



DCR/PHOENIX GROUP OF COMPANIES

REVISED 9/6/2022
TILE CORRECTION SEE #21

CONSTRUCTION SUMMARY			
Pathways at Findlay Creek - 2588824 Ontario Inc.			
PURCHASERS: Sandeep Kappa and Shalini Kappa			TEL: RES.: 613-407-3006
LOT / PHASE 318 / 2	STREET 270 Ginebik Way	HOUSE TYPE RUTHERFORD ELEV M 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 07Feb22	1 - Add 2 sets pot/pan drwrs - c/w one wide top drawer and 2 deep drawers each (in lieu of std 2 door base cabinet) Note:	
2 0 07Feb22	1 - Add base cabinet to accommodate 36" cook top NoteNEED SPECS	
3 0 07Feb22	1 - Fill to ceiling with 1" moulding, furring panel & ceiling crown (12" total) Note:	
4 0 07Feb22	1 - Increase depth of fridge upper to 24"d (side panel not required with pantry next to it - see item #8) Note:	
5 0 07Feb22	1 - Increase depth of island : Add 24"d. base cabinets to back of island. Note: Island top increased to 85" X 60" c/w waterfall ends. 4" filler added on front for electrical outlet. Note:	
6 0 07Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter Note:	
7 0 07Feb22	1 - Increase length of island cabinets by approx. 9" - eating counter overhang eliminated on end. Note:	
8 0 07Feb22	1 - Move bank of drawers to island Note:	
9 0 07Feb22	1 - Replace standard cabinets with tall cabinet to accommodate built-in wall oven & microwave NoteNEED SPECS	
10 0 07Feb22	1 - Replace upper and lower cabinet next to fridge with 24" d. Pantry Note:	
11 0 07Feb22	1 - Upgrade kitchen cabinets Note:	

Carpet

12 0 07Feb22	1 - S/I - Level 3 carpet in lieu of standard in upper hall, master bedroom, bedroom #2, bedroom #3, bedroom #4 and bedroom #5 Note:	
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Ceramic

13 0 07Feb22	1 - S/I - Level A 13x13 floor tile in lieu of standard in ensuite #2 Note:	
14 0 07Feb22	1 - S/I - Level A 4x16 wall tile in lieu of standard in Master ensuite Note:	
15 0 07Feb22	1 - S/I - Level A 8x8 floor tile in lieu of standard in Foyer Note:	



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16 0 07Feb22	1 - S/I - Level A Floor tile in lieu of standard in Ensuite #4 Note:		
17 0 07Feb22	1 - S/I - Level B 12x24 floor tile in lieu of standard in Ensuite #3 Note:		
18 0 07Feb22	1 - S/I - Level B 12x24 wall tile in lieu of standard in Ensuite #2 Note:		
19 0 07Feb22	1 - S/I - Level B 12x24 wall tile in lieu of standard in Ensuite #3 Note:		
20 0 07Feb22	1 - S/I - Level B 13x13 floor tile in lieu of standard in powder room Note:		
21 0 06Sep22	1 - S/I - Level A 8x8 floor tile in lieu of standard in master ensuite Note:		

Doors and Windows

22 0 04Nov21	1 - Delete side lite in Foyer - S/I - (2) 32" exterior doors as per plan Note:		
23 0 04Nov21	1 - Relocate (1) standard window in living/dining room to center of room as per plan Note:		
24 0 04Nov21	1 - Relocate (1) standard window in office to center of room as per plan Note:		

Electrical

25 0 04Nov21	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - black - located under kitchen sink as per plan Note:		
26 0 04Nov21	1 - S/I - (1) Vac pan c/w plate, wiring and flex piping - white - located in foyer as per plan Note:		
27 0 04Nov21	1 - S/I - Gas stove line w/ 110 v outlet Note:		
28 0 07Feb22	1 - Home has 3 standard CAT6 Data jacks throughout - located as per plan Note:		
29 0 07Feb22	1 - S/I - (1) 15 AMP standard plug outlet - located @75" A.F.F above firepalce in family room Note:		
30 0 07Feb22	1 - S/I - (1) 15 AMP standard plug outlet - located in pantry as per plan Note:		
31 0 07Feb22	1 - S/I - (2) 15 AMP USB charger receptacle (on existing circuit) - located as per plan Note:		



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32 0 07Feb22	1 - S/I - Cooktop wiring (40 amp) Note:	
33 0 07Feb22	1 - S/I - Wall oven wiring (40 amp) Note:	

Fireplace

34 0 04Nov21	1 - Raise fireplace box 12” above finished floor Note:	
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Granite

35 0 04Nov21	1 - Extend kitchen island approx. 2' as per plan Note:Pricing to come	
36 0 07Feb22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Master ensuite w/ (2) standard rectangular undermount sinks Note:	
37 0 07Feb22	1 - S/I - Level A quartz as Backsplash in kitchen Note:	
38 0 07Feb22	1 - S/I - Level A quartz waterfall on both ends of island Note:	
39 0 07Feb22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Ensuite #2 w/ (1) standard rectangular undermount sink Note:	
40 0 07Feb22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Ensuite #3 w/ (1) standard rectangular undermount sinks Note:	
41 0 07Feb22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Ensuite #4 w/ (1) standard rectangular undermount sinks Note:	
42 0 07Feb22	1 - S/I - Level B Silestone quartz in lieu of standard laminate in Powder room w/ (1) standard rectangular undermount sink Note:	
43 0 07Feb22	1 - S/I - Level C Silestone Quartz in lieu of standard granite in Kitchen w/ (1) standard undermount sink Note:	

Hardwood

44 0 04Nov21	1 - S/I - Twelve oaks level A pre-finished engineered hardwood flooring in lieu of standard carpet in lower hall, den/office, family room, kitchen/breakfast, living/dining room - as per plan Note:	
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Miscellaneous

45 0 04Nov21	1 - Add - Alternate Kitchen/Dining/Breakfast area Note:As per B-1	
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46 0 04Nov21	1 - Add - Finished basement stairs Note:As per B-1		
47 0 04Nov21	1 - Add - One (1) 3-piece rough-in for future bathroom in basement - location as per plan Note:As per B-1		
48 0 04Nov21	1 - Add - Optional 5th bedroom Note:As per B-1		
49 0 04Nov21	1 - Close off living/dining room to create seperate office as per plan Note:		
50 0 04Nov21	1 - Reframe mudroom closet to accommodate walk-in closet as per plan Note:		
51 0 07Feb22	1 - Delete standard hoodfan - clients are purchasing own hood after close Note:		

Paint

52 0 07Feb22	1 - Upgrade to flat ceilings in lieu of stipple - throughout Note:	
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Plumbing

53 0 04Nov21	1 - Relocate water lines and standard laundry tub from second floor laundry room to basement Note:	
54 0 04Nov21	1 - S/I - (1) Maax Sax 60x32 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite Note:	
55 0 04Nov21	1 - S/I - Ceramic 3x4 shower with Maax Halo doors (matte black) in lieu of standard 3x3 shower stall in Master ensuite Note:	
56 0 04Nov21	1 - S/I - Ceramic 3x5 shower with Maax Halo doors (chrome) in lieu of standard 3x5 Maax sterling performa bathtub - in ensuite #3 as per plan Note:	
57 0 04Nov21	1 - S/I - Ceramic 3x5 shower with Maax Halo doors (chrome) in lieu of standard 3x5 Maax sterling performa bathtub in Ensuite #2 as per plan Note:	
58 0 04Nov21	1 - Upgraded toilet – American Standard Studio Right Height Dual Flush - Iocated in powder room Note:	

Railings

59 0 04Nov21	1 - Upgrade to 3 1/2" Modern newel post w/cap annd oak modern spindles in lieu of standard colonial Note:	
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Stairs



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60 0 04Nov21	1 - S/I - Oak nosing under spindles (where applicable) Note:		
61 0 04Nov21	1 - Upgrade Basement Staircase to Oak Note:		
62 0 04Nov21	1 - Upgrade Main Staircase to Oak Note:		
63 0 07Feb22	1 - S/I - Stain on stairs, railing, spindles, mantle and posts Note:		

Trim

64 0 04Nov21	1 - Delete standard vinyl sliding doors in mudroom - S/I - (1) 24" complete standard door with knob as per plan Note:	
65 0 04Nov21	1 - S/I - (1) Full-lite clear glass french door in office as per plan Note:	
66 0 04Nov21	1 - S/I - 8'h doors on main floor only Note:	
67 0 04Nov21	1 - Upgrade from standard vinyl sliding closet doors to mirrored sliders - in bedroom #5, bedroom #3, bedroom #2 and master bedroom as per plan Note:	

1A Offer Worksheet	Purchasers reside in a Phoenix Homes, 237 Pingwi Place, Ottawa On K1X 02G and qualify for the repeat buyer bonus of a \$1,000 Design Center Credit. This credit is to be used towards upgrades in the home and the Purchasers understand this credit does not Note:	
2A Offer Worksheet	Add - Optional 5th bedroom. Note:	
3A Offer Worksheet	Add - Alternate kitchen/dining/breakfast. Note:	
4A Offer Worksheet	Add - Finished basement stairs. Note:	
5A Offer Worksheet	Add - 3 piece rough-in for future basement bathroom, in standard location. Note:	

This Document is Extremely Time Sensitive - Printed 6 Sep 22 at 11:59