



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Ahmed Fawal

TEL:

LOT / PHASE 221 / 2	STREET 303 Spreadwing Way	HOUSE TYPE STRATHMORE ELEV A 4 BEDROOM ALT	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 21Sep21	1 - Extend Ensuite vanity by approx. 24" (new length= approx. 96"w)- Master Ensuite- as per plan Note:	
2 0 21Sep21	1 - Spectrum Kitchens Design Appointment Fee Note:	
3 0 30Nov21	1 - Add 6 top drawers in lieu of standard bank of 4 drawers. Note:	
4 0 30Nov21	1 - Add false top drwr to sink base cabinet Note:	
5 0 30Nov21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:* Height of Upper each side of range decreased by 3" *	
6 0 30Nov21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
7 0 30Nov21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
8 0 30Nov21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter.) Note:* Upper next to fridge shortened by 3" to clear beam. *	
9 0 30Nov21	1 - Island - delete approx. 60" of base cabinets and replace with support panels to creat eating counter both sides of island as per cabinet drawings. Note:	
10 0 30Nov21	1 - Move fridge approx. 12" and insert pantry/broom cab Note:	
11 0 30Nov21	1 - Re-design kitchen - move sink & DW to range wall; modify cabinet layout to suit Note:	
12 0 30Nov21	1 - Upgrade all hinges to soft close (X 31 doors) Note:	
13 0 30Nov21	1 - Upgrade all top drawers to soft close (6 drwrs) Note:	
14 0 30Nov21	1 - Upgrade Kitchen cabinets to Line 3 Note:	
15 0 30Nov21	1 - Upgrade pot/pan drwrs (3 drwrs) to soft close Note:	

Carpet



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16 0 30Nov21	1 - S/I Level 3 Carpet in lieu of standard carpet- Main Staircase, Upper Hall/Loft, Master Bedroom, Bedroom #2, Bedroom #3, Bedroom #4- as per plan Note:	

Ceramic

17 0 30Nov21	1 - S/I Glass Package Ceramic wall tile Kitchen backsplash in lieu of standard backsplash- Kitchen- as per plan Note:	
18 0 30Nov21	1 - S/I Level B ceramic tile flooring in lieu of standard- Foyer, Powder Room- as per plan Note:	
19 0 09Jun23	1 - S/I-Level A - Euro 12x24 Cewramic Wall Tile - Vertical - Stacked. - Primary Ensuite shower - in lieu of standard Note:	

Doors and Windows

20 0 21Sep21	6 - S/I (6) 8'h interior doors in lieu of standard height interior doors- as per plan Note: Main Floor- (2) Foyer Closet, Basement Stairs, Powder Room, Mudroom, Pantry	
21 0 21Sep21	1 - S/I swing closet doors in lieu of standard vinyl sliding closet doors- Foyer- as per plan Note*Upgraded to 8'h doors- included in 8'h upgrade line*	

Electrical

22 0 30Nov21	1 - Delete (2) standard light fixtures- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to new switch- Kitchen- as per plan Note:	
23 0 30Nov21	1 - S/I (1) 15 AMP Separate Circuit Kitchen Counter Plug- @ 2" above counter height- as per plan Note:	
24 0 30Nov21	1 - S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- Basement- as per plan Note:	
25 0 30Nov21	1 - S/I (1) Capped light outlet- connected to new switch- Family Room- as per plan Note:	
26 0 30Nov21	1 - S/I (2) Capped light outlets- connected to existing switch- Kitchen above island- as per plan Note:	
27 0 30Nov21	1 - S/I (2) standard 15 AMP plug outlets- installed horiztonally- connected to new switch- Kitchen- as per plan Note* Installed as close to the upper cabinets as possible to be hidden by the cabinet light valence *	
28 0 30Nov21	1 - S/I (3) CAT6 Data Jacks- (1) Family Room above Fireplace @60" AFF, (1) Master Bedroom, (1) Bedroom #3- as per plan NoteNew standard	
29 0 30Nov21	1 - S/I Capped conduit for future Electrical car charger- Garage- as per plan Note:	

Fireplace



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30 0 21Sep21	1 - S/I Fireplace fan kit at fireplace- as per plan Note:	
31 0 30Nov21	1 - Delete standard mantle- as per plan Note:	

Granite

32 0 30Nov21	1 - S/I Bristol B926 Stainless Steel undermount kitchen sink in lieu of standard- as per plan Note:	
33 0 30Nov21	1 - S/I Level C Silestone Quartz in lieu of standard granite- Kitchen- as per plan Note:	

Hardwood

34 0 21Sep21	1 - S/I Torlys LVT in lieu of standard carpet- Lower Hall/Dining Room/Family Room, Kitchen/Breakfast Area/Pantry- as per plan Note:	
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Miscellaneous

35 0 21Sep21	1 - Extend Master Bedroom Walk-In Closet- as per plan Note:	
36 0 21Sep21	1 - Optional Family Room Extension Note:	
37 0 21Sep21	1 - S/I Cut-Outs in wall between Dining Room and Family Room NotePattern TBD	
38 0 21Sep21	1 - S/I Drywall niche in Master Ensuite- as per plan NoteSame Drywall Niche as Alternate Ensuite Option	
39 0 21Sep21	1 - S/I Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling only (one coat)- as per plan Note:	
40 0 21Sep21	1 - S/I Walk-in closet in lieu of standard vinyl sliding closet- 4th Bedroom- as per plan NotePrice included in 4th Bedroom re-design; addition of finished 3pc washroom	
41 0 30Nov21	1 - S/I Roxul Sound Dampening insulation between walls- Master Bedroom and Bedroom #4- as per plan Note:	

Paint

42 0 30Nov21	1 - S/I (1) Paint Colour throughout- Dulux Diamond Matte- Prairie Winds DLX- 1111-1 Note:	
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Plumbing

43 0 21Sep21	1 - S/I 3-piece rough-in for future basement bathroom in the basement- as per plan NoteAs per B-1	
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44 0 21Sep21	1 - S/I ceramic tiled shower enclosure w/ 3x5 acrylic base and standard shower doors in lieu of standard soaker tub- Delete standard 3x3 shower- Move toilet to 3x3 shower location- Delete wall between toilet and original shower- Master Ensuite- as per plan Note:Same Shower and Drywall Niche as Alternate Ensuite Option	
45 0 21Sep21	1 - S/I finished 3pc bathroom- c/w corner shower (MAAX Freestyle 37 Neo-Angle- 102994), shower doors (Radia Neo-Angle sliding- 137440), std. cabinet and laminate countertop w/ overmount sink, std. toilet- 4th bedroom alternate option- as per plan Note:Approved by Joe Buckley	
46 0 21Sep21	1 - S/I Water line for fridge- as per plan Note:	

Railings

47 0 21Sep21	1 - S/I 5" Oak boxed newel posts (#SB4-5I) w/ inset in lieu of standard Oak Colonial- S/I Metal spindles- black, patterned (TL130-1-40 & TL 130-2-40 interchanging)- in lieu of standard Oak Colonial Note:Stain TBD	
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Stairs

48 0 21Sep21	1 - S/I Oak nosing under spindles- as per plan Note:Stain TBD	
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1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Worksheet	Purchaser acknowledges 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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