



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Manish Uppal and Neelam Kaur Uppal TEL:

LOT / PHASE 35 / 2	STREET	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 17Sep21	1 - Optional Chef's Kitchen Note:As per B-1	
2 0 16Jun22	1 - \$500 Spectrum Kitchens Design Fee Note:	
3 0 16Jun22	1 - Accommodate for built-in cooktop (add base cabinet) Note:	
4 0 16Jun22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:	
5 0 16Jun22	1 - Add 2 sets pot/pan drwr - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of cooktop Note:	
6 0 16Jun22	1 - Add crown moulding to top of upper cabinets- Option 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
7 0 16Jun22	1 - Add false drawer front to cooktop cabinet Note:	
8 0 16Jun22	1 - Add pull-out recycle center - Berenson QPAM 15228C c/w 2 bins with lids (fits in 16.5"w - 21"w base cabinet) Note:	
9 0 16Jun22	1 - Butler's Pantry - Delete middle upper cabinet & replace with 2 floating shelves (1.25" thick) - melamine, wood veneer or painted MDF Note:	
10 0 16Jun22	1 - Delete base cabinet to make space for 24"w. wine/bar fridge Note:	
11 0 16Jun22	1 - Delete upper above cooktop + approx. 6" each side to accommodate 36" Chimney style hoodfan Note:	
12 0 16Jun22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
13 0 16Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
14 0 16Jun22	1 - Island - Add false drawer front to sink base cabinet - Line 3 Note:	
15 0 16Jun22	1 - Island - Add top drawer above recycle center - Line 3 Note:	
16 0 16Jun22	1 - Island - Add top drwr next to recycle center - Line 3 Note:	



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17 0 16Jun22	1 - Move fridge space approx. 12" and insert tall pnatyr/broom cabinet - 24"d. Note:		
18 0 16Jun22	1 - Upgrade island cabinets to Line 3 Note:		
19 0 16Jun22	1 - Upgrade Master Ensuite Cabinetry to Line 3 Note:		

Ceramic

20 0 16Jun22	1 - Level B 24 x 24 tile for Master Ensuite Floor - Stacked - in lieu of standard Note:		
21 0 16Jun22	1 - S/I Level B Ceramic Tile Flooring in lieu of standard ceramic tile flooring- Foyer, Kitchen/Breakfast Area, Laundry/Mudroom- as per plan Note:		
22 0 16Jun22	1 - S/I Level C Ceramic wall tile for Kitchen backsplash in lieu of standard ceramic tile backsplash including up to bottom of first floating shelf - Butler's Pantry- as per plan Note:		
23 0 16Jun22	1 - S/I Standard Backsplash tile in kitchen up behind chimney hood fan to ceiling Note:		
24 0 19Sep22	1 - S/I - Euro Tile for in Master Ensuite for Tub Deck and Shower wall in lieu of standard Note:		

Doors and Windows

25 0 17Sep21	1 - Addition of (2) 48x24 basement windows Note:As per B-1		
26 0 17Sep21	1 - S/I (1) Full-lite clear glass French door w/ handle in lieu of standard- (1) Office Note:		
27 0 17Sep21	7 - S/I (7) 8'h Interior doors in lieu of standard- Office, Powder Room, Laundry/Mudroom, In-Law Suite, In-Law Ensuite, Pantry, Basement Stairs Note:		
28 0 17Sep21	1 - S/I Jeld-Wen St-James Full-Lite Exterior door and St-James sidelight in lieu of standard- Black- as per plan Note:		
29 0 17Sep21	1 - Upgrade to 8' wide patio doors in lieu of standard 6' wide- Kitchen patio doors Note:		

Electrical

30 0 17Sep21	1 - Gas Line for Future BBQ Note:		
31 0 17Sep21	1 - S/I Wiring for cooktop - 40 AMP 120/240V Note:*NEED SPECS*		



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32 0 16Jun22	1 - Delete (1) Standard light fixture- S/I (1) Reinforced capped light outlet for future ceiling fan c/w 3 wires- connected to existing switch- In-Law Suite- as per plan Note:		
33 0 16Jun22	1 - Delete (1) Standard light fixture- S/I (1) Reinforced capped light outlet for future ceiling fan c/w 3 wires- connected to existing switch- Master Bedroom- as per plan Note:		
34 0 16Jun22	1 - DELETE- Wiring for cooktop - 40 AMP 120/240V Note:		
35 0 16Jun22	1 - Reinforce (1) existing light outlet for heavier fixture- Dining Room- as per plan Note:		
36 0 16Jun22	1 - Relocate standard basement light to mechanical space as per plan Note:		
37 0 16Jun22	1 - S/I (1) 15 AMP recessed plug outlet- Installed at 72" A.F.F.- above Fireplace- Great Room- as per plan Note:		
38 0 16Jun22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:		
39 0 16Jun22	1 - S/I (1) 15 AMP standard plug outlet- Basement- as per plan Note:		
40 0 16Jun22	1 - S/I (1) 15 AMP standard plug outlet- installed @ 72" A.F.F.- Master Bedroom- as per plan Note:		
41 0 16Jun22	1 - S/I (1) Additional Standard Outlet in Walk in Pantry - above middle shelf - 40" A.F.F as per plan Note:		
42 0 16Jun22	1 - S/I (1) caplight- Reinforce (1) caplight for future heavier fixture- Connected to new 3-way switch- Great Room- as per plan Note:* Ceiling higher than 9'h *		
43 0 16Jun22	1 - S/I (1) Non-direct conduit for audio/video cables w/ wall plates at both ends- installed at 72" A.F.F.- Terminated to the right of the fireplace- Great Room- as per plan Note:		
44 0 16Jun22	1 - S/I (1) Standard electric plug in butlers pantry for future wine-fridge Note:		
45 0 16Jun22	1 - S/I (3) CAT6 Data jacks- (1) Above Fireplace @72" A.F.F., (1) in Office, (1) in Master bedroom @ 72" A.F.F.- as per plan NoteStandard		
46 0 16Jun22	1 - S/I Wiring for Wall oven- 40 AMP- Kitchen- as per plan Note:		
47 0 16Jun22	1 - Upgrade (1) standard light switch to a Dimmer switch- Butler's Pantry- as per plan Note:		



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Fireplace

48 0 17Sep21	1 - Raise standard gas fireplace 12" A.F.F. Note:	
49 0 17Sep21	1 - S/I Fireplace Fan Kit in Great Room Note:	

Granite

50 0 16Jun22	1 - S/I Bristol Virtuo Undermount Granite sink- B317 Pearl Black- in lieu of standard kitchen sink- as per plan Note:	
51 0 16Jun22	1 - S/I Level A Silestone Quartz countertops in lieu of standard laminate countertops- c/w 4" backsplash and standard rectangular undermount sink- Powder Room- as per plan Note:	
52 0 16Jun22	1 - S/I Level B Silestone Quartz countertops in lieu of standard laminate countertops- c/w 4" backsplash and standard rectangular undermount sink- Master Ensuite- as per plan Note:	
53 0 16Jun22	1 - S/I Level D Radianz Quartz Countertops in lieu of standard granite kitchen countertops- Kitchen- as per plan Note:	

Heating and Air Conditioning

54 0 16Jun22	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector- Gas Stove- Kitchen- as per plan Note:	
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Miscellaneous

55 0 17Sep21	1 - 6 Foot Patio Slider in lieu of window for In-Law suite, c/w deck and stairs Note:As per B-1	
56 0 17Sep21	1 - 9' Foundation Pour Height Note:As per B-1	
57 0 17Sep21	1 - Access to basement through garage, c/w man-door- Standard unglazed 36" door, standard hardware, electrical switch, exterior light fixture and patio stone landing, c/w full drywalled wall, door at top of stairs, carpet grade stairs, hand rail. Note:As per B-1	
58 0 17Sep21	1 - Garage Extension- Front of garage extended by 36 inches Note:As per B-1	
59 0 17Sep21	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:	
60 0 16Jun22	1 - Accomodate for Stacked Washer and Dryer - in lieu of standard Note:	

Plumbing



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61 0 17Sep21	1 - Add 3-piece rough-in Note:As per B-1	
62 0 17Sep21	1 - Delete (1) standard soaker tub in In-Law Ensuite- S/I (1) Standard 48"x36" shower stall (MAAX 48x36 Carlton w/ standard Sliding Doors) Note:	
63 0 17Sep21	1 - Delete standard Ensuite Tub in Master Ensuite- S/I MAAX Exhibit 7242 Tub in Master Ensuite- as per plan Note:	
64 0 17Sep21	1 - S/I (1) Delta TempAssure 17T Series Contemporary Square Shower Kit (DF-KIT25-THSCZ-WS) Shower Trim in Champagne Bronze in lieu of standard- Master Ensuite Note:TBD	
65 0 17Sep21	1 - S/I (1) Delta Trinsic Roman Tub with Hand Shower Trim (T4759-CZ) in Champagne Bronze in lieu of standard- Master Ensuite Note:	
66 0 17Sep21	1 - S/I Ceramic tiled shower enclosure (2 walls to be ceramic) with 3x5 acrylic base- Master Ensuite Note:*Shower doors supplied by others*	
67 0 16Jun22	1 - S/I (1) Water line for fridge Note:	

Trim

68 0 17Sep21	1 - S/I Mirrored sliding closet doors in lieu of standard vinyl sliding- Foyer Note:	
69 0 16Jun22	1 - S/I Level 2 Interior doors in lieu of standard interior doors- All interior doors- as per plan Note:	
70 0 16Jun22	21 - S/I Taymor Vega interior door handles with square rosets in lieu of standard interior door handles- as per plan Note:	



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1A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:		
2A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:		
3A Offer Worksheet	Addition of (2) 48x24 basement windows Note:		
4A Offer Worksheet	Access to basement through garage, C/W man-door - Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing. C/W full drywalled wall, door at top of stairs, carpet grade stairs, hand rail. Note:		
5A Offer Worksheet	Optional Chefs Kitchen Note:		
6A Offer Worksheet	Garage Extension - Front of Garage extended by 36 inches Note:		
7A Offer Worksheet	6 Foot Patio Slider in lieu of window for In-Law Suite, C/W deck and stairs. Note:		
8A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t 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	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:		

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