



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Rosa Brown TEL:

LOT / PHASE 3-114 / 3	STREET	HOUSE TYPE SPRINGFIEL ELEV R 3 BED WITH SUNROOM	CLOSING DATE 10-Sep-24
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 03Jan24	1 - Add 2 sets of pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) - one each side of range Note:	
2 0 03Jan24	1 - Add 5"H furring panel and shaker style ceiling crown moulding Note:	
3 0 03Jan24	1 - Add panel to front of open shelf with cut-out for built-in Microwave - FOR CAFÉ MW DRAWER # CWL112P4RW5 Note:	
4 0 03Jan24	1 - Add pull-out recycle centre - next to sink - BERENSON QPAM15228C C/W 2 LIDS Note:	
5 0 03Jan24	1 - Double door cab split in two to accommodate recycle center Note:	
6 0 03Jan24	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:	
7 0 03Jan24	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:	
8 0 03Jan24	1 - Kitchen: Add glass door to stacked upper cabinet : Frame with Mullions & clear glass - (2) double door cabients on range wall Note:	
9 0 03Jan24	1 - Kitchen: Stacked uppers - 18"h upper cabinet stacked above upper cabinet with 1" moulding between. Note: Uppers above range and fridge will be one cabinet increased in height by 18". (not stacked) Note:	
10 0 03Jan24	1 - Laundry Room: Replace sink base cabinet with 15"W X 24"D pantry Note:	
11 0 03Jan24	1 - Main Bathroom: Upgrade to D9 hardware on drawers only Note:	
12 0 03Jan24	1 - Matching interior for glass door cabinets (2) Note:	
13 0 03Jan24	1 - Modify Island to accommodate 24" bev/wine fridge Note:	
14 0 03Jan24	1 - Primary Ensuite: Accommodate for 2 sinks (drawers move to middle) Note:	
15 0 03Jan24	1 - Primary Ensuite: Upgrade to D12 hardware on drawers only Note:	
16 0 03Jan24	1 - Replace standard sink base cabinet with farm sink base cabinet Note:	



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17 0 03Jan24	1 - Replace std. base cabinet with 27" w. base MW cabinet c/w open shelf for MW + deep drawer below. (std MW upper cabinet changes to regular 2 door upper) Note:		
18 0 03Jan24	1 - Replace upper and lower cabinet next to fridge with 24"d. pantry Note:		
19 0 03Jan24	1 - Replace upper over range to Custom angled hood fan canopy to accommodate built-in Fan insert (Fan upgrade by builder) Note:		
20 0 03Jan24	1 - Upgrade Kitchen base cabinets, base panels and mouldings to Line 3 Note:		
21 0 03Jan24	1 - Upgrade kitchen upper cabinets, pantry & fridge panel to line 3 Note:		

Ceramic

22 0 03Jan24	1 - Foyer: Floor tile - S/I Level 2 24x24 stacked Note:		
23 0 03Jan24	1 - Kitchen: Wall tile - S/I Level C 2.5x8 tile Brick pattern horizontal Note:		
24 0 03Jan24	1 - Laundry Room: Floor tile - S/I Level 2 24x24 stacked Note:		
25 0 03Jan24	1 - Main Bathroom: Floor tile - S/I Level 1 12x24 tile stacked vertical Note:		
26 0 03Jan24	1 - Primary ensuite: Floor tile - S/I Level 1 12x24 stacked vertical Note:		

Electrical

27 0 28Aug23	1 - Home comes with (3) STD CAT6 data outlets as per plan - standard locations Note:		
28 0 28Aug23	1 - S/I (4) std HALO Slim 4" LED Potlight (Connected to New Switch) - Kitchen Note:As per std spec		
29 0 03Jan24	1 - Bedroom #3: Relocate (1) std CAT6 data outlet @ 75" above finished floor as per plan Note:		
30 0 03Jan24	1 - Bedroom #3: Relocate (1) Std Electrical Outlet from ground height and install @ 75" above finished floor as per plan NoteRelocated from same wall		
31 0 03Jan24	1 - Dining room: Relocate std fixture 1ft towards sunroom as per plan Note:		



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32 0 03Jan24	1 - Exterior: Relocate coach light outlet to soffit and supply and install RTJB4CC in lieu of standard Fixture (Complete with a New Switch) as per plan Note:	
33 0 03Jan24	1 - Kitchen island: S/I (2) Additional Capped Light Outlet – in Ceiling (On New Switch) as per plan Note:	
34 0 03Jan24	1 - Kitchen: Delete std fixture above sink, relocate and S/I std sconce above window approx 10" above trim Note:	
35 0 03Jan24	1 - Kitchen: Relocate (1) std light fixture, U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch for kitchen pot lights) Note:	
36 0 03Jan24	1 - Kitchen: S/I (2) 4in LED Puck Light on New Switch - located inside upper cabinets on range wall Note:	
37 0 03Jan24	1 - Kitchen: U/G Std Hood Fan to BX21228 Stainless Steel- 300 CFM c/w 6in Duct Note:	
38 0 03Jan24	1 - Kitchen: Wire for Build In Microwave 20amp 240v 3 # 12 wiring Note:	
39 0 03Jan24	1 - Laundry room: U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) and S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
40 0 03Jan24	1 - Living room: Reinforced Existing Light Outlet for Future Heavier Fixture Note:	
41 0 03Jan24	1 - Living room: Relocate (1) std CAT6 data outlet @ 79" off finished floor above fireplace as per plan Note:	
42 0 03Jan24	1 - Living room: Relocate (1) Std Electrical Outlet from ground height and install @ 75" above finished floor as per plan NoteRelocated from same wall	
43 0 03Jan24	1 - Main Bathroom: S/I (1) Std light fixture (On existing switch) cenered in room as per plan Note:	
44 0 03Jan24	1 - Main hall: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) and S/I (1) Additional HALO Slim 4" LED Potlight Note:	
45 0 03Jan24	1 - Main hall: U/G Std Light Fixture to a Halo Slim 4 Potlight (On New Switch) between bedroom 2 and 3 as per plan Note:	
46 0 03Jan24	1 - Primary bedroom: Relocate (1) std CAT6 Data outlet @ 75" above finished floor, 3 feet from window wall as per plan Note:	
47 0 03Jan24	1 - Primary bedroom: Relocate (1) Std Electrical Outlet from ground height and install @ 75" above finished floor as per plan NoteRelocated from same wall	



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INV# QTY EXTRA / CHANGE

48 0 03Jan24	1 - Primary ensuite: S/I (1) Additional GFI plug above vanity as per plan - std to remain on other side of vanity wall as per plan Note:	
49 0 03Jan24	1 - Primary ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
50 0 03Jan24	1 - Primary ensuite: U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) and S/I a HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
51 0 03Jan24	1 - Walk-in Pantry: Relocate and U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) and S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
52 0 12Jan24	1 - DELETE** Foyer Closet: S/I (1) Std Electrical Outlet @ std height as per plan Note:	
53 0 12Jan24	1 - Garage: S/I (1) WP outlet @ 80" above floor as per plan Note:	

Fireplace

54 0 28Aug23	1 - U/G Std Fireplace to Napoleon BL46NTE (BLACK TRIM) Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:	
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Granite

55 0 03Jan24	1 - Kitchen: S/I Hanstone Level D quartz Note:	
56 0 03Jan24	1 - Kitchen: U/G Std Sink to a Single Bowl Farmhouse Sink B354 Ultra White (includes cabinet change) Note:	
57 0 03Jan24	1 - Main Bathroom: S/I Hanstone Level D quartz in lieu of std laminate (includes 4" backsplash and (1) std undermount sink) Note:	
58 0 03Jan24	1 - Primary Ensuite: S/I Hanstone Level D quartz (includes 4" backsplash and (2) std undermount sink) Note:	

Hardwood

59 0 03Jan24	1 - S/I Twelve oaks (level A) prefinished engineered hardwood in Sunroom, living room, dining room, hall and kitchen Note:	
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Miscellaneous

60 0 28Aug23	1 - Create walk-in pantry in Kitchen with curved arched opening, laundry sink gets reloated to basement(becomes laundry basin), accommodate for stacked laundry in laundry room, delete standard cabinetry and closet - as per plan Note:	
61 0 28Aug23	1 - Add Additional 3rd garage bay - std finishes Note:As per B-1	



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62 0 28Aug23	1 - Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft6inches Wide and goes to approx 12ft ceiling Note:	
63 0 28Aug23	1 - Delete standard tub and shower stall in Ensuite; relocate toilet - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo clear glass sliding doors - master ensuite Note:	
64 0 28Aug23	1 - Delete std bathroom accessories (toilet paper holder and towel bar) - Main bathroom and Master ensuite Note:	
65 0 28Aug23	1 - Delete std doors to sunroom and walls on either side of door - shrink transom above to accommodate 8'h opening as per elevation -wall facing living room to remain Note:	
66 0 28Aug23	1 - Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 - as per plan Note:As per B-1	
67 0 28Aug23	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	
68 0 28Aug23	1 - S/I Curved arched opening in main hall as per plan Note:	
69 0 28Aug23	1 - S/I Flat ceilings throughout Note:As per std spec	
70 0 03Jan24	1 - Delete standard mirrors in all Bathrooms Note:	
71 0 03Jan24	1 - DELETE** Seperate Kitchen appointment with Sepctrum Kitchens Note:	
72 0 03Jan24	1 - Kitchen: Center island with fridge wall Note:	
73 0 03Jan24	1 - Laundry room: Accommodate for stacked washer/dryer Note:	

Plumbing

74 0 28Aug23	1 - S/I - Fridge water line Note:As per std spec	
75 0 28Aug23	1 - U/G Kitchen Faucet to Trinsic 9159-CZ-DST Champagne Bronze Note:	
76 0 28Aug23	1 - Upgrade Std Tub in Main Bathroom to Maax Exhibit 6032 Soaker Tub Note:	
77 0 03Jan24	1 - Garage: Relocate hose bib as per plan Note:	



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78 0 03Jan24	1 - Main Bathroom: U/G Alcove Tub Waste and Overflow to Match Tub Faucet Note:	
79 0 03Jan24	1 - Main Bathroom: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet Note:	
80 0 03Jan24	1 - Main Bathroom: U/G to Delta Kitano T14463-BL Black Tub/Shower Faucet Note:	
81 0 03Jan24	1 - Primary Ensuite: U/G Freestanding Tub Waste and Overflow to Match Ensuite Tub Faucet Note:	
82 0 03Jan24	1 - Primary ensuite: U/G Maax Halo shower doors to Matte Black Trim Note:	
83 0 03Jan24	1 - Primary Ensuite: U/G Shower Faucet to 55085-CZ With 50560-CZ &R10000 & T11859-CZ & T14259-CZ Note:	
84 0 03Jan24	1 - Primary Ensuite: U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet (2) Note:	

Railings

85 0 28Aug23	1 - S/I - Metal spindles (black, all plain) in lieu of standard Oak Modern Note:	
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Trim

86 0 28Aug23	1 - S/I - Bypass closet doors throughout Note:As per std spec	
87 0 28Aug23	1 - U/G door to 96" high - Throughout main floor, Includes closets - Does not include basement vestibule Note:	
88 0 28Aug23	1 - U/G std handle to lever Matte Black (Vega, square rosette) - throughout NoteDoes not include basement vestibule door	
89 0 28Aug23	1 - U/G Strait Exterior Handle to Ashford - Matte black Note:	
90 0 28Aug23	1 - Upgrade interior doors to Level 2 - 5 Panel Shaker (14) NoteIncludes closet doors - Does not include basement vestibule door	
91 0 03Jan24	1 - Kitchen Walk-in Pantry: Leave 15" of space between each shelf Note:	



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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	S/I Insulated garage doors (as per plan) Note:	
2A Offer Worksheet	S/I Humidifier - GENERAL AIRE 1099 Note:	
3A Offer Worksheet	S/I Air Conditioner - GOODMAN -13 SEER- GSX13024 - 2.5 TON Note:	
4A Offer Worksheet	\$15,000 Decor Centre Bonus - Purchaser can choose up to \$15,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
5A Offer Worksheet	\$25,000 Decor Centre Bonus - Purchaser can choose up to \$25,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
6A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) Note:	
7A Offer Worksheet	- Note:	
8A Offer Worksheet	Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note:	
9A 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:	
10A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions. Not available for all lots) Note:	

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