



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: JOHN ARMITAGE and BEVERLEY ARMITAGE TEL:

LOT / PHASE 3-118 / 3	STREET	HOUSE TYPE SPRINGFIELD ELEV M 3 BED WITH SOLARIUM	
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 20Sep24	1 - Kitchen: Increase length of island by approx. 31 in. Seam required, located as per plan Note:	
2 0 20Sep24	1 - Kitchen: Delete 24" base cab in island to make space for wine fridge Note:	
3 0 20Sep24	1 - Kitchen: Replace 1 base cabinet with pot/pan drws (c/w 2 deep drwr & 1 top drwr each) Note:	
4 0 20Sep24	1 - Kitchen: Replace std. base cabinet with base MW cabinet c/w open shelf for MW + deep drawer below. (std MW upper cabinet changes to regular 2 door upper) Note:	
5 0 20Sep24	1 - Kitchen: Replace Upper and base cab next to fridge with 24"d. pantry Note:	
6 0 20Sep24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
7 0 20Sep24	1 - Kitchen: Upgrade cabinets to line 3 Note:	
8 0 20Sep24	1 - Kitchen: Add crown moulding to top of upper cabinets - Shaker style 3" Note:	
9 0 20Sep24	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - painted MDF Note:	
10 0 20Sep24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan and -3" space each side Note:	
11 0 20Sep24	1 - Kitchen: Add top drawer above base door - double width Note:	
12 0 20Sep24	1 - Kitchen: Add pull-out recycle centre - BERENSON QPAM15228C C/W 2 LIDS Note:	
13 0 20Sep24	1 - Kitchen: Double door cab split in two to accommodate recycle center Note:	
14 0 20Sep24	1 - Kitchen: Upgrade drawers to soft close - standard layout (9 drawers) Note:	
15 0 20Sep24	1 - Kitchen: Upgrade hinges to soft close - standard Layout (25 doors) Note:	
16 0 20Sep24	1 - Kitchen: Accommodate for Waterfall ends on Island counter top: reduce base cabinet by 3"; add 4" filler to accommodate electrical outlet on front of island; length of island cabinets increases by approx. 1") Note:	



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17 0 20Sep24	1 - Kitchen: Center range as per plan Note:	
18 0 20Sep24	1 - Laundry Room: Add Upper cabinets as per plan Note:	
19 0 20Sep24	1 - Primary ensuite: Accommodate for second vanity sink - bank of drawers moves to middle Note:	
20 0 20Sep24	1 - Kitchen: Add bank of drawers in lieu of std base cabinet Note:	

Ceramic

21 0 20Sep24	1 - Kitchen: Backsplash - S/I std 3x6 tile in diagonal brick pattern, as per sketch Note:	
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Doors and Windows

22 0 20Sep24	1 - Optional Upgrade - Increase Size of Existng Basement Window From (1)37 x 24 to (1)55 x 30 (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1	
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Electrical

23 0 20Sep24	1 - Basement: 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) - next to electrical panel Note:	
24 0 20Sep24	1 - S/I Conduit from Basement to Attic as per plan - for future solar panels Note:	
25 0 20Sep24	1 - Basement: S/I (2) 20amp Outlets as per plan Note:	
26 0 20Sep24	1 - Rear exterior: S/I a Gas BBQ Line as per plan Note:	
27 0 20Sep24	1 - Dining room: S/I light fixture Milan DVP5320 Ebony with sateen white shade Note:	
28 0 20Sep24	1 - Garage: S/I Belt Drive Garage Door Opener 8155w w/ (2) Remotes and (1) Keypad Note:	
29 0 20Sep24	1 - Sunroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires Note:	
30 0 20Sep24	1 - Primary bedroom: S/I Reinforced Light Outlet for Ceiling Fan c/w 3 wires Note:	



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31 0 20Sep24	1 - Kitchen: S/I (1) Capped Light Outlet – in Ceiling above island (On New Switch) as per plan Note:		
32 0 20Sep24	1 - Living Room: S/I (4) HALO Slim 4" LED Potlight (Connected to New Dimmer Switch) as per plan Note:		
33 0 20Sep24	1 - Foyer: Relocate and U/G (1) Std Light Fixture to a Halo Slim 4 Potlight, Add (3) additional Halo Slim 4 Potlight (On existing switch) as per plan Note:		
34 0 20Sep24	1 - Rear exterior covered porch: Relocate (1) std light fixture and U/G to potlight, S/I (3) additional potlights as per plan (black) Note:		
35 0 20Sep24	1 - Covered deck: Relocate std WP outlet as per plan Note:		
36 0 20Sep24	1 - Kitchen: Wire for Build In Microwave, dedicated 20amp 120v outlet as per appliance specs Note:		
37 0 20Sep24	1 - Kitchen: S/I Make-up Air System for Kitchen Hood Fan Above 300 CFM up to 600 CFM Note:		
38 0 20Sep24	1 - Kitchen: S/I x1 Dedicated outlet for future wine fridge Note:		
39 0 20Sep24	1 - Kitchen: U/G Std Hood Fan to SCB51930 Stainless Steel- 550 CFM c/w 6in Duct Note:		
40 0 20Sep24	1 - Kitchen: S/I (4) 4in LED Puck Light on New Switch @ underside of upper cabinets as per plan Note:		
41 0 20Sep24	1 - S/I a Gas Dryer Line - First Floor w/ 120 v outlet Note:		
42 0 20Sep24	1 - DELETE** Living Room: S/I (1) Std Electrical Outlet above fireplace @ 72" A.F.F Note:		
43 0 20Sep24	1 - Living Room: S/I (1) Std Electrical Outlet above fireplace approx @ 75" A.F.F Note:		

Fireplace

44 0 20Sep24	1 - Delete standard fireplace mantle Note:	
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Granite

45 0 20Sep24	1 - Kitchen: U/G quartz to Hanstone Level A+ (includes island extention) NoteSeam located as per plan	
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46 0 20Sep24	1 - Kitchen: S/I Hanstone Level A+ quartz waterfall on both ends of island Note:		
47 0 20Sep24	1 - Primary ensuite: U/G to Level A+ Hanstone quartz (includes 4inch backsplash and x2 std undermount sinks) Note:		

Hardwood

48 0 20Sep24	1 - S/I Twelve Oaks Engineered hardwood (std colors) in Main hall, living room, dining room, sunroom, primary bedroom, bedroom #2 and bedroom #3 Note:		
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Heating and Air Conditioning

49 0 20Sep24	1 - S/I Humidifier GENERAL AIRE 1099 Note:		
50 0 20Sep24	1 - S/I Air Conditioner - GSXN3 13.4 SEER2 2.0 TON AC Note:		
51 0 20Sep24	1 - Kitchen: S/I a 1/2inch Gas Stove Line w/ 120 v outlet Note:		

Miscellaneous

52 0 20Sep24	1 - Garage: Conduit for future EV charger - terminated in basement as per plan Note:		
53 0 20Sep24	1 - Primary Ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop Note:		
54 0 20Sep24	1 - Primary Ensuite: S/I (2) 12x12 shower niches - stacked approx 6" apart as per sketch Note:		
55 0 20Sep24	1 - Optional Upgrade #1- Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:As per B-1		
56 0 20Sep24	1 - Optional Upgrade #4 - Optional Covered Deck Note:As per B-1		
57 0 20Sep24	1 - Basement vestibule: Delete std door and portion of wall as per plan Note:Purchasers Acknowledge finished carpet area will be open to unfinished basement floor.		
58 0 20Sep24	1 - DELETE** Living room: Bump Std Fireplace into the Room Approx 8inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling Note:		
59 0 20Sep24	1 - Living room: Bump Std Fireplace into the Room Approx 8inches. Bump to be 5ft Wide and goes to approx 12ft ceiling Note:		



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Paint

60 0 20Sep24	1 - U/G Paint Colour Throughout – Dulux Diamond Matt (Arctic Cotton - DLX1002-2) Note:	
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Plumbing

61 0 20Sep24	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	
62 0 20Sep24	1 - Primary ensuite and Main bathroom: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid Note:	
63 0 20Sep24	1 - Primary Ensuite: U/G Std Shower Door to Halo Sliding Door (Matte Black and No Hinges) Note:Drain to Match	
64 0 20Sep24	1 - S/I Laundry Tub in Basement c/w Waltec Faucet as per plan Note:	
65 0 20Sep24	1 - U/G Std Kitchen Sink to a Double Undermount Granite B341 White Note:	
66 0 20Sep24	1 - Primary Ensuite: U/G to Delta Portage T14271 Chrome Shower Faucet Note:	

Railings

67 0 20Sep24	1 - Delete standard cap from posts Note:	
68 0 20Sep24	1 - U/G to Metal spindles (stainless, TL1255) in lieu of standard Oak Modern Note:	

Trim

69 0 20Sep24	1 - Living room: S/I Trim detailing on fireplace bump as per springfield model home (as per sketch) Note:	
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1A 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:		
2A 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:		
3A Offer Worksheet	Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:		
4A Offer Worksheet	Optional Upgrade #4 -Optional Covered Deck Note:		
5A 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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