CLOSING DATE

HOUSE TYPE



DCR/PHOENIX GROUP OF COMPANIES

### CONSTRUCTION SUMMARY

STREET

## ${\bf DIAMONDVIEW\ ESTATES\ -\ DCR\ /\ Phoenix\ Development\ Corporation\ Limited}$

PURCHASERS: Manish Uppal and Neelam Kaur Uppal

TEL:

	35 / 2	STREET	NEWINGTON ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANG	GE	
Cabinetry	7			
1 0 17Sep21	1 - Optional Chef's Kito Note:As per B-1	chen		
2 0 16Jun22	1 - \$500 Spectrum Kitc Note:	hens Design Fee		
3 0 16Jun22	1 - Accommodate for b Note:	uilt-in cooktop (add base cabinet)		
<b>4</b> 0 16Jun22	1 - Accommodate for B Note:	Built-in Wall oven & MW (replace std uppe	er and base cab with tall oven cabinet)	
5 0 16Jun22	1 - Add 2 sets pot/pan of Note:	lrwrs - c/w one wide top drwr (in lieu of st	d 2 door base cabinet) - one each side of cooktop	
6 0 16Jun22	1 - Add crown mouldin (12" total) Note:	g to top of upper cabinets- Option 4: Fill to	o ceiling with 1" moulding, furring panel & ceiling crown	
7 0 16Jun22	1 - Add false drawer fro Note:	ont to cooktop cabinet		
8 0 16Jun22	1 - Add pull-out recycle Note:	e center - Berenson QPAM 15228C c/w 2	bins with lids (fits in 16.5"w - 21"w base cabinet)	
9 0 16Jun22	1 - Butler's Pantry - De or painted MDF Note:	lete middle upper cabinet & replace with 2	floating shelves (1.25" thick) - melamine, wood veneer	
10 0 16Jun22	1 - Delete base cabinet Note:	to make space for 24"w. wine/bar fridge		
11 0 16Jun22	1 - Delete upper above Note:	cooktop + approx. 6" each side to accomm	nodate 36" Chimney style hoodfan	
12 0 16Jun22	1 - Increase depth of fri Note:	idge upper to 24"d and add side panel		
13 0 16Jun22	1 - Increase height of u Note:	ppers to reach 96" (42"h uppers installed a	t 18"above counter)	
14 0 16Jun22	1 - Island - Add false d Note:	rawer front to sink base cabinet - Line 3		
15 0 16Jun22	1 - Island - Add top dra Note:	awer above recycle center - Line 3		
16 0 16Jun22	1 - Island - Add top dry Note:	wr next to recycle center - Line 3		



# CONSTRUCTION SUMMARY

### DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Manish Uppal and Neelam Kaur Uppal

TEL:

		nd Neelam Kaur Uppal STREET	HOUSE TYPE	CLOSING DATI
	LOT / PHASE 35 / 2	STREET	NEWINGTON ELEV D 4 BED	CLOSING DATI
INV#	QTY	EXTRA / CHANG	GE	
17 0 16Jun22	1 - Move fridge space Note:	approx. 12" and insert tall pnatyr/broom cal	binet - 24"d.	
18 0 16Jun22	1 - Upgrade island cab Note:	inets to Line 3		
<b>19</b> 0 16Jun22	1 - Upgrade Master Ensuite Cabinetry to Line 3 Note:			
eramic				
<b>20</b> 0 16Jun22	1 - Level B 24 x 24 tile Note:	e for Master Ensuite Floor - Stacked - in lie	u of standard	
21 0 16Jun22	1 - S/I Level B Cerami Laundry/Mudroom- as Note:		tile flooring- Foyer, Kitchen/Breakfast Area,	
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:			
<b>23</b> 0 16Jun22	1 - S/I Standard Backs Note:	plash tile in kitchen up behind chimney hoo	od fan to ceiling	
24 0 19Sep22	1 - S/I - Euro Tile for in Master Ensuite for Tub Deck and Shower wall in lieu of standard  Note:			
oors and	l Windows			
25 0 17Sep21	1 - Addition of (2) 48x NoteAs per B-1	x24 basement windows		
<b>26</b> 0 17Sep21	1 - S/I (1) Full-lite clea Note:	ar glass French door w/ handle in lieu of sta	ndard- (1) Office	
27 0 17Sep21	7 - S/I (7) 8'h Interior Pantry, Basement Stair Note:		oom, Laundry/Mudroom, In-Law Suite, In-Law Ensuite,	
28 0 17Sep21	1 - S/I Jeld-Wen St-Jan Note:	mes Full-Lite Exterior door and St-James si	delight in lieu of standard- Black- as per plan	
<b>29</b> 0 17Sep21	1 - Upgrade to 8' wide Note:	patio doors in lieu of standard 6' wide- Kito	chen patio doors	
lectrical				
<b>30</b> 0 17Sep21	1 - Gas Line for Future Note:	e BBQ		
31 0 17Sep21	1 - S/I Wiring for cook Note*NEED SPECS	ctop - 40 AMP 120/240V *		



## **CONSTRUCTION SUMMARY**

### DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Manish Uppal and Neelam Kaur Uppal

TEL:

LOT / PHASE STREET HOUSE TYPE CLOS						
	35 / 2 NEWINGTON ELEV D 4 BED					
INV#	INV# QTY EXTRA / CHANGE					
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 existing switch- Master Note:		at outlet for future ceiling fan c/w 3 wires- connected to			
34 0 16Jun22	1 - DELETE- Wiring for Note:	or cooktop - 40 AMP 120/240V				
35 0 16Jun22	1 - Reinforce (1) existi Note:	ng light outlet for heavier fixture- Dining Ro	oom- as per plan			
36 0 16Jun22	1 - Relocate standard b Note:	asement light to mechanical space as per pla	nn			
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:					
<b>40</b> 0 16Jun22	1 - S/I (1) 15 AMP standard plug outlet- installed @ 72" A.F.F Master Bedroom- as per plan Note:					
<b>41</b> 0 16Jun22	1 - S/I (1) Additional Standard Outlet in Walk in Pantry - above middle shelf - 40" A.F.F as per plan Note:					
<b>42</b> 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					
<b>46</b> 0 16Jun22	1 - S/I Wiring for Wall oven- 40 AMP- Kitchen- as per plan Note:					
47 0 16Jun22	1 - Upgrade (1) standar Note:	rd light switch to a Dimmer switch- Butler's	Pantry- as per plan			



### **CONSTRUCTION SUMMARY**

## **DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited**

PURCHASERS: Manish Uppal and Neelam Kaur Uppal

LOT/PHASE STREET HOUSE TYPE CLOSING DATE

	35 / 2	UNDE	NEWINGTON ELEV D 4 BED	CLOSE (G DITT			
INV#							
Fireplace							
48 0 17Sep21	1 - Raise standard gas f Note:	ireplace 12" A.F.F.					
<b>49</b> 0 17Sep21	1 - S/I Fireplace Fan K Note:	it in Great Room					
Granite	•	1		•			
50 0 16Jun22	1 - S/I Bristol Virtuo U Note:	Indermount Granite sink- B317 Pearl Black-	in lieu of standard kitchen sink- as per plan				
51 0 16Jun22		ne Quartz countertops in lieu of standard lam it sink- Powder Room- as per plan	inate countertops- c/w 4" backsplash and standard				
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 a	and Air Condition	ing					
54 0 16Jun22	1 - S/I Terminated Gas as per plan Note:	Line c/w 110 Decora Outlet for Gas Stove at	nd Photo Electric Smoke Detector- Gas Stove- Kitchen-				
Miscellan	eous						
55 0 17Sep21	1 - 6 Foot Patio Slider NoteAs per B-1	in lieu of window for In-Law suite, c/w deck	and stairs				
56 0 17Sep21	1 - 9' Foundation Pour NoteAs per B-1	Height					
57 0 17Sep21			glazed 36" door, standard hardware, electrical switch, ll, door at top of stairs, carpet grade stairs, hand rail.				
58 0 17Sep21	1 - Garage Extension- Front of garage extended by 36 inches NoteAs per B-1						
59 0 17Sep21		Custom Glass 3x5 shower- 4pc- (1) fixed glas re- Master Ensuite Shower	ss pane from floor to ceiling and (1) swing door w/				
60 0 16Jun22	1 - Accomodate for Sta Note:	cked Washer and Dryer - in lieu of standard					

## Plumbing



## 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#						
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 Ens Note:	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:					
<b>66</b> 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	Ггіт					
68 0 17Sep21	1 - S/I Mirrored sliding Note:	closet doors in lieu of standard vinyl sliding	- Foyer			
<b>69</b> 0 16Jun22	1 - S/I Level 2 Interior doors in lieu of standard interior doors- All interior doors- as per plan  Note:					
<b>70</b> 0 16Jun22	21 - S/I Taymor Vega i Note:	nterior door handles with square rosets in lie	u of standard interior door handles- as per plan			

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### **CONSTRUCTION SUMMARY**

## ${\bf DIAMONDVIEW\ ESTATES\ -\ DCR\ /\ Phoenix\ Development\ Corporation\ Limited}$

PURCHASERS: Manish Uppal and Neelam Kaur Uppal

TEL:

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:  Officer Worksheet  6 A Optional Chefs Kitchen Note:  Worksheet  7 A Offier Note:  Worksheet  7 A Offier Worksheet  8 A 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:  9 A 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:  Worksheet  10 A 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:  Note:  Note:  10 A 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:		LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE	
1A 3 Piece Rough-in *future tub, toilet and sink Worksheet  2A 3 Piece Rough-in *future tub, toilet and sink Worksheet  3A Addition of (2) 48x24 basement windows Offer Worksheet  4A 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.  Offer Worksheet  5A Optional Chefs Kitchen Note:  Worksheet  6A Garage Extension - Front of Garage extended by 36 inches Note:  Worksheet  7A 6 Foot Patio Slider in lieu of window for In-Law Suite, C/W deck and stairs.  Note:  Worksheet  8A 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:  Worksheet  9A 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:  Worksheet  10A 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:  Note:  Note:  10A 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:		35 / 2		NEWINGTON ELEV D 4 BED		
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switch, exterior light fixture and patio stone landing. C/W full drywalled wall, door at top of stairs, carpet grade stairs, hand rail.  Note:    SA Office	Worksheet					
hand rail. Note:    SA	4A					
Morksheet   Mork			fixture and patio stone landing. C/W full	drywalled wall, door at top of stairs, carpet grade	stairs,	
SA Offer   Note:     Note:     Note:     Note:     Note:     Note:     Note:     Note:   Not	Offer					
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