



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Saad Ali

TEL: RES.: 613-898-4760

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
17 / 1		RUTHERFORD (517) ELEV A 4 BED	30-Jul-20
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Aug20	1 - Add 4 pull-outs to bottom section of pantry - std metal drwr boxes Note:	(1/66/600)
2 0 20Aug20	1 - Delete standard cabinet hardware- Kitchen, powder room, and Master ensuite Note:	(1/74/0)
3 0 20Aug20	1 - Delete standard laminate backsplash on all vanities- Powder Room, Jack and Jill, Ensuite #2, Master Ensuite Note:	(1/107/0)
4 0 20Aug20	1 - Add 39"w. base cabinet to accommodate 36"w. cook top Note:	(1/52/560)
5 0 20Aug20	1 - Replace std upper and base cabs with pantry - 33"w X 24"d X 84"h Note:	(1/64/360)
6 0 20Aug20	1 - Replace std upper and base cabs with tall cabinet (84"h) to accommodate built-in wall oven & microwave Note:	(1/102/690)
7 0 20Aug20	1 - Add false drwr front + 2 pot/pan drwrs to cooktop cabinet Note:	(1/57/520)
8 0 20Aug20	1 - Replace upper above cooktop with custom hood 36"w X 18"d x 39"h. to accommodate built-in fan insert. Made of plain white melamine material. Bottom to be removable and recessed 3" above the bottom edge. NoteNote: approx. 4" space left between hood and adjacent cabinets	(1/201/1200)
9 0 20Aug20	1 - Replace standard bank of drawers with top drwr + pull-out recycle centre (Richelieu #73000140 c/w 2X15L Bins) - Island Note:	(1/118/420)
10 0 20Aug20	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr each (in lieu of std 2 door base cabinet) - one each side of cooktop Note:	(1/117/1120)
11 0 20Aug20	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	(1/60/1600)
12 0 20Aug20	1 - Note: walk-in pantry re-designed, fridge moved around corner to face into kitchen as per plans revised May 26-20. Builder to remove wall next to fridge. Note:	(1/154/0)
13 0 20Aug20	1 - Replace standard upper next to fridge with custom cabinet for built-in Coffee Machine - 33"w X 21"h X 24"d Note:	(1/107/480)
14 0 20Aug20	1 - Delete base cabinet next to fridge to accommodate space for under counter Beveridge fridge Note:	(1/90/-100)
15 0 20Aug20	1 - Add 2 X 4" posts - 1 each side of bev fridge space Note:	(1/50/480)
16 0 20Aug20	1 - Increase height of kitchen cabinets to reach 105": each side of hood fan: 39"h. uppers + 12" h. horizontal flip-ups below (includes soft close lift-up hinges) Note:	(1/159/2320)



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17 0 20Aug20	1 - Oven cabinet: Increase to 105"h (custom height) Note:	(1/47/1040)
18 0 20Aug20	1 - Pantry cabinet : Increase to 105"h (custom height) Note:	(1/50/1040)
19 0 20Aug20	1 - Fridge upper : Increase to 33"h Note:	(1/31/290)
20 0 20Aug20	1 - Fridge side panels : increase to 105"h Note:	(1/38/320)
21 0 20Aug20	1 - Add filler to ceiling (approx. 3"h) Note:	(1/35/160)
22 0 20Aug20	1 - Sink Base cabinet: Modify to accommodate Farm sink (Blanco Ikon 33) - 12"h false drawer front with cut-out for apron front sink; 1X 6"h drwr X 10"d.; 1X 12"h drwr X 10"d Note:	(1/169/1040)
23 0 20Aug20	1 - Island: Increase depth of island counter to 60" & add waterfall ends - extra granite to be priced BY BUILDER Note:	(1/109/0)
24 0 20Aug20	1 - NOTE: 4" filler added on front to accommodate electrical outlet Note:	(1/63/0)
25 0 20Aug20	1 - Island : pull back panel away from cabinets by approx. 22" add 2 perpendicular panels to provide support for 60"d. Note:	(1/125/240)
26 0 20Aug20	1 - Upgrade all drawers in kitchen to soft close (X12) Note: does not include pull-outs in pantry Note:	(1/94/2100)
27 0 20Aug20	1 - Upgrade all hinges to soft close (X 14 doors) Note:	(1/45/560)

Carpet

28 0 20Aug20	1 - S/I Level 3 carpet w/ level 2 underpad in lieu of standard carpet- main and basement stairs Note:	(1/91/485)
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Ceramic

29 0 20Aug20	1 - S/I Level B backsplash tile (tile size 3x12) in horizontal stacked pattern in lieu of standard- including to go up and beside custom hoodfan Note:**refer to sketch**	(1/140/330)
30 0 20Aug20	1 - S/I Olympia Bricco Series (3x12 size) in Carbon floor tile in lieu of standard- Foyer- Herringbone pattern Note:	(1/106/1005)
31 0 20Aug20	1 - S/I Level A (tile size 13x13) floor tile in lieu of standard- Jack and Jill (Ensuite #3) floor Note:	(1/94/240)



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32 0 20Aug20	1 - S/I Level B tile (size 6x6)- in lieu of standard ceramic- Laundry Room Note:	(1/70/520)	
33 0 20Aug20	1 - S/I Standard (tile size 4x16) wall tile in lieu of standard- installed vertically staggered- Jack and Jill (Ensuite #3)- bath walls Note:	(1/131/140)	
34 0 20Aug20	1 - S/I Level A (tile size 13x13) floor tile in lieu of standard- Ensuite #2 Note:	(1/72/275)	
35 0 20Aug20	1 - S/I Level B (tile size 6x6) floor tile in lieu of standard- Powder room and Mudroom Note:	(1/83/585)	
36 0 20Aug20	1 - S/I Centura Hydraulic series (tile size 12x12)-Black HYBK12- in lieu of standard- Master Ensuite floor Note:	(1/102/1460)	
37 0 20Aug20	1 - S/I Standard bath wall tiles in horizontal staggered pattern- Master Ensuite shower Note:	(1/83/260)	

Doors and Windows

38 0 28Feb20	1 - Delete standard front doors- S/I (2) 8' H full-lite clear glass doors with no window bars- as per plan Note:	(1/102/1000)
39 0 28Feb20	1 - Upgrade standard windows from white to black frames Note:	(1/51/2880)
40 0 28Feb20	1 - DELETE- relocate existing basement window Note:From B-1 schedule	(1/41/-350)
41 0 28Feb20	1 - Increase (2) 56x24 basement windows to (2) 56x30 basement windows Note:As per B-1	(1/65/0)
42 0 28Feb20	1 - Delete standard grilles in windows- throughout Note:	(1/46/0)
43 0 28Feb20	2 - S/I (2) 56x30 windows in basement- as per plan Note:	(2/46/1025)
44 0 28Feb20	2 - S/I (2) Additional 24x56 casement windows in breakfast area- as per plan Note:	(2/72/445)
45 0 28Feb20	1 - S/I (1) 48" w x12" h transom window in powder room- start @ 12" below ceiling- as per plan Note:	(1/91/350)
46 0 28Feb20	1 - Delete 6' patio door and transom- S/I 8' H patio door (6' wide)- as per plan Note:	(1/76/210)

Electrical

47 0 20Aug20	1 - S/I (1) Recessed Electrical plug in fireplace drywall niche (side of fireplace)- as per plan Note:	(1/92/130)
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48 0 20Aug20	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W)- connected on existing switch- Master Ensuite Note:**Approved by R. Kochar**	(1/105/0)	
49 0 20Aug20	1 - S/I (8) 4" Black baffle LED exterior potlight connected on seperate switch- as per plan Note:	(1/87/2505)	
50 0 20Aug20	1 - Delete (4) standard TV jacks and (1) Telephone jack- S/I (5) Data jacks and (1) Additional Data jack- as per plan Note:**Home has a total of (6) data jacks, (1) TV jack, (1) telephone jack throughout**	(1/113/200)	
51 0 20Aug20	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Family Room - installed at 60" AFF Note:	(1/198/495)	
52 0 20Aug20	1 - Delete (3) standard hallway light fixtures- S/I (5) LED (HALO Slim) interior potlights connected on existing 3-way switch in Lower Hall- as per plan Note:	(1/148/845)	
53 0 20Aug20	1 - S/I (4) 4" LED (HALO Slim) interior potlights connected on new switch- Family Room- as per plan Note:**For ceilings higher than 9' **	(1/95/940)	
54 0 20Aug20	1 - Delete (3) standard Kitchen light fixtures- S/I (6) 4" LED (HALO Slim) interior potlights connected on existing switch- Kitchen- as per plan Note:	(1/140/960)	
55 0 20Aug20	1 - Delete (1) standard capped light outlet and (1) standard light fixture- S/I (4) 4" LED (HALO Slim) interior potlights connected on existing switch- Living/Dining Room-as per plan Note:	(1/178/670)	
56 0 20Aug20	1 - S/I (4) 4" LED (HALO Slim) interior potlights connected on existing switch in breakfast nook- as per plan Note:**Included in alternate kitchen plan**	(1/105/0)	
57 0 20Aug20	1 - S/I (2) Capped light outlet connected on new switch- Kitchen Island- as per plan Note:	(1/80/345)	
58 0 20Aug20	1 - S/I (1) Capped light outlet connected on new switch-Family Room- as per plan Note:	(1/76/225)	
59 0 20Aug20	1 - Delete (3) standard hallway fixture- S/I (6) 4" LED (HALO Slim) interior potlights connected on existing switch in Upper Hall- as per plan Note:	(1/138/960)	
60 0 20Aug20	1 - S/I (4) 4" LED (HALO Slim) interior potlights connected on new switch- Master bedroom- as per plan Note:	(1/98/810)	
61 0 20Aug20	1 - S/I (1) Capped light outlet above bathtub connected on new switch- Master Ensuite- As per plan Note:	(1/94/225)	
62 0 20Aug20	1 - S/I Wire for wall oven- 40 AMP 120/240 V Note:	(1/40/330)	
63 0 20Aug20	1 - S/I Wire for cooktop- 40 AMP 120/240 V Note:	(1/38/330)	



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64 0 20Aug20	1 - S/I (1) 15 AMP/120V Electrical plug for future coffee machine- In kitchen- as per plan Note:	(1/86/120)	
65 0 20Aug20	1 - S/I Seperate circuit plug for wine fridge- as per plan Note:	(1/54/235)	
66 0 20Aug20	1 - Delete standard light vanities-S/I (3) Capped light outlet @ 6'-6" A.F.F for future wall scones in lieu of standard-connected on existing switches- Master Ensuite Note:	(1/161/255)	
67 0 20Aug20	1 - Delete (1) standard exterior light fixture by front porch- S/I (1) Capped light outlet in soffit- connected on existing switch-as per plan Note:	(1/138/60)	
68 0 20Aug20	1 - S/I (1) 4" LED (HALO Slim) interior potlight in lieu of standard light fixture- Master Bedroom Walk-in Closet Note:	(1/109/175)	
69 0 20Aug20	2 - S/I (1) 4" LED (HALO Slim) interior potlight in lieu of standard light fixture- Walk-In Pantry and Mudroom- as per plan Note:	(2/119/175)	
70 0 20Aug20	1 - S/I (1) 4" LED (HALO Slim) interior potlight in lieu of standard light fixture- connected on 3-way switches- Basement vestibule- as per plan Note:	(1/140/315)	
71 0 20Aug20	1 - S/I (8) 4" LED (HALO Slim) interior potlight-connected on existing switch- Basement Rec Room- as per plan Note:	(1/105/1280)	
72 0 20Aug20	1 - Note: standard electrical outlet on kitchen island relocated to front of island due to waterfall countertops of the sides- as per plan Note:	(1/134/0)	
73 0 05Jan21	1 - Delete standard light vanities- S/I (1) Capped light outlet @ 7'-6" A.F.F above each lavatory sink in lieu of standard-connected on existing switch-, (1) Ensuite #2, (2) Jack and Jill bathroom- as per plan Note:	(1/206/0)	
74 0 05Jan21	1 - S/I (1) Capped light outlet above sink- connected to existing switch in lieu of standard vanity light- Powder Room Note:*approved by R. Kochar**	(1/114/0)	
75 32,027 05Jan21	3 - S/I (3) 4 inch LED Black exterior potlight (AFR4-0930) @ rear of house- connected to existing same switch as other exterior potlights- as per plan Note:	(3/146/325)	

Fireplace

76 0 20Aug20	1 - Delete standard fireplace mantle Note:	(1/32/0)
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Granite

77 0 20Aug20	2 - S/I Consentino Silestone Bianco Calacatta Polished Quartz Waterfall countertops on both sides on island with mitered joints- Kitchen island- as per plan Note:	(2/153/2065)
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78 0 20Aug20	1 - S/I Consentino Silestone Bianco Calacatta Polished Quartz countertops in lieu of standard granite- Kitchen Note:	(1/106/2790)
79 0 20Aug20	1 - S/I Blanco Ikon 33 Silgranit apron sink in anthracite (401870) in lieu of standard- Kitchen Note:	(1/91/2035)

Hardwood

80 0 28Feb20	1 - S/I Twelve Oaks Laminate- in lower hall, kitchen, breakfast nook, living/dining room, family room, upper hall, Master bedroom (includ. walk in closet), Bedroom 2, Bedroom 3, Bedroom 4- in lieu of standard- As per plan Note:	(1/217/16805)
81 0 20Aug20	1 - S/I Twelve Oaks laminate flooring in lieu of standard carpet- Basement throughout Note:	(1/81/5215)

Heating and Air Conditioning

82 0 20Aug20	1 - S/I Humidifier- GENERAL AIRE (1099 - 3000 Sq. Ft) Note:	(1/50/1020)
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Miscellaneous

83 0 28Feb20	1 - Extend foundation walls to approx. 9' Note:	(1/37/12000)
84 0 28Feb20	1 - Increase 2nd floor to 9' high- as per plan Note:	(1/42/12000)
85 0 28Feb20	1 - S/I Alternate Kitchen/Dining/Breakfast area (including potlights)- as per plan Note:	(1/78/4000)
86 0 28Feb20	1 - Custom elevation change to include; front top gable to board and batten siding on upper half of front elevation, delete decorative louver- As per plan Note:	(1/150/3500)
87 0 28Feb20	1 - Reinforce standard light fixture- (1) main stairs Note:	(1/49/55)
88 0 28Feb20	1 - Delete linen closet in upper hall and increase Master Bedroom Walk-in closet- as per plan Note:	(1/89/175)
89 0 21Jul20	1 - S/I Custom glass walls on Master Ensuite shower - Full glass front and side panel (floor to ceiling); and (1) swing door w/ matte black handle, hinges, and frame (@ top of shower)- as per plan Note:	(1/193/3680)
90 0 20Aug20	1 - S/I (1) Drywall niches on side of fireplace- approx. 6" deep by 24" high and 13" wide- as per plan Note:*dimensions are always subject to change due to site conditions*	(1/98/250)
91 0 20Aug20	1 - S/I custom drywall treatment for fireplace- metal drywall and J-trim- See drawings for reference-floor to ceiling as per plan Note:	(1/125/1550)
92 0 20Aug20	1 - S/I Flat ceilings in lieu of stipple- throughout Note:	(1/48/3150)



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93 0 20Aug20	1 - Kitchen Re-design- delete wall next to fridge- as per plan Note:		(1/58/0)
94 0 20Aug20	1 - S/I Falmec SABINA 28" - 280 cfm (FISAB28B3SS)- Custom insert hoodfan in lieu of standard- kitchen Note:		(1/97/595)
95 0 20Aug20	1 - S/I Finished basement- c/w standard drywall, paint, trim, doors, electrical, carpet and underpad-standard colour selections- as per plan Note:**Basement bathroom remains unfinished**		(1/136/23350)

Paint

96 0 20Aug20	1 - Custom stain on stair railings and oak nosings to be Ultra Black Note:	(1/64/0)
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Plumbing

97 0 28Feb20	1 - S/I 3-Piece basement rough-in Note:As per B-1 price adjustment	(1/29/-1690)
98 0 28Feb20	1 - Relocate basement 3-piece rough-in- as per plan Note:	(1/47/0)
99 0 28Feb20	2 - S/I Maax Exhibit bathtub in lieu of standard- (1) Ensuite #2, (1) Ensuite #3 Note:	(2/76/170)
100 0 28Feb20	1 - S/I Ceramic tiled shower enclosure with 3x4 acrylic base in lieu of standard- Master Ensuite Shower Note:	(1/99/1010)
101 0 28Feb20	1 - S/I Maax Ariosa 6636 in Black (015) Freestanding tub in lieu of standard- Master Ensuite Note:	(1/88/2640)
102 0 20Aug20	1 - S/I Water line for fridge Note:	(1/25/160)
103 0 20Aug20	1 - Delete laundry pan in laundry room Note:	(1/34/0)
104 0 20Aug20	2 - S/I Delta Trinsic Tub/shower Trim kit (T14459-BL) in Matte Black in lieu of standard- (1) Ensuite #2, (1) Jack and Jill Note:	(2/119/300)
105 0 20Aug20	1 - S/I Waterline for future coffee machine- Kitchen Note:	(1/48/160)
106 0 20Aug20	1 - S/I Delta Trinsic Shower Trim kit in Matte Black (T14259-BL) w/ handshower (55085-BL) and wall elbow (50570-BL) and diverter (T11959-BL) in lieu of standard- Master Ensuite Shower NotePrice breakdown: Shower trim kit: \$280 Handshower and wall elbow: \$650 Diverter: \$500	(1/179/1430)
107 0 20Aug20	1 - S/I Delta Trinsic Floor Mount Tub Filler (T4759-BLFL) w/ Hand Shower in Matte Black- Master Ensuite tub Note:	(1/103/2080)

Railings



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108 0 28Feb20	1 - S/I Oak nosing in upper hall Note:	(1/28/0)
109 0 28Feb20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with painted white modern square spindles in lieu of standard oak colonial- Main and Basement stairs Note:	(1/147/2750)

Stairs

110 0 28Feb20	1 - S/I Finished basement stairs- open to below- as per plan Note:	(1/56/4800)
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Trim

111 0 28Feb20	5 - S/I By-pass sliding closet doors in lieu of standard sliding vinyl- Mudroom, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 Note:	(5/124/480)
112 0 28Feb20	33 - S/I 8' H interior doors and closet doors- throughout main floor, second floor, and basement doors (includes all closets) Note:	(33/120/250)
113 0 28Feb20	1 - S/I (1) additional swing door at bottom of basement vestibule- as per plan Note:	(1/74/345)
114 0 20Aug20	1 - S/I Taymor Barcelona Matte Black interior door knobs w/ matching hinges- in lieu of standard- throughout Note:	(1/104/960)
115 0 20Aug20	1 - Delete standard shelving in walk-in pantry- Kitchen Note:	(1/51/0)
116 0 20Aug20	1 - Delete standard mirrors in all bathrooms Note:	(1/40/0)
117 0 20Aug20	1 - Delete standard bathroom accessories- throughout Note:	(1/48/0)
118 0 20Aug20	1 - S/I Full width linen shelves in lieu of standard vaccuum storage in upper hall linen closet Note:	(1/91/50)
119 0 20Aug20	1 - S/I Level 2 trim- 5 1/2" baseboards and 3 1/2" casings- CT #1- in lieu of standard- throughout Note:	(1/94/4400)
120 0 20Aug20	1 - S/I Lincoln 1-panel smooth interior door in lieu of standard- Throughout Note:	(1/72/800)
121 0 20Aug20	5 - S/I 8'H interior doors in lieu of standard- (1) Basement Office 1, (1) Basement stairs, (1) Basement storage, (1) Unfinished bathroom, (1) Mechanical room Note:*Subject to change due to site conditions as per R.Kochar*	(5/154/250)



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1A Offer Workshee	Increase existing (2) 56x24 basement windows to (2) 56x30 basement windows Note:			
2A Offer Workshee	Relocate existing basement window *Please refer to Schedule B-2 Note:			
3A 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:			
4A Offer Workshee	\$10,000 Decor Centre Bonus - Purchaser can choose up to \$10,000 of Extras/Upgrades from the Vendors samples at the Vendors Decor Centre. No cash value. Note:			
5A Offer Workshee	COUNTERPARTS AND FACSIMILE This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the sam Note:			
6A Offer Workshee	-3 Piece Basement Rough-in *future tub, toilet and sink Note:			

This Document is Extremely Time Sensitive - Printed 5 Mar 21 at 10:15