



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Wilbert Estiverne and Darline Estiverne Merard TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
49 / 2		CHEASAPEAKE ELEV F 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 15Oct21	1 - Custom Kitchen Design Appointment Fee Note:	
2 0 15Oct21	1 - S/I Basement Bar as per drawing- c/w standard cabinetry and laminate countertops Note:**This price is for cabinetry only- bar sink model and faucet TBD and electrical for winde fridge- pricing to come**	

Central Vacuum

3 0 15Oct21	1 - S/I Complete central vacuum system, including accessories kit- join all vac lines and terminate in basement mechanical room- add (1) separate plug- as per plan Note:	
4 0 15Oct21	1 - S/I Vac pan c/w plate, wiring and flex piping - White- Under Kitchen Sink Note:	

Doors and Windows

5 0 15Oct21	1 - Upgrade (1) standard front door and sidelight inserts and transom to Jeld-Wen Full Lite Expressions in lieu of standard Note:	
6 0 15Oct21	1 - Upgrade existing basement window from (1) 48x24 to (1) 56x30- as per plan Note:As per B-1	

Fireplace

7 32,081 15Oct21	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w stainless steel surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping)- bottom of glass installed @ 24" A.F.F- Family Room Note:	
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Hardwood

8 0 15Oct21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Ground Floor Bedroom Note:	
9 0 15Oct21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower Hall, Living Room, Dining Room, Family Room- as per plan Note:	
10 0 15Oct21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5- as per plan Note:	
11 0 15Oct21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Upper Hallway Note:	
12 0 15Oct21	1 - S/I Torly's Everwood Elite LVT in lieu of standard carpet in basement Note:	

Heating and Air Conditioning

13 0 15Oct21	1 - Client participating in Enercare Rental Program Note:As per B-1	
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Miscellaneous

14 0 15Oct21	1 - Alternate Ensuite Option Note:As per B-1	
15 0 15Oct21	1 - Extend foundation walls to approx 9' Note:	
16 0 15Oct21	1 - Fireplace wall bump-in- approx 5' wide- floor to ceiling- with 8" deep returns- Family room- as per plan Note:	
17 0 15Oct21	1 - Optional 5th bedroom Note:As per B-1	
18 0 15Oct21	1 - S/I 2nd Floor balcony in bedroom 2 in lieu of standard decorative flat roof- as per plan Note:	
19 0 15Oct21	1 - S/I 9' second floor Note:	
20 0 15Oct21	1 - S/I Additional ensuite c/w standard tub, vanity, laminate countertops, toilet, plumbing fixtures and light fixtures in Bedroom 5- as per plan Note:As per B-1	
21 0 15Oct21	1 - S/I Coffered ceilings in dining room-as per plan Note:	
22 0 15Oct21	1 - S/I Coffered ceilings in Living Room- as per plan Note:**Double Height Ceilings**	
23 0 15Oct21	1 - S/I Finished basement bathroom- c/w Maax Carleton 3x4 shower stall w/ standard sliding doors, standard toilet, vanity and laminate countertops, plumbing fixtures, light fixtures- as per plan Note:	
24 0 15Oct21	1 - S/I Finished basement with rec room, (1) bedroom w/ standard closet and gym area- c/w LVT flooring, paint, trim, and light fixtures- as per plan Note:**LVT flooring priced seperately**	
25 0 15Oct21	1 - S/I Fully insulated garage c/w R40 ceiling and R12 walls drywalled with one coat of mud Note:*Concrete portion to remain exposed*	
26 0 15Oct21	1 - S/I Open Basement staircase w/ standard oak railing and spindles in Lower Hall- finished stairs w/ standard carpet and under pad; build vestibule (approx 4'x4') at bottom of stairs w/ (1) swing door and (1) standard ceiling light fixture (A3012-11) Note:	
27 0 15Oct21	1 - S/I Optional Ground floor bedroom with ensuite w/ custom closet shelving- as per plan Note:**Closet is split in half with (5) shelves on left side and (1) closet shelf and rod on right side**	
28 0 15Oct21	1 - S/I Smooth ceilings in lieu of standard stipple- throughout Note:	

Plumbing



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29 0 15Oct21	1 - Relocate standard laundry hook-ups and laundry tub into basement- as per plan Note:		
30 0 15Oct21	1 - S/I 1-piece plumbing rough-in for bar sink in basement- as per plan Note:		
31 0 15Oct21	1 - S/I 3-piece plumbing rough-in for future bathroom in basement- as per plan Note:		
32 31,948 15Oct21	2 - S/I American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard- (1) Master Ensuite and (1) Main Bath on Ground Floor Note:		
33 0 15Oct21	1 - S/I Maax Halo shower doors w/ Chrome hardware in lieu of standard 3x5 Maax Kameleon shower doors- Master Ensuite Note:		
34 0 15Oct21	2 - S/I Maax Halo sliding shower tub doors (Chrome hardware) for Ensuite #2 (Bedroom #5) and Main Bath Note:		
35 0 15Oct21	1 - S/I Maax Living 6636 with Aerofeel jets drop-in bathtub w/ tub deck- in lieu of standard Maax Sax- Master Ensuite Note:		
36 31,964 15Oct21	2 - Upgrade standard tub in Main Bathroom and Ensuite #2 to Maax Exhibit 6032 soaker tub Note:		

Railings

37 0 15Oct21	1 - S/I Oak nosings under spindles in upper hall Note:**Included in hardwood upgrade**	
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Stairs

38 0 15Oct21	1 - Upgrade basement stairs to oak Note:	
39 0 15Oct21	1 - Upgrade main stairs to oak with painted white risers Note:	

Trim

40 0 15Oct21	1 - S/I (1) French Glass doors (15-lite) w/ clear glass and handle- between Kitchen and Dining Room Note:	
41 0 15Oct21	8 - S/I 8' H interior doors in lieu of standard- throughout main floor (excluding mudroom and ground floor bedroom closet) Note(1) Mudroom, (2) Ground Floor Ensuite, (1) Ground Floor Bedroom, (1) Pantry, (1) Door from Kitchen into Dining Room, (2) Foyer Closet	
42 0 15Oct21	13 - S/I 8' H interior doors in lieu of standard- throughout second floor (excluding closets in bedroom 3, bedroom 4, bedroom 5)- as per plan Note(1) Bedroom 2, (1) Bedroom 2 Closet, (1) Bedroom 3, (1) Main Bath, (1) Bedroom 4, (1) Upper Hall linen, (1) Bedroom 5, (1) Bedroom 5 Ensuite (Ensuite #2), (2) Master Bedroom, (1) Master WIC, (2) Master Ensuite	



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43 0 15Oct21	5 - S/I By-pass closet doors in lieu of standard sliding vinyl- (1) Mudroom, (1) Bedroom 3, (1) Bedroom 4, (1) Bedroom 5, (1) Ground Floor Bedroom Note:	

1A Offer Worksheet	Alternate master ensuite option Note:	
2A Offer Worksheet	Optional 5th bedroom Note:	
3A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon. Requested floor plan change of an additional ensuite for Bedroom 5 as referred to in Schedule B-2. Note:	
4A Offer Worksheet	Upgrade existing basement window (1) 48x24 to (1) 56x30 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:	
6A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:	
7A Offer Worksheet	Should any cheque tendered by the Purchaser for amounts due hereunder not be honoured or fail to clear the Purchasers bank for any reason whatsoever, including stop payments, the Purchaser shall be charged an Administration Fee of \$250.00 for each item. Note:	
8A Offer Worksheet	A drafted sketch initiating changes in floor plans has been agreed upon with a deposit of One Thousand Five Hundred (\$1500.00) Dollars made payable to DVC Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:	
9A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B Note:	

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