



REVISED - JAN 21, 2021 - ITEM # 29

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Alessia Sdao and Marco Sdao

TEL: RES.: 613-601-0072

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
149 / 1	153 Minikan Street	STRATHMORE ELEV A 3 BEDROOM	02-Mar-21

INV# QTY EXTRA / CHANGE

Cabinetry

1 0 09Dec20	1 - Upgrade cabinetry to line 3- Powder Room and Main bathroom Note:	(1/58/420)
2 0 09Dec20	1 - Upgrade kitchen cabinets to Line 3 Note:	(1/34/1200)
3 0 09Dec20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note: uppers next to fridge 6" shorter to clear beam Note:	(1/136/1650)
4 0 09Dec20	1 - extend kitchen cabinets approx. 4.5 ft towards eating area. Note:	(1/59/2080)
5 0 09Dec20	1 - Move range location approx. 3ft towards eating area. Note:**Range to be 30" wide**	(1/51/0)
6 0 09Dec20	1 - Rotate island 90 degrees and extend approx. 1.5ft. c/w with space for 24" wine fridge Note:	(1/85/0)
7 0 09Dec20	1 - Delete upper above range + approx. 8" each side to make space for 36" Chimney hood Note:**Range to remain standard of 30" wide**	(1/83/-150)
8 0 09Dec20	1 - Increase depth of fridge upper to 24"d and add side panel NoteNote: fridge space increased to 38"w X 72"h.	(1/57/720)
9 0 09Dec20	1 - Add pot/pan drwr - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	(1/79/705)
10 0 09Dec20	1 - Replace std base cabinet with Base Mw cabinet c/w finished open shelf & deep drawer below. Note: std upper MW cab replaced with regular upper cabinet. Note:	(1/152/800)
11 0 09Dec20	1 - Add panel to front of MW shelf c/w cut-out for built-in MW Trim Kit (NEED SPECS) Note:	(1/81/160)
12 0 09Dec20	1 - Upgrade all drawers in kitchen to soft close (X 8 drwr) Note:	(1/56/1400)
13 0 09Dec20	1 - Add 2" H plain cabinet valance Note:	(1/30/800)
14 0 09Dec20	1 - Upgrade cabinetry to line 3- Master Ensuite Note:	(1/43/320)

Central Vacuum

15 0 09Dec20	1 - S/I (1) white vac pan under kitchen sink- as per plan Note:	(1/53/170)
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Ceramic



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16 0 09Dec20	1 - S/I Level B floor tile in Master Ensuite- includes floor, tub deck and walls in lieu of standard- as per plan Note:		(1/109/560)
17 0 09Dec20	1 - S/I Level B floor tile in lieu of standard- Foyer (tile size 24x24) and Powder Room (tile size 12x24) Note:		(1/101/940)
18 0 09Dec20	1 - S/I Standard backsplash tile (size 4x16) in staggered pattern- to underside of chimney hoodfan- in lieu of standard Note:		(1/115/150)
19 0 09Dec20	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite shower walls- stacked horizontal Note:		(1/104/1775)

Doors and Windows

20 0 02Oct20	1 - S/I (1) 24" W x 48" H operable casement window in Master Ensuite- as per plan Note:	(1/77/560)
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Electrical

21 0 09Dec20	1 - S/I (1) 15AMP seperate circuit plug for future bar fridge- kitchen island- as per plan Note:	(1/86/235)
22 0 09Dec20	1 - S/I (1) Reinforced capped light outlet connected on new switch in Family Room- as per plan Note:	(1/90/270)
23 0 09Dec20	1 - S/I (1) shower potlight connected on new switch- Master Ensuite- as per plan Note:**Included in alt ensuite option**	(1/76/0)
24 0 09Dec20	1 - S/I (1) Recessed electrical outlet above fireplace installed @ 70" A.F.F- as per plan Note:	(1/85/135)
25 0 09Dec20	1 - Delete (1) standard TV jack and S/I (1) Data jack- as per plan Note:**Home has (2) telephone jack, (4) TV jack, (1) data jack throughout**	(1/62/20)
26 0 09Dec20	1 - S/I (6) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch Note:	(1/100/515)
27 0 09Dec20	1 - Delete (1) standard kitchen light fixture- S/I (3) capped light outlet connected on new switch- as per plan Note:	(1/107/465)

Fireplace

28 0 02Oct20	1 - Raise fireplace 12" A.F.F- Family Room- as per plan Note:	(1/51/160)
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Granite

29 0 06Jan21	1 - Extra granite needed for kitchen re-design Note:	(1/42/660)
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Hardwood



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INV#	QTY	EXTRA / CHANGE
30 0 02Oct20	1 - S/I Level A pre-finished eng hardwood in lieu of standard- Lower hall, dining room, family room, kitchen and nook area (pantry to remain tile)- as per plan Note:	(1/155/6740)

Heating and Air Conditioning

31 0 09Dec20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/109/805)
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Miscellaneous

32 0 02Oct20	1 - S/I Alternate ensuite option- w/ ceramic tile shower enclosure and 3x5 acrylic base and Maax Halo shower doors (matte black finish)- relocate toilet, vanity and tub- as per plan Note:	(1/177/4475)
33 0 02Oct20	1 - Delete wall between dining room and family room- as per plan Note:	(1/60/120)
34 0 09Dec20	1 - S/I Flat ceilings on all of main floor and upper hall and loft in lieu of standard stipple- as per plan Note:**Bedrooms to remain standard stipple ceilings**	(1/103/2400)
35 0 09Dec20	1 - S/I Zephyr Ombra 36" chimney hoodfan in Stainless steel (ZOM-E36AS) @ 290 CFM in lieu of standard Note:	(1/98/1245)

Paint

36 0 09Dec20	1 - Stain on stairs, railings, handrail, nosings, and mantle (where applicable) to complement Twelve Oaks Hickory Caspian Note:	(1/117/0)
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Plumbing

37 0 02Oct20	1 - S/I 3-piece rough in for future bathroom- as per plan Note:AS PER B-1	(1/53/0)
38 0 02Oct20	1 - S/I Maax Exhibit bathtub in lieu of standard- Main Bath- as per plan Note:	(1/68/170)
39 0 02Oct20	1 - S/I Maax Jazz Drop-in 6636- in Master Ensuite- as per plan Note:**Included in Alt Ensuite**	(1/58/0)
40 0 09Dec20	1 - S/I Waterline for fridge Note:	(1/24/160)
41 0 09Dec20	1 - S/I Delta shower kit- DF-TKIT2-PBS in chrome in lieu of standard- Master Ensuite shower Note:	(1/87/960)

Railings

42 0 02Oct20	1 - S/I Oak nosing under spindles throughout Note:	(1/40/775)
43 0 02Oct20	1 - S/I Oak modern handrail and SB4-51 5" Newel Posts w/ inset and 5/8" EP58RD44 stainless steel spindles in lieu of standard throughout Note:	(1/132/4370)



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Trim

44 0 02Oct20	3 - S/I 8'H interior doors in lieu of standard- (1) basement door, (1) powder room, (1) Into mudroom- as per plan Note:	(3/109/250)
45 0 02Oct20	1 - S/I Swing closet doors in lieu of standard vinyl sliding- Foyer Note:	(1/63/720)
46 0 09Dec20	1 - Delete standard mirror in Powder Room and Master Ensuite Note:	(1/56/0)

1A Offer Workshee	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:	
2A Offer Workshee	Purchasers to add in one (1) 3 piece rough-in for future bathroom in the basement, in standard location. Note:	

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