



**CONSTRUCTION SUMMARY**

**Pathways at Findlay Creek - 2588824 Ontario Inc.**

**PURCHASERS:** Minarva Khalil and Ahmad Sobh

**TEL:**

| LOT / PHASE | STREET          | HOUSE TYPE                 | CLOSING DATE |
|-------------|-----------------|----------------------------|--------------|
| 260 / 2     | 901 Omagaki Way | ANNAPOLIS ELEV M 4 BEDROOM |              |

| INV# | QTY | EXTRA / CHANGE |
|------|-----|----------------|
|------|-----|----------------|

**Cabinetry**

|                    |  |  |
|--------------------|--|--|
| 1<br>0<br>05Jan22  | 1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - Line 3<br>Note: fridge space moved to wall backing dining room to make space for wall oven |  |
| 2<br>0<br>05Jan22  | 1 - Add 5 top drawers in lieu of standard bank of 4 drawers - Line 3<br>Note: (1 each side of cooktop, 1 above recycle center, 2 on island)  |  |
| 3<br>0<br>05Jan22  | 1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to DW)<br>Note:  |  |
| 4<br>0<br>05Jan22  | 1 - Change upper angled corner cabinet to 90 degree corner cabinet with piano hinge bi-fold door - Line 3<br>Note:   |  |
| 5<br>0<br>05Jan22  | 1 - Coffee / Wine Bar: Add 2 top drawers (one each side of wine fridge space)<br>Note:   |  |
| 6<br>0<br>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).<br>Note:  |  |
| 7<br>0<br>05Jan22  | 1 - Coffee / Wine Bar: Modify base cabinets to create space for 24"w wine fridge<br>Note:  |  |
| 8<br>0<br>05Jan22  | 1 - Coffee / Wine Bar: Modify upper cabinets - create 2 single cabinets with 3 floating shelves between<br>Note:   |  |
| 9<br>0<br>05Jan22  | 1 - Coffee / Wine Bar: Upgrade all handles in coffee bar to D series Edge pulls (X6)<br>Note:  |  |
| 10<br>0<br>05Jan22 | 1 - Coffee / Wine Bar: Upgrade drawers in coffee bar to soft close (X2)<br>Note:   |  |
| 11<br>0<br>05Jan22 | 1 - Coffee / Wine Bar: Upgrade hinges in coffee bar to soft close (X 4 doors)<br>Note:   |  |
| 12<br>0<br>05Jan22 | 1 - Delete (2) Upper cabinets beside Hood fan- as per plan<br>Note:  |  |
| 13<br>0<br>05Jan22 | 1 - Fill to ceiling with plain panel (approx. 12"h).<br>Note: 1" Flat moulding to be used at ceiling if needed.  |  |
| 14<br>0<br>05Jan22 | 1 - Increase depth of fridge upper to 24"d and add side panel<br>Note:   |  |
| 15<br>0<br>05Jan22 | 1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter)<br>Note:   |  |
| 16<br>0<br>05Jan22 | 1 - Island - Increase length by 12" - Line 3<br>Note: Island countertop increased to 68"w X 36"d. (flush eating bar added)   |  |



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|--------------------|-----|--|--|
| 17<br>0<br>05Jan22 |     | 1 - Replace 2 doors with pot/pan drwrs below cooktop - c/w one false top drwr + 2 deep drawers - Line 3<br>Note: 39" width requires upgrade to soft close drawers (included in #15 below)  |  |
| 18<br>0<br>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<br>Note: * Builder to move doorway to dining room 4" to accommodate fridge/freezer combo. * |  |
| 19<br>0<br>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.<br>Note:   |  |
| 20<br>0<br>05Jan22 |     | 1 - Shorten 2 upper cabinets to 30"h. and add 2 horizontal flip-up cabinets (12"h) Line 3<br>Note: includes Aventos soft - close lift-up hinges.   |  |
| 21<br>0<br>05Jan22 |     | 1 - Upgrade all drawers in kitchen to soft close (X8)<br>Note:   |  |
| 22<br>0<br>05Jan22 |     | 1 - Upgrade all handles in kitchen to D series Edge pulls (X40)<br>Note:   |  |
| 23<br>0<br>05Jan22 |     | 1 - Upgrade all hinges in kitchen to soft close (X30)<br>Note: soft close not possible on upper & Lower piano hinge corners  |  |
| 24<br>0<br>05Jan22 |     | 1 - Upgrade kitchen cabinets to Line 3<br>Note:  |  |
| 25<br>0<br>05Jan22 |     | 1 - Vanities - Upgrade 2nd ensuite cabinets to Line 3<br>Note:   |  |
| 26<br>0<br>05Jan22 |     | 1 - Vanities - Upgrade Basement Bathroom to Line 3<br>Note:  |  |
| 27<br>0<br>05Jan22 |     | 1 - Vanities - Upgrade Main bath cabinets to Line 3<br>Note:   |  |
| 28<br>0<br>05Jan22 |     | 1 - Vanities - Upgrade Powder room cabinets to Line 3<br>Note:   |  |
| 29<br>0<br>05Jan22 |     | 1 - Vanities - Upgrade Primary Ensuite cabinets to Line 3<br>Note:   |  |

### Ceramic

|                    |  |   |  |
|--------------------|--|---|--|
| 30<br>0<br>05Jan22 |  | 1 - Delete- Kitchen backsplash- as per plan<br>Note: Not to be painted- just primed   |  |
| 31<br>0<br>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<br>Note: |  |
| 32<br>0<br>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<br>Note:                                 |  |



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|--------------------|-----|--|--|
| 33<br>0<br>05Jan22 | 1   | S/I Level B Ceramic Floor tiling in lieu of standard ceramic floor tiling- Ensuite #2- as per plan<br>Note:                        |  |
| 34<br>0<br>15Feb23 | 1   | S/I - Custom priced wall tile 4x12 in lieu of standard in basement bathroom - installed vertically stacked<br>Note:                |  |
| 35<br>0<br>15Feb23 | 1   | S/I - Level A ceramic wall tile 4x16 in lieu of standard in ensuite #2 - installed in stacked horizontal pattern<br>Note:          |  |
| 36<br>0<br>15Feb23 | 1   | S/I - Level B ceramic wall tile 3x12 in lieu of standard in master ensuite shower - installed in stacked vertical pattern<br>Note: |  |
| 37<br>0<br>15Feb23 | 1   | S/I - Level B ceramic wall tile 4x12 in lieu of standard in main bathroom - installed in stacked horizontal pattern<br>Note:       |  |

### Doors and Windows

|                    |   |  |  |
|--------------------|---|--|--|
| 38<br>0<br>16Nov21 | 1 | Delete (1) standard interior door- S/I drywalled and painted partition- Ensuite 2 leading to Upper Hall- as per plan<br>Note:  |  |
| 39<br>0<br>16Nov21 | 0 | Delete (2) sidelight windows- Solarium- as per plan<br>Note:   |  |
| 40<br>0<br>16Nov21 | 4 | S/I (4) 40"X13" Thermopane windows to garage door- as per plan<br>Note:  |  |
| 41<br>0<br>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<br>Note: |  |
| 42<br>0<br>16Nov21 | 2 | Upgrade (2) French doors to frosted glass- full-lite- in lieu of standard clear glass- Solarium- as per plan<br>Note:  |  |
| 43<br>0<br>16Nov21 | 1 | Upgrade pair of standard double doors to French doors- Full-lite- frosted- Study- as per plan<br>Note:   |  |

### Electrical

|                    |   |  |  |
|--------------------|---|--|--|
| 44<br>0<br>05Jan22 | 1 | Delete (1) Standard light fixture above Sink- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Kitchen- as per plan<br>Note:                                      |  |
| 45<br>0<br>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<br>Note* Ceilings higher than 9'h * |  |
| 46<br>0<br>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<br>Note* Ceilings higher than 9'h *                         |  |
| 47<br>0<br>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<br>Note:  |  |



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|--------------------|-----|--|--|
| 48<br>0<br>05Jan22 |     | 1 - Reinforce (1) standard light fixture for heavier fixture- Foyer- as per plan<br>Note* Ceilings higher than 9'h *   |  |
| 49<br>0<br>05Jan22 |     | 1 - S/I (1) 15 AMP standard plug outlet- @ 38" A.F.F.- centered along Pantry wall- Breakfast Area- as per plan<br>Note:  |  |
| 50<br>0<br>05Jan22 |     | 1 - S/I (1) 15 AMP standard plug outlet for future wine fridge- Coffee/Wine Bar- Kitchen- as per plan<br>Note:   |  |
| 51<br>0<br>05Jan22 |     | 1 - S/I (1) 15 AMP weather proof plug- Balcony- as per plan<br>Note:   |  |
| 52<br>0<br>05Jan22 |     | 1 - S/I (1) 4" White shower potlight (AFR4-0930)- connected to new switch- Master Ensuite shower- as per plan<br>Note:   |  |
| 53<br>0<br>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<br>Note: |  |
| 54<br>0<br>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<br>NoteStandard  |  |
| 55<br>0<br>05Jan22 |     | 1 - S/I (6) 6" White interior potlights (HALO Slim LED)- connected to existing switch- Living Room- as per plan<br>Note* Ceilings higher than 9'h * * Delete line to existing outlet and use switch for lights in Living Room *                            |  |
| 56<br>0<br>05Jan22 |     | 1 - S/I 15 AMP standard plug outlet- laundry room- as per plan<br>Note:  |  |
| 57<br>0<br>05Jan22 |     | 1 - S/I Cyclone BX21234 34" Stainless Steel 300CFM Mesh Insert Hood Fan in lieu of standard hood fan- as per plan<br>NoteFan insert Designed by Spectrum Kitchens  |  |
| 58<br>0<br>05Jan22 |     | 1 - S/I Wiring for cooktop - 40 AMP 120/240V<br>Note:  |  |
| 59<br>0<br>05Jan22 |     | 1 - S/I Wiring for wall oven - 40 AMP 120/240V<br>Note:  |  |

### Fireplace

|                    |  |   |  |
|--------------------|--|---|--|
| 60<br>0<br>16Nov21 |  | 1 - Relocate Electric fireplace- Master Ensuite- as per plan<br>Note:   |  |
| 61<br>0<br>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<br>Note: |  |
| 62<br>0<br>05Jan22 |  | 1 - Delete (1) Standard mantle above Fireplace- Family Room- as per plan<br>Note:   |  |

### Granite



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|                    |  |  |
|--------------------|--|--|
| 63<br>0<br>05Jan22 |  | <b>1 - S/I standard granite- Kitchen- as per plan</b><br>Note:Accommodate for Island extension and Coffee / Wine Bar |
|--------------------|--|--|

### Miscellaneous

|                    |  |   |
|--------------------|--|---|
| 64<br>0<br>16Nov21 |  | <b>0 - Delete (2) Half Columns on 42"h half wall c/w painted wood caps- Dining Room- as per plan</b><br>Note: |
|--------------------|--|---|

|                    |  |  |
|--------------------|--|--|
| 65<br>0<br>16Nov21 |  | <b>1 - Delete swing closet doors and partition- S/I By-Pass closet doors- Lower Hall- as per plan</b><br>Note: |
|--------------------|--|--|

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|--------------------|--|---|
| 66<br>0<br>16Nov21 |  | <b>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</b><br>Note: |
|--------------------|--|---|

|                    |  |  |
|--------------------|--|--|
| 67<br>0<br>16Nov21 |  | <b>1 - Finish garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat)</b><br>Note: |
|--------------------|--|--|

|                    |  |   |
|--------------------|--|---|
| 68<br>0<br>16Nov21 |  | <b>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</b><br>Note: |
|--------------------|--|---|

|                    |  |   |
|--------------------|--|---|
| 69<br>0<br>16Nov21 |  | <b>1 - Optional Primary Bedroom with Second Floor Laundry (Laundry relocated from Main Floor)- as per plan</b><br>Note: |
|--------------------|--|---|

|                    |  |   |
|--------------------|--|---|
| 70<br>0<br>16Nov21 |  | <b>1 - S/I 9'h Second floor ceilings in lieu of standard height- as per plan</b><br>Note: |
|--------------------|--|---|

|                    |  |  |
|--------------------|--|--|
| 71<br>0<br>16Nov21 |  | <b>1 - S/I Finished basement bathroom- c/w standard tub, toilet, vanity w/ laminate countertops, floor &amp; bath wall tiles, lighting, and trim- as per plan</b><br>Note: |
|--------------------|--|--|

|                    |  |   |
|--------------------|--|---|
| 72<br>0<br>05Jan22 |  | <b>1 - Relocate Laundry Hook-up to accommodate for converted Stacked Washer and Dryer- Laundry Room- as per plan</b><br>Note: |
|--------------------|--|---|

|                    |  |  |
|--------------------|--|--|
| 73<br>0<br>18Feb22 |  | <b>1 - Administrative Fee - Late Change</b><br>Note: |
|--------------------|--|--|

### Paint

|                    |  |  |
|--------------------|--|--|
| 74<br>0<br>18Feb22 |  | <b>1 - Flat Ceilings in lieu of standard - throughout</b><br>Note: |
|--------------------|--|--|

### Plumbing

|                    |  |  |
|--------------------|--|--|
| 75<br>0<br>16Nov21 |  | <b>1 - S/I 3-piece rough-in for future basement bathroom- as per plan</b><br>Note:As per B-1 |
|--------------------|--|--|

|                    |  |  |
|--------------------|--|--|
| 76<br>0<br>16Nov21 |  | <b>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</b><br>Note: |
|--------------------|--|--|

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| 77<br>0<br>16Nov21 | 1   | S/I Delta Faucet Pivotal TempAssure 17T Series Shower Kit- DF-KIT20-BL-WS- Master Ensuite- as per plan<br>Note: |
| 78<br>0<br>16Nov21 | 2   | Upgrade (2) standard tubs to Maax Exhibit 6032 soaker tub- Main Bathroom, Basement Bath<br>Note:                |
| 79<br>0<br>05Jan22 | 1   | S/I Drain rough-in and water lines for future sink in Laundry Room- as per plan<br>Note:                        |

**Railings**

|                    |   |  |
|--------------------|---|--|
| 80<br>0<br>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<br>Note: Stain TBD |
|--------------------|---|--|

**Stairs**

|                    |   |   |
|--------------------|---|---|
| 81<br>0<br>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)<br>Note: Stairs upgraded to Oak- Priced on separate line |
| 82<br>0<br>16Nov21 | 1 | Upgrade Basement staircase to Oak<br>Note:  |
| 83<br>0<br>16Nov21 | 1 | Upgrade Main Staircase to Oak<br>Note:  |

**Trim**

|                    |    |   |
|--------------------|----|---|
| 84<br>0<br>16Nov21 | 1  | Relocate (1) standard interior door- Pantry- as per plan<br>Note:   |
| 85<br>0<br>16Nov21 | 1  | S/I (1) Full-lite frosted french door- Kitchen- as per plan<br>Note:  |
| 86<br>0<br>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<br>Note:    |
| 87<br>0<br>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<br>Note:      |
| 88<br>0<br>05Jan22 | 1  | S/I Level 2 Interior Doors in lieu of standard- Lincoln- throughout house- as per plan<br>Note:   |
| 89<br>0<br>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<br>Note: |



DCR/PHOENIX GROUP OF COMPANIES

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| 1A<br>Offer<br>Worksheet | Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location.<br>Note:  |                |
| 2A<br>Offer<br>Worksheet | Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale.<br>Note: |                |

**This Document is Extremely Time Sensitive - Printed 21 Feb 23 at 9:17**