



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Nitin Mathur and Sonal Mathur

TEL:

LOT / PHASE 43 / 1	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 20Nov20	1 - Accommodate for built-in range top (add base cabinet) Note: Cooktop moved approx. 2 ft towards patio doors.	
2 0 20Nov20	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:	
3 0 20Nov20	1 - Accomodate for bar sink in Butler`s pantry- add false drawer underneath- as per plan Note:**Note:36"w. cabinet to right of wine fridge will become 2 X 18"w. cabinets**	
4 0 20Nov20	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of cooktop Note:	
5 0 20Nov20	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 20Nov20	1 - Butler`s Pantry - add 1 top drwrs Note:	
7 0 20Nov20	1 - Butler`s Pantry - Add cubic wine rack below doors on middle cabinet Note:	
8 0 20Nov20	1 - Butler`s Pantry - Add glass doors to upper cabinets : plain frame with clear glass (X 6 doors) - white interiors Note:	
9 0 20Nov20	1 - Butler`s pantry- Add glass shelves (x9- 3 in each cabinet) Note:	
10 0 20Nov20	1 - Delete middle base cabinet to accommodate 24"w wine fridge (right side of wine fridge) Note:	
11 0 20Nov20	1 - Delete upper above cooktop + approx. 6" each side to accommodate 36" Chimney Hood Note:	
12 0 20Nov20	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" h. total) Note:	
13 0 20Nov20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
14 0 20Nov20	1 - Increase height of Ensuite vanity to kitchen height (34.5"h + counter ) Note:	
15 0 20Nov20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
16 0 20Nov20	1 - Increase kitchen island counter depth to 42" D- to create larger overhang- w/ support brackets Note:	



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17 0 20Nov20	1 - Island - Add pull-out Chrome rack system - Richelieu WEBKIT 10169 (see attached spec sheet) Note:		
18 0 20Nov20	1 - Island - Add pull-out garbage - Berenson QPAMS 15130C - one single bin + Utility Storage (see attached spec sheet) Note:		
19 0 20Nov20	1 - Move fridge space approx. 12" and insert broom/pantry cab Note:		
20 0 20Nov20	1 - Upgrade cabinetry to Line 3- Master Ensuite Note:		
21 0 20Nov20	1 - Upgrade cabinetry to Line 3- Powder Room Note:		
22 0 20Nov20	1 - Upgrade drawers to soft close (X 13 drwrs) Note:		
23 0 20Nov20	1 - Upgrade hinges to soft close (per door) Note:		
24 0 20Nov20	1 - Upgrade kitchen cabinets to line 3 Note:		

Carpet

25 0 20Nov20	1 - S/I Level 3 carpet w/ level 2 underpad (Viscopro 9LB) in lieu of standard- In-law suite, office, upper hall, master bedroom, bedroom 3, bedroom 4, bedroom 5- as per plan Note:**Includes in Walk-In closets/closets**	
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Ceramic

26 0 20Nov20	1 - S/I Glass package backsplash tile (size 2x12) in staggered pattern- to include up and behind chimney hoodfan- Kitchen and Butler`s pantry area Note:	
27 0 20Nov20	1 - S/I Glass package tile listello on centered back shower wall- approx 12" wide- vertical from floor to ceiling-as per plan- Master Ensuite shower Note:	
28 0 20Nov20	1 - S/I Glass package wall tile (tile size 2x12) in lieu of standard- stacked- Jack and Jill (main bath Note:	
29 0 20Nov20	1 - S/I Level A floor tile (size 13x13) in lieu of standard- Jack and Jill (main bath)- Note:	
30 0 20Nov20	1 - S/I Level A floor tile (size 13x13) in lieu of standard- stacked- Powder Room Note:	
31 0 20Nov20	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Foyer- stacked Note:	



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32 0 20Nov20	1 - S/I Level B floor tile (size 12x24) in lieu of standard- stacked- Ensuite #2 (bedroom 4)- as per plan Note:	
33 0 20Nov20	1 - S/I Level B floor tile (size 12x24) on Master Ensuite floor and shower walls in lieu of standard- stacked- Master Ensuite- as per plan Note:	

Doors and Windows

34 0 18Sep20	2 - Enlarge (2) 48x24 basement windows to 56x30- in basement- as per plan Note:	
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Electrical

35 0 20Nov20	1 - Delete (1) standard light fixture over kitchen island- S/I (3) capped light outlets- connected on seperate switch- as per plan Note:	
36 0 20Nov20	5 - Delete (5) TV jacks- S/I (5) Data jacks- as per plan Note:**Home has (1) Phone jack, (5) Data jacks throughout**	
37 0 20Nov20	2 - Delete standard vanity light- S/I (2) capped light outlets above vanity @ 65" A.F.F for future sconces- Powder Room- as per plan Note:	
38 0 20Nov20	1 - S/I (1) 14-50 NEMA Electrical outlet for future electric car- Garage- as per plan Note:	
39 0 20Nov20	1 - S/I (1) 15 AMP exterior soffit plug w/ switch (for future holiday lights) connected on new switch- as per plan Note:	
40 0 20Nov20	1 - S/I (1) Reinforced capped light outlet connected on new switch- Great Room- as per plan Note:	
41 0 20Nov20	1 - S/I (7) LED puck lights (CA360A) c/w outlet & driver- connected on new switch- as per plan Note:	
42 0 20Nov20	4 - S/I 4" White Shower Pot light w/led par 20 bulb (T418W)- connected on same switch as vanity lights- (1) In-Law Ensuite, (1) Master Ensuite shower, (1) Ensuite #2 (bedroom 4), (1) Jack and Jill (main bath)- as per plan Note:	
43 0 20Nov20	6 - S/I Junction boxes behind all standard vanity light fixtures- (1) In-law Ensuite, (2) Jack and Jill (main bath), (2) Master Ensuite, (1) Ensuite #2 (bedroom 4)- as per plan Note:	
44 0 20Nov20	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Great Room - installed at 70" AFF Note:	
45 0 20Nov20	1 - S/I Seperate circuit plug for future wine fridge- Butler`s pantry- as per plan Note:	
46 0 20Nov20	2 - S/I Wiring for cooktop and wall oven/micro combo- as per plan Note:	



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Fireplace

47 0 20Nov20	1 - S/I Oak box beam mantle in lieu of standard- Great Room Note:	
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Granite

48 0 20Nov20	1 - Extra granite needed for kitchen re-design Note:**KITCHEN ISLAND COUNTERTOP INCREASE TO 42" DEEP**	
49 0 20Nov20	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and w/ American Standard Studio undermount sink in lieu of standard- Powder Room Note:**SINK SUPPLIED BY OTHERS**	
50 0 20Nov20	1 - S/I Level A Radianz quartz countertops w/ 4" backsplash and (1) standard undermount sink in lieu of standard- In-Law Ensuite Note:	
51 0 20Nov20	1 - S/I Level A Radianz quartz countertops w/ 4" backsplash and (2) standard undermount sink in lieu of standard- Jack and Jill (main bath) Note:	
52 0 20Nov20	1 - S/I Level C Radianz quartz countertops in lieu of standard granite- Kitchen (includes butlers pantry) Note:	
53 0 20Nov20	1 - S/I Level C Radianz quartz countertops w/ 4" backsplash and (1) standard undermount sink in lieu of standard- Ensuite #2 (bedroom 4) Note:	
54 0 20Nov20	1 - S/I Level D Radianz quartz countertops w/ 4" backsplash and (2) American Standard Studio undermount sink in lieu of standard- Master Ensuite Note:**SINK SUPPLIED BY OTHERS**	
55 0 27Jul21	1 - S/I Bristol B301 Virtuo Granite double bowl undermount sink in Black Pearl- in lieu of standard- Kitchen Note:	
56 0 27Jul21	1 - S/I Bristol B306 Virtuo Granite single undermount bar sink in Black Pearl- In Butlers Pantry Note:	

Hardwood

57 0 18Sep20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Great room, Lower hall, Dining Room, and Kitchen- as per plan Note:	
58 0 20Nov20	1 - S/I Hardwood landing- Twelve Oaks Maple Coal Note:	

Heating and Air Conditioning

59 0 20Nov20	1 - S/I Make-up air system for 600 CFM hoodfan Note:	
60 0 20Nov20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:	



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Miscellaneous

61 0 18Sep20	1 - Optional 5th bedroom and second floor laundry Note:As per B-1  *house to keep original laundry location- (2) laundry rooms in the home*	
62 0 18Sep20	1 - Optional chef's kitchen Note:As per B-1	
63 0 18Sep20	1 - Optional wheelchair accessible in-law ensuite Note:As per B-1	
64 0 20Nov20	1 - S/I Falmec VULCANO Chimney 36" - 600 cfm (FPVUX36W6SS) in stainless in lieu of standard Note:	
65 0 20Nov20	1 - S/I Flat ceilings in lieu of stipple- throughout Note:	
66 0 20Nov20	1 - S/I Full-height vanity mirror- to start at countertop/backsplash and to stop at 3" from ceiling- provide (2) cut-outs for light fixtures at approx. 65" A.F.F- in lieu of standard-Powder Room- as per plan Note:	
67 0 20Nov20	1 - S/I Roxul sound dampening insulation- In-law Suite (bedroom 2)- as per plan Note:	

Paint

68 0 20Nov20	1 - S/I Custom stain on stairs, railings, mantle (where applicable) to complement Twelve Oaks Maple Coal Note:	
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Plumbing

69 0 18Sep20	1 - S/I (1) Maax Exhibit bathtub in lieu of standard- Jack and Jill Note:	
70 0 18Sep20	1 - S/I 3-piece rough-in- In basement Note:	
71 0 18Sep20	1 - S/I Maax Jazz 6636 Freestanding tub in lieu of standard- Master Esnuite Note:	
72 0 18Sep20	1 - S/I Tiled shower enclosure with 3x4 acrylic base and Maax Halo glass sliding shower doors in Matte Black finish in lieu of standard shower stall- Master Ensuite Note:	
73 0 18Sep20	1 - S/I Tiled shower enclosure with 3x5 acrylic base and Maax Halo glass sliding shower doors in Brushed Nickel finish in lieu of standard tub- In-Law Ensuite Note:	
74 0 20Nov20	1 - S/I (1) Delta Trinsic single-hole lavatory faucet in Matte Black (559HA-BL-DST) in lieu of standard- Ensuite #2 (bedroom 4) Note:	



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75 0 20Nov20	2 - S/I (2) Delta Trinsic single-hole lavatory faucet in Stainless finish (559HA-DST) in lieu of standard- Jack and Jill (main bath) Note:	
76 0 20Nov20	1 - S/I American Standard Studio Undermount sink (0614.000) w/ centre-hole in lieu of standard- (1) Powder Room Note:	
77 0 20Nov20	2 - S/I American Standard Studio Undermount sink (0614.000) w/ centre-hole in lieu of standard- (2) Master Ensuite Note:	
78 0 20Nov20	1 - S/I Delta TempAssure 17T Series Square shower kit- (DF-KIT25-THSCZ-WS)- In Champagne Bronze finish in lieu of standard shower trim- Master Ensuite Note:	
79 0 20Nov20	1 - S/I Delta Trinsic shower trim in Matte Black finish (T14259-BL) in lieu of standard- Ensuite #2 (bedroom 4) Note:	
80 0 20Nov20	1 - S/I Delta Trinsic single handle pull-down kitchen faucet in Champagne Bronze-9159-CZ-DST) in lieu of standard Note:	
81 0 20Nov20	1 - S/I Delta Trinsic single-hole lavatory faucet in Stainless finish (559HA-DST) in lieu of standard- Powder Room Note:	
82 0 20Nov20	1 - S/I Delta Trinsic True bar faucet in Champagne bronze (1959LF-CZ)- Butler`s pantry Note:	
83 0 20Nov20	1 - S/I Delta Trinsic tub/shower trim in Stainless finish (T14459-SS) in lieu of standard- Jack and Jill (main bath) Note:	
84 0 20Nov20	1 - S/I Delta Vero roman tub trim in champagne bronze (no handshower)- T2753-CZ in lieu of standard- Master Ensuite Note:	
85 0 20Nov20	2 - S/I Delta Vero single-hole lavatory faucet in champagne bronze- (553LF-CZ)- in lieu of standard- (2) Master Ensuite Note:	
86 0 20Nov20	1 - S/I Waterline for fridge Note:	

Railings

87 0 18Sep20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with plain square black metal spindles in lieu of standard oak colonial- Main stairs Note:	
88 0 18Sep20	1 - S/I Oak nosing under spindles- Upper hall and lower hall Note:	

Stairs

89 0 18Sep20	1 - Upgrade main stairs to oak Note:	
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Trim



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90 0 18Sep20	1 - S/I (1) Full-lite French door w/ frosted glass in lieu of standard door- Office Note:		
91 0 18Sep20	9 - S/I 8` H interior doors in lieu of standard- (1) Office, (1) powder room, (1) Walk-In Pantry, (1) Laundry/Mudroom, (2) In-Law Suite, (1) Basement door, (2) Foyer closet- as per plan Note:		
92 0 18Sep20	1 - S/I Swing closet doors in lieu of standard sliding closet doors- Foyer Note:		
93 0 20Nov20	1 - S/I Level 1 interior doors- Riverside 5-panel smooth-in lieu of standard- throughout Note:		
94 0 20Nov20	1 - S/I Taymor Ashford gripset in matte black in lieu of standard- (1) Front door Note:		
95 0 20Nov20	1 - S/I Taymor Vega interior door levers w/ square rosets and matching hinges in Matte Black in lieu of standard- throughout Note:**Does not include garage man door**		
96 0 20Nov20	2 - S/I Upgrade standard interior door to solidcore- Riverside smooth 5-panel- (1) Master Bedroom, (1) In-Law (bedroom 2)- as per plan Note:		

1A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
2A Offer Worksheet	Optional Chefs Kitchen Note:	
3A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
4A 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:	
5A Offer Worksheet	The Purchaser/Purchasers acknowledges/acknowledge having received the Agreement of Purchase and Sale electronically and further understands/understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 h Note:	
6A Offer Worksheet	COUNTERPARTS AND FACSIMILE 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 Note:	
7A Offer Worksheet	. Note:	

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