



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: David Ross Puckett and Joanne Maureen Ridgway TEL:

LOT / PHASE 3-88 / 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 28Nov24	1 - DELETE** Primary Ensuite: Accommodate for second sink Note:	
2 0 14Feb25	1 - DELETE** NOTE: This house is being completed by Deslaurier Kitchens NoteProceeding with Spectrum Kitchens	

Carpet

3 0 28Nov24	1 - Basement Vestibule: U/G Carpet to Level 1 (includes level 1, 7lb underpad) Note:	
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Ceramic

4 0 28Nov24	1 - Main Bathroom Tub/Shower: Wall tile - S/I Level A 12x24 wall tile - stacked horizontal Note:	
5 0 28Nov24	1 - Primary Ensuite Shower: Wall tile - S/I Level B 24x24 tile - stacked Note:	
6 0 28Nov24	1 - Foyer: Floor tile - S/I Level B 24x24 tile - stacked Note:	
7 0 28Nov24	1 - Main Bathroom: Floor tile - S/I Level B 12x24 tile - staggered horizontal from door Note:	
8 0 28Nov24	1 - Primary Ensuite: Floor tile - S/I Level B 24x24 tile - stacked Note:	
9 0 28Nov24	1 - Laundry Room: Floor tile - S/I Level B 24x24 tile - stacked Note:	

Doors and Windows

10 0 30Oct24	1 - Kitchen: Increase size of window above sink to 40x40 in lieu of 30x40 Note:	
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Electrical

11 0 30Oct24	1 - Kitchen: Relocate std potlights as per plan, S/I (1) Additional potlight (On existing switch) Note:	
12 0 30Oct24	1 - Kitchen: Std Electrical outlets on sink and range wall to be horizontal, as close to countertop as possible Note:	
13 0 30Oct24	1 - Kitchen: Relocate std light box from ceiling to wall above sink for future wall sconce @ 96" aff as per plan Note:	
14 0 30Oct24	1 - Rear Exterior: Relocate std WP outlet as per plan Note:	



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15 0 30Oct24	1 - Foyer: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires , change to capped light Note:		
16 0 30Oct24	1 - Front Exterior: S/I (5) Black Exterior Soffit PotLight 1st Floor (Connected to Existing Switch) Note:		
17 0 30Oct24	1 - Exterior: S/I (1) Additional 15amp WP outlet in front porch as per plan Note:		
18 0 30Oct24	1 - Laundry Room: U/G (2) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
19 0 30Oct24	1 - Main Hall: Relocate (1) std fixture, U/G (2) Std Light Fixture to a Halo Slim 4 Potlight Note:		
20 0 30Oct24	1 - Foyer open to above: S/I (1) HALO Slim 4" LED Potlight (Connected to Existing Switch) Note:		
21 0 30Oct24	1 - Primary Ensuite: S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch Note:		
22 0 30Oct24	1 - Hall from bed #2 to bed #3: Relocate (1) std fixture, U/G to potlight and S/I (1) additional Halo Slim 4 Potlight (On existing switch) as per plan Note:		
23 0 30Oct24	1 - Bedroom #3: Relocate std light box as per plan, change to capped light and S/I (1) Additional capped light (On existing switch) as per plan Note:		
24 0 30Oct24	1 - Bedroom #3: S/I (2) Std outlets @ std height as per plan Note:		
25 0 30Oct24	1 - Relocate std CAT6 from bedroom #3 to bedroom #2 as per plan Note:		
26 0 30Oct24	1 - Bedroom #2: S/I (2) Std outlets @ std height as per plan Note:		
27 0 30Oct24	1 - Dining Room: Relcoate (1) std light box and change to capped light as per plan Note:		
28 0 30Oct24	1 - Primary Bedroom: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires Note:		
29 0 30Oct24	1 - Living Room: S/I Reinforce existing Light Outlet for Ceiling Fan c/w 3 wires Note:		
30 0 30Oct24	1 - Exterior: S/I (1) Additional Modern Sconce in front porch (On existing switch) as per plan Note:		



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31 0 30Oct24	1 - Basement: S/I (4) Std Electrical Outlets as per plan Note:		
32 0 30Oct24	1 - Basement: S/I (1) Separate Circuit Outlet as per plan Note:		
33 0 30Oct24	1 - Basement Vestibule and Basement stairs: U/G Std Light Fixture to a Halo Slim Potlight (On Existing Switch) Note:		
34 0 30Oct24	1 - Kitchen: Relocate switch for light above sink as per plan Note:		
35 0 30Oct24	1 - Laundry Room: Relocate std switch as per plan Note:		
36 0 30Oct24	1 - Relocate switches from deleted sunroom wall, and fireplace wall as per plan (single switch for sunroom capped light, single switch for all pot lights and single switch for ceiling fan) Note:		
37 0 30Oct24	1 - Living Room: S/I (1) Std Electrical Outlet above fireplace @ 78 inches A.F.F as per plan Note:		
38 0 30Oct24	1 - Front Exterior: S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
39 0 30Oct24	1 - Sunroom/Dining room/Living room: S/I (7) HALO Slim 4" LED Potlight Connected to Existing Switch) as per plan Note:		
40 0 30Oct24	1 - Living Room: S/I (3) Std Electrical Outlet @ std height as per plan Note:		
41 0 30Oct24	1 - Primary bedroom: S/I (3) Std Electrical Outlet @ std height as per plan Note:		
42 0 30Oct24	1 - Primary bedroom: S/I (2) Capped Light Outlets – in Ceiling (On New Switch) as per plan Note:		
43 0 30Oct24	1 - Sunroom: Delete standard ceiling light Note:		
44 0 30Oct24	1 - Primary Ensuite: U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) Note:		
45 0 28Nov24	1 - Kitchen: S/I (3) Capped Light Outlet – in Ceiling above island (On New Switch) as per plan Note:		
46 0 28Nov24	1 - DELETE** Laundry Room: S/I (1) GFI Outlet @ 40" A.F.F, Horizontal as per plan Note:		



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47 0 28Nov24	1 - Primary Ensuite: Delete standard vanity fixture, S/I x2 Capped light outlets for future pendants (on seperate switch) Location: 9inches from mirror wall and 9inches from side walls as per plan Note:		
48 0 28Nov24	1 - Living Room/Kitchen: Ensure 6 switches are on a bank of 3 and bank of 4, one on top of the other Note:		
49 0 28Nov24	1 - Kitchen: Ensure Center of duct for hoodfan is at approx 76" A.F.F Note:		

Fireplace

50 0 30Oct24	1 - Living room: S/I Std mantle at 55 inches A.F.F Note:		
51 0 30Oct24	1 - Living Room: U/G Std Fireplace to Napoleon BL46NTE Ascent Linear Gas Fireplace Raised 19in off Finished Floor Note:		

Granite

52 0 28Nov24	1 - Primary Ensuite Niche: Upgrade quartz bottom to Level A Silestone Note:		
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Hardwood

53 0 28Nov24	1 - DELETE** S/I Twelve Oaks Level B Engineered hardwood in Kitchen, Main hall/Living/Dining, Sunroom, Primary bedroom, Bedroom #2 and Bedroom #3 Note:		
54 0 28Nov24	1 - S/I Twelve Oaks Level C Engineered hardwood in Kitchen, Main hall/Living/Dining, Sunroom, Primary bedroom, Bedroom #2 and Bedroom #3 Note:		

Miscellaneous

55 0 30Oct24	1 - Living room: Bump Fireplace into the Room Approx 6inches. Bump to be 5ft 6inches Wide and goes to approx 12ft ceiling c/w shiplap on all 3 walls (std colour: White) as per sketch Note:		
56 0 30Oct24	1 - Primary Ensuite: Delete 2 standard vanity mirrors Note:		
57 0 30Oct24	1 - Main Bathroom: Delete standard vanity mirror Note:		
58 0 30Oct24	1 - Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36) Note:As per B-1		
59 0 30Oct24	1 - Primary ensuite: U/G Std Shower Door to Custom Option 2 Shower Glass Door Black Trim with Return Wall Note:		
60 0 30Oct24	1 - Laundry Room: Accommodate for stacked washer/dryer Note:		



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61 0 30Oct24	1 - Garage: Finish garage (with 3rd garage bay) with insulation and drywall (1 coat) Note:		
62 0 30Oct24	1 - Optional Upgrade - Garage Man Door (Subject to Site Conditons and Availability for your Chosen Model) Note:As per B-1		
63 0 30Oct24	1 - Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditons) Note:As per B-1		
64 0 28Nov24	1 - Primary Ensuite Niche: Install ceramic on back wall, and 3 sides of surround, bottom of niche to be quartz Note:		
65 0 28Nov24	1 - DELETE** Primary Ensuite: S/I (2) 12x12 shower niches side by side, approx 6inches apart. Door to ensuite shifted towards vanity and furing wall added in shower to accommodate Note:		
66 0 28Nov24	1 - Primary Ensuite: S/I x1 12x20 shower niche, installed horizontal centered on longer wall Door to ensuite shifted towards vanity and furing wall added in shower to accommodate Note:		
67 0 14Feb25	1 - DELETE** Sunroom: Delete standard walls as per plan, relocate x2 glass sunroom doors to basement vestibule as per plan Note:		
68 0 14Feb25	1 - Solarium: Delete standard walls and standard doors as per plan Note:		

Paint

69 0 28Nov24	1 - Great Room Fireplace: Custom Paint on shiplap - Benjamin Moore (Black Beauty 21/28-10 25% Sheen) Note:		
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Plumbing

70 0 30Oct24	1 - Laundry Room: Relocate std plumbing for sink as per plan Note:		
71 0 30Oct24	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		
72 0 30Oct24	1 - Exterior: Relocate 2 standard hose bibs as per plan Note:		
73 0 28Nov24	1 - Main Bathroom: U/G to Delta Trinsic T14459-BL Black Tub/Shower Faucet Note:		
74 0 28Nov24	1 - Primary Ensuite: U/G Shower Faucet to 55085-CZ With 50560-CZ & R10000 & T11859-CZ & T14259-CZ Note:		



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75 0 28Nov24	1 - DELETE** Main bathroom and Primary ensuite: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid Note:		
76 0 28Nov24	1 - DELETE** Primary Ensuite: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes 1 Light Over Each Sink Note:		
77 0 28Nov24	1 - DELETE** Kitchen: S/I Rough in Bar Sink in island (Must Select Sink and Faucet from Builder Will Not Just Leave As Rough In) NoteSINK AND FAUCET TO BE SELECTED IN COLOURS APPOINTMENT		

Railings

78 0 28Nov24	1 - U/G to Metal spindles (black, all plain, TL12-40) in lieu of standard Oak Modern Note:		
79 0 28Nov24	1 - Delete standard cap from posts, Ensure modern handrail to basement has metal supports attaching to the wall from the railing Note:		

Stairs

80 0 30Oct24	1 - Upgrade basement Staircase to Oak Note:		
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Trim

81 0 30Oct24	1 - Upgrade all interior doors to Level 2 - 5 Panel Shaker (includes closets) NoteInterior garage door and front door excluded		
82 0 30Oct24	1 - Main Floor: U/G all interior doors to 8ft high (includes closets) Note:		
83 0 28Nov24	1 - U/G Standard Strait exterior door grip to Matte Black Note:		
84 0 28Nov24	1 - U/G std Interior lever to Barcellona Matte Black Round Rosette - throughout Note:		
85 0 28Nov24	1 - U/G to Level 2, 5-1/2 inch baseboards and 3-1/2 inch casings in lieu of standard throughout - (CT#1) - 50 foot single Note:		
86 0 28Nov24	1 - Ensure door in laundry room has hinge on right as per plan Note:		
87 0 28Nov24	1 - Ensure all closet hardware and hinges are Black trim Note:		
88 0 14Feb25	1 - Basement: Install x2 Level 2 5-panel shaker doors to vestibule (std door height) Note:		



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INV#	QTY	EXTRA / CHANGE	
1A	Optional Upgrade #1-Alternate Primary Ensuite #1 (Removes Soaker Tub and Increases Shower to 60 x 36)		
Offer Worksheet	Note:		
2A	Optional Upgrade - Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) (Subject to Site Conditions and Availability for your Chosen Model)		
Offer Worksheet	Note:		
3A	Optional Upgrade - Garage Man Door (Subject to Site Conditions and Availability for your Chosen Model)		
Offer Worksheet	Note:		
4A	Optional Upgrade - 3rd Car Garage Bay (Subject to Engineering Approval and Site Conditions)		
Offer Worksheet	Note:		
5A	\$50,000 Decor Centre Bonus - Purchaser can choose up to \$50,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value.		
Offer Worksheet	Note:		
6A	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.		
Offer Worksheet	Note:		

This Document is Extremely Time Sensitive - Printed 14 Feb 25 at 15:16