



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Robert Kerr and Victoria Huynh

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
50 / 2		RUTHERFORD (517) ELEV D 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 31Jan22	1 - Delete upper above range and leave 3" space beside for chimney hoodfan Note:	
2 0 31Jan22	1 - Increase fridge opening to 38" w x 72" h Note:	
3 0 31Jan22	1 - Increase height of uppers to reach 96" (42" H uppers installed @ 18" above counter) Note:	

Ceramic

4 0 31Jan22	1 - S/I Level A backsplash tile (2.5x10) in lieu of standard- stacked horizontal- includes up and behind chimney hoodfan Note:	
5 0 31Jan22	1 - S/I Level A floor tile (12x24) in stacked pattern- in lieu of standard- Kitchen and Breakfast area Note:	
6 0 31Jan22	1 - S/I Level A floor tile (size 12x24) on fireplace- 3 sides (sides and side facing Family room)- floor to ceiling- stacked horizontal- Family Room Note:	

Doors and Windows

7 0 18Aug21	1 - S/I (1) Additional sidelight and transom window above front door- as per plan Note:	
8 0 31Jan22	1 - S/I Garage door opener- 1/2 horse power with (1) keyless pad and (2) remotes Note:	

Electrical

9 32,016 31Jan22	1 - (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - up to 9 feet height- Master Ensuite shower Note:	
10 32,007 31Jan22	1 - Delete (2) standard light fixture- S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to existing switch- Kitchen- as per plan Note:**(2) standard lights over kitchen island to remain**	
11 0 31Jan22	1 - S/I (1) Halo Slim LED in Ensuite #1 on existing switch - as per plan Note:	
12 0 31Jan22	1 - S/I (1) Halo Slim LED in Ensuite #2 on existing switch - as per plan Note:	
13 0 31Jan22	1 - S/I (1) Recessed electrical plug above fireplace for future TV- installed @ 72" A.F.F- Family Room Note:	
14 0 31Jan22	1 - S/I (1) Reinforced capped light outlet- connected on new switch- Family Room- as per plan Note:	



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15 0 31Jan22	1 - S/I (1) Reinforced capped light outlet- Living/Dining Room - as per plan Note:		
16 0 31Jan22	1 - S/I (3) CAT6 Data jacks throughout- as per plan Note:**New specs in homes**		
17 0 31Jan22	1 - S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to new switch- Family Room- as per plan Note:**Ceilings higher than 9**		
18 0 31Jan22	1 - Upgrade standard switch to dimmer switch for capped light outlet in Dining Room Note:		

Hardwood

19 0 18Aug21	1 - S/I Level A pre-finished engineered hardwood in lieu of carpet- lower hall, living/dining room and family room- as per plan (includes stain) Note:		
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HVAC

20 32,085 18Aug21	1 - Heating and Air Conditioner - Gas Line for Future BBQ Note:		
21 32,091 18Aug21	1 - Heating and Air Conditioner - Goodman - 13 Seer R410A GSX 13030 2.5 Ton Air Conditioner Note:		
22 32,084 18Aug21	1 - Heating and Air Conditioner - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:		
23 32,087 18Aug21	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:		

Miscellaneous

24 0 18Aug21	1 - S/I Alternate kitchen/dining/breakfast plan- c/w coffered ceilings and potlights- as per plan Note:As per B-1		
25 0 10Apr23	1 - S/I - Cyclone (SCB31620MB) Matte black chimney hood 300CFM 30" in lieu of standard in kitchen Note:		

Plumbing

26 0 18Aug21	1 - S/I 1-piece plumbing rough-in for future bar sink- as per plan Note:As per B-1		
27 0 18Aug21	1 - S/I 3-piece rough-in for future bathroom- as per plan Note:As per B-1		
28 0 31Jan22	1 - S/I Water line for fridge Note:		

Stairs



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29018Aug21	1 - S/I Oak stairs in lieu of standard carpet- Main stairs Note:	

Trim

30031Jan22	1 - S/I Standard Trim package- CTC #10 2 ½” Casings and CTB #10 4 ½” Baseboards Note:**New standard in houses**	
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1A Offer Worksheet	Alternate kitchen/dining/breakfast Note:	
2A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink 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	1 Piece Rough-in *future Bar sink Note:	
5A 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:	

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