



REVISED 9/29/2021

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Gary Hamilton and Megan O'Heron

TEL:

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

Cabinetry

1 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:	
2 0 20Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed -to accommodate under cabinet lighting (lights and electrical by builder) Note:	
3 0 20Aug21	1 - Extend island 33" as per plan - c/w (2) standard base cabinet doors Note:** ALL CABINETS IN ISLAND TO BE 36"	
4 0 20Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note: <b>*REQUIRES (2) SIDE PANELS</b>	
5 0 20Aug21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
6 0 20Aug21	1 - Upgrade Kitchen cabinets to line 3 Note:	
7 0 29Sep21	1 - Delete upper above range to accommodate chimney hood fan Note:	
8 0 29Sep21	1 - Delete upper above sink Note:	
9 0 29Sep21	1 - Increase fridge space to 72" x 38" Note:	

Ceramic

10 0 20Aug21	1 - S/I - Level A 8x8 floor tile in lieu of standard in Main Bathroom Note:	
11 0 20Aug21	1 - S/I - Level A 8x8 floor tile in lieu of standard in Master ensuite Note:	
12 0 20Aug21	1 - S/I - Staggered pattern on standard kitchen backsplash in lieu of standard stacked pattern Note:	
13 0 20Aug21	1 - S/I - Staggered pattern on standard wall tile in Main bathrom in in lieu of standard stacked pattern Note:	
14 0 20Aug21	1 - S/I - Standard 13x13 ceramic tile in basement laundry area in lieu of standard carpet Note:	

Doors and Windows

15 0 26Jul21	1 - Delete (2) standard swing doors in sunroom Noteas per plan	
--------------------	---	--



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Gary Hamilton and Megan O'Heron

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
38 / 2		SPRINGFIELD ELEV C 3 BED WITH SUNROOM	

INV#	QTY	EXTRA / CHANGE	REVISION
16 0 26Jul21	1 - Delete (8) standard windows on fireplace wall - includes upper windows Note as per plan		
17 0 26Jul21	1 - Relocate standard 54x48 window in Master ensuite Note as per plan		
18 0 26Jul21	1 - S/I - Additional (1) 56x30 basement window Note as per B-1		

Electrical

19 0 26Jul21	1 - Relocate electrical and plumbing for washer and dryer to basement Note as per plan	
20 0 26Jul21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
21 0 26Jul21	1 - S/I (1) 240V 50 AMP plug outlet for gas oven - located in kitchen as per plan Note:	
22 0 26Jul21	1 - S/I Gas BBQ line Note as per plan	
23 0 20Aug21	1 - S/I - (1) 15 AMP soffit plug w/ switch (for holiday lights) as per plan Note:	
24 0 20Aug21	1 - S/I - (2) additional Capped light outlet connected to existing switch - Located over island as per plan Note:	
25 0 20Aug21	1 - S/I - (3) 4" White interior potlight (HALO Slim LED) - connected to new switch - Located in Kitchen as per plan Note:	
26 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:	
27 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:	
28 0 20Aug21	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad Note:	
29 0 20Aug21	1 - S/I - Falmec 30" 280CFM Vulcano chimney in lieu of standard hood fan Note:	
30 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 Note as per plan	
31 0 20Aug21	1 - Upgrade (1) standard switch to dimmer switch - located in kitchen as per plan Note:	





CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Gary Hamilton and Megan O'Heron

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
38 / 2		SPRINGFIELD ELEV C 3 BED WITH SUNROOM	

INV#	QTY	EXTRA / CHANGE	DATE
32 0 20Aug21	1 - Upgrade (2) standard TEL jack to Data Note:*Home has (2) Data jacks and (5) TV jacks throughout		

Fireplace

33 0 26Jul21	1 - S/I Fan kit for fireplace Note:	
34 0 20Aug21	1 - Delete standard mantle Note:	

Granite

35 0 20Aug21	1 - S/I - (1) Bristol virtua Granite (B317) undermount single sink in pearl black in lieu of standard sink in Kitchen Note:	
36 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:	
37 0 20Aug21	1 - S/I - Level D Radianz quarts in lieu of standard granite in Kitchen w/ (1) upgraded undermount sink Note:Price includes extra S.F for island extention	

Hardwood

38 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:	
--------------------	--	--

Heating and Air Conditioning

39 0 26Jul21	1 - S/I Heating & Air Conditioner - Goodman - 13 Seer R410A GSX 13024 2.0 Ton Air Conditioner Note:	
--------------------	--	--

Miscellaneous

40 0 26Jul21	1 - 9' foundation pour in basement Note:as per B-1	
41 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	
42 0 26Jul21	1 - S/I - Finished garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
43 0 26Jul21	1 - S/I - Insulated garage door w/ thermo windows Note:	

Paint

44 0 26Jul21	1 - S/I Flat ceilings in lieu of standard stipple - throughout Note:	
--------------------	---	--



CONSTRUCTION SUMMARY			
DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited			
PURCHASERS: Gary Hamilton and Megan O'Heron			TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
38 / 2		SPRINGFIELD ELEV C 3 BED WITH SUNROOM	

INV#	QTY	EXTRA / CHANGE	AMOUNT
------	-----	----------------	--------

Plumbing

45 0 26Jul21	1 - Delete sink and plumbing for sink in laundry room Note:as per plan	
46 0 26Jul21	1 - Delete standard 3x3 acrylic shower in Master ensuite Note:	
47 0 26Jul21	1 - S/I - 1 piece rough-in for future bar sink as per plan Note:as per B-1	
48 0 26Jul21	1 - S/I - 3 Piece rough-in *for future tub, toilet and sink as per plan Note:as per B-1	
49 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:	
50 0 20Aug21	1 - S/I - Fridge water line Note:	

Railings

51 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:	
--------------------	--	--

Stairs

52 0 26Jul21	1 - S/I Oak nosing on basement stairs Note:	
53 0 26Jul21	1 - Upgrade Basement Staircase to Oak Note:	

Trim

54 0 26Jul21	1 - Upgrade (8) interior doors to 96" high doors in lieu of standard Note:as per plan	
--------------------	--	--



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Gary Hamilton and Megan O'Heron TEL:

LOT / PHASE 38 / 2	STREET	HOUSE TYPE SPRINGFIELD ELEV C 3 BED WITH SUNROOM	CLOSING DATE
-----------------------	--------	---	--------------

INV#	QTY	EXTRA / CHANGE	REMARKS
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:		

This Document is Extremely Time Sensitive - Printed 29 Sep 21 at 12:05