



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Curtis Murphy and Grace Murphy

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
3-91 / 3		NEWINGTON ELEV C 5 BED	
INV#	QTY	EXTRA / CHANGE	

Doors and Windows

1 0 25May23	1 - All (3) Basement windows to be 55x30 Note:	
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Electrical

2 0 25May23	1 - Delete (2) std vanity fixtures, Relocate (2) capped lights and S/I (3) Additional Capped Light Outlet – on Wall for Future Sconce (Connected to Existing Switch) - located in master ensuite as per plan Note(approx. 62" from the floor and length from wall TBD)	
3 0 25May23	1 - Relcoate (1) std USB outlet to beside fridge as per plan Note:	
4 0 25May23	1 - Relocate (1) standard light fixture in primary ensuite as per plan Note:	
5 0 25May23	1 - S/I - Cyclone BXB60934 Stainless steel 8" ducting, 34" insert with baffle filter - 900CFM ***Requires makeup air system Note:	
6 0 25May23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - located in laundry room as per plan Note:	
7 0 25May23	1 - S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) 3-way switch with light in basement staircase Note:	
8 0 25May23	1 - S/I (2) Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - lcoated above kitchen island as per plan Note:	
9 0 25May23	1 - S/I (2) Std Electrical Outlet in butlers pantry for future wine fridges as per plan Note:	
10 0 25May23	1 - S/I (2) Std Electrical Outlet in kitchen pantry at counter height approx 38" A,F,F - locations as per plan Note:	
11 0 25May23	1 - S/I (3) Black Exterior Soffit PotLight 1st Floor (Connected to Existing Switch) - located as per plan Note:	
12 0 25May23	1 - S/I (4) Black Exterior Soffit PotLight 2nd Floor (Connected to Existing Switch) - located as per plan Note:	
13 0 25May23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New 3-way Switch) - in basement located as per plan Note:	
14 0 25May23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - in basement located as per plan Note:	
15 0 25May23	1 - S/I (6) Aditonal HALO Slim 4" LED Potlight (Connected to Existing Switch) - located in kitchen as per plan Note:	



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16 0 25May23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to New 3-way Switch) - in basement located as per plan Note:		
17 0 25May23	1 - S/I (8) HALO Slim 4" LED Potlight (Connected to New Switch) - located in great room as per plan Note:		
18 0 25May23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Basement bathroom Note:		
19 0 25May23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - bedroom #2 ensuite Note:		
20 0 25May23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Bedroom #4 ensuite Note:		
21 0 25May23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - jack & jill bathroom Note:		
22 0 25May23	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - primary ensuite Note:		
23 0 25May23	1 - S/I a 3/4 inch Gas Stove Line w/ 110 v outlet Note:		
24 0 25May23	1 - S/I a 30amp generator panel c/w 30amp inlet receptacle and a 25ft cord for the generator connection. Does not include generator (for circuits: furnace, Fridge, 4 x lighting, Microwave) Note:		
25 0 25May23	1 - S/I a Gas BBQ Line - located as per plan Note:		
26 0 25May23	1 - S/I a Gas Dryer Line - Second Floor w/ 110 v outlet Note:		
27 0 25May23	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
28 0 25May23	1 - S/I Cooktop Wiring (40 amp) Note:		
29 0 25May23	1 - S/I Make-up Air System for Kitchen Hood Fan 600 CFM to 1000CFM Note:		
30 0 25May23	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in great room @75" A.F.F Note:		
31 0 25May23	1 - S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires - great room Note:		
32 0 25May23	1 - S/I Std Electrical Outlet - located in basement @ 75" A.F.F (beside conduit) Note:		



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33 0 25May23	1 - S/I Std Electrical Outlet - located in great room @ 75" A.F.F (beside conduit) Note:		
34 0 25May23	1 - S/I Std Electrical Outlet - located in master bedroom @ 75" A.F.F - located as per plan Note:		
35 0 25May23	1 - S/I Std Electrical Outlet - located in office @ 75" A.F.F Note:		
36 0 25May23	1 - S/I Straight Conduit for Future TV - located in basement @ 75" A.F.F as per plan Note:		
37 0 25May23	1 - S/I Wall Oven Wiring (40 amp) Note:		

Hardwood

38 0 25May23	1 - S/I - Standard level Twelve oaks prefinished engineered hardwood in lieu of standard flooring in kitchen, bedroom #2, upper hall, master bedroom, bedroom #3, bedroom #4 and bedroom #5 Note:		
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Miscellaneous

39 0 25May23	1 - 3rd Car Garage Bay. Subject to Engineering Approval and Site Conditions. Note:As per B-1		
40 0 25May23	1 - 9 Foot Basement Foundation Pour Note:As per B-1		
41 0 25May23	1 - 9 Foot Second Floor Note:As per B-1		
42 0 25May23	1 - Additional Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model 37x24 Window Note:As per B-1		
43 0 25May23	1 - All 3 basement windows to be 55x30 Note:As per revised B-1		
44 0 25May23	1 - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) - (Subject to Site Conditions) Note:As per B-1		
45 0 25May23	1 - Bump Std Fireplace into the Room Approx 12inches. Bump to be 5ft6inch Wide and goes to approx 18ft ceiling Note:		
46 0 25May23	1 - Delete standard basement vestibule door Note:		
47 0 25May23	1 - Delete standard bathroom accessories in all bathrooms (towel bar and toilet paper holder) Note:		



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48 0 25May23	1 - Delete standard mirrors in all bathrooms Note:		
49 0 25May23	1 - Finished Basement standard layout with bedroom and finished 3-piece bath. Standard finishes. Note:As per B-1		
50 0 25May23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) - with 3rd garage bay Note:		
51 0 25May23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1		
52 0 25May23	1 - Optional Upgrade #3-Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:As per B-1		
53 0 25May23	1 - Optional Upgrade #4- Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:As per B-1		
54 0 25May23	1 - Optional Upgrade #6-Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Foot Wide, Steps as per Grade) Note:As per B-1		
55 0 25May23	1 - Relocate 3 piece bathroom in basement as per plan Note:		
56 0 25May23	1 - Relocate pantry door to butlers pantry as per plan Note:		
57 0 25May23	1 - S/I - Gas line, 3/4" for future generator as per plan - located on the exterior wall backing the mudroom Note:		
58 0 25May23	1 - S/I - Quartz bench in shower, approx. 18"h, 12"d - Primary ensuite (must be a 3x5 base and base becomes 3x4) Note:		
59 0 25May23	1 - Seperate kitchen appointmnet with spectrum kitchens Note:		
60 0 25May23	1 - U/G Std 3x4 Shower to a 3x5 Acrylic Base, 2.5 Ceramic Walls and Option 6 Custom Glass Shower Door with Return Wall on Half Wall with Corion Ledge. Chrome Trim Note:		
61 0 25May23	1 - U/G std Garage Door to Insuated Door and Thermal Glass for Craftman Elevation - Applied to both garage doors Note:		

Plumbing

62 0 25May23	1 - U/G (6) toilets to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Basement bathroom, powder room, bedroom #2 ensuite, jack & jill, bedroom #4 ensuite and primary ensuite Note:	
63 0 25May23	1 - U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink - inlaw ensuite, master ensuite, powder room, bedroom #4 ensuite, jack & jill (2) Note:	



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Stairs

64 0 25May23	1 - Upgrade main Staircase to Oak Note:	
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Trim

65 0 25May23	1 - U/G std door to 15 Lite Frosted Glass French door - office and kitchen pantry Note:	
66 0 25May23	1 - U/G to Level 2, 5-1/2 inch baseboards and 3-1/2 inch casings in lieu of standard throughout - (CT#14) - 5 Bedroom Note:	
67 0 25May23	1 - Upgrade all doors on main floor and second floor to 8'h - closets inlcuded Note:	
68 0 25May23	1 - Upgraded Closet Doors (pair - up to 6'w): Foyer Note:	



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1A Offer Worksheet	\$30,000 Decor Centre Bonus - Purchaser can choose up to \$30,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
2A Offer Worksheet	\$40,000 Decor Centre Bonus - Purchaser can choose up to \$40,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
3A Offer Worksheet	Optional Upgrade - 3rd Car Garage Bay. Subject to Engineering Approval and Site Conditions. Note:	
4A Offer Worksheet	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model) Note:	
5A Offer Worksheet	Optional Upgrade - Additional Basement Window (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model 37x24 Window \$1065 Note:	
6A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Window From (1)37 x 24 to (1)55 x 30 (Subject to Site Conditions and Availability for your Chosen Model) Note:	
7A Offer Worksheet	Increase Size of Additional Basement Window from (1)37 x 24 to (1)55 x 30 Note:	
8A Offer Worksheet	Increase Size of Existing (2) Basement Windows from (2)37 x 24 to (2)55 x 30 Note:	
9A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) -(Subject to Site Conditions) Note:	
10A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:	
11A Offer Worksheet	Optional Upgrade - 9 Foot Second Floor (Subject to Site Conditions and Availability for your Chosen Model) Note:	
12A Offer Worksheet	Finished Basement standard layout with bedroom and finished 3-piece bath. Standard finishes. Note:	
13A Offer Worksheet	Optional Upgrade #3-Second Floor Laundry with 5th Bedroom Floorplan (Laundry Relocated from Main Floor) Note:	
14A Offer Worksheet	Optional Upgrade #4- Chefs Kitchen (Increases the Size of the Walk-in Pantry, Butlers Pantry and Kitchen) Note:	
15A Offer Worksheet	Optional Upgrade #6-Covered Deck (A) (Increases Breakfast Nook Patio Slider to 8 Foot Wide, Steps as per Grade) Note:	
16A 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:	



DCR/PHOENIX GROUP OF COMPANIES

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