



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Sandra Latty and Courtney Latty

TEL: RES.: 613-265-9535

LOT / PHASE 223 / 2	STREET 309 Spreadwing Way	HOUSE TYPE ANNAPOLIS ELEV A 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 10Jan22	1 - Delete base cabinets and upper on back kitchen wall to create larger opening to dining room Note:	
2 0 10Jan22	1 - Extend kitchen island- 36" deep with overhang by approx 8' wide wide and add in bar sink NotePRICING TO COME IN INTERIOR COLOUR SELECTIONS **Countertops and bar sink/faucet priced seperately**	
3 0 11Feb22	1 - Add 2 extra top drawers - one each sde of range Note:	
4 0 11Feb22	1 - Add additonal island in breakfast area (as per drawings dated Jan 10th). Note:	
5 0 11Feb22	1 - Add crown moulding to top of upper cabinets - shaker style 3" Note:	
6 0 11Feb22	1 - Add dummy doors to back and sides of island - Main island Note:	
7 0 11Feb22	1 - Add glass door to upper corner cabinet : Frame with Mullions & clear glass Note:	
8 0 11Feb22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
9 0 11Feb22	1 - Delete upper cabinet above range + approx. 6" each side to accommodate 30" Chimney style hood. Note:	
10 0 11Feb22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
11 0 11Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Modified layout Note:	
12 0 11Feb22	1 - Island - accommodate for bar sink: split one double door cabinet into 2 singles placed at each end of island. Note:	
13 0 11Feb22	1 - Island - Increase length of island cabinets by approx. 42" to 98". NoteIsland top increased to 98" X 36". Extended eating counter aded. Extra countertop by builder.	
14 0 11Feb22	1 - Island - Replace 2 standard base cabinets with 2 sets pot/pan drwr - c/w one wide top drwr + 2 deep drawers each. Note:	
15 0 11Feb22	1 - Main Bath (shared) - increase vanity to approx. 96" and accommodate for 2 sinks. Drawers move to middle between 2 sinks - 2 sink cabinets become 39" NoteBuilder to re-design bathroom - toilet re-located.	
16 0 11Feb22	1 - Main floor ensuite: Add false top drawer ; reconfigure cabientry to (2) small drawers and (1) single door cabinet Note:	



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17 0 11Feb22	1 - Matching interior for glass door cabinet Note:		
18 0 11Feb22	1 - Modify Kitchen layout: Delete standard base & Upper cabinets on wall backing dining room. Note: Builder to widen opening to dining room Note:		
19 0 11Feb22	1 - Move fridge approx. 12" and insert 24"d. pantry/broom cabinet Note:		
20 0 11Feb22	1 - Move range/hoodfan space to create equal uppers each side. Note:		
21 0 11Feb22	1 - Primary Ensuite - replace make-up drwr with 2 banks of 3 drwrs each Note:		
22 0 11Feb22	1 - Replace std MW cabinet with regular 2 door upper Notespace for MW not required.		
23 0 11Feb22	1 - S/I - (1) Capped light outlet connected to new switch - located in upper hall as per plan Note:		
24 0 11Feb22	1 - S/I - Standard laminate countertop above washer/dryer (approx. 64" w. X 31"d) and support panels to accommodate wall to wall counter NoteSPECS NEEDED		
25 0 11Feb22	1 - Upgrade Additional Island to Line 4 Note:		
26 0 11Feb22	1 - Upgrade Ensuite #2 to Line 3 Note:		
27 0 11Feb22	1 - Upgrade kitchen cabinets to Line 3 (modified layout) Note:		
28 0 11Feb22	1 - Upgrade Main bath (shared) vanity to Line 3 Note:		
29 0 11Feb22	1 - Upgrade modified island from Line 3 to Line 4 Note:		
30 0 11Feb22	1 - Upgrade powder room to Line 3 Note:		
31 0 11Feb22	1 - Upgrade Primary Ensuite to Line 3 Note:		

Ceramic

32 0 10Jan22	1 - S/I - Standard tile in lieu of carpet in solarium Note:	
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33 0 11Feb22	1 - S/I - Standard 4x16 ceramic wall tile up and behind chimney hood Note:		

Electrical

34 0 11Feb22	1 - Delete (2) standard light fixtures over vanity in master ensuite - S/I - (4) wall cap lights on existing switch @ 5' 2" A.F.F on either side of mirror - on existing switch Note:		
35 0 11Feb22	1 - Delete standard light fixture in breakfast area - S/I - (3) Capped light outlets connected to existing switch - over additional island as per plan Note:		
36 0 11Feb22	1 - S/I - (1) 15 AMP standard plug outlet - located on side of main island as per plan Note:		
37 0 11Feb22	1 - S/I - (1) 15 AMP USB charger receptacle (on existing circuit) - located in island as per plan Note:		
38 0 11Feb22	1 - S/I - (1) Capped light outlet connected to existing switch - located in dining room @ 42" apart from other standard fixture as per plan Note:		
39 0 11Feb22	1 - S/I - (1) Capped light outlet connected to existing switch - located in foyer as per plan Note:		
40 0 11Feb22	1 - S/I - (1) Capped light outlet connected to existing switch - located in living room as per plan Note:		
41 0 11Feb22	1 - S/I - (1) Capped light outlet connected to existing switch - located in lower hall as per plan Note:		
42 0 11Feb22	1 - S/I - (2) 15 AMP standard plug outlet - Located on each side of additional island as per plan Note:		
43 0 11Feb22	1 - S/I - (2) Capped light outlet connected to existing switch - located over kitchen island as per plan Note:		
44 0 11Feb22	1 - S/I - (2) wall cap lights @ 6' 8" A.F.F in upper hall - on existing switch - located as per plan Note:		
45 0 11Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in breakfast area as per plan Note:		
46 0 11Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in dining room as per plan Note:		
47 0 11Feb22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in kitchen as per plan Note:		



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48 0 11Feb22	1 - S/I - (4) 4" White or Black exterior potlight (AFR4-0930) - connected to existing switch Note:		
49 0 11Feb22	1 - S/I - (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:		
50 0 11Feb22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in family room as per plan Note:		

Fireplace

51 0 10Jan22	1 - Riase fireplace box 12" A.F.F- Family Room- as per plan Note:	
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Granite

52 0 11Feb22	1 - S/I - Level D Silestone quartz in lieu of standard granite in Kitchen w/ (1) standard undermount sink NoteIncludes additional quartz approx. 48" x 96" on additional island	
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HVAC

53 32,085 10Jan22	1 - Heating and Air Conditioner - Gas Line for Future BBQ Note:	
54 32,087 10Jan22	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	

Miscellaneous

55 0 10Jan22	1 - Alt plan- Main Bathroom with 2 sinks and 2 walk-in closets NoteAs per B-1	
56 0 10Jan22	1 - Alt plan- Optional Ground Floor with bedroom with Ensuite- as per plan NoteAs per B-1	
57 0 10Jan22	1 - Alt Plan- Optional Master Ensuite with second floor laundry (laundry gets relocated)- as per plan NoteAs per B-1	
58 0 10Jan22	1 - Close open to above space (above living room) and create loft in upper hall- as per plan Note**Comes with standard finishes**	
59 0 10Jan22	1 - Create bedroom in finished upper loft area - Close off space above living room to upper hall S/I - standard closet w/ vinyl sliding closet doors as per plan Note:	
60 0 10Jan22	1 - Create drywall arch between living room and dining room- as per plan Note:	
61 0 10Jan22	1 - Create drywall arch in dining room niche- as per plan Note:	



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62 0 10Jan22	1 - Delete standard french door in Bedroom #2 to balcony - Close off wall as per plan Note:		
63 0 10Jan22	1 - Delete standard window from balcony as per plan - to be replaced with double doors Note:		
64 0 10Jan22	1 - Delete wall between dining room and kitchen to create open space - as per plan Note:		
65 0 10Jan22	1 - Re-design Jack and Jill bathroom- relocate tub and toilet and add (1) standard interior door- vanity seperate- remove walk-in closets and revert back to standard closet- as per plan Note:**Re-designed from Alt plan- Optional main bath with 2 sinks and 2 walk-in closets**		
66 0 10Jan22	1 - S/I Open Basement staircase w/ standard oak 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- as per plan Note:		
67 0 11Feb22	1 - Laundry room redesign - Delete upper hall linen closet; reframe and push wall back into WIC to create larger laundry room - as per plan Note:		
68 0 11Feb22	1 - Reframe master ensuite water closet to accommodate pedestal sink ; delete (1) door to walk in closet ; extra standard tile and (1) additional water line for pedestal sink NoteIncludes price of additional tile		
69 0 11Feb22	1 - S/I - Cyclone Alito SC31930 300CFM 30" Stainless steel chimney hood w/ baffle filter in lieu of standard Note:		
70 0 11Feb22	1 - S/I - Linen closet w/ door and standard shelving in Main bathroom as per plan Note:		

Paint

71 0 10Jan22	1 - S/I - Flat ceilings in lieu of stipple - throughout Note:	
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Plumbing

72 0 10Jan22	1 - Add bar sink rough-in in kitchen island- as per plan Note:**Sink and faucet priced seperately**	
73 0 10Jan22	1 - S/I 3-piece plumbing rough in for future bathroom in basement- as per plan NoteAs per B-1	
74 0 10Jan22	1 - S/I Water line to fridge Note:	
75 31,964 10Jan22	2 - Upgrade standard tub in Ensuite #2 and Main Bath (Jack and Jill) to Maax Exhibit 6032 soaker tub Note:	
76 0 11Feb22	1 - (1) Delta Lahara T14238-CZ Champagne Bronze Monitor 14 Series Shower Trim in lieu of Standard w/ handshower Note:	



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77 0 11Feb22	1 - Relocate toilet in Main bathroom as per plan Note:		
78 0 11Feb22	1 - Relocate toilet in master ensuite as per plan Note:		
79 0 11Feb22	1 - S/I - (1) American Standard Boulevard 0641.100 pedestal sink w/ center hole in lieu of standard w/ standard vanity faucet - located in master ensuite water closet as per plan Note:		
80 0 11Feb22	1 - S/I - (1) Delta Lahara T2738-CZ Champagne Bronze Roman Tub Trim in lieu of Standard w/ handshower Note:		
81 0 11Feb22	1 - S/I - Bristol B700 Undermount bar/prep sink in Kitchen island as per plan Note:		

Stairs

82 0 10Jan22	1 - Upgrade main stairs to oak Note:	
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Trim

83 0 10Jan22	1 - Extend standard columns in living room and dining room from 1/2 to 3/4 high and on 24" high knee walls- as per plan Note:	
84 0 10Jan22	1 - S/I - (1) set 15-lite frosted glass french doors to upper loft area as per plan Note:	
85 0 10Jan22	1 - S/I - (1) set standard exterior double french doors to balcony in upper hall/loft Note:	
86 0 10Jan22	1 - S/I - (1) single french door w/ frosted glass in lieu of standard - located in main floor bedroom Note:	
87 0 11Feb22	1 - S/I - (1) White melamine Shelf in laundry room - from one wall to other Note:	

1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Worksheet	Add - Optional Master Ensuite with Second floor laundry. Note:	
3A Offer Worksheet	Add - Optional Ground Floor bedroom with Ensuite. Note:	
4A Offer Worksheet	Add - Main Bathroom with 2 sinks and 2 walk-in closets. Note:	
5A Offer Worksheet	Purchasers acknowledge that no further changes 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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