



*REVISED - SEE ITEM # 19 *

27/1/21

CONSTRUCTION SUMMARY**DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited****PURCHASERS:** REGINE CHARRON FINLEY and CREIG FINLEY**TEL:** RES.: 819-635-7408

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
59 / 1		OAKSIDE ELEV C 2 BED WITH LOFT	27-Jul-20

INV# QTY EXTRA / CHANGE**Cabinetry**

1 0 20Aug20	1 - Upgrade kitchen cabinets (L shape perimeter) to line 3- UPPERS ONLY Note:	(1/67/1000)
2 0 20Aug20	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter) Note:	(1/82/1345)
3 0 20Aug20	1 - Order cabinet with loose door, no hinges & hardware (for future recycle centre)- kitchen Note:	(1/88/0)
4 0 20Aug20	1 - Upgrade lowers and island cabinets to line 4 Note:	(1/44/2400)
5 0 20Aug20	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (fixtures and electrical by builder) Note:	(1/136/800)
6 0 20Aug20	1 - Move fridge approx. 12" & insert 12"w pantry/broom cab- line 4 Note:	(1/62/480)
7 0 20Aug20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
8 0 20Aug20	1 - Increase fridge space to 37"w X 72"h Note:	(1/36/0)
9 0 20Aug20	1 - Move range space approx. 15" to create equal uppers each side Note:	(1/61/0)
10 0 20Aug20	1 - Island - Replace std base cab with 27"w. base mw cab c/w open shelf & 12"h drwr below. MW space = 25.5"w X 16.5"h X 23"d. Note:**Note: std Mw upper cab replaced with regular 2 door upper**	(1/121/880)
11 0 20Aug20	1 - Add panel with cut-out for Trim kit to front of open MW shelf Note:**MW Trim kit specs req'd**	(1/61/160)

Carpet

12 0 20Aug20	1 - S/I Level 1 carpet with level 2 underpad (VISCOPRO II 9LBS) in lieu of standard- Main stairs, Basement stairs, Bedroom 2, Bedroom 3, Upper hall Note:**Main floor to be standard carpet**	(1/143/595)
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Ceramic

13 0 20Aug20	1 - Do not install metal Schluter tile trim on floor tiles- MAIN FLOOR ONLY Note:**Approved by J. Stokes- Client is aware that tile flooring may look unfinished on the floors**	(1/71/0)
14 0 20Aug20	2 - S/I Main bath and Main bath 2 wall tile to be staggered horizontal pattern Note:	(2/74/275)
15 0 20Aug20	1 - S/I Level A (tile size 12x24) floor tile in lieu of standard- Staggered- Laundry/Mud room Note:	(1/89/720)



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16 0 20Aug20	1 - Delete standard kitchen backsplash Note:		(1/34/0)
17 0 20Aug20	1 - S/I Level A floor tile in lieu of standard- foyer- stacked Note:		(1/58/280)
18 0 20Aug20	1 - S/I Level A floor tile (size 13x13) in lieu of standard- Master Ensuite floor, tub deck, skirt and walls Note:		(1/104/515)
19 0 26Jan21	1 - S/I Ditra XL under tiles on main floor Note:As per R.Kochar		(1/38/910)

Doors and Windows

20 0 05Mar20	1 - S/I (1) 52x68 casement window- Dining Room- as per plan Note:	(1/55/940)
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Electrical

21 0 20Aug20	2 - S/I (2) Exterior soffit plug connected on new switch- for future holiday lights- (1) at front of house and (1) at back of house as per plan Note:	(2/139/275)
22 0 20Aug20	1 - S/I (1) Recessed electrical outlet- installed at 60" A.F.F above fireplace- as per plan Note:	(1/87/130)
23 0 20Aug20	1 - Delete (1) standard telephone jack- S/I (1) Data jack at 60" A.F.F above fireplace Note:**Home has total of (1) telephone jack, (5) TV jacks, and (1) Data Jack	(1/81/20)
24 0 20Aug20	1 - S/I (1) Reinforced Capped light outlet connected on new switch- Family Room- as per plan Note:*ceilings higher than 10"	(1/88/300)
25 0 20Aug20	1 - Reinforce standard capped light outlet- (1) Dining Room- as per plan Note:	(1/68/60)
26 0 20Aug20	2 - Upgrade standard light outlet for a fixture ceiling fan- c/w 3 wires- (1) Bedroom #2, (1) Bedroom #3- as per plan Note:	(2/113/65)
27 0 20Aug20	1 - S/I (5) LED Puck lights (CA360A) c/w outlet and driver- connected on new switch- as per plan Note:	(1/92/555)
28 0 20Aug20	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W) connected to existing switch- above standard soaker tub- Master Ensuite Note:	(1/131/225)

Granite

29 0 20Aug20	1 - S/I Level 4 Granite- Super White- in lieu of standard granite- Kitchen Note:	(1/70/3435)
30 0 20Aug20	1 - S/I Blanco Precis U super Single Silgranit Sink in Anthracite (400890) in lieu of standard undermount sink Note:	(1/106/1395)

Heating and Air Conditioning



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31 0 20Aug20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/109/805)

Miscellaneous

32 0 05Mar20	1 - Increase kitchen island wall to approx. 48" wide- as per plan Note:	(1/61/195)
33 0 05Mar20	1 - Master Ensuite Re-design- delete standard 3x4 shower stall- straighten out wall- as per plan Note:**Soaker tub remains as standard in washroom**	(1/92/150)
34 0 05Mar20	1 - Laundry/Mudroom Re-design- Delete standard linen closet and relocate closet and create opening for future bench and cubbies- As per plan Note:	(1/136/150)
35 0 20Aug20	1 - S/I Flat ceilings in lieu of standard stipple- throughout Note:	(1/57/3150)
36 0 20Aug20	1 - Delete (1) standard walk-in closet door and close it off from bedroom side and create (1) 40" wide by 96" high drywall opening from inside bathroom- as per plan Note:**dimensions always subject to change due to site conditions**	(1/160/550)
37 0 20Aug20	1 - Master Ensuite Re-design- delete (1) standard door in water closet and S/I (1) half-wall @ 42" high with drywall cap- as per plan Note:	(1/129/450)

Paint

38 0 20Aug20	1 - Custom stain on railings, nosing, spindles and mantle to complement Twelve Oaks- Shabby Chic Note:	(1/92/360)
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Plumbing

39 0 05Mar20	1 - S/I 3-piece rough in- as per plan Note:As per B-1 price adjustment	(1/33/-1690)
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Railings

40 0 20Aug20	1 - Oak nosing under spindles Note:	(1/25/950)
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Trim

41 0 05Mar20	1 - S/I Swing closet doors in lieu of standard vinyl sliding closet doors- Mudroom/Laundry Note:	(1/86/480)
42 0 05Mar20	1 - S/I By-pass closet sliding doors in lieu of standard vinyl sliding closet doors- Guest Bedroom Note:	(1/94/480)
43 0 20Aug20	1 - S/I Level 2- 5-1/2" Baseboards and 3-1/2" Casings- Colonial- in lieu of standard- throughout Note:	(1/92/3450)
44 0 20Aug20	6 - S/I 8'H interior doors in lieu of standard- (1) guest bedroom, (1) Main Bath, (1) Main hall linen closet, (1) Laundry Room, (1) Master Bedroom, (1) Master Ensuite- as per plan Note:	(6/175/250)



DCR/PHOENIX GROUP OF COMPANIES

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1A Offer Workshee	-3 Piece Rough-in *future tub, toilet and sink Note:	
2A Offer Workshee	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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