



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Neris Xiomara Alvarado and Jose Rolando Alvarado Herrera

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
41 / 1		RUTHERFORD (517) ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 01Oct20	1 - Delete standard upper range upper and accomodate for chimney hoodfan- leave 3" space beside hoodfan- as per plan Note:	
2 0 01Oct20	1 - Upgrade cabinetry to Line 3- Powder Room Note:	
3 0 01Oct20	1 - Upgrade kitchen cabinets to Line 3 Note:	
4 0 01Oct20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
5 0 01Oct20	1 - Replace standard MW upper cabinet & standard base cabinet with tall pantry cabinet c/w opening with cut-out for built-in microwave Trim kit (Trim Kit SPECS req'd) Note:	
6 0 01Oct20	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:*Note: wall next to fridge gets deleted*	
7 0 01Oct20	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of range Note:	
8 0 01Oct20	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - island Note:	
9 0 01Oct20	1 - Add false top drwr at sink, 2 single width top drwrs & 1 dbl width top drwr Note:	
10 0 01Oct20	1 - Increase length of island cabinets by 9" (eliminate eating bar overhang at end. Counter top remains standard size) Note:	
11 0 01Oct20	1 - Upgrade drawers in kitchen to soft close (X 9 drwrs) Note:	
12 0 01Oct20	1 - Upgrade all hinges in kitchen to soft close (X 22 doors) Note:	
13 0 01Oct20	1 - Add standard bank of drawers in lieu of standard base cab- end of back wall in kitchen- as per plan Note:	

Ceramic

14 0 01Oct20	1 - S/I Level B tile (size 24x24) in lieu of standard- Foyer, kitchen and breakfast area- stacked- as per plan Note:	
15 0 01Oct20	1 - S/I Level B tile (size 12x24) in lieu of standard- Powder Room- stacked- as per plan Note:	



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16 0 01Oct20	1 - S/I standard kitchen backsplash tile (size 4x16) in staggered pattern- includes to go up and behind chimney hoodfan Note:	
17 0 01Oct20	1 - S/I Level B floor tile (size 12x24) in lieu of standard- stacked- Master Ensuite floor, tub deck, skirt, and walls- as per plan Note:	

Doors and Windows

18 0 14Sep20	1 - S/I Man door at Garage c/w standard unglazed 36"w door, gripset, exterior light fixture connected to (1) switch, and patio stone landing (as required)- as per plan Note:AS per B-1	
19 0 14Sep20	1 - S/I (1) Additional 56x30 basement windows- as per plan Note:	
20 0 14Sep20	1 - Additional (2) 56x30 basement windows- as per plan Note:As per B-1	

Electrical

21 0 01Oct20	1 - S/I (1) 15 AMP soffit plug w/ new switch- for future holiday lights- as per plan Note:	
22 0 01Oct20	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 and (1) TV jack in Family Room - installed at 70" AFF Note:	
23 0 01Oct20	4 - Delete (4) standard TV jacks- S/I (4) data jacks- as per plan Note:*Home has total of (1) TV jack, (4) data jacks, (2) Telephone jacks*	
24 0 01Oct20	1 - Delete (2) standard kitchen light fixtures- S/I (5) LED (HALO Slim) interior potlights connected on existing switch with dimmer in Kitchen- as per plan Note:	
25 0 01Oct20	2 - Delete (1) standard kitchen light fixture over island- S/I (2) capped light outlets connected on exisiting switch- Kitchen Island-as per plan Note:	
26 0 01Oct20	1 - S/I (6) LED (HALO Slim) interior potlights connected on new switch with dimmer in family room- as per plan Note:	
27 0 01Oct20	1 - Delete (2) standard hallway light fixtures- S/I- (3) LED (HALO Slim) interior potlights connected on existing switch with dimmer in Lower Hall- as per plan Note:	
28 0 01Oct20	1 - Reinforce light fixture above main stairs Note:	

Granite

29 0 01Oct20	1 - S/I Bristol B926 Single bowl undermount sink in lieu of standard- Kitchen Note:	
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30 0 17Aug21	1 - S/I Silestone Quartz countertops- 3CM- White Zeus Extreme- polished finished- in lieu of standard granite countertops in Kitchen Note:	

HEATING AND AIR CONDITIONING

31 7,728 01Oct20	1 - S/I- Air Conditioner - Goodman - 13 Seer R410A GSX13 - 030 2.5 Ton Note:	
32 0 01Oct20	1 - S/I Humidifier - General Aire 1099 Note:	
33 0 01Oct20	1 - S/I Gas line for future BBQ- as per plan Note:	
34 0 01Oct20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	

Miscellaneous

35 0 14Sep20	1 - Extend foundation walls approx. 9' Note:As per B-1	
36 0 14Sep20	1 - S/I Finished basement bathroom- c/w standard toilet, bathtub, vanity, laminate countertops, vanity lights, ceramic floor and wall tiles- As per plan Note:	
37 0 14Sep20	1 - S/I Alt. Kitchen w/ walk-in pantry and coffered ceiling in Breakfast Nook w/ (4) 4" white interior potlights (HALO Slim LED) connected to separate switch Note:	
38 0 14Sep20	1 - S/I Finished basement stairs w/ open to below space- comes with standard carpet and underpad-as per plan Note:	
39 0 01Oct20	1 - S/I Flat ceilings in lieu of standard stipple- throughout Note:	
40 0 01Oct20	1 - S/I Falmec VULCANO Chimney 30" (FPVUL30W3SS) in stainless steel - 280 cfm Note:	

Paint

41 0 01Oct20	1 - S/I Custom stain on railings, spindles, nosings, and mantle to be Fuzion Black Forest on Oak Note:	
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Plumbing

42 0 14Sep20	1 - S/I 3-piece rough in- as per plan Note:As per B-1 price adjustment	
43 0 14Sep20	2 - S/I Maax Ehibit bathtub in lieu of standard- (1) Ensuite #2, (1) Ensuite #3 Note:	



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44 0 01Oct20	1 - S/I Delta Pivotal kitchen faucet in Arctic Stainless (9193-AR-DST) in lieu of standard Note:	
45 0 01Oct20	1 - S/I Water line for fridge Note:	

Trim

46 0 14Sep20	4 - S/I By-pass closet doors in lieu of standard vinyl sliding doors- Bedroom 2, Bedroom 3, Bedroom 4, Master Bedroom Note:	
47 0 14Sep20	5 - S/I 8` H interior doors in lieu of standard- (1) Pantry, (1) mudroom, (1) powder room, (2) foyer closet Note:	
48 0 01Oct20	1 - S/I Level 2 baseboards and casings- 5 1/2" baseboards and 3 1/2" casings- CT #13- throughout Note:	
49 0 01Oct20	1 - S/I Logan 2-panel smooth interior doors in lieu of standard- throughout Note:	

1A Offer Worksheet	-3 Piece Rough-in     *future tub, toilet and sink Note:	
2A Offer Worksheet	Additional (2) 56x30 basement windows Note:	
3A Offer Worksheet	9 foot foundation pour Note:	
4A Offer Worksheet	Man Door* (garage) Standard unglazed 36 door,standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
5A 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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