



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Anamika Srivastava and Ashish Kumar Srivastava TEL:

LOT / PHASE 3-87 / 3	STREET	HOUSE TYPE NEWINGTON ELEV M 5 BED	
INV#	QTY	EXTRA / CHANGE	

Electrical

1 0 12Dec24	1 - Kitchen WIP: S/I x1 Seperate circuit outlet as per plan Note:	
2 0 12Dec24	1 - Great Room: S/I x2 Std electrical outlets above fireplace, x1 @ 70inches A.F.F installed vertical , x1 @62inches A.F.F installed horizontal as per plan Note:	
3 0 12Dec24	1 - Front Exterior: S/I x1 Black Exterior Soffit Plug w/White Switch for Holiday Lights Note:	
4 0 12Dec24	1 - Front Exterior: S/I x4 Black Exterior Soffit PotLight 1st Floor and x4 Black Exterior Soffit PotLight 2nd Floor (Connected to seperate switch) as per plan Note:	
5 0 12Dec24	1 - Great Room: S/I x10 Halo 4inch LED Potlight (Connected to New Dimmer switch) as per plan Note:	
6 0 12Dec24	1 - Kitchen: S/I x1 Capped Light Outlet – in Ceiling above island (On New Switch) as per plan Note:	
7 0 12Dec24	1 - Great Room: S/I x1 Reinforced Capped Light Outlet – in Ceiling (On New Dimmer Switch) Note:	
8 0 12Dec24	1 - Kitchen: U/G Std Hood Fan to SCB32230 Stainless Steel -300 CFM c/w 6in Duct Note:	
9 0 12Dec24	1 - Primary Ensuite: S/I x1 Capped Light Outlet – in Ceiling above tub (On New Switch) as per plan Note:	

Hardwood

10 0 12Dec24	1 - S/I Twelve Oaks Level A Engineered Hardwood in Kitchen (NOT in Butlers pantry and Walk-in pantry), Dining room, Office, Lower Hall, Great room, Upper Hall and Staircase landing Note:	
11 0 12Dec24	1 - Foyer: Extend hardwood as per plan Note:	

Heating and Air Conditioning

12 0 12Dec24	1 - S/I Humidifier - GERERAL AIRE 1099 Note:	
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Miscellaneous

13 0 12Dec24	1 - Great room: Delete std gas fireplace and add bump out 10 inches deep, to ceiling and install an Electric fireplace NAPOLEAN NEFB33H wall mounted c/w recessed plug outlet. Fireplace to be installed flush to the floor Note:	
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14 0 12Dec24	1 - Bedroom #4 Ensuite: U/G std 36x36 Shower to Ceramic tile shower and acrylic base (std Chrome shower doors remain) Note:		
15 0 12Dec24	1 - Primary Ensuite: Primary Ensuite: U/G std ceramic shower to 36x60 with std door in black trim Note:		
16 0 12Dec24	1 - Office: Square off room and relocate std door as per plan Note:		
17 0 12Dec24	1 - In-law Ensuite: Delete Std Tub and S/I a 36x48 Acrylic Base shower with standard Maax Incognito sliding shower doors upgraded to black trim Note:		
18 0 12Dec24	1 - Kitchen: U/G std patio door to 8ft wide Note:		
19 0 12Dec24	1 - Re-design: Create a larger mudroom with WIC, Powder room relocated and upper hall redesigned as per plan Note:		
20 0 12Dec24	1 - Bedroom #2: Delete standard windows and replace with 6ft wide patio door (doesnt include covered deck) Note:		
21 0 12Dec24	1 - Optional Upgrade #1- Second Floor Plan with 5th Bedroom and Jack and Jill Bathroom Note:As per B-1		
22 0 12Dec24	1 - Optional Upgrade #2 -Second Floor Laundry Version 1 (Laundry Relocated from Main Floor) Note:As per B-1		
23 0 12Dec24	1 - Optional Upgrade - Approximately 9 Foot Second Floor Option (Subject to Site Conditions and Availability for your Chosen Model) Note:As per B-1		
24 0 12Dec24	1 - 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:As per B-1		
25 0 12Dec24	1 - Jack & Jill: Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Countertop. Note:		

Plumbing

26 0 12Dec24	1 - Kitchen: U/G Std Sink to Single Bowl Undermount Stainless Sink B1926 Note:	
27 0 12Dec24	1 - Kitchen: Relocate sink and dishwasher to butlers pantry - location to be confirmed with final millwork drawings Note:	
28 0 12Dec24	1 - Split water lines hot/cold on backyard hose bib Note:	



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Stairs

29 0 12Dec24	1 - U/G Main staircase to Oak Note:	
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Trim

30 0 12Dec24	1 - U/G All interior doors to Level 2 Single Panel Shaker door (includes closets) Note:	
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1A Offer Worksheet	\$20,000 Decor Centre Bonus - Purchaser can choose up to \$20,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:	
2A 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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