



REVISED ITEMS #39, 40, 41
ADDED 10/22/2021

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Jawaharlal Nehru Antonyasamy and Deva Kirba Vallabanathan

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
44 / 2		NEWINGTON ELEV A 4 BED	

INV#	QTY	EXTRA / CHANGE	
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Cabinetrv

1 0 20Oct21	1 - Accommodate for built-in wall oven and MW (add tall 24"d oven cabinet) Note: NEED SPECS	
2 0 20Oct21	1 - Add 3 glass door inserts to upper cabinets next to fridge (plain frame w clear glass (x3) c/w white interiors) Note:	
3 0 20Oct21	1 - Butlers pantry - Add 1 top drawer Note:	
4 0 20Oct21	1 - Delete upper above cooktop + approx. 3" each side to accommodate 36" chimney hoodfan Note:	
5 0 20Oct21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
6 0 20Oct21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
7 0 20Oct21	1 - Island - Add 1 top drawer - above recycle centre Note:	
8 0 20Oct21	1 - Island - Add 1 top drawer - Next to pot/pan drawers Note:	
9 0 20Oct21	1 - Island - add pot/pan drawers - c/w one wide top drawer (in lieu of standard 2 door base cabinet) Note:	
10 0 20Oct21	1 - Island- Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - located beside sink Note:	
11 0 20Oct21	1 - Re-design Kitchen: Move sink and DW to range wall; modify kitchen layout to suit Note:	
12 0 20Oct21	1 - S/I - (2) top drawers on standard base cabinets on fridge wall - as per plan Note:	
13 0 20Oct21	1 - Upgrade drawers to soft close (x11) Note:	
14 0 20Oct21	1 - Upgrade hinges to soft close (x31 doors) Note:	
15 0 20Oct21	1 - Upgrade kitchen Cabinets Note:	
16 0 22Oct21	1 - DELETE** Add crown moulding to top of upper cabinets - fill to ceiling w/ 1" moulding, furring panel and ceiling crown (12" total) Note:	

Carpet

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17 0 20Oct21	1 - S/I - Level 2 Carpet in lieu of standard throughout Note:		
18 0 20Oct21	1 - S/I - Viscoprol (9lb) carpet underpad in lieu of standard throughout Note:		

Central Vacuum

19 0 20Oct21	1 - S/I - (2) Vac pan c/w plate, wiring and flex piping - black - (1) in Ensuite under sink, (1) in kitchen under sink Note:		
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Ceramic

20 0 20Oct21	1 - S/I - Level A 13x13 Ceramic floor tile in lieu of standard in Master Ensuite Note: Includes tub deck/face and walls		
21 0 20Oct21	1 - S/I - Level A 13x13 ceramic floor tile in lieu of standard in powder room Note:		
22 0 20Oct21	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in Foyer Note:		
23 0 20Oct21	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in Kitchen Note:		

Doors and Windows

24 0 20Oct21	1 - Additional (2) 56x30 basement windows as per plan Note: as per B-1		
25 0 20Oct21	1 - Relocate existing 48x24 basement window Note: as per B-1		
26 0 20Oct21	1 - S/I - Transom above patio door Note:		
27 0 20Oct21	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 as per plan Note: as per B-1		

Electrical

28 0 20Oct21	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights as per plan Note:		
29 0 20Oct21	1 - S/I - (1) Reinforced capped light outlet connected to new 3-way switch - located above staircase as per plan Note:		
30 0 20Oct21	1 - S/I - (1) Reinforced capped light outlet connected to new switch - located in great room as per plan Note:		
31 0 20Oct21	1 - S/I - (2) 20 AMP USB charger receptacle - in great room and kitchen as per plan Note:		

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32 0 20Oct21	1 - S/I - (2) Additional Data outlets as per plan Note*Home has 5 Data outlets throughout*		
33 0 20Oct21	1 - S/I - Non-straight conduit at fireplace for future TV @ 70" A.F.F Note:		
34 0 20Oct21	1 - S/I - Wiring for wall oven - 30 AMP 120/240V NoteSPECS NEEDED		
35 0 20Oct21	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - Located in Master bedroom as per plan Note:		
36 0 20Oct21	1 - S/I - Gas stove line Note:		

Granite

37 0 20Oct21	1 - S/I - Level D Radianz quartz in lieu of standard granite in Kitchen w/ upgraded undermount sink Note:		
38 0 20Oct21	1 - S/I - Bristol B926 Single bowl stainless steel sink in lieu of standard sink in Kitchen Note:		
39 0 22Oct21	1 - S/I - Level A Radianz quarts in lieu of standard laminate in in-law ensuite w/ (1) standard undermount sink and 4" backsplash Note:		
40 0 22Oct21	1 - S/I - Level A Radianz quarts in lieu of standard laminate in Master ensuite w/ (2) standard undermount sinks and 4" backsplash Note:		
41 0 22Oct21	1 - S/I - Level A Radianz quarts in lieu of standard laminate in Powder room w/ (1) standard undermount sink and 4" backsplash Note:		

Hardwood

42 0 20Oct21	1 - S/I - Twelve oaks pre finished Engineered hardwood - level A - in lieu of standard carpet in great room, office, dining room, main hall and in-law suite Note:		
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Heating and Air Conditioning

43 0 20Oct21	1 - S/I - Humidifier - GENERAL AIRE (1099-3000 Sq. Ft) Note:		
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Miscellaneous

44 0 20Oct21	1 - Kitchen re-design fee (spectrum Kitchens) Note:		
45 0 20Oct21	1 - S/I - Falmec Mercurio 300CFM 36" Chimney hood fan in lieu of standard in Kitchen Note:		

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46 0 20Oct21	1	Finished garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
47 0 20Oct21	1	Optional covered deck, breakfast area Notes per B-1	

Paint

48 0 20Oct21	1	S/I - Flat ceilings in lieu of stipple Note:	
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Plumbing

49 0 20Oct21	1	S/I - 3 piece rough-in *future tub, toilet and sink Notes per B-1	
50 0 20Oct21	1	S/I - Bar sink rough-in for future sink in basement Notes per plan	
51 0 20Oct21	1	S/I - Ceramic tile shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (chrome handle and hinges) in lieu of standard 3x4 shower stall - located in master ensuite Note:	
52 0 20Oct21	1	S/I - Fridge water line Note:	

Stairs

53 0 20Oct21	1	S/I - Stain on Stairs, post, railing, spindles and mantle Note:	
54 0 20Oct21	1	Upgrade main staircase to Oak w/ White risers Note:	

Trim

55 0 20Oct21	1	S/I - (1) Single lite clear glass French door w/handle - located in office Note:	
56 0 20Oct21	1	S/I - (7) 8' high interior doors throughout the main floor Note:	
57 0 20Oct21	1	Upgrade all (5) standard vinyl sliding closet doors to By-pass Note:	
58 0 20Oct21	1	Upgrade to Level 2 (Livingston) interior doors throughout Note:	



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1A Offer Worksheet	3 Piece Rough-in Note:	*future tub, toilet and sink	
2A Offer Worksheet	Additional (2) 56x30 basement windows Note:		
3A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:		
4A Offer Worksheet	Optional covered deck, breakfast area Note:		
5A Offer Worksheet	Clients are participants in referral program. Referred by, Karthikeyan Krishnan, 502 Albert Boyd Private, lot 50. Note:		
6A 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:		
7A 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, Note:		
8A Offer Worksheet	The Purchasers acknowledge having received the Agreement of Purchase and Sale electronically and further understand that the Agreement of Purchase and Sale must be executed and returned to the Builder no later than 48 hours from date of receipt. Should t Note:		
9A Offer Worksheet	Relocating existing window Note:		

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