



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Michael Latimer and Mary Ann Latimer

TEL:

LOT / PHASE 31 / 2	STREET	HOUSE TYPE NEWINGTON ELEV A 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 07Jan22	1 - \$250 Design Fee- Lori Note:	
2 0 07Jan22	1 - Accommodate for built-in cooktop (add base cabient) Note:	
3 0 07Jan22	1 - Accomodate for Built-In Wall oven & Microwave (replace standard upper and base cabinet with tall oven cabinet) Note:	
4 0 07Jan22	1 - Add pot/pan drawers- c/w one wide false top drawer (in lieu of standard 2 door base cabinet)- 39"w cabinet- Upgrade drawers to soft close- Underneath Cooktop- as per plan Note39"w drawers must be upgraded to soft close	
5 0 07Jan22	1 - Credit- Accommodate for (1) Wine fridge and (1) Beverage Fridge- Butler's Pantry- as per plan NoteBase cabinets to be: 16.5"w exterior base cabinets, 24"w opening for fridges, 18"w middle base cabinet. Single door cabinets.	
6 0 07Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	

Carpet

7 0 07Jan22	1 - S/I Level 1 Carpet in lieu of standard carpet- Office, Main Stairs, Upper Hall, Master Bedroom, Bedroom #3, Bedroom #4, Bedroom #5- S/I Viscoprop II 9lbs underpad in lieu of standard underpad- throughout- as per plan Note:	
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Ceramic

8 0 16Dec22	1 - S/I Standard backsplash tile in kitchen and butlers pantry - staggered horizontal - in lieu of standard installation pattern Note:	
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Electrical

9 0 07Jan22	1 - Delete standard light fixtures in Kitchen- S/I (6) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade existing switch to Dimmer switch- Kitchen- as per plan Note:	
10 0 07Jan22	1 - Reinforce (1) existing light outlet for heavier fixture- Dining Room- as per plan Note:	
11 0 07Jan22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:	
12 0 07Jan22	1 - S/I (1) Exterior Sofft Plug w/ switch for holiday lights- connected to a new switch- as per plan Note:	
13 0 07Jan22	1 - S/I (1) Non-direct conduit for audio/video cables w/ wall plates at both ends- (1) recessed outlet- Installed at @80" A.F.F.- Fireplace- Great Room- as per plan Note:	
14 0 07Jan22	1 - S/I (1) Reinforced Capped light outlet- connected to 3-way switch- Upgrade 3-way Switches to Dimmer switches- Great Room- as per plan Note* Ceilings higher than 9'h *	



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15 0 07Jan22	2 - S/I (2) 15 AMP standard plug outlets- (1) for future Wine Fridge, (1) for future Beverage fridge- Butler's Pantry- as per plan Note:		
16 0 07Jan22	3 - S/I (3) 4" Black exterior potlight (AFR4-0930)- connected to new switch- as per plan Note* Potlights higher than 12'h *		
17 0 07Jan22	1 - S/I (3) Capped light outlets- connected to new switch- Upgrade new switch to Dimmer switch- Kitchen above island- as per plan Note:		
18 0 07Jan22	1 - S/I (3) CAT6 Data Jacks- (1) in Great Room above Fireplace @ 80" A.F.F., (1) in Office, (1) in Master Bedroom- as per plan NoteStandard		
19 0 07Jan22	1 - S/I (6) 6" White interior potlights (HALO Slim LED)- connected to 3-way switch- Upgrade 3-Way Switches to Dimmer Switches- Great Room- as per plan Note* Ceilings higher than 9'h *		
20 0 07Jan22	1 - S/I Conduit from Basement to Attic- as per plan Note:		
21 0 07Jan22	1 - S/I Wiring for cooktop - 40 AMP 120/240V- as per plan Note:		
22 0 07Jan22	1 - S/I Wiring for wall oven - 40 AMP 120/240V- as per plan Note:		

Fireplace

23 0 14Oct21	1 - Raise standard gas fireplace 12" A.F.F.- as per plan Note:	
24 0 07Jan22	1 - S/I Stained oak box beam mantle in lieu of standard mantle- Above Fireplace- Great Room- as per plan Note:	

Granite

25 0 07Jan22	1 - S/I Level A Silestone Quartz countertops in lieu of standard granite countertops- Kitchen- as per plan Note:	
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Hardwood

26 0 14Oct21	1 - S/I Torlys LVT flooring in lieu of standard carpet flooring- Great Room, Dining Room/ Lower Hall, Kitchen (Opt. Chef's Kitchen)- as per plan Note:	
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Miscellaneous

27 0 14Oct21	1 - Bump Fireplace in to Great Room- 12" deep and build drywall box 5'w from floor to ceiling- as per plan Note:	
28 0 14Oct21	1 - Optional 5th bedroom and second floor laundry NoteAs per B-1	



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29 0 14Oct21	1 - Optional Chef's Kitchen Note:As per B-1	

Paint

30 0 07Jan22	1 - S/I (1) Paint colour throughout- Dulux Diamond Matte- DLX1010-2 FOG- as per plan Note:	
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Plumbing

31 0 14Oct21	1 - S/I 3-piece rpugh-in for future Basement bathroom- as per plam Note:As per B-1	
32 0 14Oct21	1 - S/I capped T-fitting in Basement- Mechanical area- as per plan Note:	
33 0 07Jan22	1 - S/I Water line for fridge Note:	

Railings

34 0 14Oct21	1 - S/I Oak nosing under spindles- as per plan Note:	
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1A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:	
2A Offer Worksheet	3 Piece Rough-in      *future tub, toilet and sink Note:	
3A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
4A 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:	
5A Offer Worksheet	Optional Chefs Kitchen Note:	

This Document is Extremely Time Sensitive - Printed 21 Dec 22 at 9:40