



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Colin Twigley and Kalessy Lasserre

TEL: RES.: 613-697-7711

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
58 / 1		CHEESAPEAKE ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 21Aug20	1 - Upgrade Kitchen cabinets to Line 3 - L-shape & Buffet Wall only Note:	
2 0 21Aug20	1 - Upgrade Kitchen cabinets to Line 3 - Island only Note:	
3 0 21Aug20	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21" above counter) Note:	
4 0 21Aug20	1 - Delete one 39"w upper and base cabinet from Buffet Wall Note:	
5 0 21Aug20	1 - Increase size of island top to 65" X 36" - create eating bar overhang on back and end of island (counter top only - extra to be priced by builder ) NoteNote: clearances reduced as per cabinet plan - less than normally recommended	
6 0 21Aug20	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
7 0 21Aug20	1 - Accommodate for Over the Range MW/Hood combo - replace standard microwave cabinet w/ full (2) door upper and shorten upper above range Note:	
8 0 21Aug20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 21Aug20	1 - Move fridge space approx. 12" and insert pantry/broom cab Note:	
10 0 21Aug20	1 - Add pot/pan drawers c/w one wide top drawer (in lieu of standard 2 door base cabinet) - island Note:	
11 0 21Aug20	1 - Move standard bank of drawers to right of range Note:	
12 0 21Aug20	1 - Move range space approx. 15" towards window wall to create equal uppers each side Note:	
13 0 21Aug20	1 - Upgrade all drawers in Kitchen to soft close (X7) Note:	
14 0 21Aug20	1 - Main Bath - add (1) bank of drawers - Line 2 Note:	
15 0 21Aug20	1 - Ensuite - Replace standard make-up drawers w/ double width bank of drawers Note:	
16 0 21Aug20	1 - Add filler panels for slide-in stove in Kitchen Note:	



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17 0 21Aug20	1 - S/I Bar cabinetry in Basement as per drawing w/ laminate countertop - Line 2 Note:	

Ceramic

18 0 21Aug20	1 - S/I Level B ceramic floor tile in lieu of standard flooring in Foyer, Lower Hall, Powder Room and Laundry Room - 12x24 tile installed in staggered pattern Note:	
19 0 21Aug20	1 - S/I Profix Alpha grout in lieu of standard grout in Foyer, Lower Hall, Powder Room and Laundry Room Note:	
20 0 21Aug20	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Ensuite - 12x24 tile installed in staggered pattern Note:	
21 0 21Aug20	1 - S/I Glass Package backsplash in lieu of standard ceramic backsplash in Kitchen NoteCERATEC 2x4 STONE GATSBY MARTINI BRICK PATTERN (GROUT: SNOW WHITE)	

Doors and Windows

22 0 11Mar20	1 - Ensuite Redesign - Enlarge existing window from 32x48 to 64x48 Note:	
23 0 11Mar20	1 - S/I (1) 36"w 2-panel front entry door (no glass) in lieu of standard - sidelights reduced to 10"w to accommodate Note:	
24 0 11Mar20	1 - S/I Transom window approx. 12"h x 60"w in lieu of standard window in Laundry Room Note:	
25 0 11Mar20	1 - Delete 1/2 moon window in Master Bedroom Note:	

Electrical

26 0 21Aug20	1 - S/I (1) Soffit plug w/ switch for holiday lights Note:	
27 0 21Aug20	5 - S/I (5) 4" Exterior black potlights in soffit (HALO Slim LED) - connected to existing switch Note:	
28 0 21Aug20	4 - S/I (4) A1103R-BK 2-Light Cylinder Wall Sconces in lieu of standard - (1) at front porch, (3) at Garage Note:	
29 8,508 21Aug20	1 - S/I (1) 15 Amp Separate Circuit Plug in Mechancal Room - for Central Vac, Microwave, Freezer, Sump Pump, Gas Dryer Note:	
30 0 21Aug20	1 - S/I Non-straight conduit for audio/video cables and (1) standard plug outlet above fireplace in Family Room - installed at 72" above finished floor Note:	



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31 0 21Aug20	1 - S/I (4) 6" Interior white potlights in Living Room (HALO Slim LED) - connected to existing switch and upgraded to dimmer Note:		
32 0 21Aug20	1 - S/I (1) Reinforced capped light outlet in Living Room - connected to separate switch Note:		
33 0 21Aug20	1 - S/I (4) 6" Interior white potlights in Family Room (HALO Slim LED) - connected to existing switch and upgraded to dimmer Note:		
34 0 21Aug20	1 - S/I (1) Reinforced capped light outlet in Family Room - connected to separate switch Note:		
35 0 21Aug20	1 - S/I (6) 4" Interior white potlights in Kitchen (HALO Slim LED) - connected to separate switch Note:		
36 0 21Aug20	1 - S/I (4) 4" Interior white potlights in Dining Room (HALO Slim LED) - connected to separate dimmer switch Note:		
37 0 21Aug20	1 - S/I (2) 4" Interior white potlights in Dining Room Niche (HALO Slim LED) - connected to separate switch Note:		
38 0 21Aug20	1 - Delete (1) standard light fixture in Lower Hall - S/I (2) 4" Interior white potlights (HALO Slim LED) - connected to existing switch Note:		
39 0 21Aug20	1 - S/I (2) Capped light outlets in Family Room for future wall sconces - (1) each side of fireplace - installed at 72" above finished floor - connected to (1) switch Note:		
40 0 21Aug20	5 - Reinforce existing light outlet above Main Staircase; in Master Bedroom (sitting area), and in Bedroom #2, #3 and #4 for heavier fixtures Note:		
41 0 21Aug20	1 - S/I (1) Standard plug outlet in walk-in pantry in Kitchen Note:		
42 0 21Aug20	1 - S/I (6) LED puck lights under Kitchen cabinets - connected to (1) switch Note:		
43 0 21Aug20	1 - S/I (1) 15 Amp Separate Circuit Plug for bar fridge in Basement Note:		
44 0 21Aug20	1 - S/I Non-straight conduit for audio/video cables and (1) standard plug outlet above fireplace in Basement - installed at 72" above finished floor Note:		
45 0 21Aug20	1 - Upgrade (1) standard TEL jack and (2) standard TV jacks to Data; and add (6) Data Note:Total of (9) Data, (1) TEL and (3) TV throughout		
46 0 21Aug20	1 - S/I (1) Standard plug outlet on curved wall in Basement for future wall mount TV - installed @ 72" AFF Note:		



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47 0 21Aug20	1 - S/I (1) Standard plug outlet in Basement for future wall mount TV as per plan - installed @ 72" AFF Note:		
48 0 21Aug20	1 - S/I (4) 4" Interior white potlights in Basement (HALO Slim LED) - connected to separate switch Note:TV Area		
49 0 21Aug20	1 - S/I (7) 4" Interior white potlights in Basement (HALO Slim LED) - connected to separate switch Note:Bar & Rec Room Area		
50 0 21Aug20	1 - S/I (4) 4" Interior white potlights in Basement (HALO Slim LED) - connected to separate switch Note:Gym Area		

Fireplace

51 0 11Mar20	1 - S/I Napoleon B36NTR gas fireplace in Basement - includes foundation bump out - raise box 12" above finished floor Note:B-1	
52 0 11Mar20	1 - Ensuite Redesign - Delete standard electric fireplace - S/I Napoleon BHD4PN see through gas fireplace, vented up/out side wall with 10' flex vent kit, wall thermostat, and gas piping to fireplace Note:	
53 0 11Mar20	1 - Upgrade standard gas fireplace in Family Room to Napoleon BL46NTE Ascent linear w/ classic black surround and topaz glass - bottom of fireplace glass installed at approx. 25" above finished floor Note:	
54 0 29Apr21	1 - S/I Modern oak 60" box beam Mantle in lieu of standard colonial mantle in family/living room Note:* To be stained to compliment Twelve Oaks - Hickory Caspian	

Granite

55 0 21Aug20	1 - Countertop accommodation for slide-in stove in Kitchen Note:	
56 0 21Aug20	1 - Upgrade Kitchen countertop to Level E quartz Note:	
57 0 21Aug20	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Powder Room Note:Sink by others	
58 0 30Jul21	1 - S/I Level C Radianz Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite Note:Sink by others	

Hardwood

59 0 20Oct20	1 - S/I Level B Pre-Finished Engineered Hardwood Flooring in lieu of Standard Flooring in Study, Family Room, Living/Dining Room and Kitchen/Breakfast Area (incl. pantry) Note:	
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Miscellaneous

60 0 11Mar20	1 - Increase opening between Dining Room and Kitchen to 75"w to accommodate cabinet layout Note:	
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61 0 11Mar20	1 - S/I Finished Basement c/w standard carpet, underpad and trim Note:		
62 0 11Mar20	1 - Extend Foundation wall to approx. 9'h NoteB-1		
63 0 11Mar20	1 - Bump Fireplace in to Family Room - drywall box approx. 8"d x 7"w and from floor to ceiling Note:		
64 0 11Mar20	1 - Ensuite Redesign - Mirror Works - S/I Custom glass walls - (1) fixed pane to sit on tub deck and extend to ceiling, (1) swing door w/ chrome handle and hinges Note:		
65 0 21Aug20	1 - S/I Flat ceiling in lieu of standard stipple ceiling in Lower Hall and Dining Room Note:		
66 0 21Aug20	1 - S/I Open Basement stairs c/w Oak Modern spindles and curved nosing in Lower Hall Note:		

Paint

67 0 21Aug20	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt (Designer Grey 50YY 041/63) Note:		
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Plumbing

68 0 11Mar20	1 - S/I Maax Eterne 7236 soaker tub in Ensuite NoteTo replace Maax Palace (discontinued)		
69 0 11Mar20	1 - S/I Drain and water lines for future bar sink in Basement Note:		
70 0 11Mar20	1 - S/I 3-Piece rough-in in Basement NoteB-1		
71 0 11Mar20	1 - Ensuite Re-Design - Re-locate standard tub, toilet, shower and vanity Note:		
72 0 11Mar20	1 - Ensuite Re-Design - S/I Ceramic tiled shower enclosure w/ 4x4 acrylic base in lieu of standard shower stall Note:		
73 7,745 21Aug20	3 - S/I (3) American Standard 0614000 Studio Undermount Sinks in lieu of Standard - (1) Powder Room, (2) Ensuite Note:		
74 0 21Aug20	1 - S/I Fridge water line Note:		
75 8,021 21Aug20	1 - S/I (1) Delta Trinsic 9159BL-DST Matte Black Single Handle Pull-Down Kitchen Faucet in lieu of Standard Note:		
76 0 21Aug20	2 - S/I (2) Delta Ara 568LF-MPU Chrome Single Handle Channel Bathroom Faucets in lieu of Standard - (2) Ensuite Note:		



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77 0 21Aug20	1 - S/I (1) Delta Ara T14267-LHD Chrome Monitor 14 Series Shower Trim and (1) 52283 Chrome Raincan Shower Head in lieu of Standard in Ensuite Note:		
78 0 21Aug20	1 - S/I (1) Delta Ara T2767 Chrome Roman Tub Trim in lieu of Standard in Ensuite Note:		
79 0 21Aug20	1 - S/I (1) Delta Ara 567LF-BLMPU Matte Black Single Handle Bathroom Faucet in lieu of Standard in Powder Room Note:		

Railings

80 0 21Aug20	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and Oak Modern spindles in lieu of standard Colonial throughout Note:		
81 0 21Aug20	1 - S/I Oak nosing under spindles in Upper Hall Note:		

Trim

82 0 11Mar20	3 - S/I Swing closet doors in lieu of standard flat panel sliding closet doors in Bedroom #2, #3 and #4 Note:		
83 0 21Aug20	1 - Delete standard closet in Laundry Room Note:		
84 0 21Aug20	1 - S/I Lincoln 1-panel interior swing doors in lieu of standard Carrara swing doors NoteDoes not include front door or Garage man door		
85 0 21Aug20	1 - S/I Taymor Bergen Satin Nickel lever interior handles in lieu of standard knobs NoteDoes not include inside of front door or Garage man door *with square rose		
86 0 21Aug20	1 - S/I Taymor Strait Satin Nickel front door handleset w/ Equinox interior lever in lieu of standard Note:		
87 0 21Aug20	2 - S/I (2) Taymor Spellbound 04-32124 Chrome 24" Towel Bars and (2) Spellbound 04-32148 Chrome Toilet Paper Holders in lieu of Standard - (1) set in Main Bathroom, (1) set in Ensuite Note:		
88 0 21Aug20	1 - S/I (1) Taymor Allusion 04-32524BLK Matte Black 24" Towel Bar and (1) Allusion 04-32548BLK Matte Black Toilet Paper Holder in lieu of Standard in Powder Room Note:		



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1A Offer Worksheet	9 Foot Foundation Pour Height Note:		
2A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:		
3A 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:		
4A Offer Worksheet	Purchaser is a repeat buyer and will recieve \$1000 decor centre bonus (minus HST). Phoenix Home Address: 530 Bretby Crescent, Nepean ON K2J 5P9 Note:		
5A Offer Worksheet	Addition of gas fireplace in basement, including extra piping needed and foundation bump out to accommodate the inclusion Note:		

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