



REVISED 1/14/2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Rumi Prince TEL:

LOT / PHASE 19 / 1	STREET 21 Salamander Way	HOUSE TYPE ANNAPOLIS ELEV E 4 BEDROOM	CLOSING DATE
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INV#	QTY	EXTRA / CHANGE	CONTRACT
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Cabinetry

1 0 16Dec21	1 - Accommodate for 48" chimney hood fan - to be installed by purchaser after close NoteSpace to be left empty - just venting to be installed	
2 0 16Dec21	1 - Accommodate for built in cooktop (add base cabinet) Note:	
3 0 16Dec21	1 - Accommodate for built-in wall oven and MW (replace std upper and base cab with tall oven cabinet) Note:	
4 0 16Dec21	1 - Add (2) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - located as per plan Note:	
5 0 16Dec21	1 - Add light valance below upper cabinets - 2"h plain recessed- to accommodate under cabinet lighting (lighting and electrical by builder) Note:	
6 0 16Dec21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (fits 16.5"w - 21"1 base cabinet) Note:	
7 0 16Dec21	1 - Increase depth of fridge upper to 24" and add side panel Note:	
8 0 16Dec21	1 - Increase height of uppers to reach 96" (42" uppers installed at 18" above counter) Note:	
9 0 16Dec21	1 - Modify sink base to accommodate farm sink in kitchen Note:	
10 0 16Dec21	1 - S/I - (2) extra top drawers - located as per plan Note:	
11 0 16Dec21	1 - S/I - Flat panel above uppers to ceiling (matching selected cabinet colour) Note:	
12 0 16Dec21	1 - Upgrade drawers to soft close Note:	
13 0 16Dec21	1 - Upgrade hinges to soft close doors throughout Note:	
14 0 14Jan22	1 - Accommodate for rangetop - customize base cabinet to suit Note:	
15 0 14Jan22	1 - Add pantry cabinet next to fridge/freezer w/ space for MW with built in trim kit (as per spec provided) Note:	
16 0 14Jan22	1 - Increase length of island cabinets by 12" (extra granite by builder) NoteCountertop also increased by 9" to create flush eatin baar and waterfall ends added (granite by builder)	



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17 0 14Jan22	1 - Replace standard cabinets on all backing dining room with cabinetry to accommodate fridge/freezer w/ trim kit; 2x fridge uppers 36" w X 25"d ; 2 side panels; filler material to create frame for trim kit Note:	
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Ceramic

18 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Basement bathroom in lieu of standard Note:	
19 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Ensuite #2 in lieu of standard Note:	
20 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Ensuite #3 in lieu of standard Note:	
21 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in foyer in lieu of standard Note:	
22 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Laundry room in lieu of standard Note:	
23 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Main bathrom in lieu of standard Note:	
24 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Master ensuite in lieu of standard Note:	
25 0 16Dec21	1 - S/I - Level A 12x24 ceramic floor tile in Mudroom in lieu of standard Note:	

Doors and Windows

26 0 01Sep21	2 - Enlarge (2) existing basement windows from 48x24 to 56x30 - as per plan Note:	
27 0 01Sep21	1 - Increase (1) existing basement window from 56x24 to 56x30- as per plan Note:	
28 0 01Sep21	9 - S/I 8'H Interior Doors throughout Main Floor - (2) Main Floor Bedroom (1) Walk-in Pantry (2) Foyer Closet (1) Powder Room (1) Mudroom (2) Solarium Note:	
29 0 01Sep21	1 - S/I Pair of 15 lite clear glass French doors w/handles in main floor Bedroom Note:	

Electrical

30 0 16Dec21	1 - Replace standard light over island w/ reinforced cap on dimmer Note:	
31 0 16Dec21	1 - Replace standard light over main staircase w/ reinforced cap Note:	



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32 0 16Dec21	1 - S/I - (4) additional Data outlets as per pan NoteHome has (7) data outlets throughout	
33 0 16Dec21	1 - S/I - (5) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	
34 0 16Dec21	1 - S/I - Cooktop wiring (40 amp) Note:	
35 0 16Dec21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace @ 80" A.F.F located in Family room Note:	
36 0 16Dec21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace @ 80" A.F.F located in master bedroom Note:	
37 0 16Dec21	1 - S/I - Wall oven wiring (40 amp) Note:	
38 0 16Dec21	1 - Upgrade to reinforced cap light in breakfast nook on dimmer switch Note:	

Fireplace

39 0 01Sep21	1 - Delete Fireplace Mantle Note:	
40 0 01Sep21	1 - Fan Kit for Fireplace Note:	
41 32,081 01Sep21	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5 feet flex vent kit and gas piping) NoteInstalled @ 24" A.F.F	
42 0 16Dec21	1 - Delete standard mantle Note:	

Granite

43 0 16Dec21	1 - S/I - Bristol B923 Apron front farmhouse single bowl kitchen sink in stainless steel in lieu of standard in kitchen Note:	
44 0 16Dec21	1 - S/I - Flush bartop on island - extended approx 12" as per plan Note:	
45 0 16Dec21	1 - S/I - Level A Radianz quarts in basement bathroom in lieu of standard Note:	
46 0 16Dec21	1 - S/I - Level A Radianz quarts in Ensuite #2 in lieu of standard laminate Note:	
47 0 16Dec21	1 - S/I - Level A Radianz quarts in Ensuite #3 in lieu of standard laminate Note:	



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48 0 16Dec21	1 - S/I - Level A Radianz quarts in Main bathroom in lieu of standard laminate Note:	
49 0 16Dec21	1 - S/I - Level A Radianz quarts in Master ensuite in lieu of standard laminate w/ (2) standard rectangular sinks Note:	
50 0 16Dec21	1 - S/I - Level C Radianz quarts in kitchen in lieu of standard granite Note:	
51 0 16Dec21	1 - S/I - Waterfall on both ends of island as per plan Note:	

Hardwood

52 0 01Sep21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living Room, Main Floor Bedroom, Dining Room, Living Room, Solarium and main Hall Note:include oak nosing as needed	
53 0 01Sep21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard ceramic in Breakfast/Kitchen/Pantry area Note:	

Heating and Air Conditioning

54 0 01Sep21	1 - S/I Make-up air system for hoodfan higher than 300 CFM Note:	
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HVAC

55 32,084 01Sep21	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:	
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Miscellaneous

56 0 01Sep21	1 - Deleted Half column and 42" half wall between dining room and living room - as per plan Note:	
57 0 01Sep21	1 - Extend Foundation Wall to approx. 9'H in basement Note:	
58 0 01Sep21	1 - Extend Second floor Walls to approx. 9'H Note:	
59 0 01Sep21	1 - Open Basement Staircase w/ standard oak railing and colonial spindles in lower hall - finish stairs w/ Oak ; build vestibule (approx 4x4) at bottom of stairs w/ (1) swing door and (1) light fixture - as per plan Note:	
60 0 01Sep21	1 - Optional ground floor bedroom with ensuite - remove bedroom closet, french doors to remain - as per plan Note:Bedroom Ensuite C/W standard ceramic tile enclosure, 3x5 acrylic base and sliding Kameleon doors in chrome	
61 0 01Sep21	1 - Optional Primary Bedroom with Second Floor Laundry Note:Master Ensuite C/W standard ceramic tile enclosure, 3x5 acrylic base and sliding Kameleon doors in chrome	



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62 0 01Sep21	1 - S/I Finished 3-piece bathroom in Basement with standard bathtub standard toilet, cabinetry and lamiante countertops, floor tile, Bath wall tile, light fixture and plumbing fixtures- as per plan Note:		
63 0 01Sep21	1 - S/I Optional Main Bath w/ 2 sinks and 2 walk-in closets- as per plan Note:		
64 0 15Sep21	1 - Enlarge entry to Kitchen from Dining Room to Approx. 68" W - as per plan Note:		
65 0 16Dec21	1 - Reloacte standard electric fireplace in master bedroom - Add drywall framing from floor to ceiling as per plan Note:		

Plumbing

66 31,961 01Sep21	1 - (1) Water line for fridge Note:		
67 0 01Sep21	1 - Add (1) 3-piece rough-in for future bathroom in basement, in standard location Note:As per B-1		
68 0 01Sep21	2 - S/I American Standard Studio Right Height- Elongated toilet (no. 3075120.020) in lieu of standard- (1) Master Ensuite, (1) Powder Room Note:		
69 0 01Sep21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base with kameleon doors in chrome in lieu of standard tub in Main Bath Note:		
70 0 15Sep21	1 - Accommodate plumbing for Refridgerator on Pantry wall in lieu of standard - as per plan Note:Pricing and selection TBC		
71 0 16Dec21	1 - S/I - Fridge water line Note:		

Railings

72 0 16Dec21	1 - S/I - 3 1/2" modern newel post w/cap and modern square oak spindles in lieu of standard colonial Note:		
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Stairs

73 0 01Sep21	1 - include Oak nosing under spindles on stairs and Upper hall Note:		
74 0 01Sep21	1 - Upgrade basement stairs to oak Note:Pricing included in the open to basement item		
75 0 01Sep21	1 - Upgrade Main Staircase to Oak Note:		
76 0 16Dec21	1 - Stain on stairs, railing, spindles and post Note:		



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Trim

77 0 16Dec21	1 - S/I - Level 2 Logan 2-panel smooth interior doors throughout in lieu of standard Note:	
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1A Offer Worksheet	Add one (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
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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:	
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This Document is Extremely Time Sensitive - Printed 14 Jan 22 at 16:04