



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Minarva Khalil and Ahmad Sobh TEL:

LOT / PHASE 260 / 2	STREET 901 Omagaki Way	HOUSE TYPE ANNAPOLIS ELEV M 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05Jan22	1 - Upgrade kitchen cabinets to Line 3 Note:	
2 0 05Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
3 0 05Jan22	1 - Fill to ceiling with plain panel (approx. 12"h). Note:1" Flat moulding to be used at ceiling if needed.	
4 0 05Jan22	1 - Replace standard upper for standard hoodfan with Custom Hood for built-in fan insert. (fan insert by builder) Plain Box 42"w X 42"h X 21"d. installed to ceiling. C/w recessed bottom and cut-out for Fan insert. Note:	
5 0 05Jan22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - Line 3 Notefridge space moved to wall backing dining room to make space for wall oven	
6 0 05Jan22	1 - Replace 2 doors with pot/pan drwrs below cooktop - c/w one false top drwr + 2 deep drawers - Line 3 Note39" width requires upgrade to soft close drawers (included in #15 below)	
7 0 05Jan22	1 - Shorten 2 upper cabinets to 30"h. and add 2 horizontal flip-up cabinets (12"h) Line 3 Noteincludes Aventos soft - close lift-up hinges.	
8 0 05Jan22	1 - Change upper angled corner cabinet to 90 degree corner cabinet with piano hinge bi-fold door - Line 3 Note:	
9 0 05Jan22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
10 0 05Jan22	1 - Replace base and upper cabinet with 2nd deep fridge upper and side panel; Customize cabinets and add filler material to accommodate built-in Trim Kit for Fridge / Freezer Combo (Model # EI33AR80WS) - Line 3 Note:* Builder to move doorway to dining room 4" to accommodate fridge/freezer combo. *	
11 0 05Jan22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to DW) Note:	
12 0 05Jan22	1 - Island - Increase length by 12" - Line 3 NoteIsland countertop increased to 68"w X 36"d. (flush eating bar added)	
13 0 05Jan22	1 - Add 5 top drawers in lieu of standard bank of 4 drawers - Line 3 Note(1 each side of cooktop, 1 above recycle center, 2 on island)	
14 0 05Jan22	1 - Upgrade all drawers in kitchen to soft close (X8) Note:	
15 0 05Jan22	1 - Upgrade all hinges in kitchen to soft close (X30) Notesoft close not possible on upper & Lower piano hinge corners	
16 0 05Jan22	1 - Upgrade all handles in kitchen to D series Edge pulls (X40) Note:	



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17 0 05Jan22	1 - Coffee / Wine Bar: Add 42"h. Upper cabinets and Lower cabinets left of walk-in pantry (approx. 5ft. - 2 X 30"w. cabinets). Note:	
18 0 05Jan22	1 - Coffee / Wine Bar: Modify upper cabinets - create 2 single cabinets with 3 floating shelves between Note:	
19 0 05Jan22	1 - Coffee / Wine Bar: Modify base cabinets to create space for 24"w wine fridge Note:	
20 0 05Jan22	1 - Coffee / Wine Bar: Add 2 top drawers (one each side of wine fridge space) Note:	
21 0 05Jan22	1 - Coffee / Wine Bar: Upgrade drawers in coffe bar to soft close (X2) Note:	
22 0 05Jan22	1 - Coffee / Wine Bar: Upgrade hinges in coffee bar to soft close (X 4 doors) Note:	
23 0 05Jan22	1 - Coffee / Wine Bar: Upgrade all handles in coffee bar to D series Edge pulls (X6) Note:	
24 0 05Jan22	1 - Vanities - Upgrade Powder room cabinets to Line 3 Note:	
25 0 05Jan22	1 - Vanities - Upgrade Main bath cabinets to Line 3 Note:	
26 0 05Jan22	1 - Vanities - Upgrade 2nd ensuite cabinets to Line 3 Note:	
27 0 05Jan22	1 - Vanities - Upgrade Primary Ensuite cabinets to Line 3 Note:	
28 0 05Jan22	1 - Vanities - Upgrade Basement Bathroom to Line 3 Note:	
29 0 05Jan22	1 - Delete (2) Upper cabinets beside Hood fan- as per plan Note:	

Ceramic

30 0 05Jan22	1 - Delete- Kitchen backsplash- as per plan Note:Not to be painted- just primed	
31 0 05Jan22	1 - S/I Ceratec 24x24 Ceramic floor tiling in lieu of standard ceramic floor tiling- Foyer, Kitchen/Breakfast Area, Solarium, Powder Room, Laundry/Mudroom/Hall- as per plan Note:	
32 0 05Jan22	1 - S/I Level A Ceramic Floor Tiling in lieu of standard ceramic floor tiling- Main Bathroom, Master Ensuite, Basement Bathroom- as per plan Note:	



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33 0 05Jan22	1 - S/I Level B Ceramic Floor tiling in lieu of standard ceramic floor tiling- Ensuite #2- as per plan Note:	
34 0 05Jan22	1 - S/I Level B Ceramic Wall tiling in lieu of standard ceramic wall tiling- Main Bathroom, Basement Bathroom- as per plan Note:	
35 0 05Jan22	1 - S/I Level C Ceramic Wall tiling in lieu of standard wall tiling- Herringbone installation- Master Ensuite shower tiling- as per plan Note:	
36 0 05Jan22	1 - S/I Level A Ceramic wall tiling- Herringbone installation- in lieu of standard ceramic wall tiling- Ensuite #2- as per plan Note:	

Doors and Windows

37 0 16Nov21	2 - Upgrade (2) French doors to frosted glass- full-lite- in lieu of standard clear glass- Solarium- as per plan Note:	
38 0 16Nov21	1 - Upgrade pair of standard double doors to French doors- Full-lite- frosted- Study- as per plan Note:	
39 0 16Nov21	0 - Delete (2) sidelight windows- Solarium- as per plan Note:	
40 0 16Nov21	1 - Delete (1) standard interior door- S/I drywalled and painted partition- Ensuite 2 leading to Upper Hall- as per plan Note:	
41 0 16Nov21	1 - S/I Side entrance (Door only)- c/w standard unglazed 32" door, standard hardware, electrical switch, exterior light fixture and patio swing landing (May be subject to cost of steps due to grade)- Garage- as per plan Note:	
42 0 16Nov21	4 - S/I (4) 40"X13" Thermopane windows to garage door- as per plan Note:	

Electrical

43 0 05Jan22	1 - S/I (1) 15 AMP standard plug outlet for future wine fridge- Coffee/Wine Bar- Kitchen- as per plan Note:	
44 0 05Jan22	1 - S/I Cyclone BX21234 34" Stainless Steel 300CFM Mesh Insert Hood Fan in lieu of standard hood fan- as per plan NoteFan insert Designed by Spectrum Kitchens	
45 0 05Jan22	1 - S/I Wiring for cooktop - 40 AMP 120/240V Note:	
46 0 05Jan22	1 - S/I 15 AMP standard plug outlet- laundry room- as per plan Note:	
47 0 05Jan22	2 - S/I (2) Non-direct conduits for audio/video cables w/ wall plates at both ends- S/I (2) additional recessed electric outlet- (1) @ 72" A.F.F. above fireplace in Family Room- (1) @ 72" A.F.F. above fireplace in Master Bedroom- as per plan Note:	



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48 0 05Jan22	1 - S/I (3) CAT6 Data Jacks- (1) in Family Room above Fireplace @ 72" A.F.F., (1) in Study, (1) in Master Bedroom @ 72" A.F.F.- as per plan NoteStandard	
49 0 05Jan22	1 - S/I (6) 6" White interior potlights (HALO Slim LED)- connected to existing switch- Living Room- as per plan Note* Ceilings higher than 9'h * * Delete line to existing outlet and use switch for lights in Living Room *	
50 0 05Jan22	1 - Delete (1) wall sconce in Foyer- S/I (2) 6" White interior potlights (HALO Slim LED)- connected to existing switch- Foyer- as per plan Note* Ceilings higher than 9'h *	
51 0 05Jan22	1 - S/I (1) 15 AMP standard plug outlet- @ 38" A.F.F.- centered along Pantry wall- Breakfast Area- as per plan Note:	
52 0 05Jan22	1 - Delete- standard light fixture in Kitchen- S/I (7) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:	
53 0 05Jan22	1 - Reinforce (1) standard light fixture for heavier fixture- Foyer- as per plan Note* Ceilings higher than 9'h *	
54 0 05Jan22	1 - Delete (1) Standard light fixture in Solarium- S/I (5) 6" White interior potlights (HALO Slim LED) - connected to existing 3-way switch- Solarium- as per plan Note* Ceilings higher than 9'h *	
55 0 05Jan22	1 - S/I (1) 4" White shower potlight (AFR4-0930)- connected to new switch- Master Ensuite shower- as per plan Note:	
56 0 05Jan22	1 - S/I (1) 15 AMP weather proof plug- Balcony- as per plan Note:	
57 0 05Jan22	1 - Delete (1) Standard light fixture above Sink- S/I (1) (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:	
58 0 05Jan22	1 - S/I Wiring for wall oven - 40 AMP 120/240V Note:	

Fireplace

59 0 16Nov21	1 - Relocate Electric fireplace- Master Ensuite- as per plan Note:	
60 0 16Nov21	1 - S/I Naploeon BL46NTE Ascent linear gas fireplace (includes classic black surround and topaz glass ember bed. Installed with 5' flex vent kit and gas piping to the fireplace) in lieu of standard gas fireplace- Raised 24" A.F.F.- Family Room- as per plan Note:	
61 0 05Jan22	1 - Delete (1) Standard mantle above Fireplace- Family Room- as per plan Note:	

Granite



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62 0 05Jan22	1 - S/I standard granite- Kitchen- as per plan Note:Accommodate for Island extension and Coffee / Wine Bar	

Hardwood

63 0 16Nov21	1 - S/I Level A Pre-Finished Engineered Hardwood in lieu of standard carpet- Living Room, Dining Room, Lower Hall (incl. nosing), Study, Family Room, Upper Hall/Loft (incl. nosing)- as per plan Note:	
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Miscellaneous

64 0 16Nov21	1 - Delete swing closet doors and partition- S/I By-Pass closet doors- Lower Hall- as per plan Note:	
65 0 16Nov21	1 - Finish garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
66 0 16Nov21	1 - S/I 9'h Second floor ceilings in lieu of standard height- as per plan Note:	
67 0 16Nov21	1 - S/I Finished basement bathroom- c/w standard tub, toilet, vanity w/ laminate countertops, floor & bath wall tiles, lighting, and trim- as per plan Note:	
68 0 16Nov21	1 - Optional Primary Bedroom with Second Floor Laundry (Laundry relocated from Main Floor)- as per plan Note:	
69 0 16Nov21	1 - Mirror Works- S/I Custom Glass 3x5 Shower- 4pc- (1) Fixed glass pane from floor to ceiling (1) Swing door w/ Matte Black hardware- Master Ensuite shower- as per plan Note:	
70 0 16Nov21	0 - Delete (2) Half Columns on 42"h half wall c/w painted wood caps- Dining Room- as per plan Note:	
71 0 16Nov21	1 - Finish drywall on all exterior walls- S/I (2) drywalled partitions and (1) standard interior door to close off mechanical room- Basement- as per plan Note:	
72 0 05Jan22	1 - Relocate Laundry Hook-up to accommodate for converted Stacked Washer and Dryer- Laundry Room- as per plan Note:	

Plumbing

73 0 16Nov21	1 - S/I Delta Faucet Pivotal TempAssure 17T Series Shower Kit- DF-KIT20-BL-WS- Master Ensuite- as per plan Note:	
74 0 16Nov21	2 - Upgrade (2) standard tubs to Maax Exhibit 6032 soaker tub- Main Bathroom, Basement Bath Note:	
75 0 16Nov21	1 - S/I 3x5 ceramic shower enclosure with acrylic base and Maax Halo shower doors (Matte Black hardware) in lieu of standard Tub (Sterling Performa)- Ensuite 2- as per plan Note:	



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76 0 16Nov21	1 - S/I 3-piece rough-in for future basement bathroom- as per plan Note:As per B-1	
77 0 05Jan22	1 - S/I Drain rough-in and water lines for future sink in Laundry Room- as per plan Note:	

Railings

78 0 16Nov21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C)- S/I Metal spindles (black, all plain)- in lieu of standard Oak Colonial Note:Stain TBD	
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Stairs

79 0 16Nov21	1 - Upgrade Main Staircase to Oak Note:	
80 0 16Nov21	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:Stairs upgraded to Oak- Priced on separate line	
81 0 16Nov21	1 - Upgrade Basement staircase to Oak Note:	

Trim

82 0 16Nov21	1 - Relocate (1) standard interior door- Pantry- as per plan Note:	
83 0 16Nov21	1 - S/I (1) Full-lite frosted french door- Kitchen- as per plan Note:	
84 0 16Nov21	3 - S/I (3) pairs of Swing closet doors in lieu of standard vinyl sliding closet doors- Foyer, Mudroom, Bedroom #3- as per plan Note:	
85 0 05Jan22	1 - S/I Level 2 Interior Doors in lieu of standard- Lincoln- throughout house- as per plan Note:	
86 0 05Jan22	31 - S/I Taymor Vega w/ Square Roset interior door handles with black hinges in lieu of standard interior door handles- as per plan Note:	
87 0 05Jan22	1 - S/I 5-1/2" Baseboards and 3-1/2" Casings throughout in lieu of standard baseboards and casings- Level 2 CT#1- as per plan Note:	

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 that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale. Note:	



DCR/PHOENIX GROUP OF COMPANIES

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