

**CONSTRUCTION SUMMARY****DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited****PURCHASERS:** Karthikeyan Krishnan and Devi Parkunan**TEL: RES.:** 647-678-7680

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
50 / 1		OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20

INV#	QTY	EXTRA / CHANGE
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**Doors and Windows**

1 0 02Oct20	1 - S/I (1) Additional 48x24 windows in basement- as per plan Note:As per B-1	(1/57/0)
2 0 02Oct20	1 - Increase (1) existing window from 36x24 to 48x24- as per plan Note:As per B-1	(1/61/0)
3 0 02Oct20	1 - S/I (1) 24" wide x 48" high casement window in Office- as per plan Note:	(1/66/560)
4 0 02Oct20	1 - Delete standard front door and sidelight- S/I Jeld-Wen Artisan exterior doors- (2) 34" wide front doors @ 8' high- as per quote #JKEV16001 Note:	(1/138/2615)
5 0 02Oct20	1 - Relocate kitchen window to accomodate wall oven- as per plan Note:	(1/60/0)

**Hardwood**

6 0 02Oct20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower hall and family room- as per plan Note:	(1/112/5770)
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**Heating and Air Conditioning**

7 0 02Oct20	1 - S/I Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:	(1/51/1020)
8 0 02Oct20	1 - S/I Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13024) - 2.0 TON Note:	(1/68/3740)
9 0 02Oct20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/109/785)

**Miscellaneous**

10 0 02Oct20	1 - S/I Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	(1/96/2960)
11 0 02Oct20	1 - Bedroom 3 Re-design- relocate and reduce closet to approx. 7'-6" and create Office- c/w standard carpet and underpad, paint, trim, swing door and (1) standard light fixture with switch- as per plan Note:	(1/197/1500)
12 0 02Oct20	1 - S/I drywall niche and (5) closet shelves- opening to be approx 18" wide 72" high and box to start from 18" A.F.F- Master Ensuite as per plan Note:	(1/140/750)
13 0 02Oct20	1 - S/I drywall niche and (5) closet shelves- opening to be approx 18" wide 72" high and box to start from 18" A.F.F- Mudroom closet- as per plan Note:**mudroom closet gets reduced- as per plan**	(1/141/750)
14 0 02Oct20	1 - S/I Cut-out at kitchen island wall- cut-out to start at approx. 3-6" A.F.F- to ceiling and approx 24" wide- c/w quartz cap- as per plan Note:**Quartz cap priced seperately**	(1/135/500)

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15 0 02Oct20	1 - Relocate and enlarge mudroom closet to approx 4'-0" wide w/ (5) shelves on one side and (1) vac shelf on other side- S/I swing closet doors in lieu of standard- as per plan Note:	(1/172/720)
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**Plumbing**

16 0 02Oct20	1 - S/I 1 piece rough in- for future bar sink- as per plan Note:As per B-1	(1/54/0)
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17 0 02Oct20	1 - S/I 3-piece rough-in- as per plan Note:As per B-1	(1/33/0)
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18 0 02Oct20	1 - S/I Ceramic shower enclosure w/ 3x4 acrylic base and Maax Halo sliding glass shower doors w/ brushed nickel hardware- Master Ensuite- as per plan Note:	(1/145/2930)
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19 0 02Oct20	1 - Relocate hosebib in garage to side wall- as per plan Note:	(1/52/150)
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**Railings**

20 0 02Oct20	1 - S/I Oak nosing in lower and upper hall Note:	(1/38/1500)
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21 0 02Oct20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with plain square oak modern spindles in lieu of standard oak colonial Note:	(1/116/1220)
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**Trim**

22 0 02Oct20	4 - S/I By-pass closet doors in lieu of standard sliding vinyl- (1) Guest bedroom, (1) Laundry/Mudroom, (1) Bedroom 3, (1) Bedroom 2- as per plan Note:	(4/141/480)
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23 0 02Oct20	2 - S/I (2) half walls @ 42" A.F.F w/ 8" square fluted painted white columns c/w quartz caps and panel trim mould on half walls (both sides of half walls) between family room and dining room- as per plan and sketch Note:*quartz caps priced seperately*	(2/211/850)
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1A 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:			
2A Offer Worksheet	\$1000 Decor Centre Bonus- Purchaser, Karthikeyan Krishnan, is participant in Phoenix Homes repeat buyer program. Property purchased: Fernbank Crossing, Building 6, Unit 223. 60-K Jaguar Private, Stittsville ON. K2V 0J2 Purchaser can choose up to \$1,000 Note:			
3A Offer Worksheet	3 Piece Rough-in    *future tub, toilet and sink Note:			
4A Offer Worksheet	Upgrade existing (1) 36x24 basement window to (1) 48x24 *All changes must be confirmed by our engineering department Note:			
5A Offer Worksheet	Additional 48x24 basement window *All changes must be confirmed by our engineering department Note:			
6A Offer Worksheet	1 Piece Rough-in    *future Bar sink Placement must be confirmed by our engineering department Note:			
7A Offer Worksheet	Additional 48x24 basement window Note:			
8A Offer Worksheet	COUNTERPARTS AND FACSIMILE This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same Note:			

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