



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Curtis Murphy and Grace Murphy TEL:

LOT / PHASE 3-91 / 3	STREET	HOUSE TYPE NEWINGTON ELEV C 5 BED	CLOSING DATE 01-Aug-24
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 08Aug23	1 - Accommodate for Built-in Double Wall oven - replace upper and lower with tall cabinet c/w cut-out for ovens & drwr below - NEED APPLIANCE SPECS Note:	
2 0 08Aug23	1 - Accommodate for drop -in range top (add base cabinet to range space - customized for range top) NEED APPLIANCE SPECS Note:	
3 0 08Aug23	1 - Add 2 double width top drwrs - one each side of range Note:	
4 0 08Aug23	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 range top. Note:	
5 0 08Aug23	1 - Add 2 single width top drwrs - one each side of range Note:	
6 0 08Aug23	1 - Add furring panel and ceiling crown to top of the mudroom cabinets Note:	
7 0 08Aug23	1 - Add light valance below upper cabinets - Regency style (as seen at Spectrum Showroom) - painted or wood finish only - to accommodate under cabinet lighting (lights and electrical by builder) Notesingle upper each side of hood fan decreased in height by 3" to accomodate light valance	
8 0 08Aug23	1 - Butler's Pantry - Accommodate for bar sink (sink, faucet & plumbing by builder) Note:	
9 0 08Aug23	1 - Butler's Pantry - Add 2 top drawers Note:	
10 0 08Aug23	1 - Butler's Pantry - Add 4 glass doors to upper cabinets :Opt 2 - Frame with Mullions & clear glass (white interior) Note:	
11 0 08Aug23	1 - Butler's Pantry - add false top drwr to sink base Note:	
12 0 08Aug23	1 - Butler's Pantry - delete 2 base cabinet to make space for 24"" wine fridge & 24" bev fridge - NEED SPECS Note:	
13 0 08Aug23	1 - Butler's Pantry - Matching interior for glass door cabinet (2 cabinets) Note:	
14 0 08Aug23	1 - Butlers pantry: Standard middle double door cabient to be 6" shorter in height Note:	
15 0 08Aug23	1 - Custom fireplace built-ins as per plan Note:	
16 0 08Aug23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Opt 2 - Panel to ceiling + 1" moulding + Ceiling Crown Note:	



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17 0 08Aug23	1 - Fridge wall - Fill to ceiling with 1" moulding, furring panel & ceiling crown Note:		
18 0 08Aug23	1 - Fridge wall - Increase width & depth of fridge upper to 48"w X 24"d c/w lift up hinges and add 2 side panels. Note: height reduced to 12"h to accomoadte 84"h fridge Note:		
19 0 08Aug23	1 - Fridge wall - option 2 - Add base cabinet + top drwr & 42"h upper cabinet left of fridge - 33"w (includes valance) Note:		
20 0 08Aug23	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:		
21 0 08Aug23	1 - Island - Add double thick panels each end - 1.25" thick X 36"w - extended to edge of eating counter overhang Note:		
22 0 08Aug23	1 - Island - Add Duumy doors to back & side of island - 10 doors total Note:		
23 0 08Aug23	1 - Island - Add false top drwr to sink base cabinet Note:		
24 0 08Aug23	1 - Island - Add flush furniture kick to back & sides of island Note:		
25 0 08Aug23	1 - Island - Add panel to front of open shelf with cut-out for built-in MW Trim kit - NEED SPECS Note:		
26 0 08Aug23	1 - Island - Add Pull-out Recycle Center to cabinet right of sink - Richelieu #76000140 (fits 24" cabinet) c/w 2 LG bins Note:		
27 0 08Aug23	1 - Island - Add top drawer above recycle center Note:		
28 0 08Aug23	1 - Island - move location approx 24" towards patio door to accommodate new fridge location Note:		
29 0 08Aug23	1 - Island - Replace standard bank of 4 drwrs with base cabinet with door - right of sink. Note:		
30 0 08Aug23	1 - Island - Replace std. base cabinet with base MW cabinetc/w open shelf for Mw and deep drwr below Note:		
31 0 08Aug23	1 - Move drop-in range top location to create equal cabinets each side Note:		
32 0 08Aug23	1 - Move fridge space & upper cabinet to wall backing walk-in Pantry and replace space with Base & Upper cabinets (builder to move door to walk-in Pantry to Butler's Pantry) Note:		



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INV#	QTY	EXTRA / CHANGE
33 0 08Aug23	1 - Replace 2 door vanity with full width false drawer front + 2 drawers on one side (sink remains in middle) - bedroom #4 ensuite - LINE 2 Note:	
34 0 08Aug23	1 - Replace upper above range with Custom cabinet for built-in Fan insert. Similar design to Newington Model home - 39"w X 27"h X 21"d c/w double thick side panels and valance below ( fan upgrade by builder) Note:	
35 0 08Aug23	1 - S/I Custom mudroom cabientry as per plan NoteHooks not included	
36 0 08Aug23	1 - Upgrade all drwrs in kitchen to soft close - (15 drwrs) Note:	
37 0 08Aug23	1 - Upgrade all hinges in kitchen to soft close - (33 doors) Note:	
38 0 08Aug23	1 - Upgrade basement bathroom cabients to line 3 Note:	
39 0 08Aug23	1 - Upgrade bedroom #4 ensuite cabients to line 3 Note:	
40 0 08Aug23	1 - Upgrade ensuite #2 cabients to line 3 Note:	
41 0 08Aug23	1 - Upgrade Kitchen cabinets to line 3 Note:	
42 0 08Aug23	1 - Upgrade to soft close drawers - (X2) - bedroom #4 ensuite - LINE 2 Note:	
43 0 08Aug23	1 - Upgrade to soft close drawers - standard layout (X3) - inlaw ensuite - LINE 2 Note:	
44 0 08Aug23	1 - Upgrade to soft close drawers - standard layout (X3) - Main bathroom - LINE 2 Note:	
45 0 08Aug23	1 - Upgrade to soft close drawers - standard layout (X4) - Primary ensuite - LINE 2 Note:	
46 0 08Aug23	1 - Upgrade to soft close hinges - standard layout (X2) - Inlaw ensuite - LINE 2 Note:	
47 0 08Aug23	1 - Upgrade to soft close hinges - standard layout (X4) - Primary ensuite - LINE 2 Note:	
48 0 08Aug23	1 - Upgrade to soft close hinges - standard layout (X6) - Main bathroom - LINE 2 Note:	
49 0 08Aug23	1 - Upgrade to soft close hinges (X2) - bedroom #4 ensuite - LINE 2 Note:	



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INV#	QTY	EXTRA / CHANGE
50 0 08Aug23	1 - Upgrade to soft close hinges (X3) - powder room - LINE 2 Note:	

Carpet

51 0 08Aug23	1 - S/I - Level 1 carpet in lieu of std on basement staircase and finished basement Note:	
52 0 08Aug23	1 - Upgrade carpet underpad to level 2 (9lb) in lieu of std (4lb) on basement staircase and finished basement Note:	

Ceramic

53 0 08Aug23	1 - S/I - Level B 12x24 floor tile in powder room - stacked horizontal Note:	
54 0 08Aug23	1 - S/I - Level B 12x24 wall tile in master ensuite - stacked horizontal Note:	
55 0 08Aug23	1 - S/I - Level B 24x24 floor tile in foyer - stacked Note:	
56 0 08Aug23	1 - S/I - Level B 24x24 floor tile in laundry room - stacked Note:	
57 0 08Aug23	1 - S/I - Level B 24x24 floor tile in Main bathroom - stacked Note:	
58 0 08Aug23	1 - S/I - Level B 24x24 floor tile in Master ensuite - stacked Note:	
59 0 08Aug23	1 - S/I - Level B 24x24 floor tile in mudroom - stacked Note:	
60 0 08Aug23	1 - S/I - Std 4x16 kitchen backsplash in staggered horizontal pattern in lieu of stacked - includes butlers pantry - installed to bottom of hoodfan and bottom of upper cabinets in butlers pantry Note:	
61 0 08Aug23	1 - S/I - Std 4x8 wall tile in staggered horizontal pattern in lieu of std stacked - Bedroom #4 ensuite Note:	

Doors and Windows

62 0 15Jun23	1 - All (3) Basement windows to be 55x30 Note:	
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Electrical

63 0 15Jun23	1 - Relcoate (1) std USB outlet to beside fridge as per plan Note:	
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64 0 15Jun23	1 - Relocate (1) standard light fixture in primary ensuite as per plan Note:		
65 0 15Jun23	1 - S/I - Cyclone BXB60934 Stainless steel 8" ducting, 34" insert with baffle filter - 900CFM ***Requires makeup air system Note:		
66 0 15Jun23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - located in laundry room as per plan Note:		
67 0 15Jun23	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) 3-way switch with light in basement staircase Note:		
68 0 15Jun23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - lcoated above kitchen island as per plan Note:		
69 0 15Jun23	1 - S/I (2) Std Electrical Outlet in butlers pantry for future wine fridges as per plan Note:		
70 0 15Jun23	1 - S/I (2) Std Electrical Outlet in kitchen pantry at counter height approx 38" A,F,F - locations as per plan Note:		
71 0 15Jun23	1 - S/I (3) Black Exterior Soffit PotLight 1st Floor (Connected to Existing Switch) - located as per plan Note:		
72 0 15Jun23	1 - S/I (4) Black Exterior Soffit PotLight 2nd Floor (Connected to Existing Switch) - located as per plan Note:		
73 0 15Jun23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New 3-way Switch) - in basement located as per plan Note:		
74 0 15Jun23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - in basement located as per plan Note:		
75 0 15Jun23	1 - S/I (6) Aditonal HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note:		
76 0 15Jun23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New 3-way Switch) - in basement located as per plan Note:		
77 0 15Jun23	1 - S/I (8) HALO Slim 4" LED Potlight (Connected to New Switch) - located in great room as per plan Note:		
78 0 15Jun23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Basement bathroom Note:		
79 0 15Jun23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - bedroom #2 ensuite Note:		



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80 0 15Jun23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Bedroom #4 ensuite Note:		
81 0 15Jun23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - jack & jill bathroom Note:		
82 0 15Jun23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - primary ensuite Note:		
83 0 15Jun23	1 - S/I a 30amp generator panel c/w 30amp inlet receptacle and a 25ft cord for the generator connection. Does not include generator (for circuits: furnace, Fridge, 4 x lighting, Microwave) Note:		
84 0 15Jun23	1 - S/I a Gas BBQ Line - located as per plan Note:		
85 0 15Jun23	1 - S/I a Gas Dryer Line - Second Floor w/ 110 v outlet Note:		
86 0 15Jun23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
87 0 15Jun23	1 - S/I Make-up Air System for Kitchen Hood Fan 600 CFM to 1000CFM Note:		
88 0 15Jun23	1 - S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires - great room Note:		
89 0 15Jun23	1 - S/I Std Electrical Outlet - located in basement @ 75" A.F.F (beside conduit) Note:		
90 0 15Jun23	1 - S/I Std Electrical Outlet - located in great room @ 75" A.F.F (beside conduit) Note:		
91 0 15Jun23	1 - S/I Std Electrical Outlet - located in master bedroom @ 75" A.F.F - located as per plan Note:		
92 0 15Jun23	1 - S/I Std Electrical Outlet - located in office @ 75" A.F.F Note:		
93 0 08Aug23	1 - Delete (2) std vanity fixtures, Relocate (2) capped lights and S/I (3) Additional Capped Light Outlet – on Wall for Future Sconce (Connected to Existing Switch) - located in master ensuite as per plan Noteapprox. 62" from the floor and approx 32" from one another above mirrors		
94 0 08Aug23	1 - Relocate std Stove Plug for Double Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (3/4 inch Gas Line required) Note:		
95 0 15Sep23	1 - S/I Additional exterior gas line for future pool heater - located as per plan Note:		



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INV#	QTY	EXTRA / CHANGE
96 0 15Sep23	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in great room @75" A.F.F terminated to the left of the fireplace next to standard outlet Note:	
97 0 15Sep23	1 - S/I Straight Conduit for Future TV - located in basement @ 75" A.F.F, terminated directly below at std outlet height, next to standard electrical outlet Note:	
98 0 23Jul24	1 - S/I (5) 4in LED Puck Light on New Switch located as per plan in Kitchen Note:	

Granite

99 0 08Aug23	1 - S/I - Hanstone Level A+ quartz in lieu of std laminate in basement bathroom (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
100 0 08Aug23	1 - S/I - Hanstone Level A+ quartz in lieu of std laminate in bedroom #2 ensuite (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
101 0 08Aug23	1 - S/I - Hanstone Level A+ quartz in lieu of std laminate in Ensuite #2 (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
102 0 08Aug23	1 - S/I - Hanstone Level A+ quartz in lieu of std laminate in Main bathroom/jack & jill (Includes 4" Backsplash and (2) Standard Undermount Sink) Note:	
103 0 08Aug23	1 - S/I - Hanstone Level A+ quartz in lieu of std laminate in Powder Room (Includes 4" Backsplash and (1) Standard Undermount Sink) Note:	
104 0 08Aug23	1 - S/I - Hanstone Level B quartz in lieu of std laminate in Master ensuite (Includes 4" Backsplash and (2) Standard Undermount Sink) Note:	
105 0 08Aug23	1 - S/I - Hanstone Level D quartz in lieu of std in kitchen (NO 4" backsplash and includes std undermount sink) NoteIncludes additional quartz beside fridge	

Hardwood

106 0 08Aug23	1 - S/I - Level A Twelve oaks prefinished engineered hardwood in lieu of standard flooring in kitchen, bedroom #2, upper hall, master bedroom, bedroom #3, bedroom #4 and bedroom #5 Note:	
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Miscellaneous

107 0 15Jun23	1 - 3rd Car Garage Bay. Subject to Engineering Approval and Site Conditions. NoteAs per B-1	
108 0 15Jun23	1 - 9 Foot Basement Foundation Pour NoteAs per B-1	
109 0 15Jun23	1 - 9 Foot Second Floor NoteAs per B-1	



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110 0 15Jun23	1 - Additional Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model 37x24 Window Note:As per B-1	
111 0 15Jun23	1 - All 3 basement windows to be 55x30 Note:As per revised B-1	
112 0 15Jun23	1 - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) - (Subject to Site Conditions) Note:As per B-1	
113 0 15Jun23	1 - Delete standard basement vestibule door Note:	
114 0 15Jun23	1 - Delete standard bathroom accessories in all bathrooms (towel bar and toilet paper holder) Note:	
115 0 15Jun23	1 - Delete standard mirrors in all bathrooms Note:	
116 0 15Jun23	1 - Finished Basement standard layout with bedroom and finished 3-piece bath. Standard finishes. Note:As per B-1	
117 0 15Jun23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) - with 3rd garage bay Note:	
118 0 15Jun23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1	
119 0 15Jun23	1 - Optional Upgrade #3-Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:As per B-1	
120 0 15Jun23	1 - Optional Upgrade #4- Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1	
121 0 15Jun23	1 - Optional Upgrade #6-Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Foot Wide, Steps as per Grade) Note:As per B-1	
122 0 15Jun23	1 - Relocate 3 piece bathroom in basement as per plan Note:	
123 0 15Jun23	1 - Relocate pantry door to butlers pantry as per plan Note:	
124 0 15Jun23	1 - S/I - Gas line, 3/4" for future generator as per plan - located on the exterior wall backing the mudroom Note:	
125 0 15Jun23	1 - Seperate kitchen appointmnet with spectrum kitchens Note:	
126 0 15Jun23	1 - U/G std Garage Door to Insuated Door and Thermal Glass for Craftman Elevation - Applied to both garage doors Note:	





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INV#	QTY	EXTRA / CHANGE
127 0 08Aug23	1 - Bump Std Fireplace into the Room Approx 16inches. Bump to be 74inches Wide and goes to approx 18ft ceiling Note:	
128 0 05Dec23	1 - DELETE - S/I - Quartz bench in shower, approx. 18"h, 12"d - Primary ensuite (must be a 3x5 base and base becomes 3x4) Note:	
129 0 05Dec23	1 - DELETE - U/G Std 3x4 Shower to a 3x5 Acrylic Base, 2.5 Ceramic Walls and Option 6 Custom Glass Shower Door with Return Wall on Half Wall with Corion Ledge. Chrome Trim Note:	
130 0 05Dec23	1 - S/I - Quartz bench in shower, approx. 18"h, 12"d - Primary ensuite Note:	
131 0 05Dec23	1 - U/G Std 3x4 Shower to Ceramic Walls and Option 6 Custom Glass Shower Door with Return Wall on bench with Quartz Ledge. Chrome Trim Note:	

Paint

132 0 08Aug23	1 - Upgrade (1) Paint Colour Throughout – Dulux Diamond Matt - Glacial Ice DLX1014-1 Note:	
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Plumbing

133 0 15Jun23	1 - U/G (6) toilets to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Basement bathroom, powder room, bedroom #2 ensuite, jack & jill, bedroom #4 ensuite and primary ensuite Note:	
134 0 15Jun23	1 - U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink - inlaw ensuite, master ensuite, powder room, bedroom #4 ensuite, jack & jill (2) Note:	
135 0 08Aug23	1 - Add Bristol Virtuo Granite Sink Single Bowl White B348 to Bar Rough In Note:	
136 0 08Aug23	1 - Add Faucet to Bar Rough In 9959-DST (chrome) Note:	
137 0 08Aug23	1 - U/G Std Kitchen Sink to a Single Undermount Granite B342 White Note:	
138 0 08Aug23	1 - U/G to Delta Kitano 563LF Chrome Basin Faucet in powder room(1), main bathroom(2), ensuite #2(1), bedroom #4 ensuite (1) and basement bathroom(1) Note:	
139 0 12Dec23	1 - DELETE - U/G to Delta Stryke 35776-MPU-DST Chrome Basin Faucet - Master ensuite(2) Note:	
140 0 12Dec23	1 - DELETE - U/G to Delta Stryke T4776 Chrome Roman Tub Faucet/Handheld - Primary ensuite Note:	
141 0 12Dec23	1 - U/G to Delta Stryke 35776-MPU-DST Chrome Basin Faucet - Master ensuite(2) - 4inch WIDESPREAS INSTALL Note:	



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INV#	QTY	EXTRA / CHANGE
142 0 12Dec23	1 - U/G to Delta Stryke T4776 Chrome Roman Tub Faucet/Handheld - Primary ensuite - 4inch WIDESPREAD INSTALL Note:	

Stairs

143 0 08Aug23	1 - S/I - Upgrade Staircase to Oak w/ white risers Note:	
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Trim

144 0 15Jun23	1 - U/G std door to 15 Lite Frosted Glass French door - office and kitchen pantry Note:	
145 0 15Jun23	1 - U/G to Level 2, 5-1/2 inch baseboards and 3-1/2 inch casings in lieu of standard throughout - (CT#14) - 5 Bedroom Note:	
146 0 15Jun23	1 - Upgrade all doors on main floor and second floor to 8'h - closets inlcuded Note:	
147 0 15Jun23	1 - Upgraded Closet Doors (pair - up to 6'w): Foyer Note: swing	



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1A Offer Worksheet	\$30,000 Decor Centre Bonus - Purchaser can choose up to \$30,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
2A Offer Worksheet	\$40,000 Decor Centre Bonus - Purchaser can choose up to \$40,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
3A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay. Subject to Engineering Approval and Site Conditions. Note:	
4A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:	
5A Offer Worksheet	Optional Upgrade - Additional Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model 37x24 Window \$1065 Note:	
6A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Window From (1)37 x 24 to (1)55 x 30 (Subject to Site Conditions and Availability for your Chosen Model) Note:	
7A Offer Worksheet	Increase Size of Additional Basement Window from (1)37 x 24 to (1)55 x 30 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	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) -(Subject to Site Conditions) Note:	
10A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:	
11A Offer Worksheet	Optional Upgrade - 9 Foot Second Floor (Subject to Site Conditions and Availability for your Chosen Model) Note:	
12A Offer Worksheet	Finished Basement standard layout with bedroom and finished 3-piece bath. Standard finishes. Note:	
13A Offer Worksheet	Optional Upgrade #3-Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:	
14A Offer Worksheet	Optional Upgrade #4- Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:	
15A Offer Worksheet	Optional Upgrade #6-Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Foot Wide, Steps as per Grade) Note:	
16A 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:	



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