



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Fatah Fatah and Nalaye Fatah TEL:

LOT / PHASE 6 / 2	STREET	HOUSE TYPE CHEASAPEAKE ELEV E 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 15Nov21	1 - Add (1) glass door to upper angled corner cabinet in plain frame w/ beveled glass insert and leaded portions (silver colour) Note:	
2 0 15Nov21	1 - Add 1 extra top drawer - above recycle centre Note:	
3 0 15Nov21	1 - Add pot/ pan drawers - c/w one wide top drawer and 2 pot/pan drawers (in lieu of standard 2 door base cabinet) Note:	
4 0 15Nov21	1 - Add pull out recycle centre - Berenson QPAM 15228C c/w 2 bins w lids (fits 16.5"w - 21"w base cabinet) Note:	
5 0 15Nov21	1 - Add shaker style 3" crown moulding to top of upper cabinets Note:	
6 0 15Nov21	1 - Delete upper above range + approx 6" each side to accommodate 30" chimney style hoodfan Note:	
7 0 15Nov21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
8 0 15Nov21	1 - Increase fridge space to 38"W X 72"H in lieu of standard Note:	
9 0 15Nov21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
10 0 15Nov21	1 - Move fridge space to wall backing dining room Note:	
11 0 15Nov21	1 - Upgrade all drawers in kitchen to soft close (x 8 drwrs) Note:	
12 0 15Nov21	1 - Upgrade all hinges in kitchen to soft close (x 28 doors) Note:	
13 0 15Nov21	1 - Upgrade to line 4 cabinetry in Kitchen Note:	

Ceramic

14 0 15Nov21	1 - S/I - Standard 4x8 ceramic tiled kitchen backsplash extended up and behind chimney hood wall Note:	
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Doors and Windows

15 0 02Nov21	1 - S/I (2) 32" 3/4 lite front entry doors – Adelaide in lieu of standard single door and sidelights Note:	
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Electrical



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16 0 15Nov21	1 - Home has (3) standard data outlets throughout Note:	
17 0 15Nov21	1 - Reinforce (1) existing light in Main stairwell as per plan Note:	
18 0 15Nov21	1 - Replace (1) existing standard light fixture in foyer with cap light Note:	
19 0 15Nov21	1 - Replace standard light fixture in kitchen to Cap light as per plan Note:	
20 0 15Nov21	1 - S/I - (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer) - located in mechanical room as per plan Note:	
21 0 15Nov21	1 - S/I - (1) 15 AMP standard plug outlet @ 75" A.F.F above fireplace in family room Note:	
22 0 15Nov21	1 - S/I - (1) 15 AMP USB charger receptacle (on existing circuit) located in Master bedroom Note:	
23 0 15Nov21	1 - S/I - (2) reinforced cap lights on existing switch in Family room as per plan Note:	
24 0 15Nov21	1 - S/I - (2) reinforced cap lights on existing switch in living room as per plan Note:	
25 0 15Nov21	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - Located in kitchen as per plan Note:	

Fireplace

26 0 02Nov21	1 - Fireplace Fan Kit Note:	
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Hardwood

27 0 15Nov21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Carpet in Family Room, Dining Room, Main Hall (including nosing), Living Room and Study Note:	
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Miscellaneous

28 0 02Nov21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink Note:As per B-1	
29 0 02Nov21	1 - Relocate 3 Piece Rough-in in Basement - as per plan Note:	



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30 0 02Nov21	1 - S/I Finished basement with finished bedroom- c/w standard carpet, underpad, trim, light fixtures, standard vinyl closet doors with (1) rod and (1) shelf- as per plan Note:		
31 0 15Nov21	1 - Kitchen re-designn fee Note:		
32 0 15Nov21	1 - S/I - Cyclone SC(B)322 pro collection 300CFM, 30" baffle filter chimney hood in stailless steel Note:		

Plumbing

33 31,948 02Nov21	2 - S/I (2) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl in lieu of standard (1) in Powder Room and (1) in Ensuite Note:		
34 0 02Nov21	1 - S/I Ceramic shower enclosure w/ 3x4 acrylic base and standard sliding clear glass doors in lieu of standard in Master Ensuite - as per plan Note:		
35 0 15Nov21	1 - S/I - (1) American Standard Boulevard 0641.100 pedestal sink w/ center hole in lieu of standard sink and vanity in powder room Note:		

Stairs

36 0 02Nov21	1 - Custom Stain for Main Staircase, Spindles and Railing, Nosing and Fireplace Mantle - as needed NotePricing Included with Oak Stairs Upgrade		
37 0 02Nov21	1 - Upgrade Main Staircase to Oak NoteInclude Oak nosing under railings and spindles on stairs and upper hall.		

Trim

38 0 15Nov21	1 - S/I (1) Taymor Spellbound 04-32124 Polished Chrome 24" Towel Bar (1) Taymor Spellbound 04-32148 Polished Chrome Toilet Paper Holder in lieu of standard in Master Ensuite 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:		
3A 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, provided that e Note:		

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