



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Alfred Ntungane and Liliane Rubabaza TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
11 / 2		NEWINGTON ELEV C 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05May22	1 - Accommodate for 36" built-in cook top (add 39"w base cabinet) - Line 3 Note:	
2 0 05May22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - Line 3 Note:	
3 0 05May22	1 - Add 4 top drwrs (2 each side of cooktop) - Line 3 Note:	
4 0 05May22	1 - Add crown moulding to top of upper cabinets: Option 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
5 0 05May22	1 - Butler's Pantry - Add 2 top drawers - Line 3 Note:	
6 0 05May22	1 - Butlers Pantry - Reduce overall width of cabinets by approx. 4 ft - Line 3 (builder to increase size of dining room) Note:	
7 0 05May22	1 - Butler's Pantry- replace center base cabinet with 1 top drwr + 2 pot/pan drwrs - Line 3 Note:	
8 0 05May22	1 - Butlers Pantry- Replace upper cabinet in center with 2 floating shelves 1.25" thick x 11" d x 27" w Note:	
9 0 05May22	1 - Delete upper cabinet above standard hoodfan to accommodate 36" Chimney hood plus 3" space each side - Line 3 Note:	
10 0 05May22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
11 0 05May22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Includes Butler's Pantry - Line 3 Note:	
12 0 05May22	1 - Island - Add top drwr above recycle center - Line 3 Note:	
13 0 05May22	1 - Island - Add 3 X 12"d. cabinet to back of island. Line 3 Note:* Island countertop increaded in depth by 12" - to be priced by builder *	
14 0 05May22	1 - Island - Add false top drwr to sink base cabinet Note:	
15 0 05May22	1 - Island - Add LARGE pull-out recycle centre - Richelieu - #761000140 - 1 LG Bin + 2 SM bins Note:	
16 0 05May22	1 - Island - reduce length of cabinet by 9" - Line 3 Note:* Island counter increased by 12" to create eating counter overhang at both ends - to be priced by builder *	



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17 0 05May22	1 - Move fridge approx. 12" and insert 24"d. tall broom/pantry cabinet - Line 3 Note:	
18 0 05May22	1 - Replace 2 door cabinet below cooktop with 1 false top drwr + 2 pot/pan drwrs - Line 3 Note:	
19 0 05May22	1 - Upgrade 2 pot/pan drwrs to soft close (mandatory for this drawer width) Note:	
20 0 05May22	1 - Upgrade In-Law Ensuite Cabinetry to Line 3 Note:	
21 0 05May22	1 - Upgrade kitchen cabinets to Line 3 Note:	

Carpet

22 0 05May22	1 - S/I Level 2 carpet Underpad in lieu of standard carpet underpad- throughout- as per plan Note:	
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Ceramic

23 0 05May22	1 - S/I Level A Ceramic floor tiling in lieu of standard ceramic floor tiling- Foyer- as per plan Note:	
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Doors and Windows

24 0 24Sep21	1 - Addition of (2) 56x30 basement windows - as per plan Noteas per B-1	
25 0 24Sep21	1 - Extend (2) existing Basement windows from 24x48 to 56x30 - as per plan Noteas per B-1	
26 0 24Sep21	1 - Relocate (1) existing 48x24 basement window - as per plan Noteas per B-1	
27 0 24Sep21	1 - S/I Swinging garden doors w/ full clear glass inserts and sliding screen in lieu of standard patio doors- as per plan Note:	

Electrical

28 0 24Sep21	1 - S/I (1) Vac Pan under Kitchen sink - includes plate, wiring & flex piping – White Note:	
29 0 05May22	1 - Delete standard hood - S/I Standard venting and electrical for future hood fan NoteCustomer will S/I their own hood fan after closing	
30 0 05May22	1 - Reinforce existing light outlet for heavier fixture- Dining/Living Room- as per plan Note:	
31 0 05May22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:	



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32 0 05May22	1 - S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Dining/ Living Room- as per plan Note:		
33 0 05May22	1 - S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Kitchen- as per plan Note:		
34 0 05May22	1 - S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Living/Dining Room- as per plan Note:		
35 0 05May22	1 - S/I (1) Additional switch for Upper Hall Light fixtures- Outside of Master Bedroom- Upper Hall- as per plan Note:		
36 0 05May22	1 - S/I (1) Non-direct conduit for audio/video cables w/ wall plates at both ends- S/I (1) 15 AMP recessed plug outlet- @ 72" A.F.F.- Above Fireplace- Great Room- as per plan Note:		
37 0 05May22	1 - S/I (2) 4" Black exterior potlights (AFR4-0930)- connected to existing switch- as per plan Note* Exterior potlights higher than 10'h *		
38 0 05May22	1 - S/I (3) CAT6 Data jacks- (1) @72" A.F.F. above Fireplace in Great Room, (1) in Master Bedroom, (1) in In-Law Suite- as per plan NoteStandard		
39 0 05May22	1 - S/I (8) 6" White interior potlights (HALO Slim LED)- S/I (1) Reinforced capped light outlet- connected to existing switch- Great Room- as per plan Note* Delete Line to Great Room outlet * Ceiling height higher than 9'h *		
40 0 05May22	1 - S/I Wiring for wall oven - 40 AMP 120/240V- as per plan Note:		

Fireplace

41 0 24Sep21	1 - Delete standard fireplace mantle Note:	
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Granite

42 0 05May22	1 - S/I Bristol B926 Single Bowl Stainless Steel Sink in lieu of standard kitchen sink- Kitchen- as per plan Note:	
43 0 05May22	1 - S/I Level 2 Granite countertop in lieu of standard granite countertops- Kitchen- as per plan NoteAccounts for added Granite	
44 0 05May22	1 - S/I LVL B 4 x 12 Backsplash in Kitchen and Butlers Pantry installed up to the ceiling behind the Chimney Hood Fan and up to the Ceiling behind the shelves in the Butlers Pantry - staggered horizontal - in lieu of standard Note:	

Hardwood

45 0 24Sep21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Carpet in Great Room, Dining Room, Office, Bedroom2/in-law Ensuite, Main Hall and Upper Hall Note:	
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46 0 24Sep21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Ceramic in Kitchen, Butler's Pantry and Walk-in Pantry Note:	

Heating and Air Conditioning

47 0 05May22	1 - Clients will be installing their own chimney hood fan after closing. Construction to provide Standard Duct work and electrical to accomodate hood fan. Note:	
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HVAC

48 32,088 24Sep21	1 - Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	
49 32,084 24Sep21	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	

Miscellaneous

50 0 24Sep21	1 - 9 Foot Foundation pour height Noteas per B-1	
51 0 24Sep21	1 - Delete standard closet sliders and framing in Mudroom/Laundry Room and accomodate opening at 8'H in lieu of standard Note:	
52 0 24Sep21	1 - Enlarging the Living/ Dining Area, wall structure modifications in livind/dining area, new coloumn, all engineering and grafting costs Noteas per B-1	
53 0 24Sep21	1 - Extend ceilings to Approx. 9' in second floor Note:	
54 0 24Sep21	1 - Optional 5th Bedroom Noteas per B-1	
55 0 24Sep21	1 - Optional Chef's Kitchen Noteas per B-1	

Plumbing

56 31,961 24Sep21	1 - (1) Water line for fridge Note:	
57 0 24Sep21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan Noteas per B-1	
58 0 24Sep21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink - standard location - as per plan Noteas per B-1	
59 0 24Sep21	1 - Relocate Laundry tub in basement to the Main Floor Laundry room closet - as per plan Note:	



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Railings

61005May22	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and Modern spindles in lieu of standard Oak Colonial- as per plan NoteStain noted on Colour Sheet	
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Stairs

61024Sep21	1 - S/I ¾" Oak nosing under spindles throughout - to include upper hall Note:	
62024Sep21	1 - Upgrade main staircase to Oak Note:	

Trim

63024Sep21	28 - S/I 8'H Interior Doors throughout - not including Main Floor Laundry Room Closet Note(2) foyer closet (1) Powder Room (1) Laundry Room (1) Bedroom 2/In-law Ensuite (2) Bedroom 2/In-law Ensuite closet (1) Bedroom 2/In-law suite (1) Walk-in Pantry (1) Master Bedroom (1) Master Bedroom W.I.C (2) Master Bedroom Ensuite (1) Bedroom 3 (2) Bedroom 3 Closet (1) Bedroom 4 (2) Bedroom 4 closet (1) Bedroom 4 Ensuite (1) Bedroom 5 (2) Bedroom 5 closet (3) Jack&Jill Bathroom (2) Linen closet	
64005May22	1 - S/I Level 2 interior doors- Livingston- in lieu of standard interior doors- as per plan Note:	



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1A Offer Worksheet	Relocate existing (1) 48x24 basement window Note:		
2A Offer Worksheet	Upgrade existing basement window from (2) 48x24 to (2) 56x30 Note:		
3A Offer Worksheet	Addition of (2) 56x30 basement windows Note:		
4A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
5A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:		
6A Offer Worksheet	Optional Chefs Kitchen Note:		
7A Offer Worksheet	Optional 5th bedroom Note:		
8A Offer Worksheet	Enlarging the living/dining area, wall structure modifications in living/dining area, new column, all engineering and drafting cost Note:		
9A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DCR Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:		
10A 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:		
11A Offer Worksheet	Client is participant in referral program. Referred by, Jean Marie Ndoreraha, 72 Wingover Privatte , lot 19 Diamondview Estates . Note:		
12A Offer Worksheet	9 Foot Foundation Pour Height* Note:		

This Document is Extremely Time Sensitive - Printed 10 May 22 at 10:45