



REVISED\*\* FLOORING  
IN LOWER, DINING ,  
GREAT ROOM, IN LAW  
ENSUITE & DEN

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Rene Graham and Nichola Gordon TEL:

LOT / PHASE 45 / 2	STREET	HOUSE TYPE NEWINGTON ELEV A 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 13Sep21	1 - Accommodate for built-in cook top (add base cabinet) NoteNEED SPECS	
2 0 13Sep21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NoteNEED SPECS	
3 0 13Sep21	1 - Add furring panel to ceiling & ceiling crown Note:	
4 0 13Sep21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
5 0 13Sep21	1 - Delete base cabinet in Butler's pantry to make space for 24"w. wine fridge. NoteNEED SPECS	
6 0 13Sep21	1 - Delete upper above cooktop + approx. 5" each side to accommodate 36" w. Chimney hood. Note:	
7 0 13Sep21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
8 0 13Sep21	1 - Increase height of uppers to reach 103": 18"h uppers stacked above standard 30"h uppers with 1" square moulding in between NoteIncludes: 2 uppers (one each isde of hoodfan; Bulter's Panrty Uppers & uppers next to fridge. Also includes Oven cabinet increased to 103"h & fridge upper increased to 33"h & 2 X fridge panels increased to 103"h	
9 0 13Sep21	1 - Move cooktop approx. 2 ft towards Breakfast nook to create equal uppers each side Note:	
10 0 13Sep21	1 - S/I all kitchen doors and drawers with hardware D4 in lieu of standard kitchen hardware- Kitchen and Butler's Pantry- as per plan Note:	
11 0 13Sep21	1 - Upgrade Island from Line 2 to Line 4 Note:	
12 0 13Sep21	1 - Upgrade Master Ensuite Bathroom to Line 3 Note:	
13 0 13Sep21	1 - Upgrade Master Ensuite Vanity to a 36"h cabinet in lieu of standard Note:	

Ceramic

14 0 13Sep21	1 - Upgrade to Level A Ceramic tile flooring in Rooms- Laundry Room, Powder Room, Jack & Jill Bathroom, Master Ensuite, Bedroom #4 Ensuite, In-Law Ensuite Bathroom- In lieu of standard ceramic tile flooring Note:	
15 0 13Sep21	1 - Upgrade to Level A Ceramic wall tile in Rooms- Jack & Jill, Master Ensuite- in lieu of standard ceramic wall tile Note:	



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16 0 13Sep21	1 - Upgrade to Level A kitchen backplash in Kitchen in lieu of standard kitchen backplash- backplash to be added to Butler's Pantry- tile to go up and behind chimney hood fan- as per plan Note:	
17 0 13Sep21	1 - Upgrade to Level B Ceramic tile flooring in rooms- Foyer, Kitchen/Breakfast- in lieu of standard ceramic tile flooring Note:	

Doors and Windows

18 0 15Jul21	1 - S/I Transom window above patio door in Breakfast Nook- as per plan Note:	
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Electrical

19 0 13Sep21	1 - Reinforce (1) existing light outlet for heavier fixture- connected to existing switch- Upgrade (1) standard switch to dimmer switch- in Dining Room- as per plan Note:	
20 0 13Sep21	1 - S/I (1) 15 AMP standard plug outlet in Basement- as per plan Note:	
21 0 13Sep21	1 - S/I (1) 15AMP recessed plug outlet in Great Room at 80" A.F.F. above fireplace- as per plan Note:	
22 0 13Sep21	1 - S/I (1) non-straight conduit above fireplace for future TV- in Great Room- Terminated to the right of the fireplace- as per plan Note:	
23 0 13Sep21	1 - S/I (1) Reinforced capped light outlet- conencted to existing switch- Great Room- as per plan NoteDelete connection from switch to the plug outlet in Great Room. Ceilings higher than 9'	
24 0 13Sep21	1 - S/I (1) Reinforced capped light outlet- connected to new switch- Located on Stairs- as per plan Note:	
25 0 13Sep21	1 - S/I (1) switch- connected to existing light fixtures- in Kitchen- as per plan Note:	
26 0 13Sep21	1 - S/I (1) switch in Basement- connected to existing (3) standard light fixtures- Rewire the standard light fixtures that were connected to existing switch and connect them to new switch- as per plan Note:	
27 0 13Sep21	1 - S/I (2) Capped light outlets for future wall sconces @ 60" A.F.F.- Installed 48" in from each adjacent wall- connected to new switch- as per plan- Master Bedroom Note:	
28 0 13Sep21	1 - S/I (3) CAT6 Data Jacks- as per plan NoteNew standard	
29 0 13Sep21	1 - S/I (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- (2) Additional LED Under Cabinet Puck Lights (CA360A-WH) on same circuit- connected to new switch- as per plan Note:	
30 0 13Sep21	1 - S/I FALMEC 280 CFM 36" Mercurio Chimney Hood fan in lieu of standard- as per plan Note:	



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31 0 13Sep21	1 - S/I Water line for fridge Note:		
32 0 13Sep21	2 - Wiring for wall oven and cooktop - 40 AMP 120/240V Note:		
33 0 24Jan22	1 - Re-locate S/I (2) Capped Light outlets for future wall sconces @ 60" A.F.F - to be installed 34" from each adjacent wall and 125" between each capped light outlet (62.5" from the centre of the wall to each cap) - in master bedroom NoteExact location is subject to site conditions		

Fireplace

34 0 15Jul21	1 - Raise fireplace 12" A.F.F- Great Room Note:	
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Granite

35 0 13Sep21	1 - S/I Level 2 Granite in Powder room with 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertop Note: Includes new standard Rectangular undermount sink	
36 0 13Sep21	1 - S/I Level C Radianz Quartz with 4" backsplash in Master Ensuite in lieu of standard laminate countertop Note: Includes new standard Rectangular undermount sink	
37 0 13Sep21	1 - S/I Level D Radianz Quartz Countertops in kitchen throughout in lieu of standard granite Note:	

Hardwood

38 0 02Mar22	1 - DELETE* Twelve Oaks Laminate in Bedroom #2/In Law Ensuite - as per plan Note:	
39 0 02Mar22	1 - DELETE** S/I Twelve Oaks Laminate in lieu of Standard carpet - Lower Hall, Dining Room, & Great Room - as per plan Note:	
40 0 02Mar22	1 - DELETE** S/I Twelve Oaks laminate in lieu of standard carpet - office Note:	
41 0 02Mar22	1 - S/I LVL A Engineered hardwood, twelve oaks maple columbus in lieu of standard carpet - Bedroom #2/In law ensuite Note:	
42 0 02Mar22	1 - S/I LVL A Engineered hardwood, Twelve oaks maple columbus in lieu of standard carpet - office Note:	
43 0 02Mar22	1 - S/I LVL A Enginerred hardwood, twelve oaks maple columbus in lieu of standard carpet - Lower Hall, Dining Room, and Graet Room Note:	

Heating and Air Conditioning

44 0 15Jul21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:**NEED APPLIANCE SPECS**	
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Miscellaneous

45 0 15Jul21	1 - Optional 5th bedroom Note:As per B-1	
46 0 15Jul21	1 - Spectrum Kitchens design fee as per policy Note:**Kitchen re-design pricing to come**	
47 0 13Sep21	1 - Bonus- \$500 credit from Phoenix Homes Customer Referral Program- See Purchaser Agreement Note:	
48 0 13Sep21	1 - Delete standard mirrors- Powder Room, In-Law Ensuite Bathroom Note:	

Plumbing

49 31,966 15Jul21	1 - (1) Maax Sax 60x32 freestanding tub in lieu of standard Maax Exhibit 6036 in Ensuite Note:	
50 0 15Jul21	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:As per B-1	
51 0 15Jul21	1 - S/I 3x4 ceramic shower enclosure w/ acrylic base and Maax Halo shower doors (Matte Black hardware) in lieu of standard shower stall- Master Ensuite Note:	
52 0 13Sep21	1 - S/I Delta Monitor 14 Series Contemporary Square Shower Kit (DF-KIT23-PBS-WS) in Chrome finish in lieu of standard- Master Ensuite- as per plan Note:* Shower Head to be installed @ 85" A.F.F. by request of purchaser *	

Stairs

53 0 15Jul21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with modern spindles (square) in lieu of standard oak colonial Note:	
54 0 15Jul21	1 - Upgrade main stairs to oak in lieu of standard carpet w/ hardwood landing Note:**NEED HARDWOOD SELECTION FOR LANDING- CANNOT BE LAMINATE**	

Trim

55 0 13Sep21	1 - S/I flat ceilings in lieu of stipple- throughout- as per plan Note:	
56 0 13Sep21	20 - S/I Taymor Vega interior door handles (30-674BLK) w/ square rosets in lieu of standard interior door handles- throughout- as per plan Note:	



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1A Offer Worksheet	3 Piece Rough-in    *future tub, toilet and sink Note:		
2A Offer Worksheet	Optional 5th bedroom Note:		
3A 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:		
4A Offer Worksheet	Client is participant in referral program. Referred by, Samantha Gordon and Kerron Graham, 512 Albert Boyd Private, Diamondview Estates, Lot 55. Note:		
5A Offer Worksheet	- Note:		
6A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:		

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