



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: SANDEEP NAJABHAI GADHVI and AMBIKA SANDEEP GADHVI

TEL:

LOT / PHASE 3-115 / 3	STREET	HOUSE TYPE RUTHERFORD ELEV R 4 BED	CLOSING DATE 24-Sep-24
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05Dec23	1 - Kitchen Island: Add pull-out recycle centre Location - Island - BERENSON QPAM18228C C/W 2 LIDS (Fits 21" CAB) Note:	
2 0 05Dec23	1 - Kitchen: Accommodate for built-in cook top (add base cabinet to range space) NEED APPLIANCE SPECS *moves to right approx. 32" Note:	
3 0 05Dec23	1 - Kitchen: Accommodate for Built-in Wall oven & MW (Suggested Location: far end on range wall closest to Dining Room.) NEED APPLIANCE SPECS Note:	
4 0 05Dec23	1 - Kitchen: Add 2 sets of pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
5 0 05Dec23	1 - Kitchen: Increase depth of Island to 48" - Pull back panel 12" and add 2 end panels (5/8") - 36 d. x 34.5 h Note:	
6 0 05Dec23	1 - Kitchen: Increase island countertop to 95"w X 48"h Note:	
7 0 05Dec23	1 - Kitchen: Increase width of island cabinets and uppers and lowers on range wall 18" Note:	
8 0 05Dec23	1 - Kitchen: Only install (1) cabinet handle (HU65) centered in middle of drawers Note:	
9 0 05Dec23	1 - Kitchen: Replace upper and lower next to fridge with 24"d pantry Note:	

Ceramic

10 0 05Dec23	1 - Ensuite #2: Floor tile - S/I level A 8x8 tile stacked Note:	
11 0 05Dec23	1 - Kitchen: Wall tile - S/I Std 3x6 tile in Herringbone 45 pattern Note:	
12 0 05Dec23	1 - Powder Room: Floor tile - S/I level A 8x8 tile stacked Note:	

Electrical

13 0 21Aug23	1 - Home comes with (3) std CAT6 Data outlets - std locations Note:	
14 0 21Aug23	1 - Reinforced Existing Light Outlet for Future Heavier Fixture - Family room Note:	
15 0 21Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Family room Note:	



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16 0 21Aug23	1 - S/I (1) Additional Capped Light Outlet – in Ceiling (Connected to Existing Switch) - Above kitchen island Note:		
17 0 21Aug23	1 - S/I (4) std LED 4" pot lights in kitchen as per plan Note:As per std spec		
18 0 21Aug23	1 - S/I Non-Straight Conduit at Fireplace for Future TV - located in family room 70" A.F.F c/w (2) Std electrical outlet -located beside each wall plate, terminated to the right of the fireplace Note:		
19 0 21Aug23	1 - S/I Std Electrical Outlet @ std height - Located in basement as per plan Note:		
20 0 05Dec23	1 - Kitchen: U/G Std Hood Fan to AV1428. 42in undercabinet hood in lieu of standard 30in. Note:		
21 0 05Dec23	1 - Kitchen: Wire for Build In Microwave 20amp 240v 3 # 12 wiring Note:		
22 0 05Dec23	1 - Kitchen: Wire for Wall Oven - 40 Amp 120/240V 3 # 8 Wiring. Use Existing Wire for Electric Cooktop Note:		
23 0 05Dec23	1 - S/I Conduit from Basement to Attic Note:		

Granite

24 0 05Dec23	1 - Kitchen: S/I Level A Silestone Quartz (Includes island extention) Note:	
25 0 05Dec23	1 - Primary Ensuite: S/I Level B Hanstone in lieu of std quartz (Includes 4" backsplash and (1) undermount sink Bristol B608) Note:	

Miscellaneous

26 0 21Aug23	1 - Delete standard double sided fireplace - S/I Napoleon Ascent 36 B36NTRE gas fireplace w/ classic black surround,- fireplace relocated to opposite side of Family Room Note:	
27 0 21Aug23	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:	
28 0 21Aug23	1 - Optional upgrade #2 - Alternate kitchen wiht walk-in pantry (Complete with relocated fireplace) Note:As per B-1	
29 0 21Aug23	1 - Relocate laundry to second floor - re-design second floor, increase size of primary bedroom and redesign primary ensuite as per plan NoteStd laundry sink converted to basin and relocated to basement	
30 0 21Aug23	1 - Relocate std basement window to accommodate fireplace as per plan Note:	



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Paint

31 0 21Aug23	1 - S/I Flat ceilings throughout Note:As per std spec	
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Plumbing

32 0 21Aug23	1 - S/I - Fridge water line Note:As per std spec	
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Trim

33 0 05Dec23	1 - Kitchen Pantry: Start first bottom shelf at 2ft above finished floor Note:	
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1A Offer Worksheet	Optional Upgrade #2 -Alternate Kitchen with Walk In-Pantry (Complete with Relocated Fireplace) Note:	
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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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