



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Damian Gerlich and Sothea Soun

TEL: RES.: 613-878-5743

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
23 / 1		RUTHERFORD (517) ELEV D 4 BED	08-Sep-20
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 02Dec20	1 - Upgrade Kitchen cabinetry to Line 3 Note:	(1/35/1680)
2 0 02Dec20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above countertop) Note:	(1/86/1345)
3 0 02Dec20	1 - Re-design Kitchen: move fridge to range wall; move range approx. 3' towards breakfast nook; modify upper above range to accommodate 36"w professional hood fan Note:	(1/158/0)
4 0 02Dec20	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting Note:	(1/99/800)
5 0 02Dec20	1 - Shorten single upper each side of range by 3" to accommodate light valance Note:	(1/74/0)
6 0 02Dec20	1 - Move fridge approx. 12" and insert pantry/broom cabinet Note:	(1/55/400)
7 0 02Dec20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
8 0 02Dec20	1 - Add (2) extra top drawers - one each side of range Note:	(1/50/370)
9 0 02Dec20	1 - Delete base cabinet to make space for bar/wine fridge Note:	(1/53/-120)
10 0 02Dec20	1 - Replace double width base cabinet with (2) single cabinets to accommodate bar sink Note:	(1/82/100)
11 0 02Dec20	1 - Add false drawer front to bar sink cabinet Note:	(1/42/80)
12 0 02Dec20	1 - Increase length of island cabinets by 12" and eliminate eating bar overhang at end Note:	(1/82/240)
13 0 02Dec20	1 - Move standard bank of drawers to island Note:	(1/39/0)
14 0 02Dec20	1 - Increase depth of island to 60"; pull back panel approx. 24" and add side panels and extra support panels to accommodate increased depth of island countertop Note:	(1/156/800)
15 0 02Dec20	1 - Add 33"w oven cabinet to end of Kitchen closest to eating area to accommodate built-in oven and microwave Note:	(1/105/1760)
16 0 02Dec20	1 - Add 39"w base cabinet to accommodate 36"w cooktop Note:	(1/49/660)



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17 0 02Dec20	1 - Add false top drawes and (2) pot/pan drawers to cooktop cabinet Note:		(1/63/720)
18 0 02Dec20	1 - Replace standard microwave cabinet with regular (2) door upper Note:		(1/62/195)
19 0 02Dec20	1 - Extend island by an additional 33" to line up with added oven cabinet Note:		(1/69/870)
20 0 02Dec20	1 - Upgrade all drawers in Kitchen to soft close (x10) Note:		(1/50/1750)
21 0 02Dec20	1 - Upgrade all doors in Kitchen to soft close hinges (x29) Note:		(1/55/1160)
22 0 02Dec20	1 - Upgrade Ensuite #1 cabinetry to Line 3 Note:		(1/38/290)
23 0 02Dec20	7 - Upgrade Ensuite #1 cabinet hardware to D3 handle Note:		(7/48/10)
24 0 02Dec20	1 - Bulkhead plan to be provided by Cartier - includes filler to bulkhead as needed Note:		(1/79/0)
25 0 02Dec20	1 - All drawers in Kitchen - Berenson #9946-1MDB-P Cup pulls / 3" CC - Modern Brushed Gold (installed on center panel of ALL drawers); All lower doors in Kitchen (including lower door on broom cabinet) - Berenson #2363-1MDB-P - Knobs - Modern Brushed Gold Note:All upper doors in Kitchen (including top door on broom cabinet) - Berenson #2351- MDB-P - Pulls / 160mm CC - Modern Brushed Gold		(1/251/1200)

Ceramic

26 0 02Dec20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Foyer - 12x24 tile installed in staggered pattern Note:	(1/118/590)
27 0 02Dec20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Mudroom - 12x24 tile installed in staggered pattern Note:	(1/120/670)
28 0 02Dec20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Kitchen/Breakfast Area - 12x24 tile installed in staggered pattern Note:	(1/135/2860)
29 0 02Dec20	1 - S/I Level A ceramic flooring in lieu of standard ceramic flooring in Laundry Room - 13x13 tile installed in stacked pattern Note:	(1/123/295)
30 0 02Dec20	1 - S/I Level A ceramic flooring in lieu of standard ceramic flooring in Ensuite #1 - 12x24 tile installed in staggered pattern Note:Includes tub apron and deck	(1/123/540)
31 0 02Dec20	1 - S/I Level A ceramic flooring in lieu of standard ceramic flooring in Ensuite #2 - 12x24 tile installed in staggered pattern Note:	(1/123/370)
32 0 02Dec20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile at soaker tub splash in Ensuite #1 - 12x24 tile installed horizontally and in staggered pattern Note:	(1/155/165)



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33 0 02Dec20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Ensuite #1 shower - 12x24 tile installed vertically and in staggered pattern Note:	(1/139/400)	
34 0 02Dec20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Ensuite #2 shower - 4x16 tile installed horizontally and in staggered pattern Note:	(1/140/335)	
35 0 02Dec20	1 - S/I Level C ceramic wall tile in lieu of standard wall tile at Kitchen backsplash - tile installed vertically Note:	(1/109/410)	
36 0 02Dec20	1 - Standard ceramic floor tile in Powder Room installed in staggered pattern Note:	(1/73/60)	

Doors and Windows

37 0 18Aug20	1 - Relocate (1) Basement window from Garage side to opposite Garage side to accommodate fireplace relocation Note:	(1/105/0)
38 0 18Aug20	1 - S/I (1) 20x7 Standard Skaker XL garage door in lieu of (2) Garage doors Note:	(1/71/950)

Electrical

39 0 02Dec20	1 - S/I (1) 15 AMP Soffit plug w/ switch for holiday lights Note:	(1/55/275)
40 0 02Dec20	5 - S/I (5) 15 AMP standard plug outlets in Basement Note:	(5/48/120)
41 0 02Dec20	1 - S/I (1) 15 AMP separate circuit plug in Basement (for fridge/freezer) Note:	(1/69/235)
42 0 02Dec20	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Family Room - installed 80" above finished floor Note:	(1/103/120)
43 0 02Dec20	1 - Delete (5) standard light fixtures in Kitchen - S/I (6) 4" white Interior potlights (HALO Slim LED) connected to existing switch Note:	(1/128/635)
44 0 02Dec20	1 - Delete (3) standard light fixtures in Lower Hall - S/I (3) 4" white interior potlights (HALO Slim LED) connected to existing switch Note:	(1/131/355)
45 0 02Dec20	1 - S/I (4) 4" white interior potlights in Family Room (HALO Slim LED) connected to existing switch Note:	(1/95/835)
46 0 02Dec20	3 - Reinforce existing light outlet in Dining Room, above Main Staircase and in Master Bedroom for heavier fixtures Note:	(3/111/55)
47 0 02Dec20	1 - S/I GFI Bathroom plug for future heated towel bar in Ensuite Note:	(1/60/130)



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48 0 02Dec20	1 - S/I Wiring for wall oven - 40 AMP Note:		(1/33/355)
49 0 02Dec20	1 - S/I (1) 15 AMP standard plug outlet in Lower Hall, near Basement door as per plan Note:		(1/81/120)
50 0 02Dec20	1 - S/I (1) Capped light outlet in ceiling of rear deck - connected to separate switch Note:		(1/82/220)
51 0 02Dec20	1 - S/I (1) 15 AMP separate circuit plug for bar/wine fridge in Kitchen Note:		(1/67/235)
52 0 02Dec20	1 - S/I (6) LED puck lights under Kitchen cabinets connected to (1) switch Note:		(1/70/620)
53 0 03Dec20	1 - S/I (2) Capped light outlets on ceiling in Master Bedroom approx. 7-1/2' apart - each cap connected to own switch Note:		(1/113/0)

Fireplace

54 0 18Aug20	1 - Delete standard Oak beam fireplace mantle and raise fireplace box 12" above finished floor Note:	(1/90/160)
55 0 18Aug20	1 - Delete standard double sided fireplace - S/I Napoleon B36NTR gas fireplace w/ standard log set and relocate to side wall in Family Room - fully cantilever Note:	(1/154/360)

Granite

56 0 02Dec20	1 - S/I Silestone Ocean Storm (polished) in lieu of standard granite on Kitchen island Note:	(1/82/1540)
57 0 02Dec20	1 - S/I Level A Radianz quartz countertop in lieu of standard granite selections along stove wall and bar sink wall only Note:	(1/116/240)
58 0 02Dec20	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertop in Powder Room Note:	(1/142/995)
59 0 02Dec20	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash and (2) standard undermount sinks in lieu of standard laminate countertop in Ensuite #1 Note:	(1/142/2960)
60 0 02Dec20	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate countertop in Ensuite #2 Note:	(1/141/1280)
61 0 02Dec20	1 - S/I Level C Radianz quartz countertop w/ 4" backsplash and (2) standard undermount sinks in lieu of standard laminate countertop in Ensuite #3 Note:	(1/142/2200)
62 0 02Dec20	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) Kindred QSU1820-10 undermount sink in lieu of standard laminate countertop in Laundry Room Note:	(1/153/1380)



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63 0 02Dec20	1 - Additional standard level countertop needed for Kitchen design Note:	(1/62/1735)
64 0 02Dec20	1 - S/I Bristol B926 Stainless single bowl undermount sink w/ BG926 stainless steel grid in lieu of standard in Kitchen Note:	(1/115/560)
65 0 02Dec20	1 - Provide (1) hole in island countertop for future soap dispenser - right side of Kitchen faucet Note:	(1/94/65)

Hardwood

66 0 18Aug20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Living/Dining and Family Room Note:	(1/125/7255)
67 0 02Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall and all Bedrooms (incl. walk-in closets where applicable) Note:	(1/152/10925)

HEATING AND AIR CONDITIONING

68 7,728 02Dec20	1 - S/I Goodman 13 Seer R410A GSX13-030 2.5 Ton Air Conditioner Note:	(1/59/3980)
69 0 02Dec20	1 - S/I Humidifier - General Aire 1099 Note:	(1/34/1020)
70 0 02Dec20	1 - S/I Terminated gas line for future rangetop w/ 120v outlet in lieu of standard in Kitchen Note:	(1/89/785)
71 0 02Dec20	1 - S/I Make-up air system for 600 CFM hood fan Note:	(1/43/2945)

Miscellaneous

72 0 18Aug20	1 - Delete small closet in Master Bedroom and Linen closet in Upper Hall - Enlarge Master Bedroom walk-in closet as per plan and extend shelving Note:	(1/140/0)
73 0 18Aug20	1 - Remove wall next to bar sink area in Kitchen - see cabinet plan Note:	(1/63/0)
74 0 18Aug20	1 - S/I Coffered ceiling in Living/Dining Room w/ (4) 4" white interior potlights (HALO Slim LED) connected to separate switch Note:	(1/122/1800)
75 0 18Aug20	1 - S/I Optional extended Garage NoteB-1	(1/28/0)
76 0 18Aug20	1 - S/I Alt. Kitchen w/ walk-in pantry Note:	(1/34/1400)
77 0 18Aug20	1 - S/I Covered deck approx. 12'6" x 13'6" c/w pressure treated frame, cedar floor and rail, 4 riser stairs w/ 2 rails; Cedar 6x6 posts to hold top - matching shingles, soffit/facia, aluminum on ceiling area Note:	(1/205/20900)



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78 0 02Dec20	1 - Remove wall next to bar area in Kitchen Note:	(1/39/0)
79 0 02Dec20	1 - S/I Bulkhead in Kitchen - to follow line of cabinetry Note:	(1/53/900)
80 0 02Dec20	1 - S/I Standard level carpet and underpad on Basement staircase and landing; build vestibule at bottom of Basement stairs c/w (2) swing doors Note:	(1/138/2260)

Plumbing

81 0 18Aug20	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Zitta Amaly clear glass swing door in lieu of standard 3x4 shower stall in Ensuite Note:	(1/141/2020)
82 0 18Aug20	1 - S/I 3-Piece plumbing rough-in in Basement Note:	(1/41/600)
83 0 18Aug20	1 - S/I (1) Laundry Tub in Basement Note:	(1/31/480)
84 0 02Dec20	1 - S/I (1) B921 Single bowl undermount prep sink and (1) Delta Linden 1353-DST chrome single handle faucet in Kitchen Note*Sink supplied by Stone Design	(1/114/865)
85 0 02Dec20	1 - S/I Fridge water line Note:	(1/21/160)
86 0 02Dec20	1 - S/I Additional washer/dryer hook-ups in Basement NoteRelocate laundry tub next to washer hook-up	(1/48/1115)

Railings

87 0 02Dec20	1 - S/I 3-1/2" Oak Modern newel posts w/ cap and metal spindles (black, any pattern) in lieu of standard Oak Colonial throughout Main Staircase Note:	(1/139/2780)
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Stairs

88 0 18Aug20	1 - Upgrade Main Staircase to Oak Note:	(1/29/4020)
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Trim

89 0 18Aug20	1 - S/I Mirrored sliding closet doors in lieu of standard swing doors at Foyer closet Note:	(1/81/0)
90 0 18Aug20	2 - Modify closets in Bedrooms #2 and #3 to accommodate 6'w double sliding doors in lieu of standard triple sliding doors Note:	(2/117/75)
91 0 02Dec20	1 - Delete standard towel bar and toilet paper holder in Ensuite Note:	(1/60/0)



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92 0 02Dec20	1 - Delete jam, casing and swing door at Master Bedroom walk-in closet - leave 28"w drywall opening for future barn door Note:	(1/116/0)
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1A Offer Workshee	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:	
2A Offer Workshee	Optional oversized garage Note:	
3A Offer Workshee	relocate (1) 56x30 basement window to accommodate fireplace relocation Note:	

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