



DCR / PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Dana Gannon and Danielle McCaughey TEL:

LOT / PHASE 3 / 2	STREET	HOUSE TYPE RUTHERFORD (517) ELEV D 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 15Jun21	1 - Add (2) sets pot/pan drawers - c/w once wide top drawer (in lieu of standard 2 door base cabinet) - right of range and left of refridgerator Note:	
2 0 15Jun21	1 - Add regular 2" crown moulding to top of upper cabinets Note:	
3 0 15Jun21	1 - Delete upper above range +3" each side to accommodate Chimney style hood fan NoteRange centre moved approx. 6" to create equal uppers each side of hood fan	
4 0 15Jun21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 15Jun21	1 - Increase depth of pantry to 24"d Note:	
6 0 15Jun21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
7 0 15Jun21	1 - S/I Level B Ceramic 12x24 floor tile in lieu of standard in Foyer - installed in staggered horizontal pattern in lieu of standard stacked Note:	
8 0 15Jun21	1 - Upgrade Kitchen cabinets to line 3 Note:	
9 0 24Mar22	1 - Make-Up Desk- Replace 36"w vanity sink base with 36"w X 6"h. make-up drawer and support panel.- Master Ensuite vanity- Line 2 Note:	
10 0 24Mar22	1 - DELETE** Add regular 2" crown moulding to top of upper cabinets Note:	

Carpet

11 0 15Jun21	1 - S/I Level 1 Carpet in lieu of standard - throughout Note:	
12 0 15Jun21	1 - S/I Level 2 viscopro (9lb) Carpet underpad in lieu of standard - throughout Note:	

Central Vacuum

13 0 24Mar22	1 - S/I (1) Vac pan c/w plate, wiring and flex piping - black- under kitchen sink- as per plan Note:	
14 0 24Mar22	1 - S/I Complete central vacuum system, including accessories kit- join all vac lines and terminate in garage- add (1) separate plug- as per plan Note:	

Ceramic



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15015Jun21	1 - S/I Level A Ceramic 18x18 Floor tile in lieu of standard in Kitchen/breakfast area Note:	
16015Jun21	1 - S/I Level B Ceramic 12x14 Floor tile in lieu of standard in Master Ensuite Note:	
17015Jun21	1 - S/I Level B Ceramic 12x24 tile on tubsplash and tub deck/face in lieu of standard - Located in Master Ensuite Note:	
18015Jun21	1 - S/I Level B Ceramic 12x24 wall tile in lieu of standard in Master Ensuite Note:	

Electrical

19015Jun21	1 - Delete (2) standard light fixtures in kitchen - S/I (4) 4" White interior potlight (HALO slim LED) - Connected to existing switch - up to 9'h - Located in Kitchen Noteas per plan	
20015Jun21	1 - S/I (1) Exterior Soffit plug w/ switch for Holliday lights Noteas per plan	
21015Jun21	1 - Upgrade (1) standard Phone jack to data Note:	
22015Jun21	1 - Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires - Located in Master Bedroom Note:	

Granite

23015Jun21	1 - S/I Radianz Level D Quartz in lieu of standard Granite in Kitchen Note:	
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Hardwood

24024Mar22	1 - S/I Twelve Oaks Laminate in lieu of standard carpet/tile- Lower Hall, Den, Dining Room, Family Room- as per plan Note:	
25024Mar22	1 - DELETE** S/I Twelve Oaks Laminate in lieu of standard carpet/tile - Lowe hall, Den, Dining Room, Family Room, - as per plan. Note:	

Heating and Air Conditioning

26024Mar22	1 - S/I Gas line for future BBQ- as per plan Note:	
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Miscellaneous

27024Mar22	1 - Delete (1) standard vinyl sliding closet and leave space for future niche or TV- as per plan-Master Bedroom Note:	
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28 0 24Mar22	1 - Modified Alt Plan on Main floor- relocate gas fireplace to be freestanding, delete wall on kitchen island and add flush steel beam- as per plan Note:		
29 0 24Mar22	1 - S/I (1) Garage man door- 36" Unglazed Exterior Door w/ standard exterior hardware, electrical switch, exterior light fixture, and patio stone landing- as needed- as per plan Note:As per B-1		
30 0 24Mar22	1 - S/I Finished Basement Stairs- Open To Below- finished w/ standard carpet and underpad- as per plan Note:		
31 0 14Apr22	1 - DELETE - Delete standard hoodfan - S/I Faber 30" Tender Chimney Hood TEND30SS300-B 300CFM in lieu of standard Note:		
32 0 14Apr22	1 - S/I Cyclone 30" Chimney Hood Fan SCB30030 Stainless Steel 300 CFM - in lieu of standard Note:		

Plumbing

33 0 15Jun21	1 - S/I Water line for fridge Note:		
34 0 24Mar22	1 - Delete (1) standard bathroom sink and faucet- Master Ensuite vanity Note:		
35 0 24Mar22	1 - S/I 2-piece rough in for future bathroom in basement- as per plan Note:As per B-1		
36 0 24Mar22	1 - S/I 3x4 ceramic shower enclosure w/ acrylic base and Maax Halo shower doors (matte black finish) in lieu of standard 3x4 shower stall- Master Ensuite Note:		
37 31,964 24Mar22	2 - Upgrade standard tub in Main Bathroom and Ensuite #2 to Maax Exhibit 6032 soaker tub Note:		

Railings

38 0 24Mar22	1 - S/I 3.5" Modern Oak Post w/ Cap and black round metal spindles in lieu of standard oak colonial throughout- Main and Basement Stairs Note:		
39 0 24Mar22	1 - S/I Oak nosings under spindles throughout Note:		

Trim

40 0 24Mar22	1 - S/I Swing closet doors in lieu of standard sliding vinyl doors- Mudroom- as per plan Note:		
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1A Offer Worksheet	2 Piece Rough-in *future toilet and sink Note:		
2A Offer Worksheet	Man Door* (garage) Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:		
3A 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:		
4A 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:		
5A Offer Worksheet	Purchasers were referred by Amanda Cybulski at lot 4, Phase I in Diamondview Estates Phase and are entitled to a \$500.00 decor centre credit. No cash value. Note:		

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