



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Matthew Noah Vanden Beek and Samantha Sheen-Manor TEL:

LOT / PHASE 37 / 2	STREET	HOUSE TYPE MADISON ELEV C 3 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 24Jun21	1 - Delete standard shelving and wall beside vanity in Ensuite - Extend vanity to wall Note:	
2 0 29Jul21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
3 0 29Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) located to the right of the range as per plan Note:	
4 0 29Jul21	1 - Increase fridge space to 38"w x 72"h in lieu of standard Note:	
5 0 29Jul21	1 - S/I - (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	
6 0 29Jul21	1 - S/I - Standard hood fan - delete 3" each side on uppers beside range to accommodate for future installation of chimney hoodfan Note:	
7 0 29Jul21	1 - Upgrade cabinets in Ensuite to line 3 Note:	
8 0 29Jul21	1 - Upgrade cabinets in main bathroom to line 3 Note:	
9 0 29Jul21	1 - Upgrade cabinets in powder room to line 3 Note:	
10 0 29Jul21	1 - Upgrade Kitchen cabinets to line 3 Note:	

Central Vacuum

11 0 24Jun21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping in black - located under sink Note:	
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Electrical

12 0 24Jun21	1 - S/I (1) 4-Light chrome vanity fixture (A16014-CH) - vanities larger than 36" - connected to existing switch - located in Ensuite above additional vanity sink Note:	
13 0 24Jun21	1 - S/I Gas line for future BBQ - as per plan Note:	
14 0 29Jul21	1 - Delete standard light fixture in great room - S/I (6) Capped light outlet connected to existing switch Note:	
15 0 29Jul21	1 - Delete standard light in Kitchen - S/I (4) Capped light outlet connected to existing switch as per plan Note:	



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16 0 29Jul21	1 - Reinforce existing light outlet for heavier fixture in Living/dining room as per plan Note:		
17 0 29Jul21	1 - S/I - (1) 15 AMP soffit plug w/ switch (for holiday lights) as per plan Note:		
18 0 29Jul21	1 - S/I - (3) 15 AMP standard plug outlet in unfinished basement Note:		
19 0 29Jul21	1 - S/I - (4) Capped light outlet connected to new switch - located in living room as per plan Note:		
20 0 29Jul21	1 - S/I - (5) 4" White or Black exterior potlight (AFR4-0930) - connected to existing switch - up to 10'h as per plan Note:		
21 0 29Jul21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace @ 70" A.F.F in Great room Note:		
22 0 29Jul21	1 - Upgrade (1) new switch for undercabinet lighting to dimmer switch located in Kitchen - as per plan Note:		
23 0 29Jul21	1 - Upgrade (1) standard switch to dimmer switch - located in living room as per plan Note:All switches on that wall to be replaced and put on one single plate		
24 0 29Jul21	1 - Upgrade (1) standard switch to dimmer switch in Kitchen Note:		
25 0 29Jul21	1 - Upgrade (1) standard switch to dimmer switch in Living/dining room as per plan Note:		
26 0 29Jul21	1 - Upgrade (2) standard TEL jack to Data Noteas per plan		

Fireplace

27 0 24Jun21	1 - Raise fireplace box 12" above finished floor Note:		
28 0 24Jun21	1 - S/I Fan kit for fireplace in Great room Note:		
29 0 29Jul21	1 - S/I - Stained oak box beam mantle in lieu of standard mantle Note:		

Granite

30 0 29Jul21	1 - S/I - Level D Radianz quartz in lieu of standard granite in kitchen - c/w (1) standard undermount sink Note:		
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31 0 29Jul21	1 - S/I - Standard level granite in lieu of standard laminate in Master ensuite bathroom (includes 4" backsplash and (1) standard undermount sink) Note:	

Hardwood

32 0 24Jun21	1 - S/I Torlys LVT flooring in lieu of standard carpet in Great room, Main hall, Living/dining room Note:	
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Heating and Air Conditioning

33 0 24Jun21	1 - Purchasers are enrolled in the enercare program (includes air conditioning and humidifier) Note:As per B-1	
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Miscellaneous

34 0 24Jun21	1 - Finishged garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
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Paint

35 0 24Jun21	1 - S/I Flat ceilings in lieu of standard stipple - throughout Note:	
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Plumbing

36 0 24Jun21	1 - S/I (1) Additional standard sink and faucet in vanity - additional vanity light fixture priced separately - located in Ensuite Note:	
37 0 24Jun21	1 - S/I (3) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl in lieu of standard - in all washrooms Note:	
38 0 24Jun21	1 - S/I Drain rough-in and water lines for future sink in Basement - as per plan Note:	
39 0 24Jun21	1 - S/I Upgraded shower doors in Ensuite - Maax Halo Sliding (w/ Black hinges and handle) in lieu of standard Maax Kameleon shower doors Note:	
40 0 19Jul21	1 - S/I - 3 piece rough-in for future tub, toilet and sink - as per plan Noteas per B-1	
41 0 29Jul21	1 - S/I - Fridge water line Note:	

Stairs

42 0 24Jun21	1 - S/I oak nosing under spindles in upper hall Note:	
43 0 24Jun21	1 - Upgrade Main Staircase to Oak Note:	



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44 0 29Jul21	1 - S/I - 5" Oak boxed newel posts w/ inset and modern square spindles in lieu of standard Oak Colonial Note:	
45 0 29Jul21	1 - S/I - Custom stain on main stairs, railing, spindles, post and mantle Note:	

Trim

46 0 24Jun21	1 - S/I (3) By-Pass doors in Lieu of White Sliders in bedroom #3, foyer closet and mudroom closet Note:	
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
2A 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:	
3A Offer Worksheet	\$1,000 Decor Centre Bonus - Purchaser can choose up to \$1,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Client is a repeat Phoenix Homes buyer. Property at Strandherd Meadows, 153 Camden Private, Barrhaven O Note:	
4A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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