	1 - Upgrade existing Basement windows (1) 36x24 to (1) 56x36 - as per plan Note:As per B-1	

Electrical

31 0 17Nov21	1 - Delete (1) standard light in ensuite - S/I - (1) capped light outlet connected to new switch located over tub as per plan Note:	
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32 0 17Nov21	1 - Reinforce existing light outlet for heavier fixture - located in dining room as per plan Note:		
33 0 17Nov21	1 - Relocate (1) standard sconce to above garage as per plan Note:		
34 0 17Nov21	1 - Relocate (2) exterior sconces as per plan Note:		
35 0 17Nov21	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch (vanity lights) - up to 9'h located in master ensuite shower as per plan Note:		
36 0 17Nov21	1 - S/I - (1) Capped light outlet connected to existing switch - located in Main bathroom #2 as per plan Note:		
37 0 17Nov21	1 - S/I - (1) Capped light outlet connected to existing switch - located in main bathroom as per plan Note:		
38 0 17Nov21	1 - S/I - (1) Reinforced capped light outlet connected to new switch - located in great room as per plan Note:		
39 0 17Nov21	1 - S/I - (3) 4" Black exterior potlight (AFR4-0930) - connected to existing switch Note:		
40 0 17Nov21	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad Note:		
41 0 17Nov21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - @ 70" A.F.F located in great room as per plan Note:		
42 0 17Nov21	1 - Upgrade (1) standard light switch in master bedroom to 3-way switch - as per plan Note:		
43 0 17Nov21	1 - Upgrade (3) standard cat5 data outlets to cat6 Note:		

Fireplace

44 0 17Nov21	1 - S/I - Upgrade mantle to stained oak box beam in lieu of standard colonial mantle Note:	
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Granite

45 0 17Nov21	1 - Extend island 2" wider to 38" wide as per plan Note:	
46 0 17Nov21	1 - S/I - Bristol B1812 undermount stainless steel sink in lieu of standard in Kitchen Note:	



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47 0 17Nov21	1 - S/I - Level A silstone quartz in lieu of standard laminate in Main bath #2 Note:		
48 0 17Nov21	1 - S/I - Level C silstone quartz in lieu of standard granite in Kitchen - c/w (1) standard undermount sink Note:		
49 0 17Nov21	1 - S/I - Level C silstone quartz in lieu of standard laminate in Ensuite bathroom Note:		
50 0 17Nov21	1 - S/I - Level C silstone quartz in lieu of standard laminate in Main bathroom Note:		

Hardwood

51 0 19Aug21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Carpet in Great Room, Dining Room, Main Hall and Study Note:		
52 0 19Aug21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Ceramic Floors in Kitchen Note:		

Heating and Air Conditioning

53 0 19Aug21	1 - Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13) - 2.5 TON Note:		
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HVAC

54 32,084 19Aug21	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:		
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Miscellaneous

55 0 19Aug21	1 - Extend Kitchen wall beside refrigerator - as per plan Note:		
56 0 19Aug21	1 - Mirror Works S/I Custom glass walls at Ensuite shower - (1) fixed pane to sit on 42" Half Wall (to ceiling), (1) swing door w/ Chrome handle and hinges NoteQuartz needed to support glass + \$360		
57 0 17Nov21	1 - Delete standard mirrors in all Bathrooms Note:		
58 0 17Nov21	1 - S/I - Delta Emmaline 9182T-CZ-PR-DST Single Handle Pull Down Kitchen Faucet with Touch2O Technology in champagne bronze in lieu of standard in kitchen Note:		
59 0 17Nov21	1 - Seperate kitchen appointment with spectrum kitchens Note:		

Paint



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60 0 17Nov21	1 - S/I - Flat ceilings in lieu of stipple throughout Note:	

Plumbing

61 0 19Aug21	1 - (1) Delta Lahara T4738 Chrome Roman Tub Trim w/ Handshower in lieu of Standard in Ensuite Bathroom Note:	
62 0 19Aug21	1 - (2) 3 Piece Rough-in *Future Tub, Toilet and Sink - as per plan Noteas per B-1	
63 0 19Aug21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan NoteAs per B-1	
64 0 19Aug21	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard 3x4 shower stall in Master Ensuite NoteDoors by others	
65 0 19Aug21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base with kameleon doors in chrome in lieu of standard Bathtub in main bathroom Note:	
66 0 17Nov21	1 - S/I - Fridge water line Note:	

Railings

67 0 17Nov21	1 - S/I - 3 1/2" Oak modern newel post w/cap and white oak modern spindles in lieu of standard oak colonial Note:	
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Stairs

68 0 19Aug21	1 - Oak Nosing under spindles on main stairs - including upper loft Note:	
69 0 17Nov21	1 - S/I - Stain on mantle, stairs, railing, and post Note:	

Trim

70 0 19Aug21	9 - S/I 8'H Interior Doors - (2) Foyer (1) Laundry Room (1) Main Bathroom (1) Bedroom 2 (2) Study (2) Master Bedroom Note:	
71 0 17Nov21	1 - S/I - (2) sets of Full lite glass french doors in lieu of standard (1) clear glass french door in office and (1) frosted glass french door in master bedroom as per plan Note:	



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1A	(2) 3 Piece Rough-in	*future tub, toilet and sink					
Offer		location subject to approval					
Worksheet		Note:					
2A	1 Piece Rough-in	*future Bar sink					
Offer		location subject to approval					
Worksheet		Note:					
3A		Upgrade existing basement window (1) 36x24 to (1) 56x30					
Offer		Note:					
Worksheet							
4A		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					
Offer		Note:					
Worksheet							
5A		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.					
Offer		Note:					
Worksheet							
6A		Clients are participating in the referral program. Referred by Avril McIntosh and Fred Laurent, DV lot 40.					
Offer		Note:					
Worksheet							

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