



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Nasrin Aktar TEL:

LOT / PHASE 309 / 2	STREET 29 Dun Skipper Drive	HOUSE TYPE ANNAPOLIS ELEV B 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 21Oct21	1 - Spectrum Kitchens Design Fee Note:	
2 0 07Jan22	1 - \$500 Spectrum Kitchens Design Fee Note:	
3 0 07Jan22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cabinet with tall oven cabinet) - Line 2 Note:	
4 0 07Jan22	1 - Add 10 top drawers in lieu of standard bank of 4 drawers - Line 2 Note:	
5 0 07Jan22	1 - Add 2 false drawer fronts - one to main sink cabinet & one to bar sink cabinet - Line 2 Note:	
6 0 07Jan22	1 - Add crown moulding to top of upper cabinets. Option 4: Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) NoteOption 2: medium or shaker style 3": \$2,250	
7 0 07Jan22	1 - Add glass door to corner upper cabinet: Opt 1 - Plain frame with clear glass Note:	
8 0 07Jan22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to DW) Note:	
9 0 07Jan22	1 - Customize fridge upper and 2 side panels to approx. 30"d. Fridge panels and upper to be same depth as fridge (not including door) Note:	
10 0 07Jan22	1 - Delete upper above range + approx. 4.5" each side to accommodate 36" Chimney style hood fan. - Line 2 Note:	
11 0 07Jan22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
12 0 07Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
13 0 07Jan22	1 - increase range space to accomodate 36"w. range Note:	
14 0 07Jan22	1 - Island - Increase length of island cabinets by 18". Line 2 NoteIsland countertop increased to 74"w X 36"d. Flush eating counter added.	
15 0 07Jan22	1 - Island - Accommodate for bar sink: split double cabinet into two single cabinets. Note:	
16 0 07Jan22	1 - Matching interior for glass door cabinet (if cabinets are NOT white) NoteCabinets are Willow Grey	



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17 0 07Jan22	1 - Move fridge space to wall backing dining room Note:		
18 0 07Jan22	1 - Move range center to create equal uppers each side of hood fan. Note:		
19 0 07Jan22	1 - S/I (2) cabinets with doors below the (2) drawers- Make-up area- Master Ensuite- as per plan Note:		
20 0 07Jan22	1 - Upgrade all drawers in kitchen to soft close (X 11) Note:		
21 0 07Jan22	1 - Upgrade all hinges in kitchen to soft close (X34 doors) Note:		

Ceramic

22 0 23Sep22	1 - S/I STD Ceratec Essential Glossy Argento tile on the kitchen backsplash in a horizontal brick pattern - to be extended up behind the chimney hood fan to the ceiling Note:	
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Doors and Windows

23 0 21Oct21	1 - Enlarge (1) existing basement window from 48x24 to 56x30 - as per plan Note: Pending Approval from CAD	
24 0 21Oct21	1 - Enlarge (2) existing basement windows 48"x24" to 56"x30" Note: As per B-1	
25 0 21Oct21	1 - S/I (2) 32" Full Lite front entry, right hand swing doors in lieu of standard single door and sidelights Note:	

Electrical

26 0 21Oct21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping - white - Under Kitchen Sink Note:	
27 0 07Jan22	1 - Delete (1) standard light fixture in Bedroom #2- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer Switch- Bedroom #2- as per plan Note:	
28 0 07Jan22	1 - Delete standard light fixtures in Kitchen- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- up to 9'h Note:	
29 0 07Jan22	1 - Reinforce (1) existing light outlet for heavier fixture- Dining Room- as per plan Note:	
30 0 07Jan22	1 - Reinforce (1) existing light outlet for heavier fixture- Main Hall- as per plan Note:	



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31 0 07Jan22	1 - Relocate (1) standard light fixture- Upgrade standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- connected to existing switch- Bedroom #2- as per plan Note:		
32 0 07Jan22	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:		
33 0 07Jan22	1 - S/I (1) 15 AMP soffit plug for holiday lights- connected to new switch- as per plan Note:		
34 0 07Jan22	1 - S/I (1) 15 AMP USB charger receptacle (on existing circuit)- in Kitchen above countertop- as per plan Note:		
35 0 07Jan22	1 - S/I (1) Reinforced capped light outlet- connected to existing switch- Living Room- as per plan Note* Ceilngs higher than 9'h * Delete Line to existing outlet *		
36 0 07Jan22	2 - S/I (2) 1-Light Exterior Wall Lanterns (A1010-BK)- connected to existing switch- Rear side of house- as per plan Note:		
37 0 07Jan22	2 - S/I (2) Additional Telephone Jacks- (1) in Family Room, (1) in Kitchen above countertop- as per plan Note:		
38 0 07Jan22	3 - S/I (3) 15 AMP standard plug outlet- Basement- as per plan Note:		
39 0 07Jan22	1 - S/I (3) CAT6 Data Jacks- (1) @ 60" A.F.F. Above fireplace in Family Room, (1) in Bedroom #2, (1) in Master Bedroom- as per plan NoteStandard		
40 0 07Jan22	1 - S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Breakfast Area- as per plan Note:		
41 0 07Jan22	1 - S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Dining Room- as per plan Note:		
42 0 07Jan22	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:		
43 0 07Jan22	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:		
44 0 07Jan22	1 - S/I (4) 6" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Living Room- as per plan NoteCeilings higher than 9'h		
45 0 07Jan22	1 - S/I Non-direct conduit for audio/video cables w/ wall plates at both ends- (1) additional recessed electric outlet- @ 60" A.F.F.- Above fireplace- Family Room- as per plan Note:		
46 0 07Jan22	1 - S/I Wiring for wall oven - 40 AMP 120/240V Note:		



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47 0 07Jan22	1 - Upgrade (1) standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- Bedroom #3- as per plan Note:		
48 0 07Jan22	1 - Upgrade (1) standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- Bedroom #4- as per plan Note:		
49 0 07Jan22	1 - Upgrade (1) standard light outlet to reinforced light outlet for future ceiling fan c/w 3 wires- Master Bedroom- as per plan Note:		
50 0 29Mar23	1 - S/I (13) Black Exterior Soffit PotLight 2nd Floor (Connected to new Switch) - located as per plan Note:		
51 0 29Mar23	1 - S/I (4) Black Exterior Soffit Plug w/ Switch for Holiday Lights. - located as per plan Note:		

Fireplace

52 32,079 21Oct21	1 - Fireplace - Accessory - Raise Fireplace 12 inch Above Finished Floor in Master Bedroom- as per plan Note:		
53 32,081 21Oct21	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) Noteto be installed 24" A.F.F from B.O.Glass		
54 0 21Oct21	1 - S/I (1) fan kits for Gas Fireplace - Family room- as per plan Note:		

Granite

55 0 07Jan22	1 - S/I Level A Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sinks in lieu of standard laminate countertop- Main Bathroom, Master Ensuite, Ensuite #2- as per plan Note:		
56 0 07Jan22	1 - S/I standard granite countertops in kitchen- as per plan NoteTo accommodate for Island extension		

Hardwood

57 0 21Oct21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Carpet- Upper Hall/Loft, Master Bedroom, Bedroom #2, #3, & #4- as per plan NoteIncl. oak nosing as needed		
58 0 21Oct21	1 - S/I Torlys LVT Flooring in lieu of standard Carpet- Living Room, Dining Room, Lower Hall, Family Room, Study, Solarium- as per plan NoteIncl. nosing where needed		

Heating and Air Conditioning

59 0 21Oct21	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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HVAC



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60 32,085 21Oct21	1 - S/I Gas Line for Future BBQ - as per plan Note:		
61 32,088 21Oct21	1 - S/I Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:		
62 32,084 21Oct21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:		

Miscellaneous

63 0 21Oct21	1 - Add optional ground floor Bedroom with Ensuite Note:As per B-1	
64 0 21Oct21	1 - Increase second floor ceilings to Approx. 9ft Note:	
65 0 21Oct21	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 Note:include oak nosing as needed	
66 0 21Oct21	1 - Optional Master Ensuite with second floor Laundry Note:as per B-1	
67 0 21Oct21	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:	
68 0 07Jan22	1 - S/I Cyclone SCB72236 Stainless Steel 36" Chimney Baffle Hood fan in lieu of standard- kitchen- as per plan Note:	

Plumbing

69 31,954 21Oct21	1 - (1) piece rough-in for future sink in Basement Note:	
70 0 21Oct21	1 - Add (1) 3-piece rough-in for future bathroom in basement, in standard location Note:As per B-1	
71 0 21Oct21	1 - Delete standard freestanding 6032 Sax Tub S/I Ceramic tub deck with Calla 7242 soaker tub with Aerofeel & Hydromax in Ensuite bathroom - as per plan - Note:	
72 0 21Oct21	1 - Upgrade standard shower doors in ground floor Ensuite to Maax Halo sliding Doors - Matte Black Note:	
73 0 21Oct21	1 - Upgrade standard shower doors in Optional Master Ensuite to Maax Halo sliding Doors - Matte Black Note:	
74 31,964 21Oct21	1 - Upgrade standard tub in basement Bathroom to Maax Exhibit 6032 soaker tub Note:	



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75 0 07Jan22	3 - S/I (3) Delta Zura 3574-MPU-DST Chrome 8" Widespread Bathroom Faucets in lieu of Standard- (2) Master Ensuite, (1) Main Floor Ensuite- as per plan Note:	
76 0 07Jan22	1 - S/I 1-Piece plumbing rough-in for Bar Sink- Kitchen island- as per plan Note:	
77 0 07Jan22	1 - S/I Kindred QSUA1914-7 Single Bowl 20 Gauge Undermount Bar sink- S/I Waltec 27W431 Two Handle Deck Bar faucet- kitchen island- as per plan Note:	

Stairs

78 0 21Oct21	1 - Oak Nosing thoroughout - Include upper hall Note:	
79 0 21Oct21	1 - Upgrade Main Staircase to Oak Note:	
80 0 07Jan22	1 - S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial- S/I Heritage Spindles in lieu of standard oak colonial- as per plan Note:	

Trim

81 0 07Jan22	29 - S/I Taymor Britannia Round Roset interior door handles in lieu of standard interior door handles- as per plan 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:	
2A Offer Worksheet	Purchaser acknowledges that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
3A Offer Worksheet	Add - Optional Master Ensuite with Second Floor Laundry. Note:	
4A Offer Worksheet	Add - Optional Ground floor bedroom with Ensuite. Note:	
5A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:	

This Document is Extremely Time Sensitive - Printed 29 Mar 23 at 15:55