



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	

Electrical

1 0 18Aug23	1 - Reinforce (2) Existing Light Outlet for Future Heavier Fixture - (1)Great room and (1)Above main staircase Note:	
2 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:	
3 0 18Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Above main staircase as per plan Note:	
4 0 18Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Great room as per plan Note:	
5 0 18Aug23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) - Above kitchen island Note:	
6 0 18Aug23	1 - S/I (2) Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad - includes 3rd garage bay Note:	
7 0 18Aug23	1 - S/I (2) Std Electrical Outlets in butlers pantry for future wine fridges - as per plan Note:	
8 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:	
9 0 18Aug23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - Dining room Note:	
10 0 18Aug23	1 - S/I (8) HALO Slim 4" LED Potlight (Connected to New Switch) - Great room Note:	
11 0 18Aug23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Primary ensuite Note:	
12 0 18Aug23	1 - S/I a conduit with a plug at either end. 1 Plug and conduit to be 70” A.F.F located in family room and end at std outlet height (to the left of the fireplace) Note:	
13 0 18Aug23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	
14 0 18Aug23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - bedroom #4 Note:	
15 0 18Aug23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Butlers pantry Note:	
16 0 18Aug23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight, and S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Primary bedroom Note:	



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17 0 18Aug23	1 - U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Foyer Note:	
18 0 18Aug23	1 - U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch), Center (1) in middle of primary ensuite Note:	
19 0 18Aug23	1 - U/G (4) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Lower hall Note:	
20 0 18Aug23	1 - U/G Std Light Fixture to a Halo Slim 4 Potlight, and S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - bedroom #2 (inlaw) Note:	

Fireplace

21 0 18Aug23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	
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Hardwood

22 0 18Aug23	1 - Install baseboards/trim to accommodate future hardwood install, 3/4" hardwood Note:	
23 0 18Aug23	1 - S/I Torlys Level A LVT in lieu of std ceramic/carpet in kitchen and bedroom #2 (inlaw) Note:	

Heating and Air Conditioning

24 0 18Aug23	1 - S/I Humidifier Note:	
25 0 18Aug23	1 - S/I Air Conditioner - GSXN3 13.4 SEER2 3.0 TON AC Note:	

Miscellaneous

26 0 18Aug23	1 - Bump Std Fireplace into the Room Approx 8 to 10inches. Bump to be 5ft 6inches Wide and goes to approx 18ft ceiling Note:	
27 0 18Aug23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) - includes 3rd garage bay Note:	
28 0 18Aug23	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons) Note:As per B-1	
29 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	
30 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	



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31 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	
32 0 18Aug23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
33 0 18Aug23	1 - Optional Upgrade #3 -Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:As per B-1	
34 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	
35 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	
36 0 18Aug23	1 - Seperate kitchen appointment with spectrum kitchens Note:	
37 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:	
38 0 18Aug23	1 - U/G std Garage Door to Insuated for Rustic Elevation - includes 3rd garage door Note:	

Paint

39 0 18Aug23	1 - S/I Flat ceilings throughout Note:As per std spec	
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Plumbing

40 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:	
41 0 18Aug23	1 - S/I Fridge water line Note:As per std spec	
42 0 18Aug23	1 - S/I Halo 139398 to Std Main Bathtub with Chrome Trim Note:	
43 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:	
44 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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45 0 18Aug23	1 - U/G the Sax Freestanding Tub to a Black Skirt - Primary ensuite Note:	

Railings

46 0 18Aug23	1 - S/I 5" Oak boxed newel posts w/ inset in lieu of standard Oak 3-1/2" Modern Note:	
47 0 18Aug23	1 - S/I Metal spindles (black, all plain) (TL 12-40) in lieu of standard Oak Modern Note:	

Stairs

48 0 18Aug23	1 - Upgrade main Staircase to Oak Note:	
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Trim

49 0 18Aug23	1 - Install baseboards/trim to accommodate future hardwood install, 3/4" hardwood Note:	
50 0 18Aug23	1 - U/G std handle to lever Matte Black (Vega, square rosette) - on main floor and second floor Note:	
1A Offer	Note:	

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