



DCR/PHOENIX GROUP OF COMPANIES

REVISED ELECTRICAL  
SEE #44, 45

CONSTRUCTION SUMMARY			
Pathways at Findlay Creek - 2588824 Ontario Inc.			
PURCHASERS: Ved Parkash Jalhan and Parveen Jalhan			TEL: RES.: 613-791-4737
LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
259 / 2	300 Spreadwing Way	MELBOURNE ELEV C 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 10Mar22	1 - Add Large 4" crown moulding to top of all upper cabinets (open above to ceiling) Note:	
2 0 10Mar22	1 - Accommodate for corner angled walk-in pantry (by builder) by removing upper and lower cabinets - approx. 4.5ft X 4.5ft Note:	
3 0 10Mar22	1 - Add 2 sets pot/pan drwrs c/w with one top drwr each (1 each side of coktop) Notepot/pan drawers must be upgraded to soft close	
4 0 10Mar22	1 - Add 39" w base cabinet to accommodate 36" w cooktop Note:	
5 0 10Mar22	1 - Add light valance under all upper cabinets - 2" plain recessed (valance lighting by builder) Note:	
6 0 10Mar22	1 - Delete uppers above range and approx. 6" each side to accommodate 36" chimney style hoodfan with space each side Note:	
7 0 10Mar22	1 - extend kitchen cabinets on range wall to end of eating area - add approx. 10 ft of upper and lower cabinets. (Move range space approx. 12 ft towards back wall). Line 2 Note:	
8 0 10Mar22	1 - Increase depth of island by approx. 21" and attach to wall. Cabinets added to back and side of island. Line 2 NoteModified island counetrtop size = 115" X 57.5"	
9 0 10Mar22	1 - Increase fridge upper to 24"d and add side panel Note:	
10 0 10Mar22	1 - Increase height of kitchen cabinets to reach 96" - 42" uppers installed at 18" above counter Note:	
11 0 10Mar22	1 - Island - add 1 dummy door to end facing fridge Note:	
12 0 10Mar22	1 - Island - replace 2 doors on standard sink base wiht 1 false top drawer + 2x10"d drawers (to accommodate plumbing) Note:	
13 0 10Mar22	1 - Island - Replace single door on base cabinet next to sink with 1 top drawer + recycle center Note:	
14 0 10Mar22	1 - Move fridge approx. 12" and insert broom cabinet Note:	
15 0 10Mar22	1 - Relocate standard bank of drawers to island and replace with 1 top drawer + 2 deep drawers Note:	
16 0 10Mar22	1 - Replace 2 doors below cooktop wiht 1 false top drawer + 2 pot/pan drawers Notepot/pan drawers must be upgraded to soft close	



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17 0 10Mar22	1 - Replace base cabinet next to fridge with 1 top drwr + 2 pot/pan drwr Note:		
18 0 10Mar22	1 - Replace standard base and upper cabinet with tall cabinet to accommodate built-in wall oven & Microwave. NoteNEED APPLIANCE SPECS		
19 0 10Mar22	1 - Rotate island 90 degrees and increase length of cabinets by approx. 3ft. (counter increased by 4 ft.) Note:		
20 0 10Mar22	1 - Upgrade all drawers in kitchen to soft close (X26 drawers) Note:		
21 0 10Mar22	1 - Upgrade all hinges in kitchen to soft close (X20 doors) Note:		

Central Vacuum

22 0 18Nov21	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - white - located under kitchen sink as per plan Note:	
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Ceramic

23 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in ensuite Note:	
24 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in foyer Note:	
25 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Kitchen/breakfast area Note:	
26 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in laundry room Note:	
27 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Main bathroom Note:	
28 0 10Mar22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in mudroom/powder room Note:	

Doors and Windows

29 0 18Nov21	1 - S/I - Transom above 6'W patio door Note:	
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Electrical

30 0 18Nov21	1 - S/I - Gas stove line w/ 110 v outlet Note:	
31 0 10Mar22	1 - S/I - (1) 15 AMP USB charger receptacle (on existing circuit) - located in kitchen island as per plan Note:	



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32 0 10Mar22	1 - S/I - (1) additional CAT6 data outlet as per plan Note: Home has (4) CAT6 throughout		
33 0 10Mar22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - located as per plan Note:		
34 0 10Mar22	1 - S/I - (2) 15 AMP standard plug outlet - located in unfinished basement as per plan Note:		
35 0 10Mar22	1 - S/I - (3) 4" White or Black exterior potlight (AFR4-0930) - connected to new switch Note:		
36 0 10Mar22	1 - S/I - (3) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch - located as per plan Note:		
37 0 10Mar22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in family room as per plan Note:		
38 0 10Mar22	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:		
39 0 10Mar22	1 - S/I - 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located near front of the garage Note:		
40 0 10Mar22	1 - S/I - Cooktop wiring (40 amp) Note:		
41 0 10Mar22	1 - S/I - Cyclone SCB30136 Chimney hood w/ Baffle filter 36" 300CM - in lieu of standard in kitchen Note:		
42 0 10Mar22	1 - S/I - Wall oven wiring (40 amp) Note:		
43 0 10Mar22	1 - Upgrade from 100amp panel to 200 amp panel Note: The Purchaser acknowledges that they are responsible for contacting Hydro to upgrade to 200 amp services after closing as occurred.		
44 0 29Aug22	1 - DELETE*** S/I Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace @ 70" A.F.F as per plan Note:		
45 0 29Aug22	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet in family room @ 70" A.F.F as per plan Note:		

Fireplace

46 0 18Nov21	1 - Raise fireplace box 12" above finished floor Note:		
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Granite



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47 0 10Mar22	1 - S/I - Level D silestone quartz as kitchen backsplash and installed up and behind chimney hood Note:	
48 0 10Mar22	1 - S/I - Level D Silestone quartz in lieu of standard granite in Kitchen w/ (1) standard undermount sink Note:	
49 0 10Mar22	1 - S/I - Level D Silestone quartz in lieu of standard laminate in Main bathroom w/ (1) standard rectangular undermount sink Note:	
50 0 10Mar22	1 - S/I - Level D silestone quartz in lieu of standard laminate in Master ensuite w/ (2) standard rectangular sinks Note:	
51 0 10Mar22	1 - S/I - Level D Silestone quartz in lieu of standard laminate in Powder room w/ (1) standard rectangular undermount sink Note:	

Miscellaneous

52 0 18Nov21	1 - S/I - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
53 0 18Nov21	1 - S/I - Taymor Barcellona door knobs throughout in lieu of standard Note:	

Paint

54 0 10Mar22	1 - Flat ceilings in lieu of stipple - throughout Note:	
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Plumbing

55 0 18Nov21	1 - S/I - (1) 3 piece rough-in for future bathroom in basement - in standard location Noteas per B-1	
56 0 18Nov21	1 - S/I - Ceramic 3x5 shower with Maax Halo doors (matte black) in lieu of standard 3x4 shower stall - located in master ensuite Note:	
57 0 10Mar22	1 - S/I - Fridge water line Note:	

Railings

58 0 18Nov21	1 - S/I - 5" oak newel post - boxed w/ recess w/ burnt penny meal spindles in lieu of standard colonial Note(For purchaser): Cost is for all spindles + posts	
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Stairs

59 0 18Nov21	1 - S/I - Oak nosing under spindles where applicable Note:	
60 0 18Nov21	1 - S/I - Stain on stairs, railing, post and fireplace mantle (where applicable) Note:	



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61 0 18Nov21	1 - Upgrade Main Staircase to Oak Note:	

Trim

62 0 18Nov21	1 - Upgrade all standard vinyl sliding closet doors to swing - Foyer, Mudroom, Bedroom #4, Bedroom #2 and Master bedroom Note:	
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1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:	
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2A 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:	
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