



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Alfred Ntungane and Liliane Rubabaza TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
11 / 2		NEWINGTON ELEV C 4 BED	
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 24Sep21	1 - Addition of (2) 56x30 basement windows - as per plan Noteas per B-1	
2 0 24Sep21	1 - Extend (2) existing Basement windows from 24x48 to 56x30 - as per plan Noteas per B-1	
3 0 24Sep21	1 - Relocate (1) existing 48x24 basement window - as per plan Noteas per B-1	
4 0 24Sep21	1 - S/I Swinging garden doors w/ full clear glass inserts and sliding screen in lieu of standard patio doors- as per plan Note:	

Electrical

5 0 24Sep21	1 - S/I (1) Vac Pan under Kitchen sink - includes plate, wiring & flex piping – White Note:	
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Fireplace

6 0 24Sep21	1 - Delete standard fireplace mantle Note:	
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Hardwood

7 0 24Sep21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Carpet in Great Room, Dining Room, Office, Bedroom2/in-law Ensuite, Main Hall and Upper Hall Note:	
8 0 24Sep21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Ceramic in Kitchen, Butler's Pantry and Walk-in Pantry Note:	

HVAC

9 32,088 24Sep21	1 - Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	
10 32,084 24Sep21	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	

Miscellaneous

11 0 24Sep21	1 - 9 Foot Foundation pour height Noteas per B-1	
12 0 24Sep21	1 - Delete standard closet sliders and framing in Mudroom/Laundry Room and accomodate opening at 8'H in lieu of standard Note:	
13 0 24Sep21	1 - Enlarging the Living/ Dining Area, wall structure modifications in livind/dining area, new coloumn, all engineering and grafting costs Noteas per B-1	



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14 0 24Sep21	1 - Extend ceilings to Approx. 9' in second floor Note:	
15 0 24Sep21	1 - Optional 5th Bedroom Noteas per B-1	
16 0 24Sep21	1 - Optional Chef's Kitchen Noteas per B-1	

Plumbing

17 31,961 24Sep21	1 - (1) Water line for fridge Note:	
18 0 24Sep21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan Noteas per B-1	
19 0 24Sep21	1 - 3 Piece Rough-in *Future Tub, Toilet and Sink - standard location - as per plan Noteas per B-1	
20 0 24Sep21	1 - Relocate Laundry tub in basement to the Main Floor Laundry room closet - as per plan Note:	

Stairs

21 0 24Sep21	1 - S/I ¾” Oak nosing under spindles throughout - to include upper hall Note:	
22 0 24Sep21	1 - Upgrade main staircase to Oak Note:	

Trim

23 0 24Sep21	28 - S/I 8'H Interior Doors throughout - not including Main Floor Laundry Room Closet Note(2) foyer closet (1) Powder Room (1) Laundry Room (1) Bedroom 2/In-law Ensuite (2) Bedroom 2/In-law Ensuite closet (1) Bedroom 2/In-law suite (1) Walk-in Pantry (1) Master Bedroom (1) Master Bedroom W.I.C (2) Master Bedroom Ensuite (1) Bedroom 3 (2) Bedroom 3 Closet (1) Bedroom 4 (2) Bedroom 4 closet (1) Bedroom 4 Ensuite (1) Bedroom 5 (2) Bedroom 5 closet (3) Jack&Jill Bathroom (2) Linen closet	
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1A Offer Worksheet	Relocate existing (1) 48x24 basement window Note:		
2A Offer Worksheet	Upgrade existing basement window from (2) 48x24 to (2) 56x30 Note:		
3A Offer Worksheet	Addition of (2) 56x30 basement windows Note:		
4A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
5A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:		
6A Offer Worksheet	Optional Chefs Kitchen Note:		
7A Offer Worksheet	Optional 5th bedroom Note:		
8A Offer Worksheet	Enlarging the living/dining area, wall structure modifications in living/dining area, new column, all engineering and drafting cost Note:		
9A 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 DCR Phoenix Development Corporation. Said fee has been attributed as a deposit toward the purchase pri Note:		
10A 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:		
11A Offer Worksheet	Client is participant in referral program. Referred by, Jean Marie Ndoreraha, 72 Wingover Privatte , lot 19 Diamondview Estates . Note:		
12A Offer Worksheet	9 Foot Foundation Pour Height* Note:		

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