



REVISED - FEB 4TH 2021 - SEE # 21

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Douglas Omar Lopez and Erdenis Ismail

TEL:

LOT / PHASE		STREET		HOUSE TYPE	CLOSING DATE
27 / 1				CHEESAPEAKE ELEV A 4 BED (ALT)	15-Jul-20
INV#	QTY	EXTRA / CHANGE			

Cabinetry

1 0 13Mar20	1 - Island: Increase length and width : total counter top size increased from 56"x27" to 119"x38" Note:	(1/93/0)
2 0 13Mar20	1 - Island: replace standard (1) door base cabinet with base MW cabinet c/w with open shelf for MW and deep drawer below Note:	(1/116/720)
3 0 13Mar20	1 - Buffer Wall : decrease depth of base cabinets to 12"d to accommodate wider island (counter top = 13.5"d by builder) Note:	(1/115/300)
4 0 13Mar20	1 - Delete standard vanity and laminate countertop in Powder Room Note:	(1/61/-150)
5 0 13Mar20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	(1/83/1440)
6 0 13Mar20	1 - Upgrade Ensuite vanity to Line 3 Note:	(1/32/280)
7 0 13Mar20	1 - Add filler above uppers to bulkhead (custom bulkhead by builder as per bulkhead plan attached) Note:	(1/94/160)
8 0 13Mar20	1 - Add approx. 27" of base cabinets to island plus space for beverage fridge and 12" eating bar overhang at end and along back Note:	(1/123/625)
9 0 13Mar20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
10 0 13Mar20	1 - Move fridge approx. 12" away from wall and insert 12"w x 24"d broom/pantry cabinet Note:	(1/82/320)
11 0 13Mar20	1 - Move range approx. 16" towards window wall to create equal uppers each side Note:	(1/75/0)
12 0 13Mar20	1 - Delete upper above range + approx. 6" each side to accommodate Chimney style hood fan Note:	(1/85/-120)
13 0 13Mar20	1 - Move standard bank of drawers to beside DW Note:	(1/42/0)
14 0 13Mar20	1 - Add (1) dummy door to Breakfast Area side of island (on end) Note:	(1/60/265)

Carpet

15 0 13Mar20	1 - S/I 9mm (7lb) underpad in lieu of standard underpad in Upper Hall, Master Bedroom, Bedroom #2, #3 and #4 Note:	(1/104/170)
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Ceramic



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EXTRA / CHANGE				
16	0	1 - S/I Glass Package backsplash in lieu of standard ceramic backsplash in Kitchen - backsplash to continue up and behind chimney hood fan Note:		(1/13/4/1745)
13Mar20				
17	0	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Ensuite shower - 12x24 tile installed vertically and in stacked pattern Note:		(1/13/4/195)
13Mar20				
18	0	1 - S/I Level B ceramic flooring in lieu of standard ceramic in Foyer - 12x24 tile installed in stacked pattern Note:		(1/107/320)
07May20				
19	0	1 - S/I Level B ceramic flooring in lieu of standard ceramic in Powder Room - 12x24 tile installed in stacked pattern Note:		(1/113/240)
07May20				
20	0	1 - S/I Level B ceramic flooring in lieu of standard ceramic in Kitchen/Breakfast Area (incl. Pantry) - 12x24 tile installed in stacked pattern Note:		(1/139/2880)
07May20				
21	0	1 - S/I Level A floor tile (tile size 12x24) in lieu of standard- stacked-Main bathroom floor and Master Ensuite Floor Note:		(1/114/850)
04Feb21				

Doors and Windows

22	0	1 - S/I (2) 32"w Front entry doors in lieu of standard single door and (2) sidelights Note:		(1/81/340)
10Feb20				
23	0	2 - S/I Window inserts in Garage doors - Short Panel Stockton Note:		(2/57/495)
13Mar20				

Electrical

24	0	3 - S/I (3) 4" Black exterior potlights in soffit (HALO Slim LED) - connected to existing switch Note:		(3/92/320)
13Mar20				
25	0	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional 15 AMP Electrical Outlet for Wall Mount TV Above Family Room Fireplace - Installed at 72" Above Finished Floor Note:		(1/193/360)
13Mar20				
26	0	1 - Upgrade (1) existing TIEI jack to Data Note:		(1/37/20)
13Mar20				
27	0	1 - S/I (1) Data outlet in Study Note: Total of (1) TEL, (2) Data and (5) TV for house		(1/27/120)
13Mar20				
28	0	1 - S/I (4) 4" White interior potlights in Kitchen (HALO Slim LED) - connected to existing switch and upgraded to dimmer Note:		(1/116/795)
13Mar20				
29	0	1 - Delete (2) standard light fixtures in Kitchen/Breakfast area - S/I (2) capped light outlets over extended island connected to (1) existing switch Note:		(1/145/0)
13Mar20				
30	0	1 - S/I (4) 4" White interior potlights in Family Room (HALO Slim LED) - connected to existing switch and upgraded to dimmer Note:		(1/120/795)
13Mar20				



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31 0 13Mar20	2 - Reinforce existing light outlet in Dining Room and above Main Staircase for heavier fixtures Note:				
					(2/92/55)
32 0 13Mar20	1 - S/I (1) 15 AMP separate circuit plug in Kitchen for bar fridge in island Note:				
					(1/72/235)

Granite

33 0 13Mar20	1 - S/I Level A quartz w/ 4" backsplash and (2) standard undermount sinks in lieu of standard laminate in Main Bathroom Note:	(1/115/2390)
34 0 13Mar20	1 - S/I (1) Bristol B926 Stainless Single Bowl Kitchen Sink in lieu of Standard Note:	(1/75/480)
35 0 13Mar20	1 - Additional standard level countertop needed for Kitchen redesign Note:	(1/64/595)
36 0 13Mar20	1 - Upgrade Kitchen to Level 2 granite selections (Viscount White) Note:	(1/62/1070)
37 0 13Mar20	1 - S/I Level A quartz w/ 4" backsplash and (2) standard undermount sinks in lieu of standard laminate in Ensuite Note:	(1/109/2390)

Hardwood

38 0 10Feb20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall (incl. hall to Laundry Room), Living/Dining Room and Family Room Note:	(1/159/9630)
39 0 13Mar20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Study Note:	(1/89/1585)

Heating and Air Conditioning

40 0 13Mar20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:*Standard 220v electric stove outlet to remain as well	(1/113/785)
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Miscellaneous

41 0 10Feb20	1 - Ensuite redesign - relocate standard tub, toilet, vanity and shower - delete walls and swing door at water closet Note:	(1/113/300)
42 0 10Feb20	1 - Build drywall box around Family Room fireplace approx. 5'w x 9'h w/ 4"d returns Note:	(1/79/450)
43 0 13Mar20	1 - S/I Drywall bulkhead in Kitchen as per plan Note:	(1/43/1100)
44 0 13Mar20	1 - S/I Flat ceiling in lieu of standard stippled ceiling in Family Room Note:	(1/68/450)
45 0 13Mar20	1 - S/I (2) P-805 round fluted columns in lieu of standard flat tapered columns in Dining Room Note:	(1/90/0)



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46 0 13Mar20	1 - S/I FPVUL30W3SS Falmec VULCANO Chimney Hood Fan (30" - 280 cfm) in lieu of Standard in Kitchen Note:	(1/94/930)	
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Plumbing

47 0 10Feb20	1 - Ensuite Redesign - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base in lieu of standard 3x4 shower stall in Ensuite Note:	(1/121/1160)	
48 0 10Feb20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1 price adjustment	(1/41/-1690)	
49 0 13Mar20	1 - S/I Fridge water line Note:	(1/21/160)	
50 8,028 13Mar20	1 - S/I (1) Delta Essa 9113-AR-DST Arctic Stainless Pull-Down Single Handle Kitchen Faucet in lieu of Standard Note:	(1/106/370)	
51 0 13Mar20	1 - S/I (1) American Standard 0641400 Boulevard Pedestal Sink in lieu of Standard Sink in Powder Room Note:	(1/97/340)	
52 0 13Mar20	1 - S/I (1) Delta Ara T14267-LHD Chrome shower valve and (1) 52283 raincan shower head in lieu of standard in Ensuite Note:	(1/113/235)	

Railines

53 0 13Mar20	1 - S/I Metal spindles (black, TL106-2-40) in lieu of standard Oak Colonial spindles Note:	(1/80/1060)	
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Stairs

54 0 10Feb20	1 - Upgrade Main Staircase to Oak Note:	(1/29/4020)	
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Trim

55 0 13Mar20	1 - Delete standard mirrors in Powder Room and Ensuite Note:	(1/50/0)	
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1A Offer Workshoe	3 Piece Rough-in Note:	*future tub, toilet and sink	
2A Offer Workshoe	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:		