



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Oladayo Jolaoso and Abisola Jolaoso TEL:

LOT / PHASE 43 / 2	STREET	HOUSE TYPE NEWINGTON ELEV F 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 13Jul21	1 - Accommodate for built-in cooktop (add base cabinet) Notespecs needed	
2 0 13Jul21	1 - Accommodate for built-in wall oven & MW (replace standard upper and base cabinets with tall oven cabinet) Notespecs needed	
3 0 13Jul21	1 - Add filler to bulkhead (approx. 1") Custom bulkhead by builder to follow line of upper cabinets and extend approx. 2" past upper cabinets. NoteSpectrum to provide custom bulkhead plan at time of measure	
4 0 13Jul21	1 - Add pot/pan drawers - c/w one wide top drawers & 2 deep drawers (in lieu of standard 2 door base cabinet) Note:	
5 0 13Jul21	1 - Butlers pantry - Delete approx. 47" of upper cabinets and add 2 floating shelves (1.25" thick) - in oak wood veneer painted/stained in Olmo Ambiance colour Note:	
6 0 13Jul21	1 - Change double door cabinet to 2 single cabinets (to accommodate pull-out recycle centre attached to door - berenson QPAM 15228C - c/w 2 bins and lids - located in island Note:	
7 0 13Jul21	1 - Delete upper cabinets above cooktop to make space for 36" chimney style hood + approx 4.5" space each side Note:	
8 0 13Jul21	1 - Increase depth of fridge upper to 24"D and add side panel Note:	
9 0 13Jul21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
10 0 13Jul21	1 - Modify cabinet to create floating vanity @ approx. 12" above finished floor - in powder room Note:	
11 0 13Jul21	1 - Upgrade all hinges in kitchen and butlers pantry to soft close (x26 doors) Note:	
12 0 13Jul21	1 - Upgrade pot/pan drawers to soft close (x3 drawers) Note:	

Carpet

13 0 13Jul21	1 - S/I Level 1 (7lb) carpet underpad in lieu of standard - throughout (master bedroom, bed #2, bed #3 and bed #4, office and bonus room) Note:	
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Ceramic

14 0 13Jul21	1 - S/I Level A 8x8 Ceramic floor tile in lieu of standard - located in Powder room Note:	
15 0 13Jul21	1 - S/I Level A Ceramic 12x24 floor tile in ensuite NoteStacked	



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16 0 13Jul21	1 - S/I Level A Ceramic 12x24 tile in lieu of standard in Foyer NoteStacked		
17 0 13Jul21	1 - S/I Level A Ceramic 12x24 wall tile in ensuite shower in lieu of standard Note:		
18 0 13Jul21	1 - S/I Upgrade A ceramic 2.5x10 kitchen backsplash (including butlers pantry) in lieu of standard - installed up and behind chimney hood and installed in staggered pattern Note:		
19 0 13Jul21	1 - S/I Upgrade A ceramic 2.5x10 wall tile in main bathroom in lieu of standard Note:		

Doors and Windows

20 0 11May21	1 - S/I 8' wide patio doors in lieu of standad 6' sliding patio doors- Breakfast Nook- as per plan Note:		
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Electrical

21 0 13Jul21	1 - Delete (1) standard light fixture in lower hall - as per plan Note:		
22 0 13Jul21	1 - Delete (2) standard light fixtures in kitchen - S/I (2) additional capped outlet lights over island - as per plan Noteisland has 3 capped outlets total		
23 0 13Jul21	1 - Delete all (3) standard light fixtures in upper hall - S/I (1) keyless light in centre of staircase connected to existing 3-way switch Note:		
24 0 13Jul21	1 - Powder Room - Delete standard light fixture - S/I (2) cap light outlets for future sconces @ (22.5" H from the c/t Backsplash and approx 4" from each side of wall) Note:		
25 0 13Jul21	1 - S/I (1) Capped light outlet connected to new switch - located in great room Noteas per plan		
26 0 13Jul21	1 - S/I (1) Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet 70" a.f.f at fireplace for future tv Noteas per plan		
27 0 13Jul21	1 - S/I (3) Direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet - Located in master bedroom, bonus room and office - located @60" A.F.F Noteas per plan		
28 0 13Jul21	1 - Upgrade (2) standard phone jacks to (2) data jacks NoteHouse will have 2 data, 5 TV jacks throughout		
29 0 13Jul21	1 - Wiring for cooktop - 40 AMP 120/240V Note:		
30 0 13Jul21	1 - Wiring for wall oven - 40 AMP 120/240V Note:		



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Fireplace

31 0 13Jul21	1 - Delete standard mantle Note:	
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Granite

32 0 13Jul21	1 - Accommodate cut out for soap dispenser in kitchen installed on the left of the kitchen sink Note:	
33 0 13Jul21	1 - S/I Radianz Level D Quartz in lieu of standard granite in kitchen Note:	

Hardwood

34 0 11May21	1 - S/I Level A pre-finished engineered hardwood in lieu of ceramic- Kitchen Note:	
35 0 11May21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower Hall, Dining Room, Great Room Note:	
36 0 11May21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Upper Hall (not including bonus room) Note:	
37 0 13Jul21	1 - S/I Torlys LVT flooring in bedroom #4 ensuite bathroom floor Note:	
38 0 13Jul21	1 - S/I Twelve oaks pre-finished engineeered hardwood A - maple castile on landing of main stairs Note:	

Miscellaneous

39 0 11May21	1 - S/I Chef's Kitchen Note:	
40 0 11May21	1 - S/I Custom Drywall bulkhead in Kitchen- to overhang upper cabinets approx 2" and to follow line of cabinetry- as per plan Note:	
41 0 13Jul21	1 - Delete standard vanity mirror in powder room, main washroom and master ensuite NoteEXCLUDES make-up vanity mirror in Master Ensuite - NOT to be deleted	
42 0 13Jul21	1 - S/I Falmec 36" Mercurio Stainless Steel Chimney hoodfan @ 290 CFM (FPMER36W3SS) in lieu of standard Note:	
43 0 13Jul21	1 - S/I Flat ceilings in lieu of standard stipple- throughout main and second floor Note:	

Plumbing

44 31,966 11May21	1 - S/I (1) Maax Sax 60x32 freestanding tub in lieu of standard Maax Exhibit 6032 in Master Ensuite Note:	
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45 0 11May21	1 - S/I 3-piece plumbing rough in for future bathroom in basement- as per plan Note:As per B-1		
46 0 11May21	1 - S/I 3x4 ceramic shower enclosure w/ acrylic base and Maax Halo glass shower doors (Matte Black hardware) in lieu of standard shower stall- Master Ensuite Note:		
47 0 13Jul21	1 - S/I Blanco Precis U super single (400890) sink in lieu of standard undermount sink Note:		
48 0 13Jul21	1 - S/I Delta trinsic monitor 14 series shower trim (T14259-BL) in lieu of standard shower trim - Located in ensuite shower Note:		
49 0 13Jul21	1 - S/I Delta trinsic Roman tub trim (T2759-BL) in lieu of standard - Located in ensuite on free-standaing tub Note:		
50 0 13Jul21	1 - S/I Delta trinsic single handle pulldown Kitchen Faucet (9159-BL-DST) in lieu of standard kitchen faucet Note:		
51 0 13Jul21	1 - S/I Fridge water line Note:		
52 0 13Jul21	1 - S/I Trinsic Metal (RP100734BL) soap dispenser in matte black finish - installed to the left of the kitchen sink Note:		

Railings

53 0 11May21	1 - S/I 3.5" Modern oak posts with roueted top and no caps and with black square metal spindles in lieu of standard oak colonial- throughout main stairs Note:		
54 0 11May21	1 - S/I Oak nosings under spindles in upper hall Note:**Included in hardwood upgrade price**		

Stairs

55 0 11May21	1 - S/I Oak stairs w/ painted white birch risers- Main Stairs Note:		
56 0 13Jul21	1 - S/I Stain on stairs, railing and post to compliment pre-finished engineered hardwood Note:		

Trim

57 0 11May21	1 - S/I (1) 5-panel clear Glass French Interior door w/ standard handle @ Bonus room- as per plan Note:		
58 0 11May21	1 - S/I By-pass closet doors in lieu of standard sliding- foyer Note:		
59 0 13Jul21	1 - Delete all bathroom accessories in Master Ensuite (included towel bar and toilet paper holder) Note:		



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60 0 13Jul21	1 - S/I Level 2 interior doors - Logan - in lieu of standard- throughout Note:	
61 0 13Jul21	1 - S/I Level 2 trim- 5 1/2" baseboards and 3 1/2" casings - CT14 - in lieu of standard colonial throughout Note:	
62 0 13Jul21	1 - S/I Taymor Barcelona door knobs and hinges on all interior doors - in matte black - in lieu of standard Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink 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:	

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