



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Magdi Maurice Habib

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
41 / 2		CHEASAPEAKE ELEV B 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11Jan22	2 - Add (2) extra top drawers - double width on each side of range Note:	
2 0 11Jan22	1 - Delete upper above range to accommodate Chimney Style Hood Fan - leave 3" each side - Line 2 Note:	
3 0 11Jan22	1 - Fill to ceiling with plain furring panel - approx 12"Includes 1" flat moulding at ceiling if needed Note:	
4 0 11Jan22	1 - Increase depth of fridge upper to 24" d and add side panel Note:	
5 0 11Jan22	1 - Increase fridge opening to 38" x 72" Note:	
6 0 11Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - line 2 Note:	
7 0 11Jan22	1 - S/I - MW cabinet in island – Replace standard 2 door base cabinet with 27"w. base MW cabinet – c/w open shelf for MW (inside opening = 25.5"w X 16.5"h X 23"d.) & 12"h. drawer below. Note:	
8 0 11Jan22	1 - Upgrade hinges to soft close in kitchen Note:	
9 0 18Apr22	1 - DELETE: Add pot/pans drwrs - c.w. one wide top drwr (in lieu of std 2 door base cabinet) - left lower cabinet on buffet wall Note:	

Ceramic

10 0 13Aug21	1 - S/I Ceramic flooring in lieu of standard carpet in Lower Hall - from Foyer to Kitchen - standard colour selections Note:	
11 0 11Jan22	1 - DELETE: S/I Ceramic Flooring in lieue of standard carpet in Lower Hall - from foyer to kitchen - standard color selections Note:	
12 0 11Jan22	1 - S/I Staggered Subway Tile Backsplash, extend tile up to ceiling/bulkhead behind chimney hood Note:	
13 0 11Jan22	1 - S/I Standard tile Stacked, with Horizontal Glass Package Listello (4 rows) in Main Bath Shower Note:	
14 0 11Jan22	1 - S/I Standard tile Stacked, with Horizontal Glass Package Listello (4 rows) in Primary Ensuite Shower Note:	

Doors and Windows

15 0 13Aug21	1 - S/I (2) 32"Star – 3/4 - Double exterior doors in lieu of standard single door and sidelights Note:	
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Electrical

16 0 11Jan22	1 - S/I (1) Halo slim LED potlight in Dining Room Niche on seperate switch - as per plan Note:	
17 0 11Jan22	1 - S/I (1) Separate Circuit plug - 15 AMP 120V in Basement Mechanical Room - as per plan Note:	
18 0 11Jan22	1 - S/I Capped light outlet, reinforced connected to existing switch in Family room - as per plan Note:	
19 0 11Jan22	1 - S/I Capped light outlet, reinforced connected to existing switch in Living Room - as per plan Note:	

Fireplace

20 32,079 13Aug21	1 - Fireplace - Accessory - Raise Fireplcae 12 inch Above Finished Floor in Family Room Note:	
21 32,079 13Aug21	1 - Fireplace - Accessory - Raise Fireplcae 12 inch Above Finished Floor in Master Bedroom Note:	

Granite

22 0 11Jan22	1 - S/I Bristol Virtuo granite double undermount bowl kitchen sink (B301) in Pearl Black in lieu of standard Note:	
23 0 11Jan22	1 - S/I Level A Silestone Quartz countertop in Kitchen in lieu of standard granite; with 4" backsplash, with standard undermount sink Notestandard layout	
24 0 11Jan22	1 - S/I Level A Silestone Quartz countertop in Main Bathroom in lieu of standard, with 4" backsplash and standard undermount sink Note:	
25 0 11Jan22	1 - S/I Level A Silestone Quartz countertop in Master Ensuite in lieu of standard; with 4" backsplash, with standard undermount sink Note:	
26 0 11Jan22	1 - S/I Level A Silestone Quartz countertop in powder room in lieu of standard; with 4" backsplash, with standard undermount sink Note:	

Hardwood

27 0 13Aug21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Carpet in Family Room, Study, Dining Room and Living Room Note:Incl. oak nosing as needed	
28 0 11Jan22	1 - S/I Level A Pre-Finished Engineered Hardwood Floors in lieu of standard carpet in Lower Hall Note:	
29 0 11Jan22	1 - S/I Nosing in upper hall under spindles Note:	



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Heating and Air Conditioning

30 0 13Aug21	1 - Add Gas BBQ line - as per plan Note:	
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HVAC

31 32,084 13Aug21	1 - Heating and Air Conditioner - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	
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Miscellaneous

32 0 13Aug21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink Note:As per B-1	
33 0 13Aug21	1 - Open Basement Staircase w/ standard oak railing and colonial spindles in lower hall - finish stairs w/ Oak ; build vestibule (approx 4x4) at bottom of stairs w/ (1) swing door and (1) light fixture Note:	
34 0 11Jan22	1 - S/I Cyclone 30"w (SCB301) 300 CFM chimney hood fan in stainless in lieu of standard in Kitchen Note:	
35 0 11Jan22	1 - S/I Stained Oak Box Beam Mantle in lieu of standard fireplace mantle Note:	

Paint

36 0 11Jan22	1 - Upgraded Paint Color Throughout - Designer Grey 50YY 63/401 Note:	
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Plumbing

37 0 13Aug21	1 - S/I (1) Maax Jazz 66x36 freestanding tub in lieu of standard Maax Sax 60x32 in Master Ensuite Note:	
38 0 13Aug21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors Matte Black handle and hinges in lieu of standard Note:	
39 0 11Jan22	1 - S/I Fridge Water Line Note:	

Railings

40 0 11Jan22	1 - *Note: Main Staircase railing to extend from wall to bottom tread with newel post - as per plan Note:	
41 0 11Jan22	1 - S/I Alternating Black Metal Spindles (1) TL 106-1-40 and (1) TL 106-2-40 basement staircase with standard newel posts Note:	
42 0 11Jan22	1 - S/I Alternating Black Metal Spindles (1) TL 106-1-40 and (1) TL 106-2-40 on main staircase with standard newel posts Note:	



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Stairs

43 0 13Aug21	1 - Stain on stairs, railings and spindles to compliment Hardwood floors NoteStain included with Hardwood floors - Stain Colour TBD	
44 0 13Aug21	1 - Upgrade Main Staircase to Oak Note:	

Trim

45 0 11Jan22	1 - (2) Taymor Ashford Matte Black exterior handleset w/Capri inside knob, in lieu of standard Note:	
46 0 11Jan22	1 - S/I Standard Trim Package - CTC #10 2 1/2" Casings and CTB #10 4 1/2" Baseboards NoteNew standard in houses	
47 0 11Jan22	1 - S/I Taymor Britannia Aged Bronze handle in lieu of standard throughout Note:	

1A 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:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	- Note:	

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