



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Wang Xiang and Wenzhe Lu TEL:

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:	
2 0 24Jun22	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 built-in 36" cook top (add 39" W. base cabinet) - Line 3 - NEED SPECS Note:	
4 0 24Jun22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - Line 3 - NEED SPECS Note:	
5 0 24Jun22	1 - Add 4 top drawers - 2 each side of cooktop - Line 3 Note:	
6 0 24Jun22	1 - Add crown moulding to top of upper cabinets - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" 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:	
8 0 24Jun22	1 - Butler's Pantry - add 3 top drawers Note:	
9 0 24Jun22	1 - Butler's Pantry- Replace upper cabinet with2 floating shelves (1.25" thick) to be centered on wall between remaining upper cabinets Note:	
10 0 24Jun22	1 - Delete the laminate backsplash on the countertop in the Powder Room Note:	
11 0 24Jun22	1 - Ensuite #4 - increase vanity height to 36"h. - Line 2 Note:	
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	
13 0 24Jun22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
14 0 24Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 3 Note:	
15 0 24Jun22	1 - In-Law Ensuite - increase vanity height to 36"h. - Line 2 Note:	
16 0 24Jun22	1 - Island - Add 2 extra top drawers - one above & one next to recycle center - Line 4 Note:	



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17 0 24Jun22	1 - Island - Add 4 Support Posts - plain square design in matching colour & finish to cabinets Note:		
18 0 24Jun22	1 - Island - split double cabinet into two singles to accommodate recycle center - Line 4 Note:		
19 0 24Jun22	1 - Main Bath - increase vanity height to 36"h. - Line 2 Note:		
20 0 24Jun22	1 - Move fridge approx. 12" and insert 24"d. Pantry/broom cabinet - Line 3 Note:		
21 0 24Jun22	1 - Move oven cabinet approx. 15" and insert 24"d. Pantry cabinet. Line 3 Note: Recommended due to proximity of patio door to Oven cabinet		
22 0 24Jun22	1 - Powder room - increase vanity height to 36"h. - Line 2 Note:		
23 0 24Jun22	1 - Primary Ensuite - increase vanity height to 36"h. - Line 3 Note:		
24 0 24Jun22	1 - Re-design kitchen: add approx. 2 ft to range/fridge wall ; delete approx. 2ft. From Butler's pantry; increase island top to approx. 136" X 50" (Note: island cabinets remain standard dimension. Extra island counertop by builder) Note:		
25 0 24Jun22	20 - S/I upgraded Richelieu knobs BP904140160 40mm in Satin Brass in the kitchen on the LOWER DOORS ONLY (16) (not including pantry doors or recycling pullout), and in the Master Ensuite on the DOORS ONLY (4) Note:		
26 0 24Jun22	1 - Shorten upper above hoodfan to accommodate special hoodfan (Hood fan upgrade by builder) - NEED SPECS Note:		
27 0 24Jun22	1 - sland - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:		
28 0 24Jun22	1 - sland - raise height by approx.1 7/8" to a total height of approx.36 3/8" + 1.25" countertop = 37 5/8"h. Cabinets will be installed on 3 layers of 5/8" material; Toekick plate, flush furniture kick & support posts to be increasedin height to suit. Note:		
29 0 24Jun22	1 - Upgrade all drawers in kitchen to soft close (X16 drawers) Note:		
30 0 24Jun22	1 - Upgrade all hinges in kitchen to soft close (X 41 doors) Note:		
31 0 24Jun22	1 - Upgrade Island cabinets from Line 3 to Line 4 Note:		
32 0 24Jun22	1 - Upgrade kitchen cabinets to Line 3 Note:		



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33 0 24Jun22	1 - Upgrade primary ensuite cabinets to Line 3 Note:	

Carpet

34 0 24Jun22	1 - S/I upgraded Level 2 carpet underpad Visco 3/8" In-Law (Bedroom 2), Main Staircase, Upper Hallway with Bonus Room, Master Bedroom, Bedroom 3, Bedroom 4 Note:	
35 0 24Jun22	1 - S/I upgraded LVL 3 HGP76 Finley Creek 00171 Crisp Linen in the In-Law (Bedroom 2), Main Staircase, Upper Hallway with Bonus Room, Master Bedroom, Bedroom 3, Bedroom 4. Note:	

Ceramic

36 0 24Jun22	1 - S/I LVL 1 Olympia Marrakes Matte Decor Mix 2 - 7.32x7.32 GW.MK.MX2.0808.MT.DC stacked in the Powder Room Note:	
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:	
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:	
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:	
40 0 24Jun22	1 - S/I Upgraded LVL 1 Euro Mayfair Statuario Venato Matte 12x24 Staggered on the Master Ensuite Floor Note:	
41 0 24Jun22	1 - S/I upgraded LVL A: Euro 12x24 Pasha Linea White Modulation Glossy Tile VERTICALLY STACKED on the shower wall in the In-Law Ensuite Note:	
42 0 24Jun22	1 - S/I Upgraded LVL A: Euro 12x24 Pasha Linea White Prismatic Glossy White VERTICALLY STACKED on the tub walls in the MAIN BATHROOM Note:	
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:	
44 0 24Jun22	1 - S/I upgraded LVL B: Centura Baer Series 6x36 Gris Staggered on the In-Law Ensuite Floor Note:	
45 0 24Feb23	1 - S/I - Level A 12x24 ceramic wall tile in lieu of standard in master ensuite shower - stacked vertical Note:	
46 0 08Mar23	1 - S/I - Level 1 3x6 wall tile in lieu of standard in kitchen perimeter - staggered horizontal Note:	



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47 0 08Mar23	1 - S/I - Level A 3.1x2.9 wall tile in lieu of standard in kitchen butlers pantry ONLY - includes up and behind shelving Note:	

Doors and Windows

48 0 19Jan22	1 - Addition of (2) 56x30 basement window Note:As per B-1	
49 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**	
50 0 19Jan22	1 - Increase standard 6' patio to 8' wide patio with transom above- Breakfast Nook- as per plan Note:	
51 0 19Jan22	1 - Upgrade existing basement window from (2) 48x24 to 56x30 Note:As per B-1	
52 0 24Jun22	4 - Upgrade (4) interior door to Safe and Sound; (1) Master Bedroom, (1) Bedroom 2 (In-Law Suite), (1) Bedroom 3, and (1) Bedroom 4 - as per plan Note:	

Electrical

53 0 24Jun22	1 - Delete (3) STD light fixtures and relocate (3) capped light outlets centered and spaced evenly over the kitchen island connected to existing switch - as per plan Note:	
54 0 24Jun22	1 - Relocate the lower hallyway 3-way switch by the in-law suite door to the beside the mudroom door - as per plan Note:	
55 0 24Jun22	1 - Relocate the standard CAT6 Jack in the Bonus Room on the second floor to the middle of the wall - as per plan. Note:	
56 0 24Jun22	1 - S/I (1) 15 AMP GFI electrical outlet in the Master Ensuite above the vanity - as per plan Note:	
57 0 24Jun22	1 - S/I (1) additional electrical outlet in the Great Room on the right hand side of the fireplace approx. 2' from the bump-in - as per plan Note:	
58 0 24Jun22	1 - S/I (1) additional electrical outlet in the pantry - as per plan Note:	
59 0 24Jun22	1 - S/I (1) additionbal CAT6 Data Jack in the Great Room on the right hand side of the fireplace approx. 2' from the bump-in - as per plan Note:	
60 0 24Jun22	1 - S/I (1) Exterior soffit plugs connected to a separate switch - as per plan Note:	
61 0 24Jun22	1 - S/I (1) recessed electrical outlet above the fireplace approx. 78" AFF - as per plan Note:	



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62 0 24Jun22	1 - S/I (1) reinforced capped light outlet above the main staircase connected to a 3-way switch - as per plan Note:		
63 0 24Jun22	1 - S/I (1) Reinforced capped light outlet connected to a separate switch in the Great Room - as per plan Note:		
64 0 24Jun22	2 - S/I (2) additional CAT 6 Data Jacks: (1) in the unfinished basement, (1) Bedroom 3 - as per plan Note:		
65 0 24Jun22	3 - S/I (3) additional electrical outlets in the unfinished basement - as per plan Note:		
66 0 24Jun22	1 - S/I (4) HALO Slim LED pot lights connected to a separate switch in the second floor Bonus Room - as per plan Note:		
67 0 24Jun22	1 - S/I (4) HALO Slim LED pot lights in the Dining Room connected to a separate switch - as per plan Note:		
68 0 24Jun22	5 - S/I (5) additional electrical outlets in each bathroom on the right hand side of the toilet approx. 18" AFF in In-law Ensuite, Powder Room, Ensuite Bedroom 4, Master Ensute, and Main Bathroom Note:		
69 0 24Jun22	1 - S/I (6) HALO Slim LED pot lights in the kitchen connected to a separate switch - as per plan Note:		
70 0 24Jun22	1 - S/I (6) LED puck lights for under cabinet lighting in the kitchen - (4) in the kitchen and (2) in the Butler's Pantry - connected to a separate switch - as per plan Note:		
71 0 24Jun22	1 - S/I (8) HALO Slim LED pot lights in the Great Room connected to a separate switch - as per plan Note:		
72 0 24Jun22	1 - S/I cooktop wiring (40 amp) in the kitchen - as per plan Note:		
73 0 24Jun22	1 - S/I non-straight conduit above the fireplace in the Great Room approx. 78" AFF down to the right of the fireplace approx. 2' from the bump-in - as per plan Note:		
74 0 24Jun22	1 - S/I wall over wiring (40 amp) - as per plan Note:		

Fireplace

75 0 19Jan22	1 - Raise fireplace 12" A.F.F- Great Room Note:	
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Granite

76 0 24Jun22	1 - S/I upgraded LVL A Silestone Miami White Quartz in the kitchen including in the butler's pantry (no quartz backsplash) in lieu of standard granite Note:	
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Hardwood

77 0 19Jan22	1 - S/I Level A pre-finished engineered hardwood in lieu of carpet- Main Hall, Great Room and Dining room- as per plan Note:	
78 0 19Jan22	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet - Office Note:	
79 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:	

Heating and Air Conditioning

80 0 19Jan22	1 - Convert standard laundry hook-ups to stackable wash and dryer- Mudroom- as per plan Note:	
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Miscellaneous

81 0 19Jan22	1 - Bump-In Fireplace- approx 6' wide with 8" deep returns- floor to ceiling- Great Room- as per plan Note:	
82 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	
83 0 19Jan22	1 - Optional Chef's Kitchen with Re-design as per plan Note:	
84 0 19Jan22	1 - Relocate (1) Pantry door to face Butler's Pantry and reduce pantry by approx 2'- as per plan Note:	
85 0 19Jan22	1 - Relocate Garage door towards laundry tub - as per plan Note:	
86 0 19Jan22	1 - S/I 9' foundation pour Note:As per B-1	
87 0 24Jun22	1 - Delete standard hood fan in the kitchen NotePuchaser to purchase and install their own after closing	
88 0 24Jun22	1 - Flat ceilings throughout in lieu of stipple Note:	
89 0 24Jun22	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 NoteInsulated walls help dampen noise, they will not be soundproof.	

Paint

90 0 24Jun22	1 - Upgrade Paint throughtout to Dulux Diamond Mattt - THIN ICE DLX1001-3 Note:	
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Plumbing



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91 31,969 19Jan22	1 - (1) Maax Ariosa 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite - White 106267-000-001 Note:		
92 31,958 19Jan22	1 - S/I (1) Additional Laundry tub in Mudroom- as per plan Note:		
93 0 19Jan22	1 - S/I 3-piece rough in for future bathroom Note:As per B-1		
94 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:		
95 0 19Jan22	1 - S/I Waterline to fridge Note:		
96 0 24Jun22	1 - Upgrade kitchen sink to Bristol P1928 Undermount Double Sink in lieu of standard Note:		

Railings

97 0 24Jun22	1 - Oak nosing under spindles Note:		
98 0 24Jun22	1 - Upgrade Newel Posts and Spindles to Oak Heritage from the Colonial standard Note:		

Trim

99 0 19Jan22	1 - S/I (1) Frosted full-lite french door in lieu of standard- Office Note:		
100 0 19Jan22	1 - S/I 8' Height Mirror sliding closet doors with white trim in lieu of standard- Foyer Note:		
101 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:		
102 0 19Jan22	1 - S/I By-pass closet doors in lieu of standard sliding vinyl closet doors- Bedroom 3- as per plan Note:		
103 0 19Jan22	2 - S/I Swing closet doors in lieu of standard sliding vinyl doors- In-Law Suite (Bedroom 2) and Bedroom 4- as per plan Note:		



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1A Offer Worksheet	9 Foot Foundation Pour Height Note:		
4A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:		
7A Offer Worksheet	- Note:		
8A Offer Worksheet	Addition of (2) 56x30 basement windows Note:		
11A Offer Worksheet	Increase width of existing garage bay by 4 Feet (4 feet x 20 feet), w/exterior finishes to match elevation Note:		
12A 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:		
13A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		

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