



REVISED 22 MARCH 2024

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Ramandeep Kaur and Guriqbal Singh

TEL:

LOT / PHASE 277 / 2	STREET 904 Omagaki Way	HOUSE TYPE ANNAPOLIS ELEV M 4 BEDROOM	CLOSING DATE 15-Nov-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 01Jun22	1 - Accommodate for 36" w. built-in cook top (add 39"w. base cabinet) - NEED SPECS - Line 3 Note:	
2 0 01Jun22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base with tall oven cabinet) NEED SPECS - Line 3 (note: to be located in standard fridge space. Fridge moves to wall backing dining room). Note:	
3 0 01Jun22	1 - Add 3 sets pot/pan drwrs - c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) 1 below cooktop & 2 in island. Line 3 Note:	
4 0 01Jun22	1 - Add Chrome Lazy Susan to base corner piano hinge cabinet Note:	
5 0 01Jun22	1 - Add frosted glass inserts to 2 X Lift-up doors. (Note: white interiors) Note:	
6 0 01Jun22	1 - Add one top drawer - Left of fridge - Line 3 Note:	
7 0 01Jun22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (Left of DW) Note:	
8 0 01Jun22	1 - Delete upper above range + approx. 6" each side to accommodate Chimney Style hood fan (Hood fan upgrade by builder) - Line 3 Note:	
9 0 01Jun22	1 - Ensuite #2 - Modify Vanity: increase by approx. 12" and accommodate for 2 sinks; drawers move to middle between 2 sinks. (Note: as per builder re-design) - Line 2 Note:	
10 0 01Jun22	1 - Fill to ceiling with Plain Panel matching cabinet colour (approx. 12"h) Note:	
11 0 01Jun22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
12 0 01Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
13 0 01Jun22	1 - Increase Length of isand cabinets by 24" - Line 3 - width of island top also increased by 9" to create eating counter overhang. Extra Stone to be priced by builder. Island counter size: 80" X 36" NoteMove island 3" closer to cooktop wall to create proper clearance between island and solarium.	
14 0 01Jun22	1 - Move fridge space to wall backing dining room Note:	
15 0 01Jun22	1 - Move standard bank fof 4 drawers to right of sink. Note:	
16 0 01Jun22	1 - Optional Main Bath (shared): Modify vanity - increase by approx. 28" and accommodate for 2 sinks - Line 2 Note:	



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17 0 01Jun22	1 - Shorten 2 double width upper cabinets by 15" and add horizontal cabinet with flipup door below c/w Aventos Lift-up hinge system. Line 3 Note:	
18 0 01Jun22	1 - Upgrade 2 X Flip up doors to Aluminum Frames Note:	
19 0 01Jun22	1 - Upgrade all handles in kitchn to #D4 Note:	
20 0 01Jun22	1 - Upgrade hinges to soft close (X 24 doors) Note:	
21 0 01Jun22	1 - Upgrade kitchen cabinets to Line 3 Note:	
22 0 01Jun22	1 - Upgradeall drawers in kitchen to soft close (X 15 drawers) Note:	

Carpet

23 0 01Jun22	1 - S/I - Level 2 carpet in main hall, living room, dining room, family room, main staircase, upper hall, bed #2, bed #3, bed #4, study and solarium NoteComes with Level 2 (7lb) carpet underpad	
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Central Vacuum

24 0 31Mar22	1 - S/I - (5) Vac pan c/w plate, wiring and flex piping - white - located under kitchen sink, ensuite #2, main bathroom, powder room and master ensuite as per plan Note:	
25 0 31Mar22	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 - located in basement Note:	

Ceramic

26 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Ensuite #2 Note:	
27 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in foyer Note:	
28 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Kitchen Note:	
29 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Main bathroom Note:	
30 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Master ensuite Note:	



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31 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in mudroom Note:	
32 0 01Jun22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in powder room Note:	
33 0 01Jun22	1 - S/I - Level A 12x24 ceramic wall tile in lieu of standard in master ensuite shower Note:	
34 0 01Jun22	1 - S/I - Level A 3x3 ceramic wall tile in Kitchen in lieu of standard - installed up and behind chimney hood Note:	
35 0 26Sep23	1 - Laundry Room: Floor Tile - S/I Level A 12x24 stacked horizontal from door Note:	
36 0 22Mar24	1 - DELETE - S/I - Level A 12x24 ceramic wall tile in lieu of standard in master ensuite shower Note:	
37 0 22Mar24	1 - INSTALL - Ensuite Shower Wall - CERATEC - 7.9in x 23.8in Vela Wave Bianco- Glossy (Grout: Frost) - Stacked Vertical Note:	

Electrical

38 0 31Mar22	1 - S/I - Gas BBQ line - located as per plan Note:	
39 0 31Mar22	1 - S/I - Gas stove line w/ 110 v outlet Note:	
40 0 31Mar22	1 - S/I - Make-up air system for Kitchen hood fan above 300 CFM Note:	
41 0 01Jun22	1 - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet above fireplace - located in family room @ 75" A.F.F Note:	
42 0 01Jun22	1 - Reinforce existing light outlet for heavier fixture - located in main staircase Note:	
43 0 01Jun22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - located as per plan Note:	
44 0 01Jun22	1 - S/I - (1) Reinforced capped light outlet connected to new switch - lcoated in living room (open to above) as per plan Note:	
45 0 01Jun22	1 - S/I - (4) 15 AMP USB charger receptacle (on existing circuit) - located as per plan Note:	
46 0 01Jun22	1 - S/I - Cooktop wiring (40 amp) Note:	



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47 0 01Jun22	1 - S/I - Wall oven wiring (40 amp) Note:	
48 0 12Mar24	1 - Kitchen Hood Fan - Supply and Install - Canopy Hood Fan – Cyclone SCB519 36 – 550 CFM c/w 6”duct - stainless steel Note:	

Fireplace

49 0 31Mar22	1 - S/I - Napoleon BL46NTE Ascent linear gas fireplace in lieu of standard in family room Note:	
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Granite

50 0 01Jun22	1 - S/I - Level C Silestone quartz in lieu of standard granite in Kitchen NotePrice Includes island extention	
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Hardwood

51 0 31Mar22	1 - S/I - Oak nosing under spindles (where applicable) Note:	
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Miscellaneous

52 0 31Mar22	1 - Add - One 3-piece rough-in for future bathroom in the basement - standard location NoteAs per B-1	
53 0 31Mar22	1 - Add - Optional Main bath with 2 sinks and 2 walk-in closets NoteAs per B-1	
54 0 31Mar22	1 - Add - Optional Master ensuite wiht 2nd floor laundry NoteAs per B-1	
55 0 31Mar22	1 - Delete (1) standard door to ensuite #2 from upper hall and close off Note:	
56 0 31Mar22	1 - Delete half wall w/ cap in foyer Note:	
57 0 31Mar22	1 - Delete half walls and columns between living/dining room Note:	
58 0 31Mar22	1 - Seperate kitchen appointment with Spectrum kitchens Note:	

Paint

59 0 01Jun22	1 - S/I - Flat ceilings in lieu of stipple throughout Note:	
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Plumbing

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60 0 31Mar22	1 - S/I - Additional vanity sink & faucet in ensuite #2 as per plan Note:	
61 0 31Mar22	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome handle and no hinges) in lieu of standard 3x5 drop in tub - Ensuite #2 Note:	
62 0 31Mar22	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome handle and no hinges) in lieu of standard 3x5 drop in tub - Main bathroom Note:	
63 0 31Mar22	1 - S/I - Upgraded toilet – American Standard Studio Right Height Dual Flush - located in powder room Note:	
64 0 01Jun22	1 - S/I - Fridge water line Note:	

Railings

65 0 31Mar22	1 - S/I - 5" Oak newel post w/ recess and burnt penny metal spindles in lieu of standard oak colonial Note:	
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Trim

66 0 31Mar22	1 - S/I - 8'h interior doors in lieu of standard - on main floor only 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	Add - Optional Master Ensuite with 2nd floor laundry. Note:	
3A Offer Worksheet	Add - Optional Main Bath with 2 sinks and 2 walk-in closets. Note:	
4A Offer Worksheet	The Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
5A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:	

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