



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Navdeep Sondh and Mandeep Sondh TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
20 / 1	19 Salamander Way	ANNAPOLIS ELEV M 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 20Jul21	1 - Accommodate for built-in cook top (add base cabinet) Note:**NEED APPLIANCE SPECS**	
2 0 20Jul21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Note:**NEED APPLIANCE SPECS**	
3 0 20Jul21	1 - Add crown moulding to top of upper cabinets- shaker style 3" Note:	
4 0 20Jul21	3 - Add glass door insert to corner upper cabinet - plain frame with clear glass- (1) Upper corner cabinet and (2) Uppers beside fridge Note:	
5 0 20Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) Note:	
6 0 20Jul21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to dishwasher) Note:	
7 0 20Jul21	1 - Delete upper above range to accommodate Chimney style hoodfan with approx. 6" space each side. Note:	
8 0 20Jul21	1 - Increase depth of fridge upper to 24"d and add 2 side panels. NoteNote: fridge moved to wall backing dining room to accommodate wall oven cabinet	
9 0 20Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
10 0 20Jul21	1 - Increase width of island cabinets by 12" NoteNote: increase island top by 12" in width & 12" in depth creating a flush eating bar on the back of island	
11 0 20Jul21	1 - S/I Laundry Vanity base cabinet with laminate countertop- up to 36"- Line 2 Note:	
12 0 20Jul21	1 - Upgrade all drawers in kitchen to soft close (X 8 drawers) Note:	
13 0 20Jul21	1 - Upgrade kitchen cabinets to line 3 Note:	

Carpet

14 0 20Jul21	1 - S/I Level 3 carpet with Level 2 underpad (ViscoPro II- 9LBS)- in lieu of standard- Upper hallway and Loft, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 Note:**Includes all closets**	
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Ceramic



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15 0 20Jul21	1 - S/I Level A backsplash (size 2x10) in lieu of standard- stacked vertical- to include up and behind chimney hoodfan- Kitchen Note:		
16 0 20Jul21	1 - S/I Level A floor tile (size 12x24) in lieu of standard- Kitchen and Breakfast area- stacked pattern Note:**Tile to go length of house**		
17 0 20Jul21	1 - S/I Level A floor tile (size8x8) in lieu of standard- Ensuite #2 Note:		
18 0 20Jul21	1 - S/I Level A floor tile (size8x8) in lieu of standard- Main Bath (Jack and Jill) Note:		
19 0 20Jul21	1 - S/I Level A wall tile (size 2.5x10) in lieu of standard- stacked horizontal- (2) colours- Main Bath Note:		
20 0 20Jul21	1 - S/I Level B floor tile (size 24x24) in lieu of standard- Master Ensuite floor Note:		
21 0 20Jul21	1 - S/I Level B tile (size 12x24) in lieu of standard- Foyer- stacked pattern Note:**Tile to go length of house- stacked from front door**		
22 0 20Jul21	1 - S/I Level C floor tile (10x10 hex tile)- on fireplace wall- 6' wide- floor to ceiling- including bump-out sides Note:**Dimensions subject to change due to site conditions**		
23 0 20Jul21	1 - S/I Shower Listello- 12" wide- floor to ceiling- vertical- centered on back wall- Master Ensuite shower Note:**Glass package tile**		

Doors and Windows

24 0 27Oct20	1 - S/I Transom window approx. 12"h x 60"l in lieu of standard window in Laundry Room Note:		
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Electrical

25 0 20Jul21	2 - Delete (2) standard vanity light fixtures and S/I (2) Capped light outlets for future wall sconces- installed @ 65" A.F.F and APPROX 90" apart (to be placed over right side of sinks)- connected on existing switch- Master Ensuite Note:**Dimensions sibject to change due to site conditions without notice**		
26 0 20Jul21	6 - Delete (2) telephone jacks and (4) TV jacks- S/I (6) Data jacks Note:**home has (1) TV jacks and (6) data jacks throughout**		
27 0 20Jul21	2 - Reinforce existing light outlets above Main Staircase and in Solarium for heavier fixtures Note:		
28 0 20Jul21	1 - S/I (1) 15 AMP Soffit plug w/ switch for holiday lights Note:		
29 0 20Jul21	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Family Room - installed @ 72" above finished floor Note:		



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30 0 20Jul21	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Master Bedroom - installed @ 72" above finished floor Note:		
31 0 20Jul21	1 - S/I (1) 4" interior white potlight in Dining Room Niche (HALO Slim LED) - connected to separate switch Note:		
32 0 20Jul21	1 - S/I (1) Reinforced capped light outlet in Living Room - connected to existing switch Note:		
33 0 20Jul21	1 - S/I (5) 4" exterior black potlights (HALO Slim LED) - connected to separate switch NoteSecond Floor		
34 0 20Jul21	1 - S/I (6) 4" interior white potlight in Kitchen (HALO Slim LED) - connected to separate switch Note:		
35 0 20Jul21	1 - S/I (6) 4" interior white potlights in Living Room (HALO Slim LED) - connected to separate dimmer switch- as per plan NoteCeiling higher than 9`		
36 0 20Jul21	1 - S/I (8) 4" interior white potlights in Family Room (HALO Slim LED) - connected to separate dimmer switch- as per plan Note:		
37 0 20Jul21	1 - S/I Audio/video conduit at Family Room fireplace - non-direct run including wall plates at both ends Note:		
38 0 20Jul21	1 - S/I Audio/video conduit at Master Bedroom fireplace - non-direct run including wall plates at both ends Note:		
39 0 20Jul21	4 - S/I Light outlet and electrical junction box to existing vanity light fixtures - (1) Powder Room, (2) Main Bathroom, (1) Ensuite #2 Note:		
40 0 20Jul21	1 - S/I Wiring for cooktop (40 amp) Note:		
41 0 20Jul21	1 - S/I Wiring for single wall oven (40 amp) Note:		
42 0 20Jul21	1 - Upgrade existing switch for standard capped outlet in Dining Room to dimmer switch Note:		

Fireplace

43 0 27Oct20	1 - Raise fireplace box in Family Room 12" above finished floor Note:	
44 0 20Jul21	1 - S/I Oak box beam mantle in lieu of standard beam mantle at Family Room fireplace Note:	

Granite



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45 0 20Jul21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) standard Contrac Connor undermount sink in lieu of standard laminate countertop in Ensuite #2 Note:		
46 0 20Jul21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (1) standard Contrac Connor undermount sink in lieu of standard laminate countertop in Powder Room Note:		
47 0 20Jul21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (2) standard Contrac Connor undermount sink in lieu of standard laminate countertop in Main Bath (Jack and Jill) Note:		
48 0 20Jul21	1 - S/I Level A Radianz quartz countertop w/ 4" backsplash and (2) standard Contrac Connor undermount sinks in lieu of standard laminate countertop in Ensuite Note:		
49 0 20Jul21	1 - S/I Level D Radianz Quartz in lieu of standard granite in kitchen Note:**Priced for re-design** **Kitchen island to be 36" deep by 68" wide**		
50 0 04Aug21	1 - S/I Bristol B17 Virtuo Granite Undermount Single Sink in Pearl Black in lieu of standard kitchen sink Note:		

Hardwood

51 0 27Oct20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard Carpet in Lower Hall (incl. nosing) Note:	
52 0 20Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard Carpet in Family Room Note:	
53 0 20Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard Carpet in Living/Dining Room Note:	
54 0 20Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard Carpet in Solarium Note:	
55 0 20Jul21	1 - S/I Level A pre-finished engineered hardwood flooring in lieu of standard carpet- Study Note:	

Miscellaneous

56 0 27Oct20	1 - Build drywall box around Family Room fireplace approx. 6`w x 9`h w/ 6"d returns Note:	
57 0 27Oct20	1 - Optional Main Bathroom w/ (2) sinks and (2) walk-in closets Note:	
58 0 01Jun21	1 - Optional Ensuite B - ceramic tiled shower enclosure w/ 3x5 acrylic base, Maax Halo sliding doors (MATTE BLACK TRIM), double wallk-in closets and relocated washer/dryer hook-ups and laundry tub - arrange washer/dryer for stacked installation Note:	



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59 0 20Jul21	1 - Mirror Works - S/I Full height mirror at Ensuite vanity approx. 97"w x 76"h - provide cut-outs for (2) vanity light fixtures Note:**Dimensions subject to change due to site conditions**	
60 0 20Jul21	1 - S/I Finished Garage c/w R12 insulation in walls, R40 insulation in ceiling and fully drywalled (one coat) Note:	
61 0 20Jul21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
62 0 20Jul21	1 - S/I Zephyr Ombra 36” Chimney hoodfan in Black Stainless Steel (ZOM-E36ABS) @ 290CFM- in lieu of standard Note: **BLACK STAINLESS STEEL FINISH- MODEL NO ZOM-E36ABS**	

Paint

63 0 20Jul21	1 - Stain on stairs, railings, mantles, nosings (where applicable) to complement Superior Ash Storm Note**Included in hardwood price** **Stain does not match with hardwood**	
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Plumbing

64 0 27Oct20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
65 0 27Oct20	2 - S/I Maax Exhibit soaker tubs in lieu of standard tubs in Main Bathroom and Ensuite #2 Note:	
66 31,721 20Jul21	1 - (1) Delta Trinsic 9159-BL-DST Matte Black Kitchen Faucet in lieu of Standard Note:	
67 31,840 20Jul21	1 - (1) Delta Trinsic T2759-BL Matte Black Roman Tub Trim in lieu of Standard- Master Ensuite Note:	
68 0 20Jul21	1 - DELETE- S/I Delta T4705 Classic Roman Tub Faucet w/ Handshower in lieu of standard in Ensuite Note:	
69 31,894 20Jul21	2 - S/I Delta Trinsic T14459-BL Matte Black Monitor 14 Series Tub & Shower Trim in lieu of Standard- Main Bath and Ensuite #2 Note:	
70 0 20Jul21	1 - S/I (1) Blanco Essential Overmount Laundry Sink (401201) w/ Delta Marley stainless steel faucet (986LF-AR) in lieu of standard laundry tub- Laundry Closet- Second Floor Note:	
71 0 20Jul21	1 - S/I Delta Ashlyn Monitor 17 Series Shower Trim with In2ition (T17264-BL-I) in Matte Black in lieu of standard- Master Ensuite shower Note:	
72 31,766 20Jul21	6 - S/I Delta Trinsic 559HA-BL-DST Matte Black High Arc Single Hole Bathroom Faucet in lieu of Standard- (1) Powder Room, (2) Main Bath, (2) Master Ensuite, (1) Ensuite #2 Note:	
73 0 20Jul21	1 - S/I Fridge water line Note:	



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Railings

74 0 20Jul21	1 - S/I #SB4-5I 5" Oak boxed newel posts w/ inset in lieu of standard Oak Colonial newel posts throughout Note:	
75 0 20Jul21	1 - S/I Metal Spindles- (1) plain square black and (1) TL-106-2-40 in lieu of standard Oak Colonial spindles throughout Note:	

Stairs

76 0 27Oct20	1 - Upgrade Main Staircase to Oak Note:	
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Trim

77 0 20Jul21	1 - S/I Level 2 interior doors- Lincoln 1-panel smooth- in lieu of standard- throughout Note:	
78 0 20Jul21	1 - S/I Mirrored sliding closet doors in lieu of standard flat panel sliding doors in Mudroom Note:	
79 0 20Jul21	1 - S/I Pair of 15-lite French doors with clear glass in lieu of standard doors- Study Note:	
80 0 20Jul21	1 - S/I Taymor Vega Matte Black interior door levers w/ Square Rosets and matching hinges in lieu of standard throughout Note:**Does not include any exterior doors**	

1A Offer Worksheet	Purchasers to add 3 piece rough-in for future bathroom in basement in standard location. Note:	
2A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale Note:	

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