



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Carine Nyongera and Corneille Rubabaza TEL:

LOT / PHASE 13 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11Feb22	1 - Accommodate for built-in 36" cooktop (add 39" base cabinet) NoteNeed specs	
2 0 11Feb22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NoteNeed Specs	
3 0 11Feb22	1 - Add crown moulding to top of upper cabinets: Option 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
4 0 11Feb22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 11Feb22	1 - Add pot/pan drwrs below cooktop - c/w one false top drwr (in lieu of 2 door base cabinet) Note39"width requires soft close drwers	
6 0 11Feb22	1 - Butler's Pantry - Accommodate for bar sink in Butler's Pantry - modify cabinets to suit Note:	
7 0 11Feb22	1 - Butler's Pantry - Delete approx. 40" of upper and base cabinets in Butler's Pantry (buiilder to increase size of dining room) Note:	
8 0 11Feb22	1 - Butler's Pantry- Add 2 glass doors to middle upper cabinet: Opt 1 - plain frame with clear glass Note:* Matching interior for glass door cabinet *	
9 0 11Feb22	1 - Delete upper cabinet above cooktop to accommodate 36" Chimney style hood with 6" space each side Note:	
10 0 11Feb22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
11 0 11Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
12 0 11Feb22	1 - Island - Re-design island: move sink & Dw towards walk-in pantry and move drawers to opposite side of sink; delete approx. 30" of base cabs at patio door end of island and replace with support panels to create flush eating table as per cabinet drawings Note:	
13 0 11Feb22	1 - Island - Upgrade ALL drawers in kitchen to soft close (X 9 drwers) Note:	
14 0 11Feb22	1 - Island - Upgrade all hinges in kitchen to soft close (X 31 doors) Note:	
15 0 11Feb22	1 - Jack & Jill Ensuite - Add (1) extra bank of drawers- as per plan Note:	
16 0 11Feb22	1 - Master Ensuite - Replace make-up drawer with (1) door and (1) bank of drawers Note:	



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17 0 11Feb22	1 - Move fridge approx. 12" and insert Pantry/Broom Cabinet Note:	
18 0 11Feb22	1 - Upgrade kitchen Cabinets to Line 3 Note:	
19 0 02Feb23	1 - Revision: Add (2) top drawers to base cabinets - one on either side of the stove as per sketch Note:	
20 0 02Feb23	1 - Revision: Add 36" base cabinet to back of island with two full height doors as per sketch NoteIsland top increased to 51" deep (width stays the same @ 113") - to be priced by builder	
21 0 02Feb23	1 - Revision: Add pull-out recycle centre Berenson QPAM 15228C c/w 2 bins with lids to the base cabinet to the left of the fridge as per sketch Note:	

Carpet

22 0 11Feb22	1 - S/I Level 3 Carpeting in lieu of standard carpet- S/I Viscoprop II 9 lbs underpad in lieu of standard underpad- Master Bedroom, Bedroom #3, Bedroom #4, Bedroom #5- as per plan Note:	
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Ceramic

23 0 11Feb22	3 - S/I (3) American Standard Townsquare 0700 004 Faucet holes on 102mm (4" centres) vanity sinks in lieu of standard overmount vanity sinks- (1) Powder room, (2) Jack & Jill- as per plan Note:	
24 0 11Feb22	1 - S/I Level A Ceramic tile flooring in lieu of standard ceramic tile flooring- staggered installation- Foyer- as per plan Note:	
25 0 02Feb23	1 - S/I Level B tile on fireplace bump in – 12 x 24 stacked horizontal – including tile on both returns Note:	

Doors and Windows

26 0 16Sep21	1 - Accommodate for French door - Standard Carrara 2-panel smooth - in lieu of single door in Master Bedroom Note:	
27 0 16Sep21	1 - Addition of (2) 56x30 windows in basement - as per plan NoteAs Per B-1	
28 0 16Sep21	1 - Relocate (1) 48x24 existing basement window - as per plan NoteAs Per B-1	
29 0 16Sep21	1 - S/I Garden patio doors in lieu of standard sliding in Kitchen Note:	
30 0 16Sep21	1 - S/I Transom above 6'W patio door at Kitchen Note:	
31 0 16Sep21	1 - Upgrade (2) existing basemet windows from 48x24 to 56x30 - as per plan NoteAs per B-1	



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32 0 24Mar22	1 - Accomodate for double doors - standard Carrara 2-Panel Smooth - in lieu of single door in Master Bedroom Note:	

Electrical

33 0 11Feb22	1 - Relocate (1) standard light fixture- Connected to existing switch- Upgrade standard switch to Dimmer switch- Dining/Living Room- as per plan Note:	
34 0 11Feb22	1 - Relocate (1) standard light fixture- Up to align with CMD- Upper Hall- as per plan Note:	
35 0 11Feb22	1 - S/I (1) 15 AMP recessed plug outlet- @ 80" A.F.F.- Above Fireplace- Great Room- as per plan Note:	
36 0 11Feb22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:	
37 0 11Feb22	1 - S/I (1) 15 AMP standard plug outlet- Installed @ 60" A.F.F.- Master Bedroom- as per plan Note:	
38 0 11Feb22	1 - S/I (1) 1-Light Exterior Wall Lantern (A1010-BK)- connected to existing switch- as per plan Note:	
39 0 11Feb22	1 - S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Dining/Living Room- as per plan Note:	
40 0 11Feb22	1 - S/I (1) Reinforced capped light outlet- connected to new switch- Upgrade switch to Dimmer switch- Great Room- as per plan Note:* Ceilings higher than 9'h *	
41 0 11Feb22	1 - S/I (2) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- Butler's Pantry- as per plan Note:	
42 0 11Feb22	1 - S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- Kitchen- as per plan Note:	
43 32,027 11Feb22	1 - S/I (5) 4 inch Black exterior potlight (AFR4-0930)- connected to existing switch- as per plan Note:* Potlights higher than 10'h *	
44 0 11Feb22	1 - S/I (6) 6" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- Great Room- as per plan Note:* Ceilings higher than 9'h *	
45 0 11Feb22	4 - S/I (7) CAT6 Data Jacks- (1) Basement, (1) Above Fireplace in Great Room @ 80" A.F.F., (1) in In-Law Suite, (1) in Bedroom #3, (1) in Bedroom #5, (1) in BEDroom #4, (1) in Master Bedroom @ 60" A.F.F.- as per plan Note(3) Standard, (4) Additional Data Jacks	
46 0 11Feb22	1 - Wiring for wall oven - 40 AMP 120/240V Note:	



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47 0 02Feb23	1 - S/I - Non-Straight Conduit over fireplace at 80" AFF – terminating on the left side of Fireplace bump – at standard height of electrical plug - as per sketch Note:	

Fireplace

48 0 16Sep21	1 - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping) Note:Bottom of glass Installed at 24" A.F.F	
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Granite

49 0 11Feb22	1 - S/I Bristol B317 Pearl Black Virtuo Granite Sink in lieu of standard kitchen sink- Kitchen- as per plan Note:	
50 0 11Feb22	1 - S/I Level D Silestone Quartz countertops in lieu of standard granite countertops- Chef's Kitchen- as per plan NoteCountertop increase price accommodated	
51 0 02Feb23	1 - S/I Silestone quartz Backsplash in Kitchen and Butlers Pantry – including up and behind chimney hood fan to ceiling. Note:	
52 0 16Feb23	1 - S/I - Kindred QSU1315-6 Single bowl 20 gauge undermount stainless steel bar/prep sink in butlers pantry - as per plan Note:	

Hardwood

53 0 16Sep21	1 - S/I Tweleve Oaks LVT floors in lieu of Carpet in Dining Room, Main Hall, Office, Great Room, In-Law suite and upper hall Note:	
54 0 16Sep21	1 - S/I Tweleve Oaks LVT floors in lieu of ceramic in Kitchen, Butler's Pantry and Walk-in Panrty Note:	

Heating and Air Conditioning

55 0 16Sep21	1 - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug Note:	
56 0 16Sep21	1 - Make-up air system for Kitchen hood fan above 300 CFM Note:	
57 0 16Sep21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping - White Note:	

HVAC

58 32,084 16Sep21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	
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Miscellaneous

59 0 16Sep21	1 - 9' foot foundation pour height Note:	
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60 0 16Sep21	1 - Add Water line for Bar sink in Butler's Pantry - as per plan Note:	
61 0 16Sep21	1 - Enlarge the Living/Dining Area - includes wall structure modifications in living/dining area and new coloumn - as per plan Note:As per B-1	
62 0 16Sep21	1 - Optional 5th bedroom Note:As per B-1	
63 0 16Sep21	1 - Optional Chef's Kitchen Note:As per B-1	
64 0 16Sep21	1 - Reduce size of Butler's Pantry and Walk-in Pantry to accommodate for Cabinetry Re-Design - as per plan Note:	
65 0 11Feb22	1 - Delete Main Floor closet in Mudroom- Relocate Laundry tub in basement to the Main Floor Mudroom/Laundry room- as per plan Note:	
66 0 11Feb22	1 - Extend Butlers Pantry Wall Between Butlers Pantry and Living/Dining Room to same length as Butlers Pantry Wall between Butlers Pantry/Kitchen - as per plan Note:	
67 0 11Feb22	1 - Relcoate 3 piece rough-in bathroom in basement - as per plan Note:	
68 0 11Feb22	1 - Relocate basement window - as per plan Note:	
69 0 11Feb22	1 - Relocate Central Vac - as per plan Note:	
70 0 11Feb22	1 - Relocated Mechanical Space in basement - as per plan Note:	
71 0 02Feb23	1 - S/I Fireplace Bump in approx. 16” deep by 6’ wide floor to ceiling preped with cement board for tile installation. Note:	

Paint

72 0 11Feb22	1 - S/I flat ceilings in lieu of stipple- throughout home- as per plan Note:	
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Plumbing

73 0 16Sep21	1 - 1 piece rough-in - future bar sink - as per plan Note:As per B-1	
74 0 16Sep21	1 - 3 piece rough-in *future tub, toilet and sink in basement - standard location Note:As per B-1	



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75 0 16Sep21	1 - S/I (1) Delta monitor 14 Series Shower Kit DF-TKIT1-PBR - Chrome - in lieu of standard in Master Ensuite Note:		
76 0 16Sep21	1 - S/I (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Master Ensuite - White 106267-000-001 Note:		
77 0 16Sep21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base with kameleon doors in chrome in lieu of standard tub in Jack and Jill Note:		
78 31,961 16Sep21	1 - S/I Water line for fridge Note:		
79 0 11Feb22	1 - S/I Delta Faucet 9959-BL-DST Trinsic Matte Black Single Handle Pull-Down Bar/Prep Faucet- Butler's Pantry- as per plan Note:		
80 0 11Feb22	1 - S/I Delta Faucet Trinsic 9159-BL-DST Matte Black Kitchen Faucet in lieu of standard kitchen faucet- as per plan Note:		

Railings

81 0 11Feb22	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) in lieu of standard Oak Colonial newel posts- as per plan Note:		
82 0 11Feb22	1 - S/I Metal Spindles- Black (All plain)- as per plan Note:		

Stairs

83 0 16Sep21	1 - S/I Oak nosing under spindles on landing of stairs and upper hall Note:		
84 0 16Sep21	1 - Upgrade Main Staircase to Oak w/ white risers Note:		

Trim

85 0 16Sep21	1 - Accommodate Walk-in Pantry Door opening - As per plan Note:		
86 0 16Sep21	2 - S/I (3) Carrara 2-Panel Smooth By-Pass closet doors in lieu of standard sliders in (1) In-Law Suite/Bedroom 2 (1) Bedroom #4 Note:		
87 0 16Sep21	3 - S/I Carrara 2-Panel Smooth Swing doors in lieu of standard in Foyer Closet, Bedroom 5, Bedroom 3 Note:		
88 0 11Feb22	26 - S/I Taymor Vega- Square roset- interior door handles in lieu of standard interior door handles- as per plan Note:		



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INV#	QTY	EXTRA / CHANGE
89 0 24Mar22	1 - S/I (1) Full lite frosted french door in In-Law Ensuite/Bedroom 2 - in lieu of standard Note:	
90 0 24Mar22	1 - S/I (2) Carrara 2- Panel Smooth By-Pass closet doors in lieu of standard sliders in (1) In-Law Suite/Bedroom 2 (1) Bedroom #4 Note:	

1A Offer Worksheet	Relocate existing(1) 48x24 basement window Note:	
2A Offer Worksheet	Upgrade existing basement window from (2) 48x24 to (2) 56x30 Note:	
3A Offer Worksheet	Addition of (2) 56x30 basement window Note:	
4A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
5A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	
6A Offer Worksheet	Optional Chefs Kitchen Note:	
7A Offer Worksheet	Optional 5th bedroom Note:	
8A Offer Worksheet	Enlarging the living/dining area, wall structure modifications in living/dining area, new column, all engineering and drafting cost Note:	
9A 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:	
10A Offer Worksheet	Client is participant in referral program. Referred by, Jean Marie Ndoreraha, 72 Wingover Privatte , lot 19 Diamondview Estates . Note:	

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