



Kitchen electrical updated.

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Gurjit Kaur Dhillon and Kamaljit Kaur Bhatti TEL:

LOT / PHASE 290 / 2	STREET 28 Dun Skipper Drive	HOUSE TYPE ANNAPOLIS ELEV M 4 BEDROOM	CLOSING DATE 09-Nov-22
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 27Jul22	1 - Accommodate for built-in cook top (add base cabinet) Line 2 (NEED SPECS) Note:	
2 0 27Jul22	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) Line 2 (NEED SPECS) Note:	
3 0 27Jul22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr +2 deep drwrs each (in lieu of std 2 door base cabinet)- one each side of cooktop - Line 2 Note:	
4 0 27Jul22	1 - Add glass door to upper corner cabinet :plain frame with clear glass (white interior) Note:	
5 0 27Jul22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) NoteNo electrical or lights - to be installed by client after closing	
6 0 27Jul22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids -next to DW Note:	
7 0 27Jul22	1 - Add top drawer above recycle center - Line 2 Note:	
8 0 27Jul22	1 - Delete upper above range + 6" each side to accommodate Chimney Style hood fan (Hood fan upgrade by builder) - Line 2 Note:	
9 0 27Jul22	1 - Doorway to dining room to move 8" to make space for fridge/freezer and allow ceiling crown to clear beam on the right. Note:	
10 0 27Jul22	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
11 0 27Jul22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
12 0 27Jul22	1 - Island - Increase length of island cabinet by 12" - Line2 - Note: depth of counter also increased by 9" to create flush eating counter overhang. Extra counter by builder. Note:	
13 0 27Jul22	1 - Move standard bank of drawers to right of sink Note:	
14 0 27Jul22	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. Line 2 (NEED SPECS) Note:	
15 0 27Jul22	1 - Upgrade all drawers in kitchen to soft close (X 12 drawers) Note:	



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16 0 27Jul22	1 - Upgrade all hinges in kitchen to soft close (X28 doors) Note:	

Ceramic

17 0 27Jul22	1 - S/I - Standard 13X13-Cermic floor tile - Lower hall (Foyer to kitchen) - stacked - in lieu of standard carpet Note:	
18 0 26Jun23	1 - S/I - Level A - 4x12 Kitchen Backsplash tile - to continue to ceiling (chimney hood) - in lieu of standard Note:	

Doors and Windows

19 0 18Apr22	1 - S/I- 8'H interior doors in - (2) lower hall closet, (1)powder room , (1) Laundry room , (2) Study , (1) Pantry - in lieu of standard Note:	
20 0 18Apr22	1 - Upgrade - (2) Standard French doors to 8'H - in solarium Note:	

Electrical

21 0 27Jul22	1 - S/I - Additional - Recessed standard electrical outlet 73" A.F.F. - for future wall mount TV. - Family room - as per plan Note:	
22 0 27Jul22	1 - S/I - Non-straight conduit at fireplace- 73" A.F.F.- adjacent to recessed outlet - for future wall mount TV - Family room - as per plan Note:	
23 0 27Jul22	1 - S/I - Reinforced Capped light outlet in double height ceiling -exisitng switch- living room - as per plan Note:	
24 0 27Jul22	1 - S/I - USB Charger receptacle - on end of Island - in lieu of standard electrical outlet. - Kitchen Note:	
25 0 23Aug23	1 - Fridge outlet to be installed 39 inches AFF Note:	
26 0 23Aug23	1 - Relocate Microwave plug - above wall oven - for built in Microwave - as per plan. Note:	
27 0 23Aug23	1 - Relocate STD stove plug for single wall oven and S/I dedicated 15amp plug for gas cooktop (Gas Line Included) Note:	

Fireplace

28 0 27Jul22	1 - S/I - Stained Oak Box Beam mantle - in lieu of standard Note:	
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Granite

29 0 27Jul22	1 - Additional standard granite required for Island extension Note:	
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Heating and Air Conditioning

30 0 27Jul22	1 - S/I - Cyclone -SCB31636MB - Chimney Hood fan - Baffled - Matte Black - in lieu of standard Note:	
31 0 23Aug23	1 - Delete - S/I - Gas stove line w/ 110v outlet- as per plan Note:	

Miscellaneous

32 0 18Apr22	1 - Add- One (1) 3-Piece Rough-In for future bathroom - in standard location - in basement - as per B1 Note:	
33 0 18Apr22	1 - Spectrum Kitchens Consultation Note:	

Plumbing

34 0 27Jul22	1 - S/I - Fridge Water line - as per plan Note:	
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Railings

35 0 18Apr22	1 - Upgrade - Newel posts with Cap & spindles to Oak modern - in lieu of standard Note:	
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Stairs

36 0 18Apr22	1 - S/I - Oak Nosing on upper hallway railing Note:	
37 0 18Apr22	1 - Upgrade main staircase to Oak Note:	

Trim

38 0 27Jul22	1 - S/I - (25) Taymor Vega Matte Black interior handles w/ matching hinges in lieu of standard Villa knob - square rosets - not available for front door or Garage man door. - throughout Note:	
39 0 27Jul22	1 - S/I - Paint colour throughout - Dulux Diamond Matt - DESIGNER GREY 50YY/63/041 Note:	
40 0 27Jul22	1 - Upgrade - all interior doors Level 2 - Lincoln Style. - (7) doors on ground floor are at 8'height Note:	

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



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