



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: David Ross Puckett and Joanne Maureen Ridgway

TEL:

LOT / PHASE 3-88 / 3	STREET	HOUSE TYPE SPRINGFIELD ELEV M 3 BED WITH SOLARIUM	CLOSING DATE 11-Dec-25
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 14Aug24	1 - Primary Ensuite: Accommodate for second sink Note:	
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Doors and Windows

2 0 14Aug24	1 - Kitchen: Increase size of window above sink to 40x40 in lieu of 30x40 Note:	
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Electrical

3 0 14Aug24	1 - Basement Vestibule and Basement stairs: U/G Std Light Fixture to a Halo Slim Potlight (On Existing Switch) Note:	
4 0 14Aug24	1 - Basement: S/I (1) Separate Circuit Outlet as per plan Note:	
5 0 14Aug24	1 - Basement: S/I (4) Std Electrical Outlets as per plan Note:	
6 0 14Aug24	1 - Bedroom #2: S/I (2) Std outlets @ std height as per plan Note:	
7 0 14Aug24	1 - Bedroom #3: Relocate std light box as per plan, change to capped light and S/I (1) Additional capped light (On existing switch) as per plan Note:	
8 0 14Aug24	1 - Bedroom #3: S/I (2) Std outlets @ std height as per plan Note:	
9 0 14Aug24	1 - Dining Room: Relcoate (1) std light box and change to capped light as per plan Note:	
10 0 14Aug24	1 - Exterior: S/I (1) Additional 15amp WP outlet in front porch as per plan Note:	
11 0 14Aug24	1 - Exterior: S/I (1) Additional Modern Sconce in front porch (On existing switch) as per plan Note:	
12 0 14Aug24	1 - Foyer open to above: S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:	
13 0 14Aug24	1 - Foyer: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires , change to capped light Note:	
14 0 14Aug24	1 - Front Exterior: S/I (5) Black Exterior Soffit PotLight 1st Floor (Connected to Existing Switch) Note:	
15 0 14Aug24	1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:	



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16	1	Hall from bed #2 to bed #3: Relocate (1) std fixture, U/G to potlight and S/I (1) additional Halo Slim 4 Potlight (On existing switch) as per plan
0		Note:
14Aug24		
17	1	Kitchen: Relocate std light box from ceiling to wall above sink for future wall sconce @ 96" aff as per plan
0		Note:
14Aug24		
18	1	Kitchen: Relocate std potlights as per plan, S/I (1) Additional potlight (On existing switch)
0		Note:
14Aug24		
19	1	Kitchen: Relocate switch for light above sink as per plan
0		Note:
14Aug24		
20	1	Kitchen: Std Electrical outlets on sink and range wall to be horizontal, as close to countertop as possible
0		Note:
14Aug24		
21	1	Laundry Room: Relocate std switch as per plan
0		Note:
14Aug24		
22	1	Laundry Room: S/I (1) GFI outlet @ 40" A.F.F, horizontal as per plan
0		Note:
14Aug24		
23	1	Laundry Room: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch)
0		Note:
14Aug24		
24	1	Living Room: S/I (1) Std Electrical Outlet above fireplace @ 78 inches A.F.F as per plan
0		Note:
14Aug24		
25	1	Living Room: S/I (3) Std Electrical Outlet @ std height as per plan
0		Note:
14Aug24		
26	1	Living Room: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires
0		Note:
14Aug24		
27	1	Main Hall: Relocate (1) std fixture, U/G (2) Std Light Fixture to a Halo Slim 4 Potlight
0		Note:
14Aug24		
28	1	Primary bedroom: S/I (2) Capped Light Outlets – in Ceiling (On New Switch)
0		as per plan
14Aug24		Note:
29	1	Primary bedroom: S/I (3) Std Electrical Outlet @ std height as per plan
0		Note:
14Aug24		
30	1	Primary Bedroom: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires
0		Note:
14Aug24		
31	1	Primary Ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch
0		Note:
14Aug24		



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32 0 14Aug24	1 - Primary Ensuite: U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:	
33 0 14Aug24	1 - Rear Exterior: Relocate std WP outlet as per plan Note:	
34 0 14Aug24	1 - Relocate std CAT6 from bedroom #3 to bedroom #2 as per plan Note:	
35 0 14Aug24	1 - Relocate switches from deleted sunroom wall, and fireplace wall as per plan (single switch for sunroom capped light, single switch for all pot lights and single switch for ceiling fan) Note:	
36 0 14Aug24	1 - Sunroom/Dining room/Living room: S/I (7) HALO Slim 4" LED Potlight Connected to Existing Switch) as per plan Note:	
37 0 14Aug24	1 - Sunroom: Delete standard ceiling light Note:	

Fireplace

38 0 14Aug24	1 - Living room: S/I Std mantle at 55 inches A.F.F Note:	
39 0 14Aug24	1 - Living Room: U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:	

Hardwood

40 0 14Aug24	1 - S/I Twelve Oaks Level B Engineered hardwood in Kitchen, Main hall/Living/Dining, Sunroom, Primary bedroom, Bedroom #2 and Bedroom #3 Note:	
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Miscellaneous

41 0 14Aug24	1 - Primary ensuite: U/G Std Shower Door to Custom Option 2 Shower Glass Door Black Trim with Return Wall Note:	
42 0 14Aug24	1 - Garage: Finish garage (with 3rd garage bay) with insulation and drywall (1 coat) Note:	
43 0 14Aug24	1 - Laundry Room: Accommodate for stacked washer/dryer Note:	
44 0 14Aug24	1 - Living room: Bump Fireplace into the Room Approx 6inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling c/w shiplap on all 3 walls (std colour: White) as per sketch Note:	
45 0 14Aug24	1 - Main Bathroom: Delete standard vanity mirror Note:	



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46 0 14Aug24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons) Note:As per B-1	
47 0 14Aug24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
48 0 14Aug24	1 - Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:As per B-1	
49 0 14Aug24	1 - Primary Ensuite: Delete 2 standard vanity mirrors Note:	
50 0 14Aug24	1 - Primary Ensuite: S/I (2) 12x12 shower niches side by side, approx 6inches apart. Door to ensuite shifted towards vanity and furring wall added in shower to accommodate Note:	
51 0 14Aug24	1 - Sunroom: Delete std doors and walls as per plan Note:	

Plumbing

52 0 14Aug24	1 - Exterior: Relocate 2 standard hose bibs as per plan Note:	
53 0 14Aug24	1 - Kitchen: S/I Rough in Bar Sink in island (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) NoteSINK AND FAUCET TO BE SELECTED IN COLOURS APPOINTMENT	
54 0 14Aug24	1 - Laundry Room: Relocate std plumbing for sink as per plan Note:	
55 0 14Aug24	1 - Main bathroom and Primary ensuite: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid Note:	
56 0 14Aug24	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	
57 0 14Aug24	1 - Primary Ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes 1 Light Over Each Sink Note:	

Stairs

58 0 14Aug24	1 - Upgrade basement Staircase to Oak Note:	
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Trim



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59 0 14Aug24	1 - Main Floor: U/G all interior doors to 8ft high (includes closets) Note:	
60 0 14Aug24	1 - Upgrade all interior doors to Level 2 - 5 Panel Shaker (includes closets) NoteInterior garage door and front door excluded	

1A Offer Worksheet	Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:	
2A 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:	
3A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:	
4A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions) Note:	
5A Offer Worksheet	\$50,000 Decor Centre Bonus - Purchaser can choose up to \$50,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
6A 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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