



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Shawn Shea and Debra Shea

TEL: RES.: 613-862-4295

| LOT / PHASE | STREET | HOUSE TYPE                | CLOSING DATE |
|-------------|--------|---------------------------|--------------|
| 13 / 1      |        | MERKHET (S2) ELEV A 3 BED | 09-Apr-20    |
| INV#        | QTY    | EXTRA / CHANGE            |              |

Cabinetry

|                    |                                                                                                                                                                                                                                                                             |              |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1<br>0<br>24Jun20  | 1 - Increase depth of fridge upper to 24"d and add side panel - Line 2<br>Note:                                                                                                                                                                                             | (1/66/720)   |
| 2<br>0<br>24Jun20  | 1 - Modify sink base cabine to accommodate Farm sink - Line 2<br>Note:                                                                                                                                                                                                      | (1/57/320)   |
| 3<br>0<br>24Jun20  | 1 - Re-design Kitchen: door way to Dining Room to be moved and approx. 54" of cabinets deleted to to accommodate walk-in pantry; Depth of island cabinets increased by approx. 12" (island topapprox. 12" ( island top increased by 24". Extra granite by builder)<br>Note: | (1/254/0)    |
| 4<br>0<br>24Jun20  | 1 - Add crown moulding to top of upper cabinets - shaker style<br>Note:                                                                                                                                                                                                     | (1/58/1600)  |
| 5<br>0<br>24Jun20  | 1 - Delete upper cabinet above range + approx. 4" each side to accommodate Chimney style hoodfan - Line 2<br>Note:                                                                                                                                                          | (1/101/-100) |
| 6<br>0<br>24Jun20  | 1 - Add (2) glass doors to upper cabinet left of sink - plain frame with clear glass (white interior)<br>Note:                                                                                                                                                              | (1/97/680)   |
| 7<br>0<br>24Jun20  | 1 - Island - Upgrade cabinets to Line 3<br>Note:                                                                                                                                                                                                                            | (1/35/640)   |
| 8<br>0<br>24Jun20  | 1 - Add panel to front of MW shelf with cut-out for built-in MW Trim kit (NEED SPECS)<br>Note(Does not include supply and installation of trim kit)                                                                                                                         | (1/81/160)   |
| 9<br>0<br>24Jun20  | 1 - Add base cabinet, laminate countertop for drop-in laundry sink and 24"h X 12"d upper cabinet - approx. 36"w - Line 2<br>Note:                                                                                                                                           | (1/116/1200) |
| 10<br>0<br>24Jun20 | 1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2<br>Note:                                                                                                                                                                    | (1/91/880)   |
| 11<br>0<br>24Jun20 | 1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting<br>Note:                                                                                                                                                            | (1/99/640)   |
| 12<br>0<br>24Jun20 | 1 - Island - Replace standard base cabinet with base MW cabinet c/w open shelf & 12"d drawer below - Line 3<br>Note:                                                                                                                                                        | (1/103/800)  |
| 13<br>0<br>24Jun20 | 1 - Island - Delete base cabinet to make space for 24" wine fridge - Line 3<br>Note:                                                                                                                                                                                        | (1/71/-120)  |
| 14<br>0<br>24Jun20 | 1 - Supply and Install desk cabinetry as per sketch - Line 2<br>Noteincludes 42"h uppers, crown moulding & light valance                                                                                                                                                    | (1/56/3360)  |

Ceramic

|                    |                                                                                                                                                                          |              |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 15<br>0<br>24Jun20 | 1 - S/I Level A ceramic floor tile in lieu of standard floor tile in Kitchen & Pantry - 12x24 tile installed in staggered pattern<br>NoteDoes not include Breakfast Area | (1/125/1205) |
| 16<br>0<br>24Jun20 | 1 - S/I Level A ceramic floor tile in lieu of standard floor tile in Ensuite<br>Note:                                                                                    | (1/72/400)   |



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| 17<br>0<br>24Jun20 | 1 - S/I Level A ceramic floor tile in lieu of standard floor tile in Foyer - 12x24 tile installed in staggered pattern<br>Note: |                | (1/114/460) |
| 18<br>0<br>24Jun20 | 1 - S/I Centura 12x12 Hydraulic Series Black HYBK12 ceramic floor tile in lieu of standard floor tile in Powder Room<br>Note:   |                | (1/112/845) |

Doors and Windows

|                    |                                                                                                                                                                         |  |              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------|
| 19<br>0<br>13Feb20 | 1 - S/I Man door at rear of Garage - standard steel sectional door (no glass); includes (1) additional standard exterior light fixture connected to (1) switch<br>Note: |  | (1/154/1600) |
| 20<br>0<br>13Feb20 | 1 - S/I Garden doors in lieu of standard sliding patio door in Kitchen<br>Note:                                                                                         |  | (1/66/640)   |
| 21<br>0<br>13Feb20 | 1 - S/I (1) 2 raised panel front entry door (no glass), (2) 12"w Canterbury full lite sidelights and (1) Canterbury transom in lieu of standard.<br>Note:               |  | (1/140/3915) |
| 22<br>0<br>13Feb20 | 1 - Upgrade windows from standard white to JeldWen Smoke<br>Note:                                                                                                       |  | (1/52/2200)  |
| 23<br>0<br>13Feb20 | 2 - S/I (2) 8x8 Garage doors in lieu of standard 8x7 doors<br>Note:                                                                                                     |  | (2/54/600)   |

Electrical

|                        |                                                                                                                                                  |  |             |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|
| 24<br>0<br>24Jun20     | 1 - S/I (3) LED Puck lights under cabinets at desk area in Kitchen - connected to (1) switch<br>Note:                                            |  | (1/88/425)  |
| 25<br>0<br>24Jun20     | 1 - S/I (5) 4" Exterior soffit potlights (HALO Slim LED) - connected to separate switch<br>Note:                                                 |  | (1/83/1600) |
| 26<br>8,507<br>24Jun20 | 1 - S/I (1) 15 AMP Recessed Plug in Master Bedroom for future wall mount TV - installed @ 60" above finished floor<br>Note:                      |  | (1/110/130) |
| 27<br>0<br>24Jun20     | 1 - Upgrade (2) standard TEL jacks and (3) standard TV jacks to Data; add (1) Data<br>Note:Total of (6) Data and (2) TV for house - no TEL jacks |  | (1/78/220)  |
| 28<br>0<br>24Jun20     | 1 - S/I (5) 4" Interior white potlights in Kitchen (HALO Slim LED) - connected to separate switch<br>Note:                                       |  | (1/93/1000) |
| 29<br>0<br>24Jun20     | 1 - S/I (4) 4" Interior white potlights in Family Room (HALO Slim LED) - connected to separate switch<br>Note:                                   |  | (1/97/810)  |
| 30<br>0<br>24Jun20     | 1 - S/I (1) 4" Interior white potlight in Main Bathroom shower (HALO Slim LED) - connected to separate switch<br>Note:                           |  | (1/105/300) |
| 31<br>0<br>24Jun20     | 1 - S/I (1) 4" Interior white potlight in Ensuite shower (HALO Slim LED) - connected to separate switch<br>Note:                                 |  | (1/99/300)  |
| 32<br>0<br>24Jun20     | 1 - Delete (1) standard light fixture in Kitchen - S/I (2) Capped light outlets above island - connected to existing switch<br>Note:             |  | (1/119/120) |



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| 33<br>0<br>24Jun20 | 1 - Reinforce existing light outlet in Dining Room for heavier fixture<br>Note:                                |                | (1/66/55)  |
| 34<br>0<br>24Jun20 | 1 - Relocate (2) existing light fixtures at Garage and place above Garage doors<br>Note:                       |                | (1/75/0)   |
| 35<br>0<br>24Jun20 | 1 - S/I (1) 15 AMP Separate circuit plug for wine fridge in Kitchen<br>Note:                                   |                | (1/63/235) |
| 36<br>0<br>24Jun20 | 3 - S/I (3) Keyless fixtures in lieu of standard vanity light fixtures - (1) Powder Room, (2) Ensuite<br>Note: |                | (3/97/145) |
| 37<br>0<br>24Jun20 | 1 - S/I (6) LED Puck lights under Kitchen cabinets - connected to (1) switch<br>Note:                          |                | (1/72/620) |
| 38<br>0<br>24Jun20 | 1 - S/I (1) 15 AMP standard plug outlet at drywalled ledge above front door<br>Note:                           |                | (1/71/120) |

Fireplace

|                    |                                    |  |            |
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| 39<br>0<br>24Jun20 | 1 - S/I Fireplace fan kit<br>Note: |  | (1/21/515) |
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Granite

|                    |                                                                                                                                                     |  |              |
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| 40<br>0<br>24Jun20 | 1 - S/I Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Powder Room - Level C (Ural Gray UG950)<br>NoteSink by others |  | (1/121/680)  |
| 41<br>0<br>24Jun20 | 1 - S/I Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite - Level C (Ural Grey UG950)<br>NoteSinks by others    |  | (1/117/2200) |
| 42<br>0<br>24Jun20 | 1 - S/I Blanco Ikon 33 (1-3/4 low divide) Apron Front Silgranit undermount Kitchen sink in lieu of standard - Truffle 402129<br>Note:               |  | (1/120/2060) |
| 43<br>0<br>24Jun20 | 1 - S/I Level C Radianz quartz countertop at Desk area in Kitchen - Ural Grey UG950<br>NoteNo backsplash                                            |  | (1/79/1280)  |
| 44<br>0<br>24Jun20 | 1 - Upgrade Kitchen countertop to Level C Radianz quartz - Ural Grey UG950<br>NoteIncludes additional sq.ft. needed for Kitchen re-design           |  | (1/70/1495)  |

Hardwood

|                    |                                                                                              |  |              |
|--------------------|----------------------------------------------------------------------------------------------|--|--------------|
| 45<br>0<br>24Jun20 | 1 - S/I Twelve Oaks Laminate flooring in lieu of standard carpet throughout<br>Note:         |  | (1/71/10415) |
| 46<br>0<br>24Jun20 | 1 - S/I Twelve Oaks Laminate Flooring in lieu of Standard Ceramic in Breakfast Area<br>Note: |  | (1/78/460)   |

Heating and Air Conditioning

|                    |                                          |  |            |
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| 47<br>0<br>24Jun20 | 1 - S/I Gas line for future BBQ<br>Note: |  | (1/27/540) |
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| 48<br>0<br>24Jun20 | 1 - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen<br>Note: | (1/113/710) |
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Miscellaneous

|                    |                                                                                                                                                                                                                  |               |
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| 49<br>0<br>13Feb20 | 1 - S/I Walk-in Pantry in Kitchen c/w (1) standard GAL 680112 pewter light fixture connected to (1) switch, and (4) white MDF shelves on each wall<br>Note:                                                      | (1/142/1500)  |
| 50<br>0<br>13Feb20 | 1 - 4 foot partial rear extension of home<br>NoteB-1                                                                                                                                                             | (1/37/0)      |
| 51<br>0<br>13Feb20 | 1 - Additional of stone on front elevation at Living Room and Garage/Bedroom #2<br>NoteB-1                                                                                                                       | (1/75/0)      |
| 52<br>0<br>13Feb20 | 1 - Relocate standard gas fireplace in Family Room from corner to side wall and canteliver - build drywall box around fireplace approx. 5'w x 9'h w/ 4"d returns and raise box 12" above finished floor<br>Note: | (1/195/1355)  |
| 53<br>0<br>13Feb20 | 1 - Upgrade stone on front elevation from standard Artiste Series to Vivace Series<br>Note:                                                                                                                      | (1/78/2300)   |
| 54<br>0<br>19Feb20 | 1 - Upgrade siding from Gentek Classic Colours to Gentek Designer Colours<br>Note:                                                                                                                               | (1/69/0)      |
| 55<br>0<br>24Jun20 | 1 - S/I Insulated Garage c/w R40 insulation in Garage ceiling and R12 insulation in wall - drywalled (three coats and ready for paint)<br>Note:                                                                  | (1/130/3920)  |
| 56<br>0<br>24Jun20 | 1 - S/I Finished Basement c/w laminate flooring, CT#14 baseboards and casings, standard lighting; 42"h half wall w/ white MDF cap as per plan; No flooring in Gym<br>Note:Approx. 810 sq.ft                      | (1/157/28625) |
| 57<br>0<br>24Jun20 | 1 - S/I TEND30SS300-B Faber TENDER Chimney hood fan 30" - 300 cfm (stainless) in lieu of standard hood fan in Kitchen<br>Note:                                                                                   | (1/113/1150)  |

Paint

|                    |                                                                                               |             |
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| 58<br>0<br>24Jun20 | 1 - S/I (1) Paint colour throughout - Dulux Diamond Matt (Designer Grey 50YY 63/041)<br>Note: | (1/80/2160) |
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Plumbing

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| 59<br>0<br>13Feb20 | 1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo clear glass sliding doors (matte black frame finish)<br>Note:                    | (1/121/2930) |
| 60<br>0<br>24Jun20 | 1 - S/I (1) Delta Trinsic 759-BL-DST Matte Black Single Handle Vessel Bathroom Faucet in lieu of standard in Powder Room<br>Note:                         | (1/116/850)  |
| 61<br>0<br>24Jun20 | 3 - S/I (3) Delta Trinsic 3559-BLMPU-DST Matte Black Two Handle Widespread Bathroom Faucets in lieu of Standard - (1) Main Bathroom, (2) Ensuite<br>Note: | (3/140/540)  |



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| 62<br>0<br>24Jun20     | 1 - S/I (1) Delta Trinsic T14259-BL Matte Black Monitor 14 Series H2Okinetic Shower Trim in lieu of Standard in Ensuite<br>Note:                                                               | (1/115/235)               |              |
| 63<br>8,033<br>24Jun20 | 1 - S/I (1) Delta Essa 9113-BL-DST Matte Black Single Handle Pull-Down Kitchen Faucet in lieu of Standard<br>NoteSink is 1-3/4 bowl - please install faucet centered with divide               | (1/101/400)               |              |
| 64<br>0<br>24Jun20     | 1 - S/I (1) Delta Trinsic T14459-BL Matte Black Monitor 14 Series H2Okinetic Tub & Shower Trim in lieu of Standard in Main Bathroom<br>Note:                                                   | (1/127/250)               |              |
| 65<br>0<br>24Jun20     | 1 - S/I (1) Delta Trinsic T2759-BL Matte Black Roman Tub Trim in lieu of Standard in Ensuite<br>Note:                                                                                          | (1/88/435)                |              |
| 66<br>0<br>24Jun20     | 1 - S/I (1) Delta Trinsic T11959-BL Matte Black 6-Setting 3-Port Diverter Trim; (1) 51549-BL Matte Black Handshower w/ Slide Bar and (1) 50560-BL Matte Black Elbow in Ensuite Shower<br>Note: | (1/177/1760)              |              |
| 67<br>0<br>24Jun20     | 1 - S/I (1) Kindred QSL2020/7 Stainless topmount sink in lieu of standard laundry tub in Laundry Room (cabinet by others)<br>Note:                                                             | (1/117/320)               |              |
| 68<br>8,472<br>24Jun20 | 2 - S/I (2) American Standard Studio (0614000) undermount sinks in lieu of standard in Ensuite<br>Note:                                                                                        | (2/90/300)                |              |
| 69<br>0<br>24Jun20     | 1 - S/I (1) American Standard Loft vessel sink (0552000.020) in lieu of standard sink in Powder Room<br>Note:                                                                                  | (1/96/370)                |              |
| 70<br>0<br>24Jun20     | 1 - S/I (1) American Standard 0700 008 Town Square Countertop Sink in lieu of Standard in Main Bathroom<br>Note:                                                                               | (1/99/0)                  |              |

Railings

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| 71<br>0<br>24Jun20 | 1 - S/I 3-1/2" Oak Modern newel posts w/ cap and black metal spindles in lieu of standard Oak Colonial throughout Main Staircase - spindles to alternate (2) plain black square, (1) TL106-2-40<br>Note: | (1/187/1945) |
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Stairs

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| 72<br>0<br>13Feb20 | 1 - Upgrade Main Staircase to Oak<br>Note: *Includes laminate flooring on landing | (1/29/4260) |
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Trim

|                    |                                                                                                                                                                 |             |
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| 73<br>0<br>13Feb20 | 2 - S/I Swing closet doors in lieu of standard flat panel sliders in Bedroom #2 and #3<br>Note:                                                                 | (2/82/390)  |
| 74<br>0<br>24Jun20 | 3 - S/I (3) Taymor Allusion 04-32524BLK Matte Black 24" Towel Bar and (3) Allusion 04-32548BLK Matte Black Toilet Paper Holders - (1) set per Bathroom<br>Note: | (3/146/150) |
| 75<br>0<br>24Jun20 | 1 - S/I 4-1/2" Crown moulding in Family Room<br>Note:                                                                                                           | (1/40/595)  |
| 76<br>0<br>24Jun20 | 1 - S/I CT#14 5-1/2" baseboards and CT#14 3-1/2" casings in lieu of standard<br>Note:                                                                           | (1/72/3325) |



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| 77<br>0<br>24Jun20 | 1 - S/I Taymor Vega matte black lever handles and hinges w/ square rose in lieu of standard knobs<br>Note:*Does not apply to interior of front door or garage man door | (1/93/485) |
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| 78<br>0<br>24Jun20 | 1 - S/I Taymor Ashford matte black front door grip in lieu of standard<br>Note: | (1/66/250) |
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| 79<br>0<br>24Jun20 | 1 - S/I Logan 2-panel smooth interior swing doors in lieu of standard interior swing doors<br>Note: | (1/86/550) |
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| 2A<br><br>Offer<br>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.<br>Note: |  |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

This Document is Extremely Time Sensitive - Printed 10 Jul 20 at 10:20