



REVISED 13FEB2024

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Matthew Elliott and Adriana Elliott

TEL:

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

Cabinetry

|                   |                                                                                                                                                              |  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1<br>0<br>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<br>Note:           |  |
| 2<br>0<br>05Dec23 | 1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder)<br>Note: |  |
| 3<br>0<br>05Dec23 | 1 - Kitchen: Increase depth of fridge upper to 24"d and add side panel<br>Note:                                                                              |  |
| 4<br>0<br>05Dec23 | 1 - Laundry Room: S/I 2x double door uppers 30"h from wall to wall above washer/dryer<br>Note:                                                               |  |
| 5<br>0<br>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<br>Note:          |  |
| 6<br>0<br>05Dec23 | 1 - Upgrade kitchen pot/pan drawers to soft close (9)<br>Note:                                                                                               |  |

Ceramic

|                    |                                                                                                                                           |  |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--|
| 7<br>0<br>29Aug23  | 1 - S/I a 12x12 shower niche - Basement Bathroom<br>Note:                                                                                 |  |
| 8<br>0<br>29Aug23  | 1 - S/I a 12x12 shower niche - Main bathroom #1<br>Note:                                                                                  |  |
| 9<br>0<br>29Aug23  | 1 - S/I a 12x12 shower niche - Main bathroom #2<br>Note:                                                                                  |  |
| 10<br>0<br>29Aug23 | 1 - S/I a 12x12 shower niche - Primary ensuite<br>Note:                                                                                   |  |
| 11<br>0<br>05Dec23 | 1 - Kitchen: Backsplash - S/I standard 4x8 tile in horizontal staggered pattern - installed to bottom of standard hoodfan<br>Note:        |  |
| 12<br>0<br>13Feb24 | 1 - Foyer Floor Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked horizontal from entry door / Grout – Frost<br>Note:          |  |
| 13<br>0<br>13Feb24 | 1 - Kitchen Floor Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked horizontal from patio door / Grout – Frost<br>Note:        |  |
| 14<br>0<br>13Feb24 | 1 - Laundry Room Floor Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked horizontal from garage door / Grout – Frost<br>Note:  |  |
| 15<br>0<br>13Feb24 | 1 - Main Bathroom #1 Floor Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked vertical from entry door / Grout – Frost<br>Note: |  |



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|-------------------------|--------|-------------------------------------------|---------------------------|

| INV#               | QTY                                                                                                                                       | EXTRA / CHANGE |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 16<br>0<br>13Feb24 | 1 - Main Bathroom #2 Floor Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked vertical from entry door / Grout – Frost<br>Note: |                |
| 17<br>0<br>13Feb24 | 1 - Main Bathroom #2 Tub Wall Tile – CERATEC - Glamour 12” x 24” Matte / Pattern – stacked vertical / Grout – Frost<br>Note:              |                |

Electrical

|                    |                                                                                                                                                                                                                                  |  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 18<br>0<br>29Aug23 | 1 - S/I a Gas BBQ Line - located as per plan<br>Note:                                                                                                                                                                            |  |
| 19<br>0<br>05Dec23 | 1 - Basement Area B: S/I (1) Straight Conduit for Future TV @ 65" above finished floor as per plan<br>Note:                                                                                                                      |  |
| 20<br>0<br>05Dec23 | 1 - Basement bathroom: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch<br>Note:                                                                                                                     |  |
| 21<br>0<br>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<br>Note: |  |
| 22<br>0<br>05Dec23 | 1 - Basement: S/I (2) Std Electrical Outlet @ 65" above finished floor as per plan<br>Note:                                                                                                                                      |  |
| 23<br>0<br>05Dec23 | 1 - Bedroom #4: S/I (1) Std Electrical Outlet @ 65" above finished floor as per plan<br>Note:                                                                                                                                    |  |
| 24<br>0<br>05Dec23 | 1 - Dining Room: S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) located as per plan<br>Note:                                                                                                                        |  |
| 25<br>0<br>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<br>Note:                                                     |  |
| 26<br>0<br>05Dec23 | 1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect<br>Note:                                                                                                           |  |
| 27<br>0<br>05Dec23 | 1 - Great Room: Open to below - S/I (4) HALO Slim 4" LED Potlight (Connected to Existing Switch) located as per plan<br>Note:                                                                                                    |  |
| 28<br>0<br>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<br>Note:                                                                              |  |
| 29<br>0<br>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<br>Note:                      |  |
| 30<br>0<br>05Dec23 | 1 - Kitchen island: S/I (3) keyless light outlets – in Ceiling (On New Dimmer Switch) as per plan<br>Note:                                                                                                                       |  |



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| 3-90 / 3           |                                                                                                                                                                                                                                                  | BIRCHWOOD ELEV C 4 BED LOFT | 17-Sep-24    |
| INV#               | QTY                                                                                                                                                                                                                                              | EXTRA / CHANGE              |              |
| 31<br>0<br>05Dec23 | 1 - Kitchen Pantry: S/I (1) Std Electrical outlet beside door @ Std height as per plan<br>Note:                                                                                                                                                  |                             |              |
| 32<br>0<br>05Dec23 | 1 - Kitchen: S/I (6) 4in LED Puck Light on New Switch located as per plan<br>Note:                                                                                                                                                               |                             |              |
| 33<br>0<br>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)<br>Note:                                 |                             |              |
| 34<br>0<br>05Dec23 | 1 - Kitchen: U/G Std Hood Fan to CY917R30SS Stainless Steel- 300 CFM c/w 6in Duct<br>Note:                                                                                                                                                       |                             |              |
| 35<br>0<br>05Dec23 | 1 - Main Bathroom #1: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch<br>Note:                                                                                                                                      |                             |              |
| 36<br>0<br>05Dec23 | 1 - Main Bathroom #2: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch<br>Note:                                                                                                                                      |                             |              |
| 37<br>0<br>05Dec23 | 1 - Primary bedroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires - standard light fixture to remain<br>Note:                                                                                                                         |                             |              |
| 38<br>0<br>05Dec23 | 1 - Primary Ensuite: S/I (1) USB outlet above vanity as per plan<br>Note:                                                                                                                                                                        |                             |              |
| 39<br>0<br>05Dec23 | 1 - Primary ensuite: S/I Seperate switch for light above vanity<br>Note:                                                                                                                                                                         |                             |              |
| 40<br>0<br>05Dec23 | 1 - Primary ensuite: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch)<br>Note:                                                                                                                                           |                             |              |
| 41<br>0<br>05Dec23 | 1 - Relocate (1) CAT6 from great room to above fireplace @ 75" above finished floor, Relocate (1) CAT6 from dining room to bedroom #3<br>Note:                                                                                                   |                             |              |
| 42<br>0<br>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<br>Note:Total of (9) CAT6 throughout |                             |              |
| 43<br>0<br>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<br>Note:                           |                             |              |
| 44<br>0<br>05Dec23 | 1 - S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad<br>Note:                                                                                                                                                               |                             |              |
| 45<br>0<br>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<br>Note:                                   |                             |              |

Fireplace



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|--------------------|----------------------------------------------------------------|----------------|
| 46<br>0<br>29Aug23 | 1 - Raise Std Fireplace Box 12in Above Finished Floor<br>Note: |                |
| 47<br>0<br>29Aug23 | 1 - S/I Fireplace Blower to Std Fireplace Only<br>Note:        |                |

Hardwood

|                    |                                                                                                                                               |  |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|--|
| 48<br>0<br>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<br>Note: |  |
| 49<br>0<br>29Aug23 | 1 - S/I Torlys LVT (std colors) in office/den, main hall, dining room and great room<br>Note:As per std spec                                  |  |

Heating and Air Conditioning

|                    |                                                               |  |
|--------------------|---------------------------------------------------------------|--|
| 50<br>0<br>05Dec23 | 1 - S/I Air Conditioner: GSXN3 13.4 SEER2 2.0 TON AC<br>Note: |  |
|--------------------|---------------------------------------------------------------|--|

Miscellaneous

|                    |                                                                                                                                                                                         |  |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 51<br>0<br>29Aug23 | 1 - Create curved arched opening between main hall/foyer and dining room<br>Note:                                                                                                       |  |
| 52<br>0<br>29Aug23 | 1 - Finished Basement with (1) Bedroom and (1) 3 piece Bathroom. All Std finishes<br>Note:                                                                                              |  |
| 53<br>0<br>29Aug23 | 1 - Optional Upgrade - 9 Foot Basement Foundaton Pour<br>(Subject to Site Conditons and Availability for your Chosen Model)<br>Note:As per B-1                                          |  |
| 54<br>0<br>29Aug23 | 1 - Optional Upgrade - 9 Foot Second Floor<br>(Subject to Site Conditons and Availability for your Chosen Model)<br>Note:As per B-1                                                     |  |
| 55<br>0<br>29Aug23 | 1 - Optional Upgrade - Additonal Basement Window (1) 55x30 (Locaton as per Foundaton Plan)<br>Subject to Site Conditons and Availability for your Chosen Model<br>Note:As per B-1       |  |
| 56<br>0<br>29Aug23 | 1 - Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet)<br>(Subject to Site Conditons and Availability for your Chosen Model)<br>Note:As per B-1  |  |
| 57<br>0<br>29Aug23 | 1 - Optional Upgrade - Garage Man Door<br>(Subject to Site Conditons and Availability for your Chosen Model)<br>Note:As per B-1                                                         |  |
| 58<br>0<br>29Aug23 | 1 - Optional Upgrade - Increase Size of Existng Basement Windows From (2)37 x 24 to (2)55 x 30<br>(Subject to Site Conditons and Availability for your Chosen Model)<br>Note:As per B-1 |  |
| 59<br>0<br>29Aug23 | 1 - Optional Upgrade #2 -Additon of Kitchen Pantry<br>Note:As per B-1                                                                                                                   |  |



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| INV#               | QTY                                                                                                                    | EXTRA / CHANGE |
|--------------------|------------------------------------------------------------------------------------------------------------------------|----------------|
| 60<br>0<br>29Aug23 | 1 - Redesign: Change access to linen closet from main hall to laundry room, reframe and relocate (1) std door<br>Note: |                |
| 61<br>0<br>05Dec23 | 1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat)<br>Note:              |                |
| 62<br>0<br>05Dec23 | 1 - Kitchen: Modify wall beside fridge to be 26" in lieu of 30"<br>Note:                                               |                |
| 63<br>0<br>05Dec23 | 1 - Laundry Room: Closet depth increased to approx 2ft to accommodate laminate countertop<br>Note:                     |                |

Paint

|                    |                                                                                                                            |  |
|--------------------|----------------------------------------------------------------------------------------------------------------------------|--|
| 64<br>0<br>29Aug23 | 1 - S/I Flat ceilings throughout<br>Note:As per std spec                                                                   |  |
| 65<br>0<br>15Dec23 | 1 - Entire House (includes basement): U/G (1) Paint Colour Throughout – Dulux Diamond Matt (Cool Slate DLX1002-3)<br>Note: |  |

Plumbing

|                    |                                                                                                                         |  |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|--|
| 66<br>0<br>29Aug23 | 1 - Delete Std Tub and S/I a 2.5x5 Acrylic Base with Maxx Halo Shower Door with Chrome Trim - Main bathroom #1<br>Note: |  |
| 67<br>0<br>29Aug23 | 1 - S/I Fridge water line<br>Note:As per std spec                                                                       |  |
| 68<br>0<br>29Aug23 | 1 - Upgrade Std Tub in Main Bathroom #2 to Maax Exhibit 6032 Soaker Tub<br>Note:                                        |  |
| 69<br>0<br>05Dec23 | 1 - Basement Bathroom: U/G to Delta Kitano 563LF Chrome Basin Faucet<br>Note:                                           |  |
| 70<br>0<br>05Dec23 | 1 - Basement Bathroom: U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet<br>Note:                                     |  |
| 71<br>0<br>05Dec23 | 1 - Main Bathroom #1: U/G Shower Faucet to 55085 with 50560-PR & R10000 & T11859 & T14259<br>Note:                      |  |
| 72<br>0<br>05Dec23 | 1 - Main Bathroom #1: U/G to Delta Trinsic 559LF-MPU Chrome Basin Faucet<br>Note:                                       |  |
| 73<br>0<br>05Dec23 | 1 - Main Bathroom #2: U/G to Delta Kitano 563LF Chrome Basin Faucet<br>Note:                                            |  |
| 74<br>0<br>05Dec23 | 1 - Main Bathroom #2: U/G to Delta Kitano T14463 Chrome Tub/Shower Faucet<br>Note:                                      |  |
| 75<br>0<br>05Dec23 | 1 - Primary Ensuite: U/G to Delta Trinsic 559LF-BLMPU Black Basin Faucet with matching overflow<br>Note:                |  |



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| 76<br>0<br>05Dec23 | 1 - Primary Ensuite: U/G to Delta Trinsic T14259-BL Black Shower Faucet<br>Note:                          |                |
| 77<br>0<br>05Dec23 | 1 - Primary Ensuite: U/G to Delta Trinsic T2759-BL Black Roman Tub Faucet with matching overflow<br>Note: |                |
| 78<br>0<br>05Dec23 | 1 - S/I Floor drain in laundry room located as per plan<br>Note:                                          |                |

Stairs

|                    |                                            |  |
|--------------------|--------------------------------------------|--|
| 79<br>0<br>29Aug23 | 1 - Upgrade main Staircase to Oak<br>Note: |  |
|--------------------|--------------------------------------------|--|

Trim

|                    |                                                                                                 |  |
|--------------------|-------------------------------------------------------------------------------------------------|--|
| 80<br>0<br>05Dec23 | 1 - DELETE** U/G door to 96" high (main floor only and second floor, includes closets)<br>Note: |  |
| 81<br>0<br>05Dec23 | 1 - Primary Ensuite: Change orientation of door opening<br>Note:                                |  |
| 82<br>0<br>05Dec23 | 1 - U/G door to 96" high (main floor and second floor, includes closets)<br>Note:               |  |

|                          |                                                                                                                                                                               |  |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1A<br>Offer<br>Worksheet | Optional Upgrade #2 -Addition of Kitchen Pantry<br>Note:                                                                                                                      |  |
| 2A<br>Offer<br>Worksheet | Optional Upgrade - Increase Size of Existing Basement Windows From (2)37 x 24 to (2)55 x 30<br>(Subject to Site Conditions and Availability for your Chosen Model)<br>Note:   |  |
| 3A<br>Offer<br>Worksheet | Optional Upgrade - Additional Basement Window (1) 55x30<br>(Location as per Foundation Plan)<br>Subject to Site Conditions and Availability for your Chosen Model<br>Note:    |  |
| 4A<br>Offer<br>Worksheet | Optional Upgrade - Garage Man Door<br>(Subject to Site Conditions and Availability for your Chosen Model)<br>Note:                                                            |  |
| 5A<br>Offer<br>Worksheet | Optional Upgrade - 9 Foot Second Floor<br>(Subject to Site Conditions and Availability for your Chosen Model)<br>Note:                                                        |  |
| 6A<br>Offer<br>Worksheet | Optional Upgrade - 9 Foot Basement Foundation Pour<br>(Subject to Site Conditions and Availability for your Chosen Model)<br>Note:                                            |  |
| 7A<br>Offer<br>Worksheet | Optional Upgrade - Basement Plumbing Rough-In<br>3-Piece Rough-In (Future Sink, Tub, Toilet)<br>(Subject to Site Conditions and Availability for your Chosen Model)<br>Note:  |  |
| 8A<br>Offer<br>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.<br>Note: |  |



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