



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Matthew Elliott and Adriana Elliott TEL:

LOT / PHASE 3-90 / 3	STREET	HOUSE TYPE BIRCHWOOD ELEV C 4 BED LOFT	CLOSING DATE 17-Sep-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05Dec23	1 - Kitchen: Add (3) sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) located as per plan Note:	
2 0 05Dec23	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
3 0 05Dec23	1 - Kitchen: Increase depth of fridge upper to 24"d and add side panel Note:	
4 0 05Dec23	1 - Laundry Room: S/I 2x double door uppers 30"h from wall to wall above washer/dryer Note:	
5 0 05Dec23	1 - Laundry Room: S/I Laminate countertop above washer/dryer from wall to wall with support cleats between (NO 4" backsplash) approx 24" d Note:	
6 0 05Dec23	1 - Upgrade kitchen pot/pan drawers to soft close (9) Note:	

Ceramic

7 0 29Aug23	1 - S/I a 12x12 shower niche - Basement Bathroom Note:	
8 0 29Aug23	1 - S/I a 12x12 shower niche - Main bathroom #1 Note:	
9 0 29Aug23	1 - S/I a 12x12 shower niche - Main bathroom #2 Note:	
10 0 29Aug23	1 - S/I a 12x12 shower niche - Primary ensuite Note:	
11 0 05Dec23	1 - Kitchen: Backsplash - S/I standard 4x8 tile in horizontal staggered pattern - installed to bottom of standard hoodfan Note:	

Electrical

12 0 29Aug23	1 - S/I a Gas BBQ Line - located as per plan Note:	
13 0 05Dec23	1 - Basement Area B: S/I (1) Straight Conduit for Future TV @ 65" above finished floor as per plan Note:	
14 0 05Dec23	1 - Basement bathroom: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:	
15 0 05Dec23	1 - Basement: Relocate (1) existing light fixture, U/G (4) Std Light Fixture to a Halo Slim 4 Potlight, and S/I (5) HALO Slim 4" LED Potlight (Area A on seperate switch, Area B on seperate dimmer switch) as per plan Note:	



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16 0 05Dec23	1 - Basement: S/I (2) Std Electrical Outlet @ 65" above finished floor as per plan Note:		
17 0 05Dec23	1 - Bedroom #4: S/I (1) Std Electrical Outlet @ 65" above finished floor as per plan Note:		
18 0 05Dec23	1 - Dining Room: S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) located as per plan Note:		
19 0 05Dec23	1 - Front Exterior: S/I (4) Black Exterior Soffit PotLight 1st Floor and (3) Black Exterior Soffit PotLight 2nd Floor (Connected to New Switch) located as per plan Note:		
20 0 05Dec23	1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
21 0 05Dec23	1 - Great Room: Open to below - S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) located as per plan Note:		
22 0 05Dec23	1 - Great Room: Open to below - S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires (On New Switch) - standard light fixture to remain Note:		
23 0 05Dec23	1 - Great Room: S/I Non-Straight Conduit at Fireplace for Future TV @ 75" above finished floor w/ (1) Std Electrical Outlet, terminated to the right of the fireplace beside std electrical outlet Note:		
24 0 05Dec23	1 - Kitchen island: S/I (3) keyless light outlets – in Ceiling (On New Dimmer Switch) as per plan Note:		
25 0 05Dec23	1 - Kitchen Pantry: S/I (1) Std Electrical outlet beside door @ Std height as per plan Note:		
26 0 05Dec23	1 - Kitchen: S/I (6) 4in LED Puck Light on New Switch located as per plan Note:		
27 0 05Dec23	1 - Kitchen: U/G (1) Existing outlet on island to USB, S/I (1) Additional USB outlet on oposite side of island, (2) existing USB outlets to be located on perimeter as per plan (total of 4 USB outles) Note:		
28 0 05Dec23	1 - Kitchen: U/G Std Hood Fan to CY917R30SS Stainless Steel- 300 CFM c/w 6in Duct Note:		
29 0 05Dec23	1 - Main Bathroom #1: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
30 0 05Dec23	1 - Main Bathroom #2: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
31 0 05Dec23	1 - Primary bedroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires - standard light fixture to remain Note:		



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32 0 05Dec23	1 - Primary Ensuite: S/I (1) USB outlet above vanity as per plan Note:		
33 0 05Dec23	1 - Primary ensuite: S/I Seperate switch for light above vanity Note:		
34 0 05Dec23	1 - Primary ensuite: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
35 0 05Dec23	1 - Relocate (1) CAT6 from great room to above fireplace @ 75" above finished floor, Relocate (1) CAT6 from dining room to bedroom #3 Note:		
36 0 05Dec23	1 - S/I (6) Additional CAT6 - (2) @ 65" above finished floor in basement, (1) in bedroom #4 @ std height, (1) in bedroom #5 @ std height, (1) in office/den @ std height and (1) in bedroom #2 @ std height Note:Total of (9) CAT6 throughout		
37 0 05Dec23	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) 240volt required Note:		
38 0 05Dec23	1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:		
39 0 05Dec23	1 - Upper loft: Relocate (1) existing light fixture, U/G (1) Std Light Fixture to a Halo Slim 4 Potlight, and S/I (1) Additional HALO Slim 4" LED Potlight (Connected to Existing Switch) as per plan Note:		

Fireplace

40 0 29Aug23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:		
41 0 29Aug23	1 - S/I Fireplace Blower to Std Fireplace Only Note:		

Hardwood

42 0 29Aug23	1 - S/I Torlys LVT (std colors) in lieu of std carpet in upper hall +loft, bedroom #4 and bedroom #3, primary bedroom and bedroom #2 Note:		
43 0 29Aug23	1 - S/I Torlys LVT (std colors) in office/den, main hall, dining room and great room Note:As per std spec		

Heating and Air Conditioning

44 0 05Dec23	1 - S/I Air Conditioner: GSXN3 13.4 SEER2 2.0 TON AC Note:		
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Miscellaneous

45 0 29Aug23	1 - Create curved arched opening between main hall/foyer and dining room Note:		
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INV#	QTY	EXTRA / CHANGE
46 0 29Aug23	1 - Finished Basement with (1) Bedroom and (1) 3 piece Bathroom. All Std finishes Note:	
47 0 29Aug23	1 - Optional Upgrade - 9 Foot Basement Foundaton Pour (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
48 0 29Aug23	1 - Optional Upgrade - 9 Foot Second Floor (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
49 0 29Aug23	1 - Optional Upgrade - Additonal Basement Window (1) 55x30 (Locaton as per Foundaton Plan) Subject to Site Conditons and Availability for your Chosen Model Note:As per B-1	
50 0 29Aug23	1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
51 0 29Aug23	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
52 0 29Aug23	1 - Optional Upgrade - Increase Size of Existng Basement Windows From (2)37 x 24 to (2)55 x 30 (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
53 0 29Aug23	1 - Optional Upgrade #2 -Additon of Kitchen Pantry Note:As per B-1	
54 0 29Aug23	1 - Redesign: Change access to linen closet from main hall to laundry room, reframe and relocate (1) std door Note:	
55 0 05Dec23	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
56 0 05Dec23	1 - Kitchen: Modify wall beside fridge to be 26" in lieu of 30" Note:	
57 0 05Dec23	1 - Laundry Room: Closet depth increased to approx 2ft to accommodate laminate countertop Note:	

Paint

58 0 29Aug23	1 - S/I Flat ceilings throughout Note:As per std spec	
59 0 15Dec23	1 - Entire House (includes basement): U/G (1) Paint Colour Throughout – Dulux Diamond Matt (Cool Slate DLX1002-3) Note:	

Plumbing

60 0 29Aug23	1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo Shower Door with Chrome Trim - Main bathroom #1 Note:	
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61 0 29Aug23	1 - S/I Fridge water line Note:As per std spec		
62 0 29Aug23	1 - Upgrade Std Tub in Main Bathroom #2 to Maax Exhibit 6032 Soaker Tub Note:		
63 0 05Dec23	1 - Basement Bathroom: U/G to Delta Kitano 563LF Chrome Basin Faucet Note:		
64 0 05Dec23	1 - Basement Bathroom: U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet Note:		
65 0 05Dec23	1 - Main Bathroom #1: U/G Shower Faucet to 55085 with 50560-PR & R10000 & T11859 & T14259 Note:		
66 0 05Dec23	1 - Main Bathroom #1: U/G to Delta Trinsic 559LF-MPU Chrome Basin Faucet Note:		
67 0 05Dec23	1 - Main Bathroom #2: U/G to Delta Kitano 563LF Chrome Basin Faucet Note:		
68 0 05Dec23	1 - Main Bathroom #2: U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet Note:		
69 0 05Dec23	1 - Primary Ensuite: U/G to Delta Trinsic 559LF-BLMPU Black Basin Faucet with matching overflow Note:		
70 0 05Dec23	1 - Primary Ensuite: U/G to Delta Trinsic T14259-BL Black Shower Faucet Note:		
71 0 05Dec23	1 - Primary Ensuite: U/G to Delta Trinsic T2759-BL Black Roman Tub Faucet with matching overflow Note:		
72 0 05Dec23	1 - S/I Floor drain in laundry room located as per plan Note:		

Stairs

73 0 29Aug23	1 - Upgrade main Staircase to Oak Note:		
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Trim

74 0 05Dec23	1 - DELETE** U/G door to 96" high (main floor only and second floor, includes closets) Note:		
75 0 05Dec23	1 - Primary Ensuite: Change orientation of door opening Note:		
76 0 05Dec23	1 - U/G door to 96" high (main floor and second floor, includes closets) Note:		



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INV#	QTY	EXTRA / CHANGE	
1A Offer Worksheet	Optional Upgrade #2 -Addition of Kitchen Pantry Note:		
2A Offer Worksheet	Optional Upgrade - Increase Size of Existing Basement Windows From (2)37 x 24 to (2)55 x 30 (Subject to Site Conditions and Availability for your Chosen Model) Note:		
3A Offer Worksheet	Optional Upgrade - Additional Basement Window (1) 55x30 (Location as per Foundation Plan) Subject to Site Conditions and Availability for your Chosen Model 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 - 9 Foot Second Floor (Subject to Site Conditions and Availability for your Chosen Model) Note:		
6A Offer Worksheet	Optional Upgrade - 9 Foot Basement Foundation Pour (Subject to Site Conditions and Availability for your Chosen Model) Note:		
7A Offer Worksheet	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model) Note:		
8A 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:		

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