



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Gary Hamilton and Megan O’Heron TEL:

LOT / PHASE 38 / 2	STREET	HOUSE TYPE SPRINGFIEL ELEV C 3 BED WITH SUNROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Aug21	1 - Accommodate for slide in stove NoteNEED SPECS	
2 0 20Aug21	1 - Add (4) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - in lieu of standard base cabinet doors - Locations as per plan Note:	
3 0 20Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed -to accommodate under cabinet lighting (lights and electrical by builder) Note:	
4 0 20Aug21	1 - Extend island 33" as per plan - c/w (2) standard base cabinet doors Note:** ALL CABINETS IN ISLAND TO BE 36"	
5 0 20Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 20Aug21	1 - Increase fridge space to 73"h x 38"w in lieu of standard 36"w x 69"h Note:	
7 0 20Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
8 0 20Aug21	1 - Upgrade Kitchen cabinets to line 3 Note:	

Ceramic

9 0 20Aug21	1 - S/I - Level A 8x8 floor tile in lieu of standard in Main Bathroom Note:	
10 0 20Aug21	1 - S/I - Level A 8x8 floor tile in lieu of standard in Master ensuite Note:	
11 0 20Aug21	1 - S/I - Staggered pattern on standard kitchen backsplash in lieu of standard stacked pattern Note:	
12 0 20Aug21	1 - S/I - Staggered pattern on standard wall tile in Main bathrom in in lieu of standard stacked pattern Note:	
13 0 20Aug21	1 - S/I - Standard 13x13 ceramic tile in basement laundry area in lieu of standard carpet Note:	

Doors and Windows

14 0 26Jul21	1 - Delete (2) standard swing doors in sunroom Noteas per plan	
15 0 26Jul21	1 - Delete (8) standard windows on fireplace wall - includes upper windows Noteas per plan	



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INV#	QTY	EXTRA / CHANGE
16 0 26Jul21	1 - Relocate standard 54x48 window in Master ensuite Noteas per plan	
17 0 26Jul21	1 - S/I - Additional (1) 56x30 basement window Noteas per B-1	

Electrical

18 0 26Jul21	1 - Relocate electrical and plumbing for washer and dryer to basement Noteas per plan	
19 0 26Jul21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
20 0 26Jul21	1 - S/I (1) 240V 50 AMP plug outlet for gas oven - located in kitchen as per plan Note:	
21 0 26Jul21	1 - S/I Gas BBQ line Noteas per plan	
22 0 20Aug21	1 - S/I - (1) 15 AMP soffit plug w/ switch (for holiday lights) as per plan Note:	
23 0 20Aug21	1 - S/I - (2) additional Capped light outlet connected to existing switch - Located over island as per plan Note:	
24 0 20Aug21	1 - S/I - (3) 4" White interior potlight (HALO Slim LED) - connected to new switch - Located in Kitchen as per plan Note:	
25 0 20Aug21	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch on dimmer - located in Living room as per plan Note:	
26 0 20Aug21	1 - S/I - (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch - Located in Kitchen Note:	
27 0 20Aug21	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad Note:	
28 0 20Aug21	1 - S/I - Falmec 30" 280CFM Vulcano chimney in lieu of standard hood fan Note:	
29 0 20Aug21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - Located 70" A.F.F in living room Noteas per plan	
30 0 20Aug21	1 - Upgrade (1) standard switch to dimmer switch - located in kitchen as per plan Note:	
31 0 20Aug21	1 - Upgrade (2) standard TEL jack to Data Note:*Home has (2) Data jacks and (5) TV jacks throughout	



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Fireplace

32 0 26Jul21	1 - S/I Fan kit for fireplace Note:	
33 0 20Aug21	1 - Delete standard mantle Note:	

Granite

34 0 20Aug21	1 - S/I - (1) Bristol virtua Granite (B317) undermount single sink in pearl black in lieu of standard sink in Kitchen Note:	
35 0 20Aug21	1 - S/I - Level A Radianz quarts in lieu of standard laminate in Master Ensuite c/w 4" backsplash and (2) standard undermount sinks Note:	
36 0 20Aug21	1 - S/I - Level D Radianz quarts in lieu of standard granite in Kitchen w/ (1) upgraded undermount sink NotePrice includes extra S.F for island extention	

Hardwood

37 0 26Jul21	1 - S/I Torlys LVT in lieu of standard carpet in Living/dining, lower hall, master bedroom, bedroom #2, bedroom #3, sunroom and kitchen/breakfast Note:	
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Heating and Air Conditioning

38 0 26Jul21	1 - S/I Heating & Air Conditioner - Goodman - 13 Seer R410A GSX 13024 2.0 Ton Air Conditioner Note:	
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Miscellaneous

39 0 26Jul21	1 - 9' foundation pour in basement Noteas per B-1	
40 0 26Jul21	1 - Enlarge vestibule in basement to accommodate for Washer and dryer - as per plan Note:** Space will have to be tiled - pricing to come	
41 0 26Jul21	1 - S/I - Finished garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
42 0 26Jul21	1 - S/I - Insulated garage door w/ thermo windows Note:	

Paint

43 0 26Jul21	1 - S/I Flat ceilings in lieu of standard stipple - throughout Note:	
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Plumbing

44 0 26Jul21	1 - Delete sink and plumbing for sink in laundry room Noteas per plan	
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45 0 26Jul21	1 - Delete standard 3x3 acrylic shower in Master ensuite Note:	
46 0 26Jul21	1 - S/I - 1 piece rough-in for future bar sink as per plan Noteas per B-1	
47 0 26Jul21	1 - S/I - 3 Piece rough-in *for future tub, toilet and sink as per plan Noteas per B-1	
48 0 26Jul21	1 - S/I - Maax Eldora 6434 64" Free standing tub in lieu of standard soaker tub in Master ensuite - relocated to mid wall Note:	
49 0 20Aug21	1 - S/I - Fridge water line Note:	

Railings

50 0 26Jul21	1 - S/I - 3-1/2" Oak Modern newel posts w/ cap and Metal spindles (black, all plain) in lieu of standard Oak Colonial Note:	
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Stairs

51 0 26Jul21	1 - S/I Oak nosing on basement stairs Note:	
52 0 26Jul21	1 - Upgrade Basement Staircase to Oak Note:	

Trim

53 0 26Jul21	1 - Upgrade (8) interior doors to 96" high doors in lieu of standard Noteas per plan	
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1A Offer Worksheet	Additional (1) 56x30 basement window 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	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:	
5A Offer Worksheet	- Note:	
6A Offer Worksheet	9 Foot Foundation Pour Height Note:	