



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Domaneke Henry and Chantal Davis

TEL:

LOT / PHASE 42 / 2	STREET	HOUSE TYPE NEWINGTON ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 25Oct21	1 - Accommodate for single bowl Bar sink and faucet in Butlers pantry NoteBar sink and faucet TBD	
2 0 12Apr22	1 - Add (1) pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - located as per plan Note:	
3 0 12Apr22	1 - Delete 24" w base cabinet to accommodate for wine fridge in butlers pantry Note***Client provided standard dimentions of 34" height, 24" wide, 24" depth, purchasers are aware without spec sheets they will be provided with standard spacing of 34" height, 24" wide, 24" depth ***	
4 0 12Apr22	1 - Delete standard upper above range to accommodate for 30" chimney hood fan Note:	
5 0 12Apr22	1 - Increase fridge space to 66.25" x 79" to accommodate fridge/freezer trimkit Note:	
6 0 12Apr22	1 - Replace std base cabinet with bank of drawers - butlers pantry Note:	
7 0 12Apr22	1 - Upgrade kitchen cabinetry to line 3 on island only Note:	
8 0 23Nov22	1 - Reconfigure cabinetry to accommodate larger fridge spacing as per plan NoteReplace standard cabinets on fridge wall with: 2 fridge panels (one each side of fridge space) + 1" fillers; 5"h filler across top; Horizontal panel(soffit) to cover the top of the fridge space; 12" wide X 24"d. X 84"h,. Pantry/Broom Cabinet	

Carpet

9 0 14Oct21	1 - S/I - Level l (7lb) carpet underpad on upper level only Note:	
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Ceramic

10 0 14Oct21	1 - S/I - Level A 24x24 Ceramic floor tile in foyer in lieu of standard Note:	
11 0 14Oct21	1 - S/I - Level A 24x24 ceramic floor tile in lieu of standard in Master ensuite Note:	
12 0 14Oct21	1 - S/I - Standard 4x16 wall tile in herringbone pattern in Master ensuite shower Note:	
13 0 14Oct21	1 - S/I - Upgrade A ceramic wall tile for Kitchen backsplash in lieu of standard Note:	
14 0 28Nov22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in powder room Noteinstalled stacked horizontal from door	

Doors and Windows

15 0 25Oct21	1 - Accommodate for (2) 32" standard exterior doors in the front entrance - Delete side lite Note:	
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16 0 25Oct21	1 - S/I - (1) additional standard 32" exterior door in the front entrance as per plan Note:		
17 0 25Oct21	1 - Upgrade (1) set of closet doors to swing in lieu of standard vinyl sliders - located in foyer \		

Electrical

18 0 14Oct21	1 - Delete (1) standard light fixture in foyer - relocate (1) as per plan Note:		
19 0 14Oct21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:		
20 0 14Oct21	1 - Reinforce existing light outlet for heavier fixture in Dining room as per plan Note:		
21 0 14Oct21	1 - Relocate (2) standard light fixtures in kitchen as per plan Note:		
22 0 14Oct21	1 - Relocate (2) standard lights in kitchen to over the island as per plan Note:		
23 0 14Oct21	1 - S/I - (1) standard electrical outlet @ 70" A.F.F in Great room as per plan Note:		
24 0 14Oct21	1 - S/I - (1) Straight conduit for future TV @ 70" A.F.F in great room as per plan Note:		
25 0 14Oct21	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in Kitchen as per plan Note:		
26 0 14Oct21	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new switch on dimmer - up to 9'h - located in great room as per plan Note:		
27 0 14Oct21	1 - S/I - Non-straight conduit at fireplace for future TV @ 70" A.F.F - located in Master bedroom as per plan Note:		

Fireplace

28 0 14Oct21	1 - Delete standard mantle Note:		
29 0 25Oct21	1 - Relocate standard fireplace from Main floor to Primary bedroom as per plan Note:		

Granite

30 0 14Oct21	1 - Accommodate for future faucet for bar sink in butlers pantry - cut out standard single hole centered with sink NotePurchaser understands there will be no faucet in the butlers pantry		
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31 0 14Oct21	1 - S/I - Bristol virtuo granite single undermount bowl kitchen sink in pearl black (B317) in lieu of standard kitchen sink Note:		
32 0 12Jul22	1 - S/I - Level A Silestone quartz in lieu of standard granite in kitchen w/ standard undermount sink Note:		
33 0 02Nov22	1 - S/I - Bristol B1615 undermount stainless steel prep/bar sink in butlers pantry Note:		

Heating and Air Conditioning

34 0 25Oct21	1 - Purchasers took part of the enercare rental program Noteas per B	
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Miscellaneous

35 0 25Oct21	1 - Optional 5th Bedroom NoteAs per B-1	
36 0 25Oct21	1 - Late change fee Note:	
37 0 25Oct21	1 - Mirror works- S/I - Custom glass 3x4 shower 4pc. (1) fixed glass pane from floor to ceiling and (1) swing door w/ matte black hardware - Master ensuite shower Note:	
38 0 02Dec22	1 - S/I - Cyclone SCB30130 -30inch Stainless steel Chimney Hood fan - in lieu of standard Note:	

Plumbing

39 0 14Oct21	1 - S/I - Delta trinsic Monitor 14 Series H2Okinetic Tub & Shower Trim (T14259-BL) w/ 3-Setting Wall Mount Handshower (55386-BL) in lieu of standard in Master ensuite Note:	
40 0 14Oct21	1 - S/I - Fridge water line Note:	
41 0 25Oct21	1 - S/I - 3 Piece rough-in *future tub, toilet and sink Noteas per B-1	
42 0 25Oct21	1 - Upgrade to Maax Sax 60 x 32 freestanding bathtub in lieu of standard Exhibit soaker tub - located in master ensuite NoteDrain location as per plan	
43 0 25Oct21	1 - S/I - Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard 3x4 shower stall (2 walls tiled) - located in master ensuite NoteCustom glass walls and door provided by others	

Trim

44 0 14Oct21	1 - Upgrade all interior knobs to Taymor Barcelona matte black knob (30-D006124BLK) w/ black hinges in lieu of standard Note:	
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45 0 25Oct21	1 - Upgrade to Level 2 Riverside interior doors throughout - in lieu of standard interior doors Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A 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:	
3A Offer Worksheet	Client is participant in referral program. Referred by, Samantha Gordon and Kerron Graham, 512 Albert Boyd Private, Diamondview Estates, lot 55. Note:	
4A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	
5A Offer Worksheet	Optional 5 Bedroom Layout -Modifies Bed 3&4 Closet location, Main Bath becomes Jack & Jill Note:	

This Document is Extremely Time Sensitive - Printed 2 Dec 22 at 14:22