



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: ROBERT BLACK and SARAH BLACK TEL:

LOT / PHASE 3-95 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 5 BED	CLOSING DATE 06-Aug-24
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 03Nov23	1 - Accommodate for built-in cook top - add base cabinet to range space. Line 3 Note:	
2 0 03Nov23	1 - Accommodate for Built-in Wall oven & MW - Line 3 (far end on range wall closest to Patio Door.) Note:	
3 0 03Nov23	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) - one each side of cooktop - Line 3 Note:	
4 0 03Nov23	1 - Add 2 top drawers - Line 3 - one each side next to pot/pan drwrs Note:	
5 0 03Nov23	1 - Add Cabinetry to Mudroom as per sketch: 22.5"d. Bench with Laminate top and 3 drawers - 12"h X 21"d.; Wall to wall upper cabinets @ 39"h + 3" filler to ceiling. Note:	
6 0 03Nov23	1 - Add false top drawer to cooktop cabinet - Line 3 Note:	
7 0 03Nov23	1 - Add top drwr above recycle center - Line 3 Note:	
8 0 03Nov23	1 - Bedroom #2 ensuite (In-law): Upgrade to soft close drawers - standard layout (X3) Note:	
9 0 03Nov23	1 - Bedroom #2 ensuite (In-law): Upgrade to soft close hinges - standard layout (X2) Note:	
10 0 03Nov23	1 - Bedroom #4 ensuite: Upgrade to soft close hinges (X2) Note:	
11 0 03Nov23	1 - Butler's Pantry - accommodate bar sink in middle Note:	
12 0 03Nov23	1 - Butler's Pantry - Add 2 top drwrs - Line 3 - one at each end Note:	
13 0 03Nov23	1 - Butler's Pantry - Add false top drwr to sink cabinet - Line 3 Note:	
14 0 03Nov23	1 - Butler's Pantry - Delete 24" of base cabinets to make space for Beveridge fridge - Line 3 Note:	
15 0 03Nov23	1 - Butler's Pantry - Delete 24" of base cabinets to make space for wine fridge - Line 3 Note:	
16 0 03Nov23	1 - Butler's Pantry - Replace middle upper with 2 floating shelves- 1.25"thick X 34"w X 11"d. Note:	



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17 0 03Nov23	1 - Butler's Pantry: Add 4 glass doors to upper cabinets (2 at each end) : Frame with Mullions & clear glass (white interior) Note:		
18 0 03Nov23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Opt 2 - Panel to ceiling + 1" moulding + Ceiling Crown Note:		
19 0 03Nov23	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:		
20 0 03Nov23	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:		
21 0 03Nov23	1 - Island - 2 X 3"plain posts - one to each end of island - 35"w X 34.5"h. Note:		
22 0 03Nov23	1 - Island - Add fasle top drwr to sink base cabinet - Line 3 Note:		
23 0 03Nov23	1 - Island - Add pull-out recycle centre right of sink (DW moves to left) Richelieu 0 #7000140 c/w 1 large bin + 2 small bins Note:		
24 0 03Nov23	1 - Island - Add top drwr to base cabinet left of DW - Line 3 Note:		
25 0 03Nov23	1 - Kitchen: S/I 12" Contemporary Metal Pull - 873 (BP873304900) on Panel ready fridge and dishwasher Note:		
26 0 03Nov23	1 - Laundry Room: S/I Wall to wall laminate countertop with support panels and cleats above washer/dryer @ approx 41"H Note:		
27 0 03Nov23	1 - Main bathroom (Jack&Jill): Add extra bank of drawers Note:		
28 0 03Nov23	1 - Main bathroom (Jack&Jill): Upgrade to soft close drawers - (X6) Note:		
29 0 03Nov23	1 - Main bathroom (Jack&Jill): Upgrade to soft close hinges - (X5) Note:		
30 0 03Nov23	1 - Move fridge approx. 12" and insert pantry/broom cabinet Note:		
31 0 03Nov23	1 - Mudroom: Upgrade to soft close drawers - standard layout (X3) Note:		
32 0 03Nov23	1 - Mudroom: Upgrade to soft close hinges (X4) Note:		
33 0 03Nov23	1 - Powder room: Upgrade to soft close hinges (X3) Note:		



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34 0 03Nov23	1 - Primary ensuite: Upgrade to soft close drawers - standard layout (X4) Note:	
35 0 03Nov23	1 - Primary ensuite: Upgrade to soft close hinges - standard layout (X4) Note:	
36 0 03Nov23	1 - Replace upper above range with Custom Decorative Hood for built-in fan insert. 39"w X 27"h X 21"d. Angled design with 4 " trim at bottom in matching material to hood or stained wood. (fan upgrade by builder). Line 3 Note:	
37 0 03Nov23	1 - S/I (2) Laundry Uppers - 30Inch H - 15Inch W - on both sides of wall to leave space for future shelves Note:	
38 0 03Nov23	1 - S/I Richelieu Contemporary metal pull (Product # BP873304900) on panel ready appliances - dishwasher and fridge Note:	
39 0 03Nov23	1 - Shorten cabinet above fridge to accommodate 84"h fridge, shrink width to 36" Note:	
40 0 03Nov23	1 - Supply and Install custom doormatch panel to front of fridge as per specs provided Appliance handles NOT included (Thermador 36" panel ready fridge T361T905NP) NoteIncludes service appointment after closing when appliances are on site	
41 0 03Nov23	1 - Supply and Install custom doormatch panels to front of dishwasher as per specs provided (Bosch 24" custom panel ready SHV53CM3N) Appliance handles NOT included Noteincludes servise appointment after closing when appliances are on site - homeowner to contact spectrum kitchens one week ahead for appointment	
42 0 03Nov23	1 - Upgrade all drawers in kitchen to soft close - (17 drawers) Note:	
43 0 03Nov23	1 - Upgrade Kitchen cabinets to Line 3 Note:	

Ceramic

44 0 03Nov23	1 - Bedroom #2 Ensuite (In-law): Floor Tile - S/I Level A 13x13 stacked Note:	
45 0 03Nov23	1 - Foyer: Floor Tile - S/I Level B 24x24 stacked Note:	
46 0 03Nov23	1 - Laundry Room: Floor Tile - S/I Level A 12x24 stacked horizontal Note:	
47 0 03Nov23	1 - Main bathroom (Jack&Jill): Floor Tile - S/I Level A 13x13 stacked Note:	
48 0 03Nov23	1 - Mudroom: Floor Tile - S/I Level B 24x24 stacked Note:	
49 0 03Nov23	1 - Powder Room: Floor Tile - S/I Level A 12x24 stacked horizontal Note:	



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50 0 03Nov23	1 - Primary Ensuite: Floor Tile - S/I Level A 13x13 stacked Note:	
51 0 03Nov23	1 - Primary Ensuite: Wall Tile - U/G standard tile to staggered pattern Note:	

Electrical

52 0 18Aug23	1 - Reinforce (2) Existing Light Outlet for Future Heavier Fixture - (1)Great room and (1)Above main staircase Note:	
53 0 18Aug23	1 - Relocate (3) std light fixtures, U/G (3) Std Light Fixture to a Halo Slim 4 Potlight, and S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Upper hall Note:	
54 0 18Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Above main staircase as per plan Note:	
55 0 18Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Great room as per plan Note:	
56 0 18Aug23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) - Above kitchen island Note:	
57 0 18Aug23	1 - S/I (2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad - includes 3rd garage bay Note:	
58 0 18Aug23	1 - S/I (2) Std Electrical Outlets in butlers pantry for future wine fridges - as per plan Note:	
59 0 18Aug23	1 - S/I (4) Black Exterior Soffit PotLight 2nd Floor, and (3) Black Exterior Soffit PotLight 1st Floor (Complete with a New Switch) - located as per plan Note:	
60 0 18Aug23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - Dining room Note:	
61 0 18Aug23	1 - S/I (8) HALO Slim 4" LED Potlight (Connected to New Switch) - Great room Note:	
62 0 18Aug23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Primary ensuite Note:	
63 0 18Aug23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	
64 0 18Aug23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - bedroom #4 Note:	
65 0 18Aug23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Butlers pantry Note:	



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66 0 18Aug23	1 - U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Foyer Note:	
67 0 18Aug23	1 - U/G (4) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Lower hall Note:	
68 0 03Nov23	1 - Bedroom #2 (in-law): U/G Std Light Fixture at entry to a Halo Slim 4 Potlight, and S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) Note:	
69 0 03Nov23	1 - Great Room: S/I Non straight conduit and electrical outlet @ 70" A.F.F, terminated to the left of the fireplace next to standard outlet Note:	
70 0 03Nov23	1 - Primary Bedroom: U/G (1) Std Light Fixture at entry to a Halo Slim 4 Potlight, and S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
71 0 03Nov23	1 - Primary ensuite: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch), Center (1) in middle of main space, (1) in water closet Note:	
72 0 03Nov23	1 - U/G Std Hood Fan to BX21228 Stainless Steel- 300 CFM (Only for Decorative Hood Fans) c/w 6in Duct Note:	
73 0 03Nov23	1 - Wire for Wall Oven - 50 Amp 120/240V 3 # 8 Wiring. Use Existing Wire for Electric Cooktop Note:	

Fireplace

74 0 18Aug23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
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Granite

75 0 03Nov23	1 - Bedroom #2 Ensuite (in-law): S/I Level A Hanstone quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
76 0 03Nov23	1 - Bedroom #4 Ensuite: S/I Level A Hanstone quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
77 0 03Nov23	1 - Kitchen: S/I Level D Hanstone for backsplash, to bottom of hoodfan and bottom of floating shelves in butlers pantry Note:	
78 0 03Nov23	1 - Kitchen: S/I Level D Hanstone quartz countertop Note:	
79 0 03Nov23	1 - Main bathroom (Jack&Jill): S/I Level A Hanstone quartz in lieu of std laminate (Includes 4" Backsplash and (2) Standard Undermount Sink) Note:	



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80 0 03Nov23	1 - Powder Room: S/I Level A Hanstone quartz in lieu of std laminate (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
81 0 03Nov23	1 - Primary Ensuite: S/I Level A Hanstone quartz in lieu of std laminate (Includes 4" Backsplash and (2) Standard Undermount Sink) Note:	
82 0 03Nov23	1 - U/G Std Kitchen Sink to a Single Undermount Granite B317 Pearl Black Note:	

Hardwood

83 0 03Nov23	1 - Install baseboards/trim to accommodate future hardwood install, 3/4" hardwood throughout entire house Note:	
84 0 03Nov23	1 - S/I Torlys LVT (STD Color) in main hall, office, dining room and great room Note:As per std spec	
85 0 03Nov23	1 - S/I Torlys LVT (STD colours) in lieu of std carpet/ceramic in kitchen and bedroom #2 (in-law) Note:	
86 0 03Nov23	1 - XL Ditra to be provided in all tiled areas as per std spec Note:	

Heating and Air Conditioning

87 0 18Aug23	1 - S/I Humidifier Note:	
88 0 18Aug23	1 - S/I Air Conditioner - GSXN3 13.4 SEER2 3.0 TON AC Note:	

Miscellaneous

89 0 18Aug23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) - includes 3rd garage bay Note:	
90 0 18Aug23	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons) Note:As per B-1	
91 0 18Aug23	1 - Optional Upgrade - 9 Foot Basement Foundaton Pour (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
92 0 18Aug23	1 - Optional Upgrade - 9 Foot Second Floor Opton (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
93 0 18Aug23	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	



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94 0 18Aug23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1		
95 0 18Aug23	1 - Optional Upgrade #3 -Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:As per B-1		
96 0 18Aug23	1 - Optional Upgrade #4 -Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1		
97 0 18Aug23	1 - Optional Upgrade #6- Covered Deck (A) (Increases Breakfast Nook Pato Slider to 8 foot Wide, Steps as per Grade) Note:As per B-1		
98 0 18Aug23	1 - U/G Std 3x4 Shower to a 3x5 Acrylic Base, 2 Ceramic Walls and Option 4 Custom Glass Shower Door with Return Wall, glass to ceiling, Black Trim - Primary ensuite Note:		
99 0 18Aug23	1 - U/G std Garage Door to Insuated for Rustic Elevation - includes 3rd garage door Note:		
100 0 03Nov23	1 - Delete bathroom accessories (toilet paper holder, towel bar) in all bathrooms Note:		
101 0 03Nov23	1 - Delete mirrors in all bathrooms Note:		
102 0 03Nov23	1 - Great room: Bump Std fireplace into the Room Approx 10 inches. Bump to be 5ft 6inches wide and goes to approx 18ft ceiling Note:		

Paint

103 0 18Aug23	1 - S/I Flat ceilings throughout Note:As per std spec	
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Plumbing

104 0 18Aug23	1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo Shower Door with Chrome Trim - bedroom #2 ensuite(inlaw) Note:	
105 0 18Aug23	1 - S/I Fridge water line Note:As per std spec	
106 0 18Aug23	1 - S/I Rough in Bar Sink (Must Take Sink and Faucet from Builder Will Not Just Leave As Rough In) - Butlers Pantry Note:	
107 0 18Aug23	1 - U/G All toilets to Avenal Toilet 4722HNW and 4771NWU with soft close lid (1) powder room, (1) inlaw ensuite, (1) main bathroom, (1) bedroom #4 ensuite, (1) primary ensuite Note:	



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108 0 18Aug23	1 - U/G the Sax Freestanding Tub to a Black Skirt - Primary ensuite Note:	
109 0 03Nov23	1 - Kitchen Butlers Pantry: S/I Bristol Virtuo Granite Sink Single Bowl Pearl Black B306 to Bar Rough In Note:	
110 0 03Nov23	1 - Kitchen Butlers Pantry: S/I Keele 940LF-BL faucet to bar/prep sink Note:	
111 0 03Nov23	1 - Main Bathroom (Jack&Jill): S/I Halo 139398 shower door to std Bathtub (chrome trim) Note:	
112 0 03Nov23	1 - Primary Ensuite: U/G shower faucet to 55085-CZ with 50560-CZ, R10000-UNBX, T11876-CZ and T14276-CZ Note:	
113 0 03Nov23	1 - Primary Ensuite: U/G to Delta Stryke 35776-CZMPU-DST Champagne Bronze Basin Faucet (2) Note:	
114 0 03Nov23	1 - Primary Ensuite: U/G to Delta Stryke T4776-CZ Champagne Bronze Roman Tub Faucet/Handheld Note:	
115 0 03Nov23	1 - U/G Kitchen Faucet to Keele 940LF-BL Black Note:	

Railings

116 0 18Aug23	1 - S/I 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:	
117 0 18Aug23	1 - S/I Metal spindles (black, all plain) (TL 12-40) in lieu of standard Oak Modern Note:	

Stairs

118 0 18Aug23	1 - Upgrade main Staircase to Oak Note:	
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Trim

119 0 18Aug23	1 - U/G std handle to lever Matte Black (Vega, square rosette) - on main floor and second floor Note:	
120 0 03Nov23	1 - Install baseboards/trim to accommodate future hardwood install, 3/4" hardwood throughout entire house Note:	

1A Offer	Note:	
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This Document is Extremely Time Sensitive - Printed 14 Nov 23 at 9:30