



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: NEW BUYER TEL:

LOT / PHASE 3-111 / 3	STREET	HOUSE TYPE NEWINGTON ELEV R 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 19Mar25	1 - Accommodate For Chimney Style Hoodfan - Delete Upper Above Stove and 3Inch on each side of hood fan Note:	
2 0 21Mar25	1 - S/I Soft close doors and drawers throughout kitchen Note:AS PER NEW 2025 SPEC	
3 0 21Mar25	1 - S/I Soft close doors and drawers in all Bathrooms Note:AS PER NEW 2025 SPEC	
4 0 21Mar25	1 - Kitchen - S/I 24inch deep fridge upper with side gable Note:AS PER NEW 2025 SPEC	
5 0 21Mar25	1 - Kitchen - S/I 39inch upper cabinets Note:AS PER NEW 2025 SPEC	

Electrical

6 0 19Mar25	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on new swith - Bedroom 4 Ensuite Note:	
7 0 19Mar25	1 - S/I (3) Additional Capped Light Outlets in Ceiling for future pendants over kitchen island as per plan - Connected to New Switch Note:	
8 0 19Mar25	1 - S/I (1) 15 AMP recessed plug outlet- @ 80" A.F.F.- Above Fireplace- Great Room- as per plan Note:	
9 0 19Mar25	1 - S/I - Non-Straight Conduit over fireplace at 80" AFF – terminating on the right side of Fireplace bump in – at standard height of electrical plug - as per sketch Note:	
10 0 19Mar25	1 - S/I CAT6 Data Jacks(1) Above Fireplace in Great Room @ 80" A.F.F Note:	
11 0 19Mar25	1 - Delete (2) standard light fixtures and S/I (2) 4 inch white interior pot lights (HALO slim LED) - connected to existing switch - foyer Note:	
12 0 19Mar25	1 - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to new switch - Office Note:	
13 0 19Mar25	1 - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to new switch - Dining Room Note:	
14 0 19Mar25	1 - DELETE (1) standard light - S/I (2) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Butler's Pantry Note:	
15 0 19Mar25	1 - DELETE (3) standard lights - S/I (6) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Kitchen Note:	



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16 0 19Mar25	1 - DELETE (4) standard lights - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Main Floor Hallway Note:		
17 0 19Mar25	1 - DELETE (1) standard light - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Mudroom Note:		
18 0 19Mar25	1 - S/I (5) 4 inch white Potlights (Halo Slim LED) connected to new switch - In Law Suite/Bedroom 2 Note:		
19 0 19Mar25	1 - S/I Reinforced light outlet for heavier fixture - Dining Room Note:		
20 0 19Mar25	1 - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to new switch - Bedroom 5 Note:		
21 0 19Mar25	1 - DELETE (1) standard light - S/I (1) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Jack and Jill Bathroom Note:		
22 0 19Mar25	1 - S/I (5) 4 inch white Potlights (Halo Slim LED) connected to new switch - Bedroom 4 Note:		
23 0 19Mar25	1 - DELETE (2) standard lights - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Primary Ensuite Note:		
24 0 19Mar25	1 - DELETE (1) standard light - S/I (1) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Primary Bathroom Water Closet Note:		
25 0 19Mar25	1 - S/I 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on new swith - Primary Ensuite Note:		
26 0 19Mar25	1 - S/I (5) 4 inch white Potlights (Halo Slim LED) connected to new switch - Primary Bedroom Note:		
27 0 19Mar25	1 - DELETE (3) Standard Light Fixture S/I (4) 4 inch white Potlights (Halo Slim LED) connected to existing switch - Upper Hallway Note:		
28 0 19Mar25	1 - S/I (4) 4 inch white Potlights (Halo Slim LED) connected to new switch - Bedroom 3 Note:		
29 0 19Mar25	1 - S/I (8) 4 inch white Potlights (Halo Slim LED) connected to new switch - Great Room Note:		
30 0 19Mar25	1 - S/I Reinforced Light Outlet for Heavier Fixture - Centered - Great Room - on new switch Note:		

Fireplace



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31 0 19Mar25	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:	

Granite

32 0 21Mar25	1 - S/I Builder standard Quartz countertops throughout all bathrooms Note:AS PER NEW 2025 SPEC	
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Hardwood

33 0 19Mar25	1 - S/I Standard level Pre-Engineered Hardwood in Upper Hall - as per plan Note:	
34 0 19Mar25	1 - S/I - Standard Pre-Engineered Hardwood on Main Floor as per plan Note:	

Heating and Air Conditioning

35 0 21Mar25	1 - S/I Air Conditioner GSXN3 13.4 SEER2 3.0 TON AC Note:AS PER NEW 2025 SPEC	
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Miscellaneous

36 0 19Mar25	1 - S/I Fireplace Bump in approx. 16” deep by 6’ wide floor to ceiling preped with cement board for tile installation. Note:	
37 0 19Mar25	1 - U/G Std Hood Fan to SCB31930 Stainless Steel - 300 CFM c/w 6in Duct Note:	
38 0 19Mar25	1 - S/I 8' High Interior Doors (1) Office (1) Walk in Pantry (1) Laundry/Mudroom (1) Basement Door (1) In Law Suite (1) In Law Ensuite (1) Powder Room Note:	
39 0 19Mar25	1 - S/I Standard By Pass Sliding Doors for all closets - as per new spec Note:	
40 0 19Mar25	1 - Upgrade Standard By-Pass Sliding Doors to 8' High for (1) Foyer (1) laundry/mudroom (1) In Law Suite Note:	
41 0 19Mar25	1 - Optional Upgrade - 3rd Car Garage Bay. Subject to Engineering Approval and Site Conditons. Note:	
42 0 19Mar25	1 - Optional Upgrade - Garage Man Door Note:	
43 0 19Mar25	1 - Optional Upgrade - Additonal Basement Window 55 x 30 (Location as per Foundaton Plan) Note:	
44 0 19Mar25	1 - Optional Upgrade - Increase Size of (2) Existing Basement Window From (1)37 x 24 to (1)55 x 30 Note:	



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45 0 19Mar25	1 - S/I Basement Plumbing Rough-In 3-Piece Rough-In (Future Sink, Tub, Toilet) Note:AS PER NEW 2025 SPEC		
46 0 19Mar25	1 - Optional Upgrade - 9 Foot Basement Foundaton Pour Note:		
47 0 19Mar25	1 - Optional Upgrade #3-Second Floor Laundry with 5th Bedroom Floorplan (Laundry relcoated from main floor) Note:		
48 0 19Mar25	1 - Optonal Upgrade #4- Chefs Kitchen Note:		
49 0 19Mar25	1 - Optional Upgrade #6-Covered Deck (A) (Increases breakfast nook patio slider to 8 foot wide, steps as per grade) Note:		
50 0 19Mar25	1 - Optional Covered Deck (B) off In-Law Suite (includes 6' sliding patio door from in-law suite) Note:		
51 0 19Mar25	1 - S/I Additional Builder Std Vanity Sink and Faucet Includes Larger Mirror and 1 Light Over Each Sink - Jack and Jill Bathroom Note:		
52 0 21Mar25	1 - S/I Finished Basement Rec Room Note:AS PER NEW 2025 SPEC		

Plumbing

53 0 19Mar25	1 - U/G Std 3x4 Shower to a 3x4 Acrylic Base, 2 Ceramic Walls and Option 3 Custom Glass Shower Door. Black Trim - in Primary Ensuite Note:		
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Stairs

54 0 19Mar25	1 - Upgrade Staircase to oak from main to second floor Note:		
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1A Offer	Note:		
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