



REVISED- SEE ITEMS #44 & #45- 26/4/21

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Surinder Bansal and Archana Gupta

TEL: RES.: 613-864-5812

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
54 / 1		ANNAPOLIS ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 18Jun20	1 - Upgrade kitchen cabinets to line 3 Note:	
2 0 18Jun20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
3 0 18Jun20	1 - Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper; shorten height & increase depth of upper above range. Note:*Standard hoodfan is installed*	
4 0 18Jun20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 18Jun20	1 - Move fridge approx. 12" and insert broom/pantry cabinet Note:	
6 0 18Jun20	1 - Move range space approx 24" towards window wall to create equal uppers each side. Note:	
7 0 18Jun20	1 - Move std bank of drwrs to right of sink Note:	
8 0 18Jun20	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - right of range Note:	
9 0 18Jun20	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to dishwasher) Note:	
10 0 18Jun20	1 - Increase island cabinets by 18" (total length = 72") Note:	
11 0 18Jun20	1 - Upgrade all drawers in kitchen to soft close (X 7 drwrs) Note:	
12 0 18Jun20	1 - Upgrade all hinges in kitchen except base corner piano hinge to soft close (X 35 doors) Note:	
13 0 18Jun20	1 - Add (1) glass door to upper angled cabinet w/ plain frame and clear glass Note:	
14 0 18Jun20	1 - Master Ensuite - replace std make-up drwrs with 2 X bank of 3 drwrs Note:	
15 0 08Jul20	1 - Increase depth of island top by 12 " to create eating bar overhang. (island top=74" X 36") Note:	

Carpet



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Surinder Bansal and Archana Gupta TEL: RES.: 613-864-5812

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
54 / 1		ANNAPOLIS ELEV E 4 BED	

INV#	QTY	EXTRA / CHANGE
16 0 18Jun20	1 - S/I Level 3 carpet with level 2 underpad in lieu of standard- Upper hall and loft, Master Bedroom, Bedroom #2, Bedroom #3, Bedroom #4, Bedroom #5 Note:	

Ceramic

17 0 18Jun20	1 - S/I Level B floor tile (size 24x24) in lieu of standard ceramic/carpet- Foyer, Lower Hall, Solarium, Kitchen, Breakfast, Powder Room, Laundry Room/Mudroom- stacked-as per plan Note:	
18 0 18Jun20	1 - S/I Glass Package (tile size 4x12) kitchen backsplash in lieu of standard- Stacked Horizontal Note:	

Doors and Windows

19 0 30Mar20	1 - Increase (1) existing 56x24 window to 56x30- in basement- as per plan Note:AS per B-1	
20 0 30Mar20	1 - Align the front garage wall and exchange (2) overhead doors for (1) 16' overhead garage door- As per plan Note:	
21 0 18Jun20	1 - Delete standard transom and (2) sidelights - S/I (2) 8'h 30"w front entry doors w/ standard hardware- as per plan Note:	

Electrical

22 0 18Jun20	2 - Reinforce standard light fixture/capped light outlet- (1) main stairs, (1) dining room Note:	
23 0 18Jun20	4 - Delete (3) TV jacks and (1) Phone jack- S/I (4) Data Jacks- as per plan Note:**Home has total of (4) Data Jacks, (1) Phone Jack and (2) TV jacks throughout**	
24 0 18Jun20	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Family Room - installed at 60" AFF- as per plan Note:	
25 0 18Jun20	3 - S/I (1) Direct run conduit and (1) Decora plug outlet in Master Bedroom, Bedroom #2 and Bedroom #3- installed 60" AFF- as per plan Note:	
26 0 18Jun20	1 - S/I (1) 15 AMP SOFFIT PLUG W/SWITCH (for holiday lights)- as per plan Note:	
27 0 18Jun20	1 - S/I (5) 4" Black Baffle Pot Light w/led par 20 bulb (T403W) connected on new switch- as per plan Note:	
28 0 18Jun20	2 - Upgrade standard light fixture for future ceiling fan fixture c/w 3-wires- (1) Master Bedroom, (1) Family Room- as per plan Note:	
29 0 18Jun20	1 - S/I (1) Reinforced capped ceiling light outlet- connected on existing switch- Living Room- as per plan Note:	



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Surinder Bansal and Archana Gupta

TEL: RES.: 613-864-5812

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
54 / 1		ANNAPOLIS ELEV E 4 BED	
INV#	QTY	EXTRA / CHANGE	
30 0 18Jun20	3 - S/I (3) Black Modern Exterior Light Fixtures (A1103R-6) in lieu of standard connected on existing switch- as per plan Note:		
31 0 18Jun20	3 - S/I (1) Additional 15 AMP GFI Bathroom plugs in Master Ensuite, Ensuite #2, Main Bath (Jack and Jill) @ vanities Note:**Each bathroom vanity on second floor will have (2) Bathroom plugs next to each other**		

Fireplace

32 0 30Mar20	1 - S/I Fireplace fan kit- Family Room Note:	
33 0 30Mar20	1 - Relocate standard electric fireplace in Master bedroom to upper hall loft- as per plan- Raise fireplace box 28" A.F.F Note:	

Granite

34 0 18Jun20	1 - Extra granite needed for kitchen re-design Note:	
--------------------	---	--

Hardwood

35 0 30Mar20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Living room, dining room, family room, study Note:	
--------------------	--	--

Heating and Air Conditioning

36 0 18Jun20	1 - Gas line for future BBQ- as per plan Note:	
37 0 18Jun20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	

Miscellaneous

38 0 30Mar20	1 - S/I Curved arch opening at kitchen- as per plan Note:	
39 0 30Mar20	1 - Master Ensuite Alternate Plan- Option A- S/I 3x5 ceramic shower w/ acrylic base and Maax Halo Shower doors (Chrome finish), S/I Additional W.I.C and enlarge upper hall linen closet- as per plan Note:**Bath tub to be standard soaker tub w/ tub deck- as per plan**	
40 0 30Mar20	1 - Bedroom #3/4 and Main Bath Re-design- Increase vanity approx. 30"; relocate standard bank of drawers to center and S/I Additional standard lavatory sink and faucet; S/I Walk-In closet in lieu of standard sliding closet in Bedroom #3- as per plan Note:	
41 0 05Jun20	1 - Close off space above Solarium to create 5th Bedroom - closet w/ double swing doors and (1) wardrobe bar and shelf as per plan Note:	
42 0 18Jun20	1 - S/I Basement Access stairs from Garage- approx 4` wide, painted wood w/ (1) 36" unglazed exterior door and standard hardware- as per plan Note:	



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Surinder Bansal and Archana Gupta TEL: RES.: 613-864-5812

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
54 / 1		ANNAPOLIS ELEV E 4 BED	

INV#	QTY	EXTRA / CHANGE
43 0 18Jun20	1 - S/I (1) Garage man door- 36" Unglazed Exterior Door w/ standard exterior hardware, electrical switch, exterior light fixture, and patio stone landing- as needed- as per plan Note:	

Paint

44 0 26Apr21	1 - DO NOT PAINT FRONT DOOR- LEAVE UNFINISHED (WHITE)- AS PER PURCHASER'S REQUEST Note:	
45 0 26Apr21	1 - S/I Custom Stain on stairs, railings, mantle, nosings (if applicable)- to complement Twelve Oaks Maple Castille Note:	

Plumbing

46 0 30Mar20	1 - 3-piece rough in- in basement Note:AS per B-1 price adjustment	
47 0 30Mar20	1 - Bar sink rough-in- as per plan Note:As per B-1	
48 0 18Jun20	1 - S/I Water line for fridge Note:	
49 0 18Jun20	1 - S/I (1) 6" Ceiling mount shower arm and flange (RP61058) in chrome and (1) single-setting raincan shower head (RP52382) in chrome- in lieu of standard- Master Ensuite Shower Note:	

Railings

50 0 18Jun20	1 - S/I Oak nosing under spindles- upper hall Note:Price included in hardwood upgrade	
51 0 18Jun20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles- (1) TL-106-1-40 & (1) TL-106-2-40- in lieu of standard oak colonial Note:	

Stairs

52 0 30Mar20	1 - Upgrade main staircase to oak Note:	
--------------------	--	--

Trim

53 0 18Jun20	5 - S/I Privacy locks on (1) Master Bedroom, (1) Bedroom #2, (1) Bedroom #3, (1) Bedroom #4, (1) Bedroom #5 Note:	
54 0 18Jun20	3 - S/I Additional closet rod and shelf on (1) wall in Master Walk-In closets each, Bedroom 2, Bedroom 4- as per plan Note:	



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Surinder Bansal and Archana Gupta TEL: RES.: 613-864-5812

LOT / PHASE 54 / 1	STREET	HOUSE TYPE ANNAPOLIS ELEV E 4 BED	CLOSING DATE
-----------------------	--------	--------------------------------------	--------------

INV#	QTY	EXTRA / CHANGE
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	3 Piece Rough-in *future tub, toilet and sink Note:	
3A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	
4A Offer Worksheet	Increase existing 56x24 basement window to 56x30 *All changes must be confirmed by our engineering department Note:	

This Document is Extremely Time Sensitive - Printed 26 Apr 21 at 17:18