



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: A.K.M. Iqbal Hossain TEL:

LOT / PHASE 308 / 2	STREET 31 Dun Skipper Drive	HOUSE TYPE ANNAPOLIS ELEV E 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 15Dec21	1 - Upgrade kitchen cabinets to Line 3 Note:	
2 0 15Dec21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
3 0 15Dec21	1 - Add crown moulding to top of upper cabinets NoteOpt 1: Regular 2"	
4 0 15Dec21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) NoteSingle upper each side of hoodfan reduced by 3" to accommodate light valance	
5 0 15Dec21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:	
6 0 15Dec21	1 - Accommodate for 36" built-in cook top (add base cabinet) Note:	
7 0 15Dec21	1 - Add pot/pan drwrs to cook top cabinet (39"w.) - c/w 1 false top drwr & 2 deep drwrs Note:	
8 0 15Dec21	1 - Upgrade 2 X pot/pan drwrs to soft close NoteThis is mandatory for this drawer size	
9 0 15Dec21	1 - Move fridge space to wall backing dining room Note:	
10 0 15Dec21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
11 0 15Dec21	1 - Add glass door to upper corner cabinet NoteOpt 1 - plain frame with clear glass (white interior)	
12 0 15Dec21	1 - Matching interior for glass door cabinet Note:	
13 0 15Dec21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - next to DW. Note:	
14 0 15Dec21	1 - Replace standard bank of 4 drawers with 5 top drawers Note:	
15 0 15Dec21	1 - Island - increase width by 12" NoteDepth of counter also increasd by 9" creating extended flush eating counter. (extra stone by builder)	
16 0 15Dec21	1 - Master Ensuite- replace make-up drawer with 2 banks of 3 drwrs- Line 2 Note:	



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17 0 15Dec21	1 - Ensuite #2 - Add 2 upper cabinets - 15"w X 30"h X 8"d- Line 2 Note:		
18 0 15Dec21	1 - Jack & Jill - Add 1 upper cabinet - 15"w X 30"h X 8"d - Line 2 Note:		
19 0 15Dec21	1 - Delete upper Range cabinet to accommodate for Chimney Hood Fan (No space beside) Note:		
20 0 15Dec21	1 - Increase the side panels and fridge upper to 30”d. (fridge = 27.75”d. without door + 2” space required behind)- as per plan Note:		

Central Vacuum

21 0 20Sep21	1 - S/I Complete central vac system c/w accessories kit and installation- includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug Note:	
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Ceramic

22 0 20Sep21	1 - S/I Tub deck to accommodate MAAX Exhibit 6032 Whitrlpool tub in lieu of standard freestanding tub- master Ensuite- as per plan Note:	
23 0 15Dec21	1 - S/I Standard ceramic tile flooring in lieu of standard carpet- Solarium- as per plan Note:	

Doors and Windows

24 0 20Sep21	1 - Add (1) 56x30 window in basement- as per plan Note:	
25 0 20Sep21	1 - Enlarge (2) existing basement windows- 48x24 to 56x30- as per plan Note:As per B-1	
26 0 20Sep21	1 - S/I (2) 8'h French doors in lieu of standard height- Solarium- as per plan Note:	
27 0 15Dec21	3 - Upgrade (3) interior door handles to include Privacy locks- (1) Bedroom #2, (1) Bedroom #3, (1) Bedroom #4- as per plan Note:	

Electrical

28 0 20Sep21	1 - S/I Wiring for wall oven - 40 AMP 120/240V- Kitchen- as per plan Note:	
29 0 20Sep21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping- black- under kitchen sink Note:	
30 0 15Dec21	2 - S/I (2) 15 AMP standard plug outlets- Basement- as per plan Note:	



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31 0 15Dec21	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:		
32 32,061 15Dec21	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) recessed electric outlet at fireplace- Terminated to left of fireplace- Family Room- as per plan Note:		
33 0 15Dec21	2 - S/I (5) CAT6 Data jack outlets- (1) Above fireplace in Family Room @ 72" AFF, (1) Master Bedroom @ 60" AFF above fireplace, (1) Bedroom #2, (1) Bedroom #3, (1) Bedroom #4- as per plan Note:* (3) Standard, (2) Additional Data jack outlets *		
34 0 15Dec21	1 - S/I (1) Reinforced capped light outlet- connected to existing switch- Living room- as per plan Note:		
35 0 15Dec21	1 - S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to dimmer switch- Kitchen- as per plan Note:		
36 0 15Dec21	1 - S/I (1) Additional TEL jack- kitchen- as per plan Note:		
37 0 15Dec21	1 - Reinforce (1) existing light outlet for heavier fixture- Solarium- as per plan Note:* Ceiling higher than 9'h *		
38 0 15Dec21	1 - S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to dimmer switch- Family Room- as per plan Note:		
39 0 15Dec21	1 - Reinforce (1) existing light outlet for heavier fixture- Main Hall- as per plan Note:* Ceiling Higher than 9'h *		
40 0 15Dec21	1 - Delete (1) standard light fixture- S/I (1) Reinforced capped light outlet for future ceiling fan c/w 3 wires- connected to existing switch- Master Bedroom- as per plan Note:		
41 0 15Dec21	1 - S/I (4) 4" White interior potlights (HALO Slim LED) - connected to new switch- Upgrade switch to dimmer switch- Master bedroom- as per plan Note:		
42 0 15Dec21	1 - Delete (1) standard light fixture- S/I (1) Reinforced capped light outlet for future ceiling fan c/w 3 wires - connected to existing switch- Bedroom #2- as per plan Note:		
43 0 15Dec21	1 - Delete (1) standard light fixture- S/I (1) Reinforced capped light outlet for future ceiling fan c/w 3 wires - connected to existing switch- Bedroom #4- as per plan Note:		
44 0 15Dec21	1 - S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver- connected to new switch- Kitchen- as per plan Note:		
45 0 15Dec21	1 - S/I Wiring for wall oven- 40 AMP 120/240V Note:		



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46 0 15Dec21	1 - S/I (1) Exterior Soffit plug w/ no switch- for future Surveillance camera- Front Porch- as per plan Note:	
47 0 15Dec21	1 - S/I Cyclone Alito SC51936 36"- 550 CFM- Mesh Filter Stainless Hood Fan in lieu of standard hood fan Note:* Previous Model number is: SC50036 *	

Fireplace

48 0 20Sep21	1 - Raise standard gas fireplace 12" A.F.F.- as per plan Note:	
49 0 20Sep21	1 - S/I Fireplace fan kit in Family Room Note:	

Granite

50 0 15Dec21	1 - S/I Bristol B927 Undermount Double Bowl Stainless Steel 15mm Radius Kitchen Sink in lieu of standard- as per plan Note:	
51 0 15Dec21	1 - S/I Level B Radianz Quartz in lieu of standard granite- Kitchen- as per plan Note:	
52 0 15Dec21	1 - S/I Level C Radianz Quartz countertop c/w standard rectangular undermount sink in lieu of standard laminate countertop- Main Bathroom, Master Ensuite, Ensuite #2- as per plan Note:	

Hardwood

53 0 20Sep21	1 - S/I Torlys LVT flooring in lieu of standard flooring- Dining Room, Living Room, Lower Hall, Family Room, Ground Floor Bedroom- as per plan Note:	
54 0 20Sep21	1 - S/I Pre-Engineered Hardwood- Level A- in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Upper Hall/Loft- as per plan Note:	

Heating and Air Conditioning

55 0 20Sep21	1 - S/I Gas Line for future BBQ Note:	
56 0 20Sep21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Cooktop and Photo Electric Smoke Detector- as per plan Note:	
57 0 20Sep21	1 - S/I Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	
58 0 20Sep21	1 - S/I Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	

Miscellaneous



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59 0 20Sep21	1 - Upgrade Second floor ceiling height to 9'h in lieu of standard Note:	
60 0 20Sep21	1 - Finish 3PC bathroom in basement- c/w standard floor and wall tile, cabinetry and laminate countertops w/ standard overmount sink and faucet- as per plan Note:	
61 0 20Sep21	1 - S/I Optional ground floor bedroom with ensuite Note:As per B-1	
62 0 20Sep21	1 - S/I Optional Master Ensuite with second floor laundry- Option B Note:As per B-1	

Plumbing

63 0 20Sep21	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:As per B-1	
64 0 20Sep21	1 - S/I Delta Pivotal TempAssure 17T Series Shower Kit (DF-KIT20-BL-WS) in lieu of standard- Master Ensuite Note:	
65 0 20Sep21	2 - Upgrade (2) standard tubs to Maax Exhibit 6032 soaker tub- Main Bathroom and Ensuite 2 Note:	
66 0 20Sep21	1 - S/I MAAX Halo Sliding doors (matte black finish with hinges) in lieu of standard sliding glass doors-Master Ensuite Note:	
67 0 20Sep21	1 - S/I MAAX Exhibit 6032 Whirlpool tub in lieu of standard freestanding tub- Master Ensuite- as per plan Note:	
68 0 15Dec21	1 - S/I (1) Delta Trinsic 9159-BL-DST Matte Black kitchen faucet in lieu of standard- as per plan Note:	

Stairs

69 0 20Sep21	1 - Upgrade Main Staircase to Oak Note:	
70 0 20Sep21	1 - S/I Open Basement staircase w/ railing and spindles in Lower Hall- finished stairs w/ standard carpet and under pad; build vestibule (approx. 4'x4') at bottom of stairs w/ (1) swing door and (1) standard ceiling light fixture (A3012-11) Note:	

Trim

71 0 20Sep21	1 - S/I oak nosing under spindles NoteStain TBD	
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1A Offer Worksheet	Add - one (1) 3-piece rough in for future bathroom in the basement, in standard location. Note:	
2A Offer Worksheet	Purchasers acknowledge that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	



DCR/PHOENIX GROUP OF COMPANIES

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