

## CONSTRUCTION SUMMARY

 ${\bf DIAMONDVIEW\;ESTATES\;-\;DCR\,/\;Phoenix\;Development\;Corporation\;Limited}$ 

PURCHASERS: Wang Xiang and Wenzhe Lu

LOT / PHASE STREET HOUSE TYPE CLOSING DATE

70 / 1

NEWINGTON ELEV D 4 PED

LOT / PHASE 70 / 1		STREET	HOUSE TYPE NEWINGTON ELEV D 4 BED	CLOSING DATE	
INV#	QTY	EXTRA / CHANGE			
Cabinetry					
1 0 19Jan22	1 - Custom Kitchen Design Fee Note:			DS WL	
<b>2</b> 0 24Jun22	1 ^	1 - Replace 2 door cabinet below cooktop with 1 false top drwr + 2 pot/pan drwrs - Line 3  NoteMust upgrade drawers to soft close due to width of drawers (included in #15 below)			
3 0 24Jun22	1 - Accommodate for b Note:	ouilt-in 36" cook top (add 39" W. base cabin	et) - Line 3 - NEED SPECS	DS WL	
4 0 24Jun22	1 - Accommodate for E SPECS Note:	Built-in Wall oven & MW (replace std upper	and base cab with tall oven cabinet) - Line 3 - NEED	DS WL	
5 0 24Jun22	1 - Add 4 top drawers - Note:	- 2 each side of cooktop - Line 3		DS WL	
6 0 24Jun22	1 - Add crown mouldir total) Note:	, , , , , , , , , , , , , , , , , , ,			
7 0 24Jun22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note: single cabinet each side of hoodfan shortend by 3" to accommodate valance.  Note:			DS WL	
8 0 24Jun22	1 - Butler's Pantry - add 3 top drawers Note:			DS WL	
9 0 24Jun22	1 - Butler's Pantry- Replace upper cabinet with 2 floating shelves (1.25" thick) to be centered on wall between remaining upper cabinets Note:			DS WL	
10 0 24Jun22	1 - Delete the laminate backsplash on the countertop in the Powder Room Note:			wl	
11 0 24Jun22	1 - Ensuite #4 - increas Note:	se vanity height to 36"h Line 2		DS WL	
12 0 24Jun22	1 - Increase 24"d. fridge upper & side panel to approx. 31.75"d. to give a full depth fridge the appearance of counterdepth. (NEED SPECS)  NoteNote: Recommended for proper function of fridge door on wall side			DS WL	
13 0 24Jun22	1 - Increase depth of fridge upper to 24"d and add side panel Note:			DS WL	
14 0 24Jun22	1 - Increase height of u Note:	uppers to reach 96" (42"h uppers installed at 1	8"above counter) - Line 3	DS WL	
15 0 24Jun22	1 - In-Law Ensuite - in Note:	crease vanity height to 36"h Line 2		DS WL	
16 0 24Jun22	1 - Island - Add 2 extra Note:	a top drawers - one above & one next to recy	cle center - Line 4	DS DS WL	



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17 0 24Jun22	1 - Island - Add 4 Supp Note:	port Posts - plain square design in matching of	colour & finish to cabinets	w <sub>L</sub>	
18 0 24Jun22	1 - Island - split double Note:	e cabinet into two singles to accommodate re	cycle center - Line 4	DS WL	
19 0 24Jun22	1 - Main Bath - increas Note:	se vanity height to 36"h Line 2		DS WL	
<b>20</b> 0 24Jun22	1 - Move fridge approx Note:	x. 12" and insert 24"d. Pantry/broom cabinet	- Line 3	DS WL	
21 0 24Jun22	1 - Move oven cabinet door to Oven cabinet Note:	approx. 15" and insert 24"d. Pantry cabinet.	Line 3 Note: Recommended due to proximity of patio	DS WL	
22 0 24Jun22	1 - Powder room - incre Note:	rease vanity height to 36"h Line 2		DS WL	
23 0 24Jun22	1 - Primary Ensuite - in Note:	ncrease vanity height to 36"h Line 3		DS WL	
24 0 24Jun22		add approx. 2 ft to range/fridge wall; delete ote: island cabinets remain standard dimensi	approx. 2ft. From Butler's pantry; increase island top to on. Extra island counertop by builder)	DS WL	
25 0 24Jun22	10	elieu knobs BP904140160 40mm in Satin Beloors or recycling pulllout), and in the Master	rass in the kitchen on the LOWER DOORS ONLY (16) r Ensuite on the DOORS ONLY (4)	DS WL	
<b>26</b> 0 24Jun22	1 - Shorten upper abov Note:	e hoodfan to accommodate special hoodfan	(Hood fan upgrade by builder) - NEED SPECS	UX WL	
27 0 24Jun22	1 - sland - Add pull-ou Note:	t recycle centre - Berenson QPAM 15228C o	c/w 2 bins with lids	DS WL	
28 0 24Jun22			$.36\ 3/8" + 1.25"$ countertop = $37\ 5/8"$ h. Cabinets will be kick & support posts to be increased in height to suit.	DS WL	
<b>29</b> 0 24Jun22	1 - Upgrade all drawers Note:	s in kitchen to soft close (X16 drawers)		DS WL	
30 0 24Jun22	1 - Upgrade all hinges in Note:	in kitchen to soft close (X 41 doors)		WX WL	
31 0 24Jun22	1 - Upgrade Island cabi Note:	inets from Line 3 to Line 4		w <sub>L</sub>	
32 0 24Jun22	1 - Upgrade kitchen cal Note:	binets to Line 3		UX WL	



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INV#	INV# QTY EXTRA / CHANGE				
33 0 24Jun22	1 - Upgrade primary er Note:	nsuite cabinets to Line 3		DS WL	
Carpet					
34 0 24Jun22		2 carpet underpad Visco 3/8" In-Law (Be m, Bedroom 3, Bedroom 4	droom 2), Main Staircase, Upper Hallway with Bonus	UX WL	
35 0 24Jun22		3 HGP76 Finley Creek 00171 Crisp Linen oom, Master Bedroom, Bedroom 3, Bedro	in the In-Law (Bedroom 2), Main Staircase, Upper com 4.	DS WL	
Ceramic					
36 0 24Jun22	1 - S/I LVL 1 Olympia Note:	Marrakes Matte Decor Mix 2 - 7.32x7.32	2 GW.MK.MX2.0808.MT.DC stacked in the Powder Ro	DS WL	
37 0 24Jun22	1 - S/I STD Ceratec Essential Glossy Bianco Beveled Tile above the shower insert in the Bedroom #4 Ensuite in a HORIZONTAL BRICK pattern Note:			DS WL	
38 0 24Jun22	1 - S/I STD Ceratec Essential Glossy Bianco Beveled Tile above the shower insert in the Master Ensuite in a HORIZONTAL BRICK pattern Note:			DS WL	
39 0 24Jun22	1 - S/I upgraded LVL 1 Euro La Marca Honed Onyx Nuvolata 12x24 in the Foyer Staggered Horizontal with the Front Door Note:			DS WL	
40 0 24Jun22	1 - S/I Upgraded LVL 1 Euro Mayfair Statuario Venato Matte 12x24 Staggered on the Master Ensuite Floor Note:			DS WL	
41 0 24Jun22	1 - S/I upgraded LVL A shower wall in the In-I Note:		ation Glossy Tile VERTICALLY STACKED on the	UX WL	
42 0 24Jun22	1 - S/I Upgraded LVL A: Euro 12x24 Pasha Linea White Prizmatic Glossy White VERTICALLY STACKED on the tub walls in the MAIN BATHROOM Note:			DS WL	
43 0 24Jun22	1 - S/I upgraded LVL B Olympia Merino Hexagon IVORY MATTE + SAND MATTE + SILVER MATTE (MIX EQUAL AMOUNTS OF EACH COLOUR - RANDOM PATTERN) Note:			AL DS WL	
44 0 24Jun22	1 - S/I upgraded LVL I Note:	B: Centura Baer Series 6x36 Gris Staggere	ed on the In-Law Ensuite Floor	DS DS WL	
45 0 24Jun22	1 - S/I upgraded LVL (and in between the 2 fl Note:		n the Kitchen Backsplash including in the Butler's Pantr	y Ds WL	

#### **Doors and Windows**

Doors and Windows					_
	46	1 - Addition of (2) 56x30 basement window	Ds	DS	
	0	Note:As per B-1	$W \times$	WL	ĺ
	19Jan22				ĺ



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INV#	QTY	EXTRA / CHANGE	:	
<b>47</b> 0 19Jan22		1 - Delete (1) standard window in In-Law Suite (Bedroom #2) and S/I 6' patio doors- as per plan  Note:**Comes with standard Juliette Railings- as per plan**		
48 0 19Jan22	1 - Increase standard 6' Note:	crease standard 6' patio to 8' wide patio with transom above- Breakfast Nook- as per plan		
<b>49</b> 0 19Jan22	1 - Upgrade existing ba NoteAs per B-1	sement window from (2) 48x24 to 56x30		DS WL
50 0 24Jun22	4 - Upgrade (4) interior (1) Bedroom 4 - as per Note:		m, (1) Bedroom 2 (In-Law Suite), (1) Bedroom 3, and	UX WL
Electrical				
51 0 24Jun22	1 - Delete (3) STD ligh connected to existing sv Note:		ets centered and spaced evenly over the kitchen island	DS WL
52 0 24Jun22	1 - Relocate the lower h Note:	nallyway 3-way switch by the in-law suite do	or to the beside the mudroom door - as per plan	w <sub>L</sub>
53 0 24Jun22	1 - Relocate the standar Note:	rd CAT6 Jack in the Bonus Room on the sec	ond floor to the middle of the wall - as per plan.	DS DS WL
54 0 24Jun22	1 - S/I (1) 15 AMP GFI Note:	15 AMP GFI electrical outlet in the Master Ensuite above the vanity - as per plan		
55 0 24Jun22	1 - S/I (1) additional ele as per plan Note:			DS WL
<b>56</b> 0 24Jun22	1 - S/I (1) additional ele Note:	ectrical outlet in the pantry - as per plan		DS WL
57 0 24Jun22	1 - S/I (1) additionbal (bump-in - as per plan Note:	CAT6 Data Jack in the Great Room on the rig	tht hand side of the fireplace approx. 2' from the	DS WL
58 0 24Jun22	1 - S/I (1) Exterior soff Note:	it plugs connected to a separate switch - as p	er plan	DS WL
59 0 24Jun22	1 - S/I (1) recessed electronic Note:	trical outlet above the fireplace approx. 78"	AFF - as per plan	DS WL
60 0 24Jun22	1 - S/I (1) reinforced ca Note:	pped light outlet above the main staircase co	nnected to a 3-way switch - as per plan	DS WL
61 0 24Jun22	1 - S/I (1) Reinforced c Note:	apped light outlet connected to a separate sw	itch in the Great Room - as per plan	UX WL
62 0 24Jun22	2 - S/I (2) additional CA Note:	AT 6 Data Jacks: (1) in the unfinished basen	nent, (1) Bedroom 3 - as per plan	DS WL



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<b>63</b> 0 24Jun22	3 - S/I (3) additional electrical outlets in the unfinished basement - as per plan Note:			DS WL
64 0 24Jun22	1 - S/I (4) HALO Slim Note:	LED pot lights connected to a separate swit	ch in the second floor Bonus Room - as per plan	DS WL
<b>65</b> 0 24Jun22	1 - S/I (4) HALO Slim Note:	LED pot lights in the Dining Room connect	ted to a separate switch - as per plan	DS WL
66 0 24Jun22		ectrical outlets in each bathroom on the right, Ensuite Bedroom 4, Master Ensute, and M	nt hand side of the toilet approx. 18" AFF in In-law fain Bathroom	DS WL
<b>67</b> 0 24Jun22	1 - S/I (6) HALO Slim Note:	LED pot lights in the kitchen connected to a	a separate switch - as per plan	DS WL
68 0 24Jun22	1 - S/I (6) LED puck li connected to a separate Note:		n - (4) in the kitchen and (2) in the Butler's Pantry -	DS WL
<b>69</b> 0 24Jun22	1 - S/I (8) HALO Slim Note:	1 - S/I (8) HALO Slim LED pot lights in the Great Room connected to a separate switch - as per plan  Note:		DS WL
<b>70</b> 0 24Jun22	1 - S/I cooktop wiring Note:	(40 amp) in the kitchen - as per plan		DS WL
<b>71</b> 0 24Jun22	1 - S/I non-straight con approx. 2' from the bur Note:	duit above the fireplace in the Great Room anp-in - as per plan	approx. 78" AFF down to the right of the fireplace	DS WL
<b>72</b> 0 24Jun22	1 - S/I wall over wiring Note:	(40 amp) - as per plan		DS WL
ireplace				
<b>73</b> 0 19Jan22	1 - Raise fireplace 12" Note:	A.F.F- Great Room		DS WL
Granite				
74 0 24Jun22	1 - S/I upgraded LVL A backsplash) in lieu of s Note:		nen including in the butler's pantry (no quartz	DS WL
Iardwood	l			
<b>75</b> 0 19Jan22	1 - S/I Level A pre-fini Note:	shed engineered hardwood in lieu of carpet-	Main Hall, Great Room and Dining room- as per plan	with the second
<b>76</b> 0 19Jan22	1 - S/I Level A pre-fini Note:	shed engineered hardwood in lieu of standar	rd carpet - Office	DS WE



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77 0 24Jun22	1 - S/I Level A Pre-Finished Engineered Hardwood in the Kitchen, Butler's Pantry and Walk-in Pantry - in lieu of standard tile Note:			DS WL		
Ieating a	and Air Condition	ing				
<b>78</b> 0 19Jan22	1 - Convert standard la Note:	1 - Convert standard laundry hook-ups to stackable wash and dryer- Mudroom- as per plan				
/liscellan	ieous					
<b>79</b> 0 19Jan22	1 - Bump-In Fireplace- Note:	approx 6' wide with 8" deep returns- floor to	ceiling- Great Room- as per plan	DS WL		
<b>80</b> 0 19Jan22	1 - Increase width of existing garage bat by 4 ft (4' x 20'), including costs of roof, framing, brick, concrete- as per plan Note: As per B-1		DS WL			
81 0 19Jan22	1 - Optional Chef's Kitch Note:	chen with Re-design as per plan		DS WL		
<b>82</b> 0 19Jan22	1 - Relocate (1) Pantry Note:	door to face Butler's Pantry and reduce pantr	y by approx 2'- as per plan	UX WL		
83 0 19Jan22	1 - Relocate Garage do Note:	or towards laundry tub - as per plan		w <sub>L</sub>		
84 0 19Jan22	1 - S/I 9' foundation po NoteAs per B-1	our		DS WL		
85 0	1 - Delete standard hoo NotePuchaser to purc	od fan in the kitchen chase and install their own after closing		DS DS WL		

24Jun22	
86	1 - Flat ceilings throughout in lieu of stipple

Note:
1 - Insulate interior walls: (1) wall between Master Bedroom and the open to below area, (1) between Bedroom 3 and the open to below area, (1) wall between Bonus Room and Bedroom 4, (1) wall between
In-Law Suite (Bedroom 2) and Great Room - as per plan

	open to below area, (1) wall between Bonus Room and Bedroom 4, (1) wall between
	In-Law Suite (Bedroom 2) and Great Room - as per plan
0	NoteInsulated walls help dampen noise, they will not be soundproof.
24Jun22	

1 - Uprade Paint throughtout to Dulux Diamond Mattt - THIN ICE DLX1001-3

DS	Ds
(N)×	W1

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WL

WL

	24Jun22	
F	Plumbing	

88

**Paint** 

24Jun22

87

<b>89</b> 31,969 19Jan22	1 - (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite - White 106267-000-001 Note:	DS WL
90 31,958 19Jan22	1 - S/I (1) Additional Laundry tub in Mudroom- as per plan Note:	DS WL

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Note:



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91 0 19Jan22	1 - S/I 3-piece rough i NoteAs per B-1	n for future bathroom		DS WL			
92 0 19Jan22	1 - S/I Ceramic shower enclosure w/ 3x5 acrylic base and Maax Halo sliding shower doors (brushed nickel)- in lieu of standard bath tub- In-Law Ensuite Note:						
93 0 19Jan22	1 - S/I Waterline to fridge Note:						
94 0 24Jun22	1 - Upgrade kitchen si Note:						
Railings							
95 0 24Jun22	1 - Oak nosing under Note:	spindles		DS WL			
96 0 24Jun22	1 - Upgrade Newel Po Note:	DS WL					
Trim							
<b>97</b> 0 19Jan22	1 - S/I (1) Frosted full Note:	-lite french door in lieu of standard- Office		DS WL			
98 0 19Jan22	1 - S/I 8' Height Mirro Note:	or sliding closet doors with white trim in lieu	of standard- Foyer	DS DS WL			
99 0 19Jan22	5 - S/I 8'H interior doors in lieu of standard- (1) Office, (1) Powder Room, (1) Mudroom, (1) In-Law Suite (Bedroom 2), (1) Basement stairs- as per plan Note:						
100 0 19Jan22	1 - S/I By-pass closet Note:	doors in lieu of standard sliding vinyl closet	doors- Bedroom 3- as per plan	DS WL			
101 0	2 - S/I Swing closet do Note:	pors in lieu of standard sliding vinyl doors- l	In-Law Suite (Bedroom 2) and Bedroom 4- as per plan	DS DS WL			

19Jan22



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INV#	QTY	EXTRA / CHANGE	:						
Offer	9 Foot Foundation Po Note:	ur Height		WX WL					
Worksheet									
4A Offer	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:								
Worksheet				$\mathbb{W} \times \mathbb{W}$					
7A	-			DS DS					
Offer	Note: WX WL								
Worksheet				W/ W/					
8A	Addition of (2) 56x30 basement windows								
Offer	Note: $\mathbb{W}_{X}$ $\mathbb{W}_{L}$								
Worksheet									
11A	Increase width of existing garage bay by 4 Feet (4 feet x 20 feet), w/exterior finishes to match elevation								
Offer	Note:								
Worksheet				WX WL					
12A	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the								
		irchase and Sales Agreement.		DS DS					
Offer	Note:			WX					
Worksheet									
13A	. –	future tub, toilet and sink		DS DS					
Offer	Note:			$  \mathcal{W} \times     \mathcal{W} \mathcal{L}  $					
Worksheet									

This Document is Extremely Time Sensitive - Printed  $\underline{24 \ Jun\ 22}$  at  $\underline{10:10}$