



REVISED-14/4/21- SEE ITEMS #28, 29, 58

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Kamil Niedopytalski and Stephanie Niedopytalski

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
53 / 1		NEWINGTON ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 02Oct20	1 - Upgrade all Kitchen cabinets to Line 3 Note:	
2 0 02Oct20	1 - Upgrade islands cabinets from Line 3 to Line 4 Note:	
3 0 02Oct20	1 - Increase length of island cabinets by approx. 12"; 3" to cabinet + (2) 4" fillers NoteIsland top to have waterfall ends and increase width to 38" and length to 124.5"	
4 0 02Oct20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
5 0 02Oct20	1 - Accommodate for OTR MW/Hood fan combo - replace standard microwave cabinet w/ full 2-door upper; shorten height and increase depth of upper above range Note:	
6 0 02Oct20	1 - Move range center approx. 6" to create equal uppers each side Note:	
7 0 02Oct20	1 - Add pot/pans drawers c/w one wide top drawer in island - Line 4 Note:	
8 0 02Oct20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 02Oct20	1 - Move fridge approx. 15" and insert pantry/broom cabinet - Line 3 Note:	
10 0 02Oct20	1 - Delete middle upper cabinet in Butler`s Pantry and leave open space Note:	
11 0 02Oct20	1 - Decrease size of (2) base cabinets in Butler`s Pantry to make space to beverage and wine fridges Note:	
12 0 02Oct20	1 - Upgrade all drawers in Kitchen to soft close (x7) Note:	
13 0 02Oct20	1 - Upgrade all hinges in Kitchen and Butler`s Pantry to soft close (x32 doors) Note:	
14 0 02Oct20	1 - Delete standard backsplash on all laminate countertops in Bathrooms Note:	

Ceramic

15 0 02Oct20	1 - Note for site and Stone Design (Flooring) - purchaser to supply and install all ceramic floor and wall tile Note:	
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Doors and Windows



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INV#	QTY	EXTRA / CHANGE
16 0 11Sep20	1 - Relocate patio door as per plan Note:	
17 0 11Sep20	1 - S/I Clear glass transom above patio door - 8`w Note:	
18 0 11Sep20	1 - Enlarge patio door in Kitchen from 6`w to 8`w Note:	
19 0 02Oct20	1 - Upgrade Jeld-Wen windows to black in lieu of standard Craftsman colour selections Note:	

Electrical

20 0 02Oct20	1 - S/I (1) Vac pan under Kitchen sink - black Note:	
21 0 02Oct20	2 - S/I (2) 15 AMP separate circuit plugs in Butler`s Pantry - (1) beverage fridge, (1) wine fridge Note:	
22 0 02Oct20	1 - S/I (1) 15 AMP standard plug outlet above fireplace - installed at 72" above finished floor Note:	
23 0 02Oct20	2 - S/I (1) 15 AMP standard plug outlet and (1) Data outlet in Lower Hall - installed at 108" as per plan Note:	
24 0 02Oct20	7 - Upgrade (2) standard TEL jacks and (5) standard TV jacks to Data Note:	
25 0 02Oct20	1 - S/I (1) Black exterior potlight in front porch soffit (HALO Slim LED) - connected to existing switch Note:	
26 0 02Oct20	1 - Relocate (2) existing light fixtures in Upper Hall as per plan - keep on existing 3-way switch Note:	
27 0 02Oct20	2 - Relocate (1) existing light fixture from Upper Hall to Great Room - connect to separate 3-way switch Note:	
28 0 14Apr21	2 - S/I (2) standard countertop plugs in Butler's Pantry area- (1) above mini fridge area and (1) above winde fridge area- as per plan Note:	
29 0 14Apr21	4 - WIRE AND CONNECT HEATED FLOORS (thermostat and heat cable supplied by others)- In-Law Ensuite, Master Ensuite, Jack and Jill and Ensuite #2 Note:	

Granite

30 0 02Oct20	1 - S/I (1) Bristol B926 Undermount Sink w/ 15mm Radius Corners in lieu of Standard in Kitchen Note:	
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31 0 02Oct20	1 - Note for site and Stone Design (Granite) - Purchaser will deal directly with Ed regarding countertop selection for Kitchen (incl. waterfall) Note:	

Hardwood

32 0 11Sep20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Dining Room, Great Room, Office and Bedroom #2 Note:	
33 0 02Oct20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in Kitchen/Breakfast Area Note:	
34 0 02Oct20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall (incl. nosing), Master Bedroom, Bedroom #3, #4 and #5 Note:	

Miscellaneous

35 0 11Sep20	1 - S/I Optional Chef's Kitchen NoteB-1	
36 0 11Sep20	1 - S/I Optional 5th Bedroom NoteB-1	
37 0 11Sep20	1 - S/I 9' Second Floor Note:	
38 0 11Sep20	1 - S/I 8'h Interior doors throughout Main Floor and Second Floor Note:*Does not include front door or garage man door	
39 0 11Sep20	1 - Delete wall between shower and tub in Ensuite to accommodate glass wall; delete tub deck to accommodate freestanding tub Note:	
40 0 02Oct20	1 - S/I Gentek Snow White 001 siding in lieu of standard Craftsman colour selections Note:	
41 0 02Oct20	1 - S/I 4 pc Standard Shower 10mm Tempered Glass w/ Matte Black Square Hardware Glass to Glass Hinges in Ensuite Note:	
42 0 13Oct20	1 - Fur out tub/shower wall in Ensuite to accommodate 4"d shower niche - full wall; do not move window Note:	

Paint

43 0 02Oct20	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt (Designer Grey 50YY 63/041) Note:	
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Plumbing

44 0 11Sep20	1 - S/I 3-Piece rough-in in Basement NoteB-1	
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45 0 11Sep20	1 - S/I MAAX 106267 Ariosia 6636 Black freestanding soaker tub in lieu of standard soaker tub in Ensuite Note: Deck mount faucet installed wall side of tub Note:	
46 0 11Sep20	1 - Delete standard shower stall in Ensuite (base, walls, door) - provide center drain for future 3x5 ceramic shower Note:	
47 0 02Oct20	1 - S/I (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen faucet in lieu of standard Note:	
48 0 02Oct20	1 - S/I (1) Delta RP100734CZ Champagne Bronze soap dispenser in the Kitchen - installed right corner Note:	
49 0 02Oct20	1 - S/I (1) Delta Trinsic T4759-BL Matte Black Roman Tub Trim w/ Handshower in lieu of Standard in Ensuite Note:	
50 0 02Oct20	1 - S/I Fridge water line Note:	
51 0 13Oct20	1 - Delete standard shower stall in Ensuite #2 (base and walls only - standard clear glass swing door to remain) - provide center drain for future 3x3 shower Note:	

Railings

52 0 02Oct20	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and metal spindles (all black, plain) in lieu of standard Oak Colonial throughout Note:	
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Stairs

53 0 11Sep20	1 - Upgrade Main Staircase to Oak w/ White Risers Note:	
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Trim

54 0 11Sep20	1 - S/I Swing closet doors in lieu of standard flat panel sliders in Foyer, Mudroom (x1), Bedroom #2, #3, #4 and #5 Note:*8'h doors	
55 0 02Oct20	1 - S/I Taymor Barcelona Matte Black knobs and hinges in lieu of standard throughout c/w round rose Note:*Does not apply to inside of front door or garage man door	
56 0 02Oct20	1 - Upgrade front door grip to Taymor Ashford matte black w/ Capri knob on interior; and upgrade Garage man door to Taymor Capri matte black knobs (on both sides) Note:	
57 0 02Oct20	1 - Change swing of Office door as per plan Note:	
58 0 14Apr21	1 - S/I Level 2 trim- 3 1/2" casings and 5 1/2" baseboards- CT #14- in lieu of standard colonial trim- throughout Note:	



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1A Offer Worksheet	Optional Chef Kitchen 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	- Note:	
4A Offer Worksheet	Optional 5th bedroom Note:	
5A Offer Worksheet	-3 Piece Rough-in *future tub, toilet and sink Note:	

This Document is Extremely Time Sensitive - Printed 14 Apr 21 at 17:31