



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Wilbert Estiverne and Darline Estiverne Merard TEL:

LOT / PHASE 49 / 2	STREET	HOUSE TYPE CHEASAPEAKE ELEV F 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 07Dec22	1 - Custom Kitchen Design Appointment Fee Note:	
2 0 07Dec22	1 - S/I Basement Bar as per drawing- c/w standard cabinetry and laminate countertops Note:**This price is for cabinetry only- bar sink model and faucet TBD and electrical for winde fridge- pricing to come**	
3 0 30Mar23	1 - 2 Matching interior for glass door cabinets - kitchen Note:	
4 0 30Mar23	1 - Add 1 row scalloped wine rack - kitchen Note:	
5 0 30Mar23	1 - Add 1 top drawer - above recycle centre - Line 5 Note:	
6 0 30Mar23	1 - Add 2 glass doors to upper cabinet in kitchen - plain frame with Bevelled Glass and Leaded Partitions (Silver Color) Note:	
7 0 30Mar23	1 - Add base cabinet to accomodate cook top - Line 5 Note:*Need Specs*	
8 0 30Mar23	1 - Add crown moulding to top of upper cabinets Opt 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
9 0 30Mar23	1 - Add custom door match panels to front of fridge - Line 5 (GE mogogram: ZISB420DNII) NoteIncludes service appointment to install the doors after closing when fridge is on site. Homeowner to notify Spectrum when fridge is delivered to book appointment. One weeks notice required)	
10 0 30Mar23	1 - Add custom door panel to front of Dishwasher. Line 5 NoteIncludes service appointment to install the doors after closing when fridge is on site. Homeowner to notify Spectrum when fridge is delivered to book appointment. One weeks notice required)	
11 0 30Mar23	1 - Add dummy doors to back and side of peninsula - Line 5 Note:	
12 0 30Mar23	1 - Add flush furniture kick to back and side of peninsula - Line 5 Note:	
13 0 30Mar23	1 - Add light valence below upper cabinets - 2" h plain recessed - to accomodate under cabinet lighting (lights and electrical by builder) Note:	
14 0 30Mar23	1 - Add pot/pan drwrs-c/w one ide top drwr (in lieu of std 2 door base cabinet) - Line 5 Note:	
15 0 30Mar23	1 - Add pull-out recycyle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
16 0 30Mar23	1 - Basement Bathroom Cabinets - Upgraded to Line 4 Note:	



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17 0 30Mar23	1 - Change upper left of window to single door (for easy access) and add angled open shelves at end facing breakfast area - Line 5 Note:		
18 0 30Mar23	1 - Ensuite #2 Bathroom Cabinets - Upgraded to Line 4 Note:		
19 0 30Mar23	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:		
20 0 30Mar23	1 - Increase fridge space to 42"w x 84" h Note:		
21 0 30Mar23	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counters) - Line 5 Note:		
22 0 30Mar23	1 - Main Bathroom Cabinets - Upgraded to line 4 Note:		
23 0 30Mar23	1 - Powder Room Cabinets - Upgraded to Line 3 Note:		
24 0 30Mar23	1 - Primary Ensuite Bathroom Cabinets - Upgraded to Line 5 Note:		
25 0 30Mar23	1 - Re-Design Kitchen: change from L-shape with island to U-shale with peninsula Note:		
26 0 30Mar23	1 - Replace standard cabinets with tall cabinet to accomodate built-in wall oven & microwave - Line 5 Note:*Need Specs*		
27 0 30Mar23	1 - Replace standard upper above hood fan with Decorative Hood for built-in fan insert (fan insert by builder) Hood Size: 36" w X 3-"h X 16" d (at top) x 21" d (at bottom) - Line 5 Note:		
28 0 30Mar23	1 - S/I (1) Vanity Hutch in Main Bathroom 18"w X 12"d x 48"h + 6"h drawer at bottom - Line 4 Note:		
29 0 30Mar23	1 - S/I (2) Vanity Hutch in Primary Ensuite 30"w X 12"d X 48"h c/w with 2 X 6"h drawer at bottom - Line 5 Note:The width of the ensuite hutch is 6” less because the layout of the room was modified from the original design. (it is now wall to wall- modified to suit		
30 0 30Mar23	1 - S/I 3 custom handles - 2 on fridge door panels 20” - BP8695518158 & one on DW foor panel - 12” – BP869512158 Note:		
31 0 30Mar23	1 - Shorten single door cabinet each side of hood by 3": to accomodate light valence Note:		
32 0 30Mar23	1 - Upgrade all drawers in kitchen to soft close (X9 drawers) Note:		
33 0 30Mar23	1 - Upgrade all handles in kitchen to 6.25” - BP8695128158 - in lieu of standard Note:		



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34 0 30Mar23	1 - Upgrade all hinges in kitchen to soft close (x 23 doors) Note:	
35 0 30Mar23	1 - Upgrade basement bar cabinetry to Line 4 Note:	
36 0 30Mar23	1 - Upgrade Kitchen Cabinets to Line 5 Note:	

Central Vacuum

37 0 07Dec22	1 - S/I Complete central vacuum system, including accessories kit- join all vac lines and terminate in basement mechanical room- add (1) separate plug- as per plan Note:	
38 0 07Dec22	1 - S/I Vac pan c/w plate, wiring and flex piping - White- Under Kitchen Sink Note:	

Ceramic

39 0 06Oct22	1 - S/I - 2x6 - Glass tile backsplash - Stacked- Horizontal - in lieu of standard Note:	
40 0 13Mar23	1 - S/I - LVL B - 12 x 24- Wall tile - Stacked - Primary Ensuite shower- in lieu of standard Note:	
41 0 30Mar23	1 - S/I - Level B - 12x24 -Ceramic tile - tub deck and wall - staggered Note:	
42 0 30Mar23	1 - S/I - LVLB - Euro 12x24 wall tile Powder Room (main floor) shower - staggered vertical Note:	
43 0 30Mar23	1 - S/I LVL A EURO 12 x 24 Floor Tile - Staggered - in Basement Bathroom - in lieu of standard Note:	
44 0 30Mar23	1 - S/I LVL A OLYMPIA 4 X 16 Wall tile in Ensuite #2 - Stacked - In lieu of standard Note:	
45 0 30Mar23	1 - S/I LVL A Olympia 4 x 16 Wall Tile in Main Bathroom - Stacked - in lieu of standard Note:	
46 0 30Mar23	1 - S/I LVL B Centura 12 x 24 Floor Tile - Staggered - in kitchen, breakfast area & Pantry - in lieu of standard Note:	
47 0 30Mar23	1 - S/I LVL B Centura 12 x 24 floor Tile - Staggered - in Main Bathroom - in lieu of standard Note:	
48 0 30Mar23	1 - S/I LVL B Centura 12 x 24 Floor Tile - Staggered - in Primary Ensuite - in lieu of standard Note:	
49 0 30Mar23	1 - S/I LVL B Centura 12 x 24 Floor Tile - Staggered - Mudroom/Powder Room - in lieu of standard Note:	



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50 0 30Mar23	1 - S/I LVL B Centura 12 x 24 Tile - Staggered - in Ensuite #2- in lieu of standard Note:	
51 0 30Mar23	1 - S/I LVL B Ceratec 24 x 24 Tile in Foyer - Staggered - in lieu of standard Note:	

Doors and Windows

52 0 07Dec22	1 - Upgrade (1) standard front door and sidelight inserts and transom to Jeld-Wen Full Lite Expressions in lieu of standard Note:	
53 0 07Dec22	1 - Upgrade existing basement window from (1) 48x24 to (1) 56x30- as per plan Note:As per B-1	
54 0 30Mar23	2 - S/I (2) Garage door openers- 1/2 horse power-belt driven c/w (1) keyless pad each and (2) remotes per door opener Note:	

Electrical

55 32,007 30Mar23	1 - Delete (1) standard kitchen light fixture and S/I (8) 4 inch White interior potlights (HALO Slim LED) - connected to existing switch - Kitchen- as per plan Note:**Light above kitchen sink remains standard**	
56 0 30Mar23	1 - S/I - (7) Exterior Soffit Potlights (connected to existing switch) - as per plan Note:	
57 0 30Mar23	1 - S/I (1) 15 AMP recessed plug outlet above fireplace- installed @ 65" A.F.F- Master Bedroom Note:	
58 31,988 30Mar23	1 - S/I (1) 15 AMP recessed plug outlet above fireplace- installed @ 78" A.F.F- Family Room Note:**For future wall mounted TV**	
59 31,990 30Mar23	1 - S/I (1) 15 AMP soffit plug w/ switch (for holiday lights)- as per plan Note:	
60 0 30Mar23	1 - S/I (1) 15 AMP Standard plug outlet in Primary Ensuite - for upgraded Maax Living 6636 with Aerofeel Note:	
61 32,016 30Mar23	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch (same switch as vanity lights) - Ground Floor Bedroom Note:	
62 0 30Mar23	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch (same switch as vanity lights) - Master Ensuite shower Note:	
63 0 30Mar23	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch (same switch as vanity)- Basement Bathroom Note:	
64 0 30Mar23	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch (same switch as vanity)- Ensuite #2 Note:	



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65 0 30Mar23	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch (same switch as vanity)- Main Bathroom Note:		
66 0 30Mar23	1 - S/I (1) Standard ceiling light fixture- connected on new switch- in Family Room- as per plan Note:		
67 0 30Mar23	1 - S/I (1)15 AMP Standard plug outlet - for future wine fridge in basement - as per plan Note:		
68 32,005 30Mar23	1 - S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to new switch- Dining Room Niche- as per plan Note:		
69 0 30Mar23	1 - S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to existing 3-way switches - double height ceiling Lower Hallway- as per plan Note:		
70 32,006 30Mar23	1 - S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch- Dining Room Note:		
71 32,007 30Mar23	1 - S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch - above basement bar- as per plan Note:		
72 32,007 30Mar23	1 - S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch - Living Room- as per plan Note:		
73 32,043 30Mar23	1 - S/I (7) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:		
74 32,048 30Mar23	2 - S/I Wiring for wall oven and cooktop - 40 AMP 120/240V Note:		

Fireplace

75 32,081 07Dec22	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w stainless steel surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping)- bottom of glass installed @ 24" A.F.F- Family Room Note:	
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Granite

76 0 21Nov22	1 - S/I - Level B Quartz- in Basement Bar (Including raised top) - in lieu of standard Note(difference as Level A Qrtz paid.) As Per RFP 3020 #1	
77 0 21Nov22	1 - S/I- Level B - Quartz with 4inch backsplash - with (1) standard undermount sink- Basement Bathroom Note(difference as Level A Qrtz paid.) As Per RFP 3020 #1	
78 0 30Mar23	1 - S/I - Level B Quartz in Main Bathroom - with 4" Backsplash and (2) standard undermount sink - In lieu of standard Note:	
79 0 30Mar23	1 - S/I - Level C Quartz with 4" backsplash and (1) standard undermount sink - in powder room - in lieu of standard Note:	



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80 0 30Mar23	1 - S/I - LVL A Quartz with 4" backsplash with (1) standard undermount sink - in Ensuite #2 - in lieu of standard Note:		
81 0 30Mar23	1 - S/I Level D Quartz in Kitchen - without 4" Quartz Backsplash - in lieu of standard Note:		
82 0 30Mar23	1 - S/I LVL D Quartz - with 4" backsplash in Primary Ensuite with (2) standard undermount sinks - in lieu of standard Note:		

Hardwood

83 0 07Dec22	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Ground Floor Bedroom Note:	
84 0 07Dec22	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower Hall, Living Room, Dining Room, Family Room- as per plan Note:	
85 0 07Dec22	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5- as per plan Note:	
86 0 07Dec22	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Upper Hallway Note:	
87 0 07Dec22	1 - S/I Torly's Everwood Elite LVT in lieu of standard carpet in basement Note:	

Heating and Air Conditioning

88 0 07Dec22	1 - Client participating in Enercare Rental Program Note:As per B-1	
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Miscellaneous

89 0 07Dec22	1 - Alternate Ensuite Option Note:As per B-1	
90 0 07Dec22	1 - Extend foundation walls to approx 9' Note:	
91 0 07Dec22	1 - Fireplace wall bump-in- approx 5' wide- floor to ceiling- with 8" deep returns- Family room- as per plan Note:	
92 0 07Dec22	1 - Optional 5th bedroom Note:As per B-1	
93 0 07Dec22	1 - S/I 2nd Floor balcony in bedroom 2 in lieu of standard decorative flat roof- as per plan Note:	
94 0 07Dec22	1 - S/I 9' second floor Note:	



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95 0 07Dec22	1 - S/I Additional ensuite c/w standard tub, vanity, laminate countertops, toilet, plumbing fixtures and light fixtures in Bedroom 5- as per plan Note:As per B-1		
96 0 07Dec22	1 - S/I Coffered ceilings in dining room-as per plan Note:		
97 0 07Dec22	1 - S/I Coffered ceilings in Living Room- as per plan Note:**Double Height Ceilings**		
98 0 07Dec22	1 - S/I Finished basement bathroom- c/w Maax Carleton 3x4 shower stall w/ standard sliding doors, standard toilet, vanity and laminate countertops, plumbing fixtures, light fixtures- as per plan Note:		
99 0 07Dec22	1 - S/I Finished basement with rec room, (1) bedroom w/ standard closet and gym area- c/w LVT flooring, paint, trim, and light fixtures- as per plan Note:**LVT flooring priced seperately**		
100 0 07Dec22	1 - S/I Fully insulated garage c/w R40 ceiling and R12 walls drywalled with one coat of mud Note:*Concrete portion to remain exposed*		
101 0 07Dec22	1 - S/I Open Basement staircase w/ standard oak railing and spindles in Lower Hall- finished stairs w/ standard carpet and under pad; build vestibule (approx 4'x4') at bottom of stairs w/ (1) swing door and (1) standard ceiling light fixture (A3012-11) Note:		
102 0 07Dec22	1 - S/I Optional Ground floor bedroom with ensuite w/ custom closet shelving- as per plan Note:**Closet is split in half with (5) shelves on left side and (1) closet shelf and rod on right side**		
103 0 07Dec22	1 - S/I Smooth ceilings in lieu of standard stipple- throughout Note:		
104 0 07Dec22	1 - Delete - Basement vestibule (apprx. 4x4) Note:		
105 0 30Mar23	1 - S/I Cyclone BX21228 28" Hood Fan - in lieu of standard Note:		

Paint

106 0 30Mar23	1 - (1) Paint colour throughout – Dulux Diamond Matt Note:		
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Plumbing

107 0 07Dec22	1 - Relocate standard laundry hook-ups and laundry tub into basement- as per plan Note:		
108 0 07Dec22	1 - S/I 1-piece plumbing rough-in for bar sink in basement- as per plan Note:		
109 0 07Dec22	1 - S/I 3-piece plumbing rough-in for future bathroom in basement- as per plan Note:		



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110 31,948 07Dec22	2 - S/I American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard- (1) Master Ensuite and (1) Main Bath on Ground Floor Note:		
111 0 07Dec22	1 - S/I Maax Halo shower doors w/ Chrome hardware in lieu of standard 3x5 Maax Kameleon shower doors- Master Ensuite Note:		
112 0 07Dec22	2 - S/I Maax Halo sliding shower tub doors (Chrome hardware) for Ensuite #2 (Bedroom #5) and Main Bath Note:		
113 0 07Dec22	1 - S/I Maax Living 6636 with Aerofeel jets drop-in bathtub w/ tub deck- in lieu of standard Maax Sax- Master Ensuite Note:		
114 31,964 07Dec22	2 - Upgrade standard tub in Main Bathroom and Ensuite #2 to Maax Exhibit 6032 soaker tub Note:		
115 0 30Mar23	1 - S/I - Bristol Stainless Steel B702 Undermount Sink - for basement bar sink Note:		
116 0 30Mar23	1 - S/I (1) Delta Leland 9678 - RB - DST Bar/Prep Faucet in Venetian Bronze for Basement Bar Sink - in lieu of standard Note:		
117 0 30Mar23	1 - S/I (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen Faucet in lieu of Standard - in kitchen Note:		
118 0 30Mar23	1 - S/I Bristol Virtuo Granite Undermount- Single Bowl- B318 Coffee Brown in kitchen - in lieu of standard Note:		
119 0 30Mar23	1 - S/I Waterline for fridge Note:		

Railings

120 0 07Dec22	1 - S/I Oak nosings under spindles in upper hall Note:**Included in hardwood upgrade**	
121 0 30Mar23	1 - S/I 5" Oak boxed newel posts w/ inset in lieu of standard Oak Colonial - Basement Note:	
122 0 30Mar23	1 - S/I 5" Oak boxed newel posts w/ inset in lieu of standard Oak Colonial - Main Staircase Note:	
123 0 30Mar23	1 - S/I Upgraded Spindles Basement Stiarcase to Black Metal - Patterned - alternating (1) TL 130-1-40 and (1) TL 130-2-40 in lieu of standard Note:	
124 0 30Mar23	1 - S/I Upgraded Spindles on Main Staircase and Upper Hall to Black Metal - Patterned - alternating (1) TL 130-1-40 and (1) TL 130-2-40 in lieu of standard Note:	

Stairs



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125 0 07Dec22	1 - Upgrade basement stairs to oak Note:		
126 0 07Dec22	1 - Upgrade main stairs to oak with painted white risers Note:		

Trim

127 0 07Dec22	1 - S/I (1) French Glass doors (15-lite) w/ clear glass and handle- between Kitchen and Dining Room Note:	
128 0 07Dec22	8 - S/I 8' H interior doors in lieu of standard- throughout main floor (excluding mudroom and ground floor bedroom closet) Note(1) Mudroom, (2) Ground Floor Ensuite, (1) Ground Floor Bedroom, (1) Pantry, (1) Door from Kitchen into Dining Room, (2) Foyer Closet	
129 0 07Dec22	13 - S/I 8' H interior doors in lieu of standard- throughout second floor (excluding closets in bedroom 3, bedroom 4, bedroom 5)- as per plan Note(1) Bedroom 2, (1) Bedroom 2 Closet, (1) Bedroom 3, (1) Main Bath, (1) Bedroom 4, (1) Upper Hall linen, (1) Bedroom 5, (1) Bedroom 5 Ensuite (Ensuite #2), (2) Master Bedroom, (1) Master WIC, (2) Master Ensuite	
130 0 07Dec22	5 - S/I By-pass closet doors in lieu of standard sliding vinyl- (1) Mudroom, (1) Bedroom 3, (1) Bedroom 4, (1) Bedroom 5, (1) Ground Floor Bedroom Note:	
131 0 30Mar23	1 - S/I (2) French Glass door (15-lite) w/ frosted glass and handled between mudroom and main hall & Main Floor Bedroom - in lieu of standard Note:	
132 0 30Mar23	1 - S/I Stained Oak Box Beam - in lieu of standard Note:	
133 0 30Mar23	1 - S/I Taymor Wells Aged Bronze handle w/ matching hinges in lieu of standard Villa knob - throughout interior doors NoteNot available for front door or garage man door	
134 0 30Mar23	1 - Upgrade- interior doors to Riverside - throughout Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Alternate master ensuite option Note:	
2A Offer Worksheet	Optional 5th bedroom Note:	
3A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon. Requested floor plan change of an additional ensuite for Bedroom 5 as referred to in Schedule B-2. Note:	
4A Offer Worksheet	Upgrade existing basement window (1) 48x24 to (1) 56x30 Note:	
5A 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:	
6A 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:	
7A Offer Worksheet	Should any cheque tendered by the Purchaser for amounts due hereunder not be honoured or fail to clear the Purchasers bank for any reason whatsoever, including stop payments, the Purchaser shall be charged an Administration Fee of \$250.00 for each item. Note:	
8A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DVC Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:	
9A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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