



DCR / PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY  
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Hasanul Huq Prince TEL: RES.: 613-808-3001

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
304 / 2	92 Esban Drive	ANNAPOLIS ELEV E 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 22Mar22	1 - Accommodate 48" rangetop - increase range space to 48" w, add 48" w base cabinet customized to accomodatete range top. Note:	DS HHP
2 0 22Mar22	1 - Add 4" filler to the front of the kitcehn island to accommodate the electrical outlet. The middle cabinet will have to be reduced by 3" and a ¾" filler added to the other end (opposite the 4" filler). This will add a total of 1 ¾" to the island length. NoteTo accomodate waterfall edges on either of the island.	DS HHP
3 0 22Mar22	1 - Add glass door to upper corner angled cabinet - Plain frame with clear glass - with matching interior. Note:	DS HHP
4 0 22Mar22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accomodate under cabinet lighting (lights and electrical by builder) NoteUppers shortened to 39"h to accomodate light valance	DS HHP
5 0 22Mar22	1 - Add pantry cabinet next to fridge/freezer with space for MW with built in trim kit. NoteSTD Microwave cabinet to be replaced with regular 2 door upper cabinet.	DS HHP
6 0 22Mar22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids- next to DW Note:	DS HHP
7 0 22Mar22	1 - Fill ceiling with plain panel and flat moulding in colour and material matching cabinets Note:	DS HHP
8 0 22Mar22	1 - Increase height of uppers to reach 96" (39" height uppers installed at 21" above counter) Note:	DS HHP
9 0 22Mar22	1 - Increase length of island cabine <b>st</b> by 12" (Extra quartz by builder) NoteExtend island counter top width by 9" to create flush eating bar. (Extra quartz by builder)	DS HHP
10 0 22Mar22	1 - Island - change one double wide cabinet to 2 singles (one single at each end) & add 3 top drawers - Line 3. Note:	DS HHP
11 0 22Mar22	1 - Main Bath (Jack & Jill) - vanity extended to approx. 6ft long and modified to accomodate 2 sinks - (std bank of drawers moves to middle between 2 sinks) Line 3 Note:	DS HHP
12 0 22Mar22	1 - Main Bath (Jack&Jill) - upgrade cabinets to Line 3 Note:	DS HHP
13 0 22Mar22	2 - Master Ensuite - Change two sink cabinets as per sketch (for each cabinet add 1 wide false top drwr, Change 2 equal doors to one 21"w. door + 2 X 12"w. drwrs) - Line 3 Note:	DS HHP
14 0 22Mar22	1 - Master Ensuite - upgrade cabinets to Line 3 Note:	DS HHP
15 0 22Mar22	1 - Master Ensuite vanity - Change 2 make-up drawers to one wide drawer. Note:	DS HHP



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16 0 22Mar22	1 - Master Ensuite vanity - raise vanity height to rach 36" overall height - Line 3 Note:	DS HHP
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17 0 22Mar22	1 - Move oven cabinet approx. 15" away from the wall to accomodate french door design and insert 24"d tall broom/pantry cabinet. Note:	DS HHP
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18 0 22Mar22	1 - Reduce height of uppers above range to 12"h to accomodate future special hood fan. Note2 x 12"h X 24"w doors with lift-up hinges	DS HHP
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19 0 22Mar22	1 - Replace 2 X 2 door base cabinets with 2 sets pot/pan drws - c/w 1 top drawer + 2 deep drawers each. One on each side of the range top. Line 3. Note:	DS HHP
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20 0 22Mar22	1 - Replace standard cabinets on wall backing dining room with cabinetry to accommodate fridge/freezer with trim kit: 2 X fridge uppers 36"w X 25"d; 2 side panels; filler material to create frame for trim kit. Note:	DS HHP
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21 0 22Mar22	1 - Replace standard fridge space with tall cabinet to accomodate 30" built-in door double wall oven. Note:	DS HHP
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22 0 22Mar22	1 - Upgrade all drawers in kitchen to soft-close (X14 drawers) Note:	DS HHP
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23 0 22Mar22	1 - Upgrade all hinges in ktichen to soft close. (x33 doors) NoteBase corner piano hinges & lift-up hinges above hoodfan are not applicable.	DS HHP
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24 0 22Mar22	1 - Upgrade Ensuite #2 (Bedroom 2) to Line 3 Note:	DS HHP
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25 0 22Mar22	1 - Upgrade kitchen cabinets to Line 3 Note:	DS HHP
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Carpet

26 0 22Mar22	1 - S/I LVL 2: Viscopro II 3/8" Underpad on the Main Stairs, Upper Hall including Loft, Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4. Note:	DS HHP
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27 0 22Mar22	1 - S/I LVL 3: Mohawk 2P49 Take Notice 1 - 947 Silverado on Main Stairs, Upper Hall including Loft, Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4. Note:	DS HHP
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Ceramic

28 0 22Mar22	1 - S/I LVL GLASS: Ceratec Lifestyle Exagon Cream Grout: Warm Grey on the KITCHEN BACKSPLASH Note:	DS HHP
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Doors and Windows

29 0 19Aug21	1 - Increase (1) existing basement window from 48x24 to 56x30- as per plan Note:	DS HHP
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30 0 19Aug21	1 - Increase (1) existing basement window from 56x24 to 56x30- as per plan Note:	DS HHP
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31 0 22Mar22	1 - Upgrade (2) doors to the study to frosted 1-lite in lieu of standard doors. Note:	DS HHP
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32 0 22Mar22	1 - Upgrade the (2) standard 15-lite French Doors in the Solarium to the 1-lite full clear glass doors Note:	DS HHP
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Electrical

33 32,048 19Aug21	2 - Wiring for double wall oven - 40 AMP 120/240V Note:	DS HHP
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34 0 22Mar22	1 - Delete (1) standard light fixture and S/I (1) Capped light outlet- connected on existing switch- Breakfast Area Note:	DS HHP
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35 0 22Mar22	2 - Reinforce standard light fixture- (1) Main stairs and (1) Dining room- as per plan Note:	DS HHP
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36 31,990 22Mar22	1 - S/I (1) 15 AMP soffit plug w/ switch (for holiday lights)- as per plan Note:	DS HHP
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37 0 22Mar22	1 - S/I (1) Recessed 15AMP electrical outlet above fireplace- installed @ 72" A.F.F- Family Room- as per plan Note:**For future wall mounted TV**	DS HHP
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38 0 22Mar22	1 - S/I (3) CAT6 Data outlets- as per plan Note:**New standard for homes** As per plan - not in standard locations.	DS HHP
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39 32,027 22Mar22	1 - S/I (6) 4 inch Black exterior potlight (AFR4-0930) - connected to new switch - second floor- as per plan Note:	DS HHP
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40 0 22Mar22	1 - S/I (7) LED puck lights under the upper cabinets in the Kitchen connected to a separate switch - as per plan. Note:	DS HHP
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41 0 22Mar22	1 - S/I additional CAT 6 Data Jack on the Main Floor in the lower hall - as per plan. Note:	DS HHP
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Fireplace

42 0 22Mar22	1 - Raise standard electric fireplace 12" AFF in the Master Bedroom. Note:	DS HHP
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43 0 22Mar22	1 - Raise standard gas fireplace 12" AFF in the Family Room. Note:	DS HHP
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44 0 22Mar22	2 - S/I Stained oak box beam mantel on the in fireplace in the FAMILY ROOM and MASTER BEDROOM. Note:	DS HHP
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Granite



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45 0 22Mar22	1 - S/I Bristol Virtuo Granite undermount kitchen sink B317 Pearl Black- Single Bowl- in lieu of standard Note:	<div>DS</div> <div>HHHP</div>
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46 0 22Mar22	1 - S/I LVL D Silestone Calacatta Gold Polished in the kitchen - accounting for kitchen redesign and extended island - no backsplash - with two mitered waterfall edges on either end of the island. Note:	<div>DS</div> <div>HHHP</div>
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47 0 22Mar22	1 - S/I LVL D: Silestone Ethereal Haze Quartz countertop w/ 4" backsplash and (2) standard rectangular undermount sink- in lieu of standard- Master Ensuite Note:	<div>DS</div> <div>HHHP</div>
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Hardwood

48 0 19Aug21	1 - S/I Torlys LVT in lieu of standard carpet- Lower Hall, Living Room, Dining Room, Study, Family Room, Solarium- as per plan Note:	<div>DS</div> <div>HHHP</div>
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49 0 22Mar22	1 - S/I Torlys LVT in lieu of standard tile in Kitchen and Breakfast areas- as per plan Note:**Approved by J Buckley**	<div>DS</div> <div>HHHP</div>
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Heating and Air Conditioning

50 0 19Aug21	1 - S/I Make-up air system for hoodfan higher than 300 CFM Note:	<div>DS</div> <div>HHHP</div>
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HVAC

51 32,087 19Aug21	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	<div>DS</div> <div>HHHP</div>
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52 32,084 19Aug21	1 - S/I Terminated Gas Line c/w 110 Decora Outlet for Gas Cooktop and Photo Electric Smoke Detector Note:	<div>DS</div> <div>HHHP</div>
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Miscellaneous

53 0 19Aug21	1 - Note- Kitchen design and pricing to come Note:	<div>DS</div> <div>HHHP</div>
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54 0 19Aug21	1 - Optional Primary Bedroom with Second Floor Laundry (laundry gets relocated from main floor to second floor) Note:**Master Ensuite C/W standard ceramic tile enclosure, 3x5 acrylic base and sliding Kameleon doors in chrome**	<div>DS</div> <div>HHHP</div>
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55 0 19Aug21	1 - S/I Balcony Door- c/w (1) Full-Lite Clear Glass exterior door w/ standard hardware, standard light fixture and switch- Bedroom 2- as per plan Note:	<div>DS</div> <div>HHHP</div>
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56 0 19Aug21	1 - S/I Optional Main Bath w/ 2 sinks and 2 walk-in closets- as per plan Note:As per B-1	<div>DS</div> <div>HHHP</div>
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57 0 22Mar22	1 - Enlarge entry to Kitchen from Dining Room to Approx. 68" W - as per plan. Note:	<div>DS</div> <div>HHHP</div>
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58 0 22Mar22	2 - S/I Upgraded Taymor Ashford in Matte Black on the Front Door and Garage Door in lieu of the standard. Note:	<div>DS</div> <div>HHHP</div>
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59 0 22Mar22	28 - Upgrade all interiors door knobs to Taymor Vega Matte Black levers - matching black hinges. NoteDoes not include exterior front or garage doors.	DS HHP	

Plumbing

60 0 19Aug21	1 - Relocate (1) standard laundry tub into basement- in mechanical area- as per plan Note:	DS HHP
61 0 19Aug21	1 - S/I 3-piece plumbing rough-in for future in bathroom in basement- as per plan Note:As per B-1	DS HHP
62 0 19Aug21	2 - S/I American Standard Studio Right Height- Elongated toilet (no. 3075120.020) in lieu of standard- (1) Master Ensuite, (1) Powder Room Note:	DS HHP
63 0 19Aug21	1 - S/I Water line to fridge Note:	DS HHP
64 0 22Mar22	2 - S/I (2) upgraded Delta Trinsic 3559-SSMPU-DST Stainless 8" Widespread Bathroom Faucet in the Master Ensuite - in lieu of standard faucets. Note:	DS HHP
65 0 22Mar22	4 - S/I Contrac Reaves drop-in sink 6440 STZ - 4" Center in (1) Powder Room, (2) Main Bath, and (1) Ensuite #2. Note:	DS HHP
66 0 22Mar22	1 - S/I Delta Trinsic Single Handle Pull-Down (Champagne Bronze) MODEL#: 9159-CZ-DST in lieu of standard faucet. Note:	DS HHP
67 0 22Mar22	1 - S/I upgraded Delta Trinsic T4759-SS Stainless Roman Tub Trim w/ Handshower in the Master Ensuite - in lieu of standard tub filler. Note:	DS HHP

Railings

68 0 19Aug21	1 - S/I Oak nosings under spindles in upper hall Note:**Included in LVT upgrade pricing**	DS HHP
69 0 22Mar22	1 - S/I 3.5" Modern oak posts with caps and modern handrail with alternating wrinkled black metal spindles (1) pattern-TL106-2-40 and (2) plain square wrinkled black - in lieu of standard oak colonial on the Main Stairs Note:	DS HHP

1A Offer Worksheet	Add - one 3-piece rough-in for future bathroom in basement, in standard location. Note:	DS HHP
2A Offer Worksheet	Purchaser acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	DS HHP
3A Offer Worksheet	Add - Optional Main Bath with 2 sinks and 2 walk-in closets Note:	DS HHP

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