



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Pamela Bruder and Gregory Archibald TEL:

LOT / PHASE 38 / 1	STREET Pingwi Place	HOUSE TYPE SARATOGA ELEV C 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 10Feb21	1 - Accommodate for built-in cook top - 30"(add base cabinet) NEED SPECS Note:	
2 0 10Feb21	1 - Accommodate for Built-in double wall oven & MW (replace std upper and base cab with tall oven cabinet) NEED SPECS Note:**Microwave to be installed in kitchen island**	
3 0 10Feb21	1 - Add 2 extra top drawers - one each side of cooktop Note:	
4 0 10Feb21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
5 0 10Feb21	1 - delete upper above cooktop to accommodate 30" w. Chimney style hoodfan Note:	
6 0 10Feb21	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:	
7 0 10Feb21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - as per re-designed kitchen Note:	
8 0 10Feb21	1 - Increase length of island counter top by approx. 12" and width by approx. 12" - extra stone to be priced by builder NoteNote: flush eating bar on back and one end.	
9 0 10Feb21	1 - Island - Add panel with cut-out to front of open shelf on Mw cab for built-in Mw trim kit (NEED SPECS) Note:	
10 0 10Feb21	1 - Island - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
11 0 10Feb21	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
12 0 10Feb21	1 - Island - replace std base cab with base MW cab c/w open shelf & drwr below Note:	
13 0 10Feb21	1 - Move DW to right side of sink Note:	
14 0 10Feb21	1 - Move std bank of drawers from island to left of sink Note:	



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15 0 10Feb21	1 - Re-design kitchen : Move sink to exterior back wall (builder to change standard patio doors to window) ; extend cabinets around corner right of the sink: Move fridge and range to exterior side wall- as per plan Note(builder to change standard window to 2 X single windows to be located each side of the range and remove wall between kitchen and dining room); New design includes approx. 10ft of additional lower cabinets and 2ft of additional upper cabinets		
16 0 10Feb21	1 - Rotate island 90 degrees and increase length of cabinets by approx. 3". Note:		
17 0 10Feb21	1 - Support for enlarged island top: pull back panel approx. 12" and add side panels and extra support panels in void Note:		
18 0 10Feb21	1 - Upgrade all drawers in kitchen to soft close (X11) Note:		
19 0 10Feb21	1 - Upgrade all hinges in kitchen to soft close except 2 X base corner piano hinge (X26) Note:		
20 0 10Feb21	1 - Upgrade cabinetry to Line 4 (MDF Soho Navy) in Laundry room and powder room Note:		
21 0 10Feb21	1 - Upgrade kitchen island cabinetry to Line 4 Note:		

Carpet

22 0 10Feb21	1 - S/I Level 3 carpet w/ level 2 underpad in lieu of standard- Upper hall and loft, Master bedroom and walk-in closet, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:		
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Ceramic

23 0 10Feb21	1 - S/I Level A floor tile (size 13x13) in lieu of standard- Laundry Room Note:		
24 0 10Feb21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Foyer, Lower hall, Powder room- Staggered- as per plan Note:		
25 0 10Feb21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor Note:		
26 0 10Feb21	1 - S/I Olympia Tile Oriental white Marble Chevron- installed vertical- to include up and behind chimney hoodfan and up and around windows- as per sketch Note:		
27 0 10Feb21	1 - S/I Standard bath wall tile (size 4x16) in herringbone pattern- Main Bath Note:		
28 0 10Feb21	1 - S/I Standard wall tile (4x16) in herringbone pattern- Master Ensuite shower walls Note:		

Doors and Windows



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29 0 17Aug20	1 - Delete (2) standard 48x60 windows in kitchen- S/I (1) 72x48 operable casement window above kitchen sink- as per plan Note:		
30 0 17Aug20	2 - Delete standard 48x48 window on side kitchen side- S/I (2) 24" w x 48" h operable casement windows- each side of stove- as per plan Note:		
31 0 17Aug20	1 - Delete standard garden door- S/I 6' wide patio slider doors w/ transom above- Great Room- as per plan Note:		
32 0 17Aug20	2 - Increase (2) basement windows from 56x24 to 56x30- as per plan Note:		
33 0 17Aug20	1 - S/I (1) 48x72 operable casement window- Great Room (beside fireplace)- as per plan Note:		

Electrical

34 0 10Feb21	1 - Delete (1) standard light fixture- S/I (6) 4" Interior white pot light (HALO slim LED pot) connected on existing switch w/ dimmer- Great Room- as per plan Note:	
35 0 10Feb21	1 - Delete (2) standard hallway light fixtures- S/I (3) 4" Interior white pot light (HALO slim LED pot) connected on existing switches w/ dimmer- Lower Hall- as per plan Note:	
36 0 10Feb21	1 - Delete (2) standard light fixtures- S/I (7) 4" Interior white pot light (HALO slim LED pot) connected on existing switch w/ dimmer- Kitchen- as per plan Note:	
37 0 10Feb21	5 - Delete (2) standard telephone jacks and (3) TV jacks- S/I (5) data jacks- as per plan Note:**Home has total of (2) TV jacks, (5) Data jacks throughout**	
38 0 10Feb21	2 - Reinforce light outlets- (1) dining room, (1) above main stairs Note:	
39 0 10Feb21	1 - S/I (1) 4" LED (Halo Slim) interior potlight above tub- connected to existing switch (same switch as vanity lights)- Master Ensuite Note:**Switch w/ dimmer**	
40 0 10Feb21	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W) connected on new switch- Master Ensuite- as per plan Note:	
41 0 10Feb21	1 - S/I (1) Exterior soffit plug- for future holiday lights- connected on new switch- as per plan Note:	
42 0 10Feb21	1 - S/I (3) Capped light outlet- over kitchen island- connected on new switch w/ dimmer- as per plan Note:	
43 0 10Feb21	1 - S/I (4) 4" Interior white pot light (HALO slim LED pot) connected on new 3-way switches w/ dimmer- Upper hall- as per plan Note:	



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44 0 10Feb21	1 - S/I (6) 4" Interior white pot light (HALO slim LED pot) connected on new switch w/ dimmer- Dining Room- as per plan Note:		
45 0 10Feb21	1 - S/I (7) Black baffle exterior soffit potlights w/ LED Par 20 bulb (T403W)- connected on new switch- as per plan Note:		
46 0 10Feb21	4 - S/I Electrical junction box to standard vanity light bars- (1) Powder room, (1) Main bath, (2) Master Ensuite- as per plan Note:		
47 0 10Feb21	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Great Room - installed at 70" AFF Note:		
48 0 10Feb21	1 - Upgrade switch for dining room capped light outlet to dimmer switch Note:		
49 0 10Feb21	8 - Upgrade switches to dimmer switch for main light fixture- (1) Master bedroom, (1) Master Ensuite, (1) Bedroom 2, (1) Bedroom 3, (1) Bedroom 4 and (3) upper hall Note:**Price includes dimmable bulbs**		
50 0 10Feb21	1 - Wire for double wall oven 40 AMP 120/240V- as per plan Note:		
51 0 12Jul21	1 - S/I (6) LED Puck lights (CA360A) c/w outlet and driver- connected on new switch- as per plan- Kitchen Note:		

Fireplace

52 0 17Aug20	1 - Relocate fireplace- Great room- as per plan Note:		
53 0 10Feb21	1 - S/I Stained Oak box beam mantle in lieu of standard Note:		

Granite

54 0 10Feb21	1 - Extra granite needed for kitchen re-design Note:		
55 0 10Feb21	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash and (2) American Standard Studio undermount sink in lieu of standard- Master Ensuite Note:**SINK SUPPLIED BY OTHERS**		
56 0 10Feb21	1 - S/I Level F Radianz quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room NoteOpt 2: standard laminate w/ American Standard Studio drop-in sink (centre hole): \$340		
57 0 10Feb21	1 - S/I Level F Radianz Quartz in lieu of standard granite- Kitchen Note:		
58 0 24Aug21	1 - S/I Bristol B326 Slate Grey Virtuo Granite double bowl- low divide- undermount sink in lieu of standard NoteSubstitution for Blanco		



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Hardwood

59 0 10Feb21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard ceramic/carpet- Kitchen, breakfast area, Dining room, Great room and Office/Study- as per plan Note:	
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Heating and Air Conditioning

60 0 17Aug20	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note: **FOR GAS COOKTOP**	
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Miscellaneous

61 0 17Aug20	1 - Extend foundation walls to approx. 9` Note:	
62 0 17Aug20	1 - Kitchen Re-design- delete standard wall between kitchen and dining room- as per plan Note:	
63 0 17Aug20	1 - Second floor Re-design: reduce bedroom #2 and master Walk-In closet- as per plan Note:	
64 0 10Feb21	1 - S/I Flat ceilings in lieu of standard stipple- throughout Note:	
65 0 10Feb21	1 - S/I Zephyr Ombra chimney hoodfan in stainless steel @ 290 CFM and 30" (ZOM-E30AS) in lieu of standard Note:	
66 0 10Feb21	1 - Upgrade garage ceiling insulation from R31 to R40- above where heated Note:	

Paint

67 0 10Feb21	1 - S/I custom stain on railings, nosings, stairs, and mantle to complement Twelve Oaks Hickory Caspian Note:	
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Plumbing

68 0 17Aug20	1 - Master Ensuite Re-design; Relocate toilet and S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo (brushed nickel hardware) sliding shower glass doors in lieu of standard- as per plan Note:	
69 0 17Aug20	1 - Master Ensuite Re-design; S/I Maax Jazz Frestanding Tub (105359) in lieu of standard Note:	
70 0 17Aug20	1 - S/I (1) Standard laundry tub in basement- as per plan Note:	
71 0 17Aug20	1 - S/I 3-piece rough in- as per plan Note:As per B-1	
72 0 17Aug20	1 - S/I Maax Exhibit bathtub in lieu of standard- Main Bath Note:	



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73 0 10Feb21	2 - S/I (2) American Standard Studio undermount sink w/ centre hole (0614 000) in lieu of standard- Master Ensuite Note:	
74 0 10Feb21	1 - S/I American Standard Studio Drop-in lavatory sink (0643 001) w/ centre hole only in lieu of standard- (1) Main bath Note:	
75 0 10Feb21	1 - S/I Delta Trinsic Pull-down kitchen faucet in Arctic stainless (9159ARDST) in lieu of standard Note:	
76 0 10Feb21	1 - S/I Delta Trinsic roman tub trim kit in Matte Black in lieu of standard (T2759-BL)- Master Ensuite Note:	
77 0 10Feb21	1 - S/I Delta Trinsic shower trim kit in Matte Black (T14259-BL) in lieu of standard- Master Ensuite shower Note:	
78 0 10Feb21	1 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (1) Main Bath Note:	
79 0 10Feb21	1 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (1) Powder Room Note:	
80 0 10Feb21	2 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (2) Master ensuite Note:	
81 0 10Feb21	1 - S/I Delta Trinsic tub/shower trim kit in Matte Black (T14459-BL) in lieu of standard- Main Bath Note:	
82 0 10Feb21	1 - S/I Water line for fridge Note:	

Railings

83 0 17Aug20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with painted white modern spindles (square) in lieu of standard oak colonial Note:	
84 0 17Aug20	1 - S/I Oak nosing under spindles Note:	

Stairs

85 0 17Aug20	1 - Upgrade main stairs to oak w/ painted white risers Note:	
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Trim

86 0 10Feb21	1 - S/I double rod and shelf on (1) side of walk-in closet- Master Bedroom- as per plan Note:	
87 0 10Feb21	1 - S/I Level 2 interior doors- Lincoln 1-panel smooth- in lieu of standard- throughout Note:	



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88 0 10Feb21	1 - S/I Taymor Ashford exterior gripset in Matte Black in lieu standard- (1) Front door Note:	
89 0 10Feb21	1 - S/I Taymor Vega interior door levers in Matte Black w/ Square rosets in lieu of standard- throughout Note:	
1A Offer Worksheet	Purchasers wish to extend the current closing dates from February 2020 to July 2020. Note:	
2A Offer Worksheet	Purchasers to add one (1) 3 piece rough-in for future bathroom in basement, in standard location. Note:	

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