



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Tejinder Sarao and Rajwinder Sarao TEL:

LOT / PHASE 7 / 1	STREET 22 Salamander Way	HOUSE TYPE ANNAPOLIS ELEV M 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 28Jul21	1 - 1X door - upper angled corner cabinet c/w matching interior Note:	
2 0 28Jul21	1 - 2X doors - upper left of fridge c/w matching interior Note:	
3 0 28Jul21	1 - 2X doors - upper left of fridge c/w matching interior Note:	
4 0 28Jul21	1 - Accommodate for built-in cook top (add base cabinet) - NEED SPECS - Line 3 Note:	
5 0 28Jul21	1 - Accommodate for Built-in Wall oven & MW - Line 2 - NEED SPECS (replace std upper and base cab with tall oven cabinet) NoteNote: fridge moved to wall backing dining room to make space for wall oven cabinet.	
6 0 28Jul21	1 - Accommodate space for future Chimney hood + approx. 6" space each side - Line 2 NoteStandard Cabinetry to remain w/ standard hood fan	
7 0 28Jul21	1 - Add 2 extra top drwrs - island - Line 3 Note:	
8 0 28Jul21	1 - Add 2 false top drwrs - one at sink & one @ cooktop - Line 3 Note:	
9 0 28Jul21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of cooktop - Line 3 Note:	
10 0 28Jul21	1 - Add 5 extra top drawers (as per plan) - Line 3 Note:	
11 0 28Jul21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids ( next to dishwasher) Note:	
12 0 28Jul21	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown - plain shaker style (approx. 12" total) - Line 3 Note:	
13 0 28Jul21	1 - Increase depth of fridge upper to 24"d and add side panel - Line 3 Note:	
14 0 28Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
15 0 28Jul21	1 - Increase length of island cabinets by 12" - Line 3 Note:Depth of counter top also increased by 9" to create flush eating bar. Extra counter top to be priced by builder.	
16 0 28Jul21	1 - Increase width of main bath vanity by approx. 48" and accommodate for 2 sinks - drwrs move to middle - Line 2 Note:(builder to move toilet)	



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17 0 28Jul21	1 - Move fridge/freezer cabinets approx. 28". Add 2 upper cabinets (line2) and 2 lower cabinets (Line3) - each side of fridge/ freezer cabinets- 27"w. Note:		
18 0 28Jul21	1 - Replace standard base and upper cabinet next to fridge with 2nd deep fridge upper and side panel. Add trim material to accomodate space for Fridge/freezer combo with trim kit (NEED SPECS) Note:		
19 0 28Jul21	1 - Upgrade all cabinet hinges in kitchen to soft close (X 38 doors) Note:		
20 0 28Jul21	1 - Upgrade all drawers in kitchen to soft close (X 18 drwrs) Note:		
21 0 28Jul21	1 - Upgrade kitchen cabinets to Line 3 - All lowers and island cabinets (upper cabinets, & Oven cabinet remain in Line 2) Note:		

Ceramic

22 0 28Jul21	1 - Delete Standard Tile Backsplash in Kitchen NoteCustomer to install own after closing		
23 0 28Jul21	1 - S/I Level B 12x24 Tile in Ensuite #2, installed staggered in lieu of standard Note:		
24 0 28Jul21	1 - S/I Level B 12x24 Tile in Jack and Jill, installed staggered in lieu of standard Note:		
25 0 28Jul21	1 - S/I Level B 12x24 Tile in Laundry Room installed staggered in lieu of standard Note:		
26 0 28Jul21	1 - S/I Level B 12x24 Tile in Master Ensuite, installed staggered in lieu of standard Note:		
27 0 28Jul21	1 - S/I Level B 12x24 Wall Tile in Ensuite #2, installed vertically staggered in lieu of standard Note:		
28 0 28Jul21	1 - S/I Level B 12x24 Wall Tile in Main Bathroom (Jack and Jill), installed vertically staggered in lieu of standard Note:		
29 0 28Jul21	1 - S/I Level B 12x24 Wall Tile in Master Ensuite, installed vertically staggered in lieu of standard Note:		
30 0 28Jul21	1 - S/I Level B 24x24 Tile in Foyer in lieu of standard Note:		
31 0 28Jul21	1 - S/I Level B 24x24 Tile in Kitchen/Breakfast (incl.pantry) area in lieu of standard Note:		
32 0 28Jul21	1 - S/I Level B 24x24 Tile in Powder Room in lieu of standard Note:		



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Doors and Windows

33 0 10Jun21	1 - DELETE- relocate (1) existing basement window- as per plan Note:** As per B-1- window remains in original location**	
34 0 10Jun21	1 - Delete standard sidelights at front entry - S/I (2) 30"w full-glass doors w/ transom- as per plan Note:	
35 0 10Jun21	1 - S/I (2) Additional 56x30 basement window- as per plan Note:As per B-1	

Electrical

36 0 28Jul21	1 - Delete (4) standard TV jacks and (1) Phone jack- S/I (5) data jacks- as per plan Note:** Home has (5) data jacks, (1) TV, and (1) phone jack throughout**	
37 0 28Jul21	2 - Reinforce standard light fixtures above main stairs and solarium- as per plan Note:	
38 0 28Jul21	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W) connected on seperate switch- Master Ensuite- as per plan Note:	
39 0 28Jul21	2 - 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 (1) Family Room and (1) Bedroom #2 - installed at 70" AFF Note:	
40 0 28Jul21	1 - S/I Wiring for wall oven- as per plan Note:	
41 0 28Jul21	1 - Upgrade standard light fixture for future ceiling fan- Reinforced and c/w 3-wires- Family Room and Bedroom #2- as per plan Note:	

Fireplace

42 0 10Jun21	1 - Relocate standard electric fireplace to Bedroom 2- build drywall fireplace box to be approx 48" wide by 12" deep and from floor to ceiling- as per plan Note:** does not come with mantle**	
43 0 28Jul21	1 - Delete standard fireplace mantle Note:	

Granite

44 0 28Jul21	1 - S/I Radianz Quartz Level C countertop in Powder Room in lieu of standard Laminate w/ (1) standard undermount sink and 4"backsplash Note:	
45 0 28Jul21	1 - S/I Radianz Quartz Level F countertop in Ensuite in lieu of standard Laminate w/ (2) standard undermount sink and 4"backsplash Note:	
46 0 28Jul21	1 - S/I Radianz Quartz Level F countertop in Ensuite 2 in lieu of standard Laminate w/ (1) standard undermount sink and 4"backsplash Note:	



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47 0 28Jul21	1 - S/I Radianz Quartz Level F countertop in Jack and Jill in lieu of standard Laminate w/ (2) standard undermount sink and 4"backsplash Note:		
48 0 28Jul21	1 - S/I Radianz Quartz Level F countertop in Kitchen in lieu of standard Granite w/ standard undermount sink; no 4"backsplash Note:		

Heating and Air Conditioning

49 0 28Jul21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Cooktop Ignitor and Photo Electric Smoke Detector in Kitchen Note:	
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Miscellaneous

50 0 10Jun21	1 - Alternate main bath with 2 sinks and 2 walk-in closets- Bedroom 3 and Bedroom 4- as per plan Note:	
51 0 10Jun21	1 - Delete nib walls and niches at dining and living room- as per plan Note:	
52 0 10Jun21	1 - Extend foundation walls to approx. 9` Note:As per B-1	
53 0 10Jun21	1 - S/I Master Ensuite Option B; with second floor laundry and 3x5 ceramic shower enclosure and acrylic base with Maax Kameleon sliding shower doors (chrome finish)- as per plan Note:	
54 0 28Jul21	1 - S/I Flat ceilings in lieu of stipple throughout Note:	

Plumbing

55 0 10Jun21	1 - S/I Ceramic tile shower enclosure w/ 3x5 acrylic base and Maax Halo glass shower doors in Matte Black finish in lieu of standard bathtub- Ensuite #2- as per plan Note:	
56 0 10Jun21	1 - S/I Maax Exhibit bathtub in lieu of standard- Main bath (Jack and Jill) Note:	
57 0 28Jul21	1 - S/I Water line for fridge Note:	

Stairs

58 0 10Jun21	1 - Upgrade main stairs to oak Note:	
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Trim

59 0 28Jul21	1 - S/I Level 2 trim- 5 1/2" baseboards and 3 1/2" casings- CT#14- in lieu of standard- throughout Note:	
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60 0 28Jul21	1 - S/I Lincoln 1 panel smooth interior doors- in lieu of standard- throughout Note:	
61 0 28Jul21	1 - S/I Pair French doors to 1-lite w/ frosted glass in lieu of standard- Solarium- as per plan Note:	

1A Offer Worksheet	Purchaser to add 3 piece rough-in for future bathroom in basement, in standard location. Note:	
2A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale Note:	
3A Offer Worksheet	The Purchasers are repeat Phoenix Buyers and qualify for the Repeat buyer Design Centre Bonus of \$1,000 to be used towards upgrades. Purchasers current address is 325 Bamburgh Way, Ottawa. Note:	
4A Offer Worksheet	Purchasers to add 9ft foundation pour. Note:	
5A Offer Worksheet	S/I 2 additional basement windows 56 in. X 30 in. (see attached sketch and confirmed by Sandy) Note:	
6A Offer Worksheet	Relocate exisiting basement window as per attached sketch (confirmed by Sandy) Note:	

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