DCR/PHOENIX GROUP OF COMPANIES

REVISED 20FEB2024

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Sadika Parveen and Ali Rubaiyat Akanda **TEL:**

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
280 / 2	656 Miikana Road	BIRCHWOOD ELEV D WITH LOFT	13-Dec-22

INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 28Jul22	**1 -** Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
2 0 28Jul22	**1 -** Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
3 0 28Jul22	**1 -** Move fridge approx. 12" and insert pantry/broom cabinet - Line 3 Note:	
4 0 28Jul22	**1 -** Accommodate for built-in cook top (add base cabinet) - Line 3 Note:	
5 0 28Jul22	**1 -** Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) - NEED SPECS Note:	
6 0 28Jul22	**1 -** Add 1 glass door to uppercorner angled cabinet - frame with mullions & clear glass - Line 3 Note:	
7 0 28Jul22	**1 -** Add 2 glass doors above sink - frame with mullions & clear glass Note:	
8 0 28Jul22	**1 -** Add 5 top drwrs in lieu of std bank of 4 drwrs Note:	
9 0 28Jul22	**1 -** Add false drwr front to sink base cabinet Note:	
10 0 28Jul22	**1 -** Add pot/pan drwrs - c/w one flase top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) - below cooktop - Line 3 Note:	
11 0 28Jul22	**1 -** Delete upper above range + approx. 3"- 6" each side to accomodate 30" chimney style hood fan (hood fan upgrade by tohers) Note:	
12 0 28Jul22	**1 -** Fill to ceiling with plain panel - approx. 12"h. (as shown on drawings) (Note: 1" flat moulding installed at ceilig if needed) Note:	
13 0 28Jul22	**1 -** Fridge opening to be 37"w x 72"h Note:	
14 0 28Jul22	**1 -** Increase depth of fridge upper to 24"d and add side panel - Line 3 Note:	
15 0 28Jul22	**1 -** Island - Add pot/pan drwrs - c/w one wide top drwr + 2 deep drwrs (in lieu of std 2 door base cabinet) Note:	
16 0 28Jul22	**1 -** Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	

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17	0 28Jul22	**1 -** Re-design kitchen : move sink & Dw to fridge wall; modify cabinet layout to suit Note:	
18	0 28Jul22	**1 -** Relocate (1) standard light in the kitchen - as per plan Note:	
19	0 28Jul22	**5 -** Upgrade all drawers in kitchen to soft close (X5 drawers) (2) p/p drawers under cooktop, (1) drawer under wall oven, (2) p/p drawers in island. Note:	
20	0 28Jul22	**1 -** Upgrade kitchen cabinets to Line 3 Note:	

Carpet

21	0 28Jul22	**1 -** S/I Level 1 Beaulieu A1730 Escape To Maui 14722 Macrame on the Main Staircase, Upper Hallway (except nosing), Master Bedroom, Bedroom 2, Basement Staircase; includes upgraded level 1 underpad - in lieu of standard carpet and underpad Note:	

Ceramic

22	0 28Jul22	**1 -** In the Loft Bath on the tub walls S/I STD Ceratec Essential Glossy Bianco Beveled tile in a Horizontal Brick pattern Note:	
23	0 28Jul22	**1 -** On the Kitchen Backsplash S/I Level 1 upgraded Euro Pasha Marlow Cloud Glossy 3x12 in a Horizontal Staggered pattern Note:	
24	0 14Nov22	**1 -** Extend kitchen backsplash tile behind the chimney hood fan up to the ceiling Note:	
25	0 20Feb24	**1 -** Ensuite Bathroom Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:	
26	0 20Feb24	**1 -** Ensuite Bathroom Shower Wall Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked vertical Note:	
27	0 20Feb24	**1 -** Ensuite Tub Deck/Skirt and Wall Surround Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal (follow floor tile) Note:	
28	0 20Feb24	**1 -** Foyer Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:	
29	0 20Feb24	**1 -** Kitchen Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from patio door Note:	
30	0 20Feb24	**1 -** Laundry Room Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from garage entry door Note:	

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31 0 20Feb24		**1 -** Main Bathroom Floor Tile – CERATEC - Glamour 12” x 24” Matte / Grout – Frost / Pattern – stacked horizontal from entry door Note:	

Doors and Windows

32 0 16May22		**1 -** S/I a pair (2) of 15-lite clear glass French Door in the study - in lieu of standard doors. Note:	
33 0 16May22		**1 -** S/I upgraded frosted 15-lite door in the Laundry Room - in lieu of the standard door Note:	

Electrical

34 0 28Jul22		**1 -** S/I (1) additional CAT6 Data Jack in the Study - as per plan Note:	
35 0 28Jul22		**1 -** S/I (1) capped light outlet centred over the kitchen island connected to a separate switch - as per plan Note:	
36 0 28Jul22		**1 -** S/I (1) Electrical plug above the fireplace in the Great Room 72" AFF - as per plan Note:	
37 0 28Jul22		**1 -** S/I (1) Exterior soffit plug with switch - as per plan Note:	
38 0 28Jul22		**1 -** S/I (1) Reinforced cappped light outlet centred in the Great Room connected to a separate 3-way switch - as per plan Note:	
39 0 28Jul22		**1 -** S/I (2) Exterior pot lights connected to a seaprate switch - as per plan Note:	
40 0 28Jul22		**1 -** S/I (4) LED puck lights under the upper cabients in the kitchen connected to a separate switch - as per plan Note:	
41 0 12Dec23		**1 -** DELETE - Cooktop wiring (40amps) Note:	
42 0 12Dec23		**1 -** DELETE - S/I Gas stove line with 110v outlet in the kitchen - as per plan Note:	
43 0 12Dec23		**1 -** DELETE - S/I upgraded chimney hood fan Cyclone SCB32230 30" with baffle filter 300CFM - in lieu of the standard hood fan Note:	
44 0 12Dec23		**1 -** DELETE - S/I wall over wiring (40amp) in kitchen for future wall oven - as per plan Note:	
45 0 12Dec23		**1 -** KITCHEN HOOD FAN - Supply and install hood fan Cyclone SCB51430 – 550CFM stainless steel Note:	

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46	0 12Dec23	**1 -** Relocate std Stove Plug for Single Wall Oven and S/I Dedicated 15 amp Plug for Gas Cooktop (Gas Line Included) Note:	
47	0 12Dec23	**1 -** Supply and install make up air unit 300CFM-500CFM Note:	

Fireplace

48	0 16May22	**1 -** Raise fireplace box 12" AFF Note:	

Granite

49	0 28Jul22	**1 -** S/I upgraded Level A Silestone Halcyon in the kitchen on the perimeter and island with a square edge profile, one sink cut-out, a cooktop cut-out, and TWO mitred waterfall edge - in lieu of the standard granite Note:	

Hardwood

50	0 28Jul22	**1 -** S/I LVP Torlys Everwood Elite Waverley EW25003 in the Lower Hallway, Dining Room, Great Room, Study, Bedroom 3, Bedroom 4 - as per plan Note:	

Miscellaneous

51	0 16May22	**1 -** Add one (1) 3 piece rough in for future bathroom in the basement. in standard location - as per B-1 Note:	
52	0 16May22	**1 -** Appointment with Spectrum Kitchens for a kitchen re-design Note:	
53	0 16May22	**1 -** Delete the closet in the Foyer (including doors, shelving, rod, and framing) open up to 9' ceilings Note:	
54	0 16May22	**1 -** Enlarge the 36in x 24in rear basement window to 56in x 30in - as per sketch - as per B-1 Note:	
55	0 16May22	**1 -** Enlarge the 48in x 24in rear basement window to 56in x 30in and relocate to right-hand side of the basement (fireplace side) - as per sketch - as per B-1 Note:	
56	0 16May22	**1 -** S/I Gas BBQ line at the rear of the house - as per plan Note:	

Plumbing

57	0 16May22	**1 -** In the Main Bath on the Main Floor delete standard tub and S/I a 3'x5' acrylic shower base, with ceramic tiled walls, and the upgraded Maax Halo sliding shower door (clear glass and MATTE BLACK hardware) Note:Toe tester to be deleted.	
58	0 16May22	**1 -** Relocate sink and dishwasher plumbing from the island to the kitchen perimeter - as per plan Note:	

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59	0	1 - Fridge water line Note:	
	28Jul22		
60	0	1 - S/I Bristol Virtuo Granite Undermount Single Bowl 317 Pearl Black sink in the kitchen - in lieu of the standard Note:	
	28Jul22		
61	0	1 - S/I Delta Trinsic kitchen faucet in Champagne Bronze Model#: 9159-CZ-DST Note:	
	28Jul22		

Railings

62	0	1 - S/I oak nosing under spindles on the second floor - in lieu of carpet. Note: Stain TBD	
	16May22		
63	0	1 - S/I upgraded 3.5" Oak Mordern newel post with caps and upgraded alternating wrinkled black metal spindles - in lieu of standard Colonial Note: Pattern and stain TBD	
	16May22		
64	0	1 - S/I 3.5" Oak Mordern newel posts with caps and alternating wrinkeled black spindles (1) TL-106-2-40 and (1) plain square - in lieu of the colonial standard Note: Cost included on BEP	
	28Jul22		

Trim

65	0	1 - S/I upgraded Taymor Ashford Matte Black exterior handleset - in lieu of standard Note:	
	28Jul22		

1A	Purchasers acknowledge that no further changes that affect the foundation will be permitted once the Vendor accepts the Agreement of Purchase and Sale. Note:	
Offer Worksheet		
2A	Add - One (1) 3-piece rough in for future bathroom in the basement, in standard location. Note:	
Offer Worksheet		
3A	Enlarge the 36in X 24in rear basement window to 56in X 30in @ $750 + HST: as per attached. Note:	
Offer Worksheet		
4A	Enlarge the 48in X 24in rear basement window to 56in X 30in and relocated to right-hand side of the basement (fireplace side) @$700 + HST: as per attached. Note:	
Offer Worksheet		

This Document is Extremely Time Sensitive - Printed 20 Feb 24 at 8:53