



CONSTRUCTION SUMMARY

DIAMONDDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Obah Ahmed Omer TEL: RES.: 613-793-2310

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
1 / 2		RUTHERFORD (517) ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 30Aug21	1 - Upgrade kitchen cabinets to Line 4 Note:	
2 0 30Aug21	1 - Increase height of uppers to reach 90" (36"h uppers installed at 18" above counter) Note:	
3 0 30Aug21	1 - Fill to bulkhead with filler & ceiling crown (approx. 6"h total) Note:	
4 0 30Aug21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note: single cabinet each side of range shortened by 3" to accommodate light valance. Note:	
5 0 30Aug21	1 - Increase depth of fridge upper to 24"d and add 2 side panels. Note: builder to remove wing wall left of fridge Note:	
6 0 30Aug21	1 - Add 2 dummy doors to fridge side panel Note:	
7 0 30Aug21	1 - Add custom base cabinet to accommodate 36" range top (NEED SPECS) Note:	
8 0 30Aug21	1 - Add 2X4" posts - one each side of range top. Note: range top base & posts pulled forward 3" to create bump-out detail. Note:	
9 0 30Aug21	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave (NEED SPECS) Note:	
10 0 30Aug21	1 - Replace std upper and base cab with 24"d pantry (next to oven cabinet) Note:	
11 0 30Aug21	1 - Add 2 glass doors - one to each side of hood fan Note:** Opt 1 - plain frame with clear glass (white interior) **	
12 0 30Aug21	1 - 2 Matching interiors for glass door cabinets Note:	
13 0 30Aug21	1 - Delete upper cab above range + approx. 3" each side to accommodate 36" Chimney hood Note:	
14 0 30Aug21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr & 2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of range top Note:	
15 0 30Aug21	1 - Add 1 extra top drawer - next to fridge Note:	
16 0 30Aug21	1 - Island - move standard bank of drawers to island Note:	



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17 0 30Aug21	1 - Island - increase length of cabinets by 9"by eliminating eating bar overhang at end closest to breakfast nook. Note: counter top remains standard length Note:		
18 0 30Aug21	1 - Island - replace std cabinets with 2 X 3" double sided posts - one at each end. Posts to extend through eating bar overhang. Note : countertop increases to 39"d. Note:		
19 0 30Aug21	1 - Add dummy doors to back and sides of island Note:		
20 0 30Aug21	1 - Add flush furniture kick to back & sides of island Note:		
21 0 30Aug21	1 - Upgrade Ensuite #3 (Jack and Jill Shared Bath) to Line 3 Note:		

Ceramic

22 0 30Aug21	1 - S/I Level B Kitchen Backsplash in lieu of standard ceramic kitchen backsplash- tile to go up and behind chimney hood fan Note:		
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Doors and Windows

23 0 26May21	1 - S/I (1) 56x30 basement window- as per plan Note:**Subject to approval by architecture**		
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Electrical

24 32,048 26May21	1 - Wiring for wall oven- 40 AMP 120/240V Note:**NEED APPLIANCE SPECS**		
25 0 30Aug21	1 - S/I (1) Separate circuit plug (for fridge or freezer) in basement- as per plan Note:		
26 0 30Aug21	2 - S/I (2) 4" Black exterior potlights (AFR4-0930)- connected to existing switch- installed on porch- as per plan Note:		
27 0 30Aug21	1 - S/I (4) 4" White interior potlights (HALO slim LED) in Living/Dining Room- connected to new switch- as per plan Note:		
28 0 30Aug21	1 - Reinforce (1) standard light outlet for heavier fixture in Living/Dining Room- connected to existing switch- as per plan Note:		
29 0 30Aug21	1 - Delete (2) standard light fixtures- S/I (4) 4" white interior potlights (HALO slim LED) in kitchen- connected to existing switch- as per plan Note:* Connected to existing switch that was originally used for the now deleted standard light fixtures *		
30 0 30Aug21	1 - S/I (6) 4" white interior potlights (HALO Slim LED) in Family room- connected to new switch- Upgrade standard switch to Dimmer switch- as per plan Note:** Ceiling height higher than 9' **		



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31 0 30Aug21	1 - S/I (1) capped light outlet in Family room- connected to existing switch- Delete connection to plug outlet- Reinforce (1) capped light outlet in Family Room- as per plan Note:** Ceiling height higher than 9' **		
32 0 30Aug21	1 - Upgrade (1) standard switch to Dimmer switch- in Breakfast nook to existing interior potlights- as per plan Note:		
33 0 30Aug21	1 - S/I (1) non-straight conduit at fireplace for future TV in Family Room- Terminated at left side of fireplace- as per plan Note:		
34 0 30Aug21	1 - S/I (1) recessed electrical outlet above fireplace @ 72" A.F.F.- as per plan Note:		
35 0 30Aug21	6 - Upgrade (5) standard TV jacks and (1) standard TEL jack to (6) CAT6 Data outlets- as per plan Note:*Home has a total of (6) CAT6 Data outlets and (1) TEL jack* *(1) Data jack in Master Bedroom, Family Room to be installed @ 72" A.F.F.*		
36 0 30Aug21	1 - S/I Zephyr Ombra Chimney Hood Fan (ZOM-E36BS)- 36"- Stainless Steel- in lieu of standard hood fan Note:		
37 0 30Aug21	1 - S/I (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- as per plan Note:		

Fireplace

38 0 30Aug21	1 - S/I Stained oak box beam mantle in lieu of standard NoteStain to complement Twelve Oaks- Hickory Collin		
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Granite

39 0 30Aug21	1 - S/I Level F Radianz Quartz countertop in kitchen in lieu of standard granite- Kitchen Note:		
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Hardwood

40 0 26May21	1 - S/I Level B pre-finished engineered hardwood in lieu of standard carpet- Lower hall, Living/Dining room, Family room- as per plan Note:		
41 0 26May21	1 - S/I Oak nosings under spindles throughout- upper hall Note:**Included in hardwood/laminate upgrade**		

Heating and Air Conditioning

42 0 26May21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:**NEED APPLIANCE SPECS**		
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Miscellaneous

43 0 26May21	1 - Open to Below basement stairs- as per plan Note:**Stairs finished with standard carpet and underpad**		
44 0 26May21	1 - S/I Alt Kitchen w/ coffered ceilings and potlights- as per plan Note:As per B-1		



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Plumbing

45 0 26May21	1 - S/I 3-piece plumbing rough-in for future bathroom in basement- as per plan Note:As per B-1	
46 31,964 26May21	2 - Upgrade standard tub in Main Bathroom and Ensuite #2 to Maax Exhibit 6032 soaker tub Note:	
47 0 30Aug21	1 - S/I (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen Faucet in lieu of Standard Note:	
48 0 30Aug21	1 - S/I Bristol B926 Undermount sink with 15mil Radius Corners in lieu of standard kitchen sink- as per plan Note:	

Stairs

49 0 26May21	1 - Upgrade main stairs to oak Note:	
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Trim

50 0 26May21	3 - S/I Swing closet doors in lieu of standard vinyl sliding- Bedroom 4. Bedroom 3, Bedroom 2- as per plan Note:	
51 0 26May21	1 - S/I Swing closet doors in lieu of standard sliding vinyl doors- Mudroom Note:	
52 0 26May21	1 - Delete (1) standard sliding closet in Master Bedroom- as per plan Note:	
53 0 30Aug21	1 - S/I 5" Oak boxed newel posts w/ inset (SB4-5I) and alternating black metal spindles - (1) TL-130-1-40 and (1) TL-130-2-40 in lieu of standard Oak Colonial- Main Stairs and Basement Stairs Note:	

1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink 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:	
3A Offer Worksheet	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 same counterpart, provided that e Note:	
4A Offer Worksheet	Alternate kitchen/dining/breakfast Note:	

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