



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Alexandra Pollice and Paul Holmes TEL:

LOT / PHASE 36 / 2	STREET	HOUSE TYPE MADISON ELEV A 3 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 27Jul21	1 - Ensuite - Delete linen closet - extend vanity to wall and relocate bank of drawers to middle of vanity - as per plan Note:**Pricing to come**	
2 0 29Jul21	1 - Add 2 sets pot/pan drawers - c/w one wide top drawer each (in lieu of standard 2 door base cabinet) - one each side of cooktop - line 3 Note:	
3 0 29Jul21	1 - Add base cabinet to accommodate 36" cook top - line 3 NoteNEED SPECS	
4 0 29Jul21	1 - Add false drawer front to cooktop cabinet Note:	
5 0 29Jul21	1 - Butlers pantry - Delete base cab to make space for 24"w wine fridge - line 3 Note:	
6 0 29Jul21	1 - Butlers pantry - Delete upper cabinet to make space for floating shelves - line 3 Note: *FLOATING SHELVES DELETED* OPEN SPACING TO REMAIN	
7 0 29Jul21	1 - Create 2x9" w. base cabinets (one each side of cooktop) - line 3 Note:	
8 0 29Jul21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
9 0 29Jul21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) - line 3 - includes butlers pantry Note:	
10 0 29Jul21	1 - Island - Add false drawer front to sink base cabinet - line 4 Note:	
11 0 29Jul21	1 - Island - Add pull out recycling centre - Berenson QPAM 15228C - c/w 2 bins with lids Note:	
12 0 29Jul21	1 - Island - Add top drawer above recycle centre - Line 4 Note:	
13 0 29Jul21	1 - Island - Increase cabinets by approx. 9" : move DW to end and eliminate eating bar overhang at end - line 4 Note:	
14 0 29Jul21	1 - Master ensuite - add approx. 27" to length of vanity and modify to accommodate for 2 sinks - line 2 standard cab NoteBuilder to remove linen shelves	
15 0 29Jul21	1 - Replace standard cabinets with tall cabinet to accommodate built-in double wall oven - line 3 NoteNEED SPECS	
16 0 29Jul21	1 - Upgrade island from line 3 to line 4 Note:	



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17 0 29Jul21	1 - Upgrade Kitchen cabinets to line 3 (includes butlers pantry) Note:	

Central Vacuum

18 0 27Jul21	1 - S/I Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15AMP seperate circuit plug - Terminated in Mechanical room Noteas per plan	
19 0 27Jul21	1 - S/I Vac pan c/w plate, wiring and flex piping in black - Located under Kitchen sink Note:	

Ceramic

20 0 29Jul21	1 - S/I - Level A Ceramic floor tile in lieu of standard in Laundry/powder/mudroom - stacked vertically as per plan Note:	
21 0 29Jul21	1 - S/I - Upgrade A 12x24 floor tile in lieu of standard in Foyer - stacked vertically as per plan Note:	
22 0 29Jul21	1 - S/I - Upgrade A ceramic 12x24 wall tile in lieu of standard - installed vertically Note:	
23 0 29Jul21	1 - S/I - Upgrade A Ceramic floor tile in lieu of standard in Master ensuite Bathroom - Installed vertically in Herringbone 45 Pattern Note:	
24 0 29Jul21	1 - S/I - Upgraded backsplash in kitchen - installed stacked horizontal Note:	
25 0 29Jul21	1 - S/I Level B Ceramic floor tile in lieu of standard in kitchen and pantry Note:	

Doors and Windows

26 0 27Jul21	1 - Man door (garage) - standard unglazed 36" door, standard hardware, electrical switch, exterior light fixture and patio stone landing Noteas per B1	
27 0 27Jul21	1 - Relocate existing (1) window 36x24 in basement Noteas per B-1	

Electrical

28 0 27Jul21	1 - S/I (1) 4-Light chrome vanity fixture (A16014-CH) - vanities larger than 36" - connected to existing switch - located in ensuite Note:	
29 0 27Jul21	1 - S/I Terminated gas line c/w 110v Decora outlet gas cooktop ignitor and photo electric smoke detector in kitchen Note:Appliance specs needed for gas cooktop	
30 0 29Jul21	1 - Reinforce (2) existing light outlets for heavier fixtures - located in Livng/dining room and middle of staircase Noteas per plan	



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31 0 29Jul21	1 - S/I - (2) 4" Black exterior potlight (AFR4-0930) - connected to existing switch - up to 10'h Note:		
32 0 29Jul21	1 - S/I - (2) 4" White interior potlight (HALO Slim LED) - connected to new switch - up to 9'h - located in kitchen as per plan Note:		
33 0 29Jul21	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in great room as per plan Note:		
34 0 29Jul21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - located 70" A.F.F Noteas per plan		
35 0 29Jul21	1 - S/I - Wiring for wall oven - 40 AMP 120/240V - as per plan Note:		
36 0 29Jul21	1 - Upgrade (2) standard TEL jack to Data Noteas per plan		
37 0 29Jul21	1 - Upgrade (3) standard light outlets to reinforced light outlet for future ceiling fan c/w 3 wires - located in Master bedroom , bedroom #2 and bedroom #3 Noteas per plan		

Fireplace

38 0 29Jul21	1 - Delete standard mantle - S/I - Upgraded stained oak box beam Note:		
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Granite

39 0 29Jul21	1 - S/I - Level A Radianz Quartz in lieu of standard laminate in Master Ensuite bathroom w/ 4" backsplash and (2) standard undermount sinks Note:		
40 0 25Oct22	1 - S/I - Bristol B1806 stainless steel undermount kitchen sink in lieu of standard Note:		

Hardwood

41 0 27Jul21	1 - S/I Upgrade A pre-finished engineered hardwood flooring in lieu of standard carpet in great room, living/dining/lower hall, master bedroom (includes WIC) and upper hall Note:		
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Heating and Air Conditioning

42 0 27Jul21	1 - S/I - Goodman - 13 Seer R410A GSX 13030 2.5 Ton Air Conditioner Note:		
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Paint

43 0 27Jul21	1 - Flat ceilings throughout in lieu of stipple Note:		
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Plumbing

44 0 27Jul21	1 - 3 Piece rough-in * future tub, toilet and sink Noteas per B-1	
45 0 27Jul21	1 - S/I (1) Additional standard sink and faucet in vanity in Ensuite - additional vanity light fixture priced separately Note:	
46 0 29Jul21	1 - S/I - Delta 9159-CZ-DST kitchen Faucet in lieu of standard in champain bronze finish Note:	
47 0 29Jul21	1 - S/I - Delta DF-KIT23 Monitor 14 Series Contemporary Square Shower Kit in lieu of standard shower head in master ensuite shower Note:	
48 0 29Jul21	1 - S/I - Delta trinsic T2759 Roman tub filler in Matte Black finish in lieu of standard in Master ensuite Note:	
49 0 29Jul21	1 - S/I - Fridge water line Note:	

Railings

50 0 27Jul21	1 - S/I 3-1/2" Oak modern newel post w/cap and plain square black metal spindle in lieu of standard oak colonial spindles Note:	
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Stairs

51 0 27Jul21	1 - Upgrade basement stairs to oak Note:	
52 0 27Jul21	1 - Upgrade main stairs to oak Note:	
53 0 27Jul21	1 - Upgrade oak nosing under spindles - in upper hall Note:	
54 0 29Jul21	1 - S/I - Custom stain on railing, post, stairs and mantle - to compliment twelve oaks maple castile Note:	

1A Offer Worksheet	Relocating existing (1) 36x24 basement window Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A 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:	
4A Offer Worksheet	Man Door* (garage) - Standard unglazed 36-inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	