



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Britawit Arefayne and Teshale Gebreziabher

TEL: RES.: 613-413-8284

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
357 / 2	596 Paakanaak Avenue	SURREY ELEV C 5 BED	01-Aug-23
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 30May24	1 - Kitchen: Increase height of uppers to reach 96" Note: if light valance is selected, uppers to be shortened to 39"h. installed at 21" above counter. Finished ceiling/bulkhead height must be minimum 97" A.F.F. Note:	
2 0 30May24	1 - Kitchen: Upgrade cabinets to line 3 Note:	
3 0 30May24	1 - Kitchen: Add top drawer above base door Double width - left side of range Note:	
4 0 30May24	1 - Kitchen: Add top drawer above base door Double width - right side of range Note:	
5 0 30May24	1 - Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 30May24	1 - Kitchen: Delete upper above range to accommodate Chimney Style hood fan + 3" Space each side (Hood fan upgrade by builder) Note:	
7 0 30May24	1 - Kitchen: Increase depth of fridge upper to 24"d and add 2 side panels Note:	

Ceramic

8 0 30May24	1 - Ensuite #2: Floor tile - S/I Level A 12x24 tile stacked vertical from door Note:	
9 0 30May24	1 - Ensuite #2: Wall tile - S/I Level A 12x24 tile stacked vertical Note:	
10 0 30May24	1 - Ensuite #3: Floor tile - S/I Level A 12x24 tile stacked horizontal from door Note:	
11 0 30May24	1 - Ensuite #3: Wall tile - S/I Level A 12x24 tile stacked vertical Note:	
12 0 30May24	1 - Ensuite #4: Floor tile - S/I Level A 12x24 tile stacked vertical from bed #4 ensuite door Note:	
13 0 30May24	1 - Ensuite #4: Wall tile - S/I Level A 12x24 tile stacked vertical Note:	
14 0 30May24	1 - Kitchen: Backsplash - S/I Glass package 12x12 sheet continued behind chimney to ceiling Note:	
15 0 30May24	1 - Primary Ensuite: Floor tile - S/I Level A 12x24 tile stacked vertical from door Note:	



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16 0 30May24	1 - Primary ensuite: Wall tile - S/I Level A 12x24 tile stacked vertical Note:	

Electrical

17 0 22Apr24	1 - S/I a Gas BBQ Line - located as per plan Note:	
18 0 30May24	1 - Family room: S/I (1) Std ceiling fixture (Connected to Existing Switch) Note:	
19 0 30May24	1 - Family room: S/I Non-Straight Conduit at Fireplace for Future TV @ 65" A.F.F w/ (1) Std Electrical Outlet beside, terminated to the right of the fireplace beside a std electrical outlet Note:	
20 0 30May24	1 - Kitchen Uppers: S/I (7) LED Puck Light on New Switch located as per plan Note:	
21 0 30May24	1 - Kitchen: U/G Std Hood Fan to SCB31930 Stainless Steel - 300 CFM c/w 6in Duct Note:	
22 0 30May24	1 - Living room: S/I (1) Std ceiling fixture (Connected to Existing Switch) Note:	
23 0 30May24	1 - Open to below staircase: S/I (1) Capped Light Outlet Future Heavier Fixture – in Ceiling (Connected to Existing Switch) Note:	
24 0 30May24	1 - Unfinished basement: S/I (2) Std Electrical Outlet located as per plan Note:	

Fireplace

25 0 22Apr24	1 - Family room: Raise Std Fireplace Box 12in Above Finished Floor Note:	
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Granite

26 0 30May24	1 - Ensuite #2: S/I Quartz Countertop remnants from SDC - Selected by purchaser - see colour sheet for details Note:	
27 0 30May24	1 - Ensuite #3: S/I Quartz Countertop remnants from SDC - Selected by purchaser - see colour sheet for details Note:	
28 0 30May24	1 - Ensuite #4: S/I Quartz Countertop remnants from SDC - Selected by purchaser - see colour sheet for details Note:	
29 0 30May24	1 - Kitchen: U/G to Hanstone Level A+ Quartz in lieu of std granite Note:	
30 0 30May24	1 - Powder Room: S/I Quartz Countertop remnants from SDC - Selected by purchaser - see colour sheet for details Note:	



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31 0 30May24	1 - Primary ensuite: S/I Quartz Countertop remnants from SDC - Selected by purchaser - see colour sheet for details Note:	

Hardwood

32 0 22Apr24	1 - S/I Twelve oaks prefinished engineered hardwood (std colors) in family room, main hall, dining room, living room and home office Note:As per std spec	
33 0 22Apr24	1 - S/I Twelve oaks prefinished engineered hardwood (std colors) in lieu of std carpet in upper hall Note:	

Heating and Air Conditioning

34 0 22Apr24	1 - S/I Air Conditioner - GSXN3 13.4 SEER2 3.0 TON AC Note:	
35 0 22Apr24	1 - S/I Humidifier Note:	

Miscellaneous

36 0 22Apr24	1 - Add - 1-pce rough-in in basement for future bar sink, as per attached sketch; subject to approval. Note:As per B-1	
37 0 22Apr24	1 - Add - 5th Bedroom option with Jack & Jill Bathroom Note:As per B-1	
38 0 22Apr24	1 - Add - One (1) 3-pce rough-in for future basement bathroom, in standard locaton. Note:As per B-1	
39 0 22Apr24	1 - Family Room: Bump Std Fireplace into the Room Approx 10inches. Bump to be 5ft 6inches Wide and goes to approx 9ft ceiling Note:	
40 0 22Apr24	1 - Garage: S/I Finished garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:	
41 0 22Apr24	1 - Increase the 2 existing basement windows from 36in X 24in TO 56in X 30in Note:As per B-1	
42 0 22Apr24	1 - Phoenix Employee Discount - Provided and approved by Rahul Kochar Note:	
43 0 30May24	1 - Phoenix Employee Discount - Provided and Approved by Rahul Kochar Note:	
44 0 30May24	1 - DELETE** Kitchen: S/I Bulkhead above kitchen uppers approx 13" deep Note:	
45 0 30May24	1 - Kitchen: S/I Bulkhead above kitchen uppers approx 11" deep Note:	



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Plumbing

46 0 22Apr24	1 - Ensuite #4: U/G Std 3x4 Shower and Door to a 3x4 Acrylic Base With Tiled Walls Maax Halo Sliding Doors (chrome handle and hinges) Note:	
47 0 22Apr24	1 - Primary Ensuite: U/G Std 3x4 Shower and Door to a 3x4 Acrylic Base With Tiled Walls Maax Halo Sliding Doors (chrome handle and hinges) Note:	
48 0 22Apr24	1 - Relocate std laundry tub from laundry room to basement as per plan Note:	

Railings

49 0 30May24	1 - U/G to Metal spindles (burnt penny, patterned alternating (TL-102-1RD-60 + TL-15RD-60)) in lieu of standard Oak Modern Note:	
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Stairs

50 0 22Apr24	1 - Upgrade main staircase to oak Note:	
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Trim

51 0 30May24	1 - Office: S/I (2) Standard 1 Lite Clear Glass French door w/handle (to optional door location) Note:	
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1A Offer Worksheet	Add - 5th Bedroom option with Jac & Jill Bathroom Note:	
2A Offer Worksheet	Add - One (1) 3-pce rough-in for future basement bathroom, in standard location. Note:	
3A Offer Worksheet	Increase the 2 existing basement windows from 36in X 24in TO 56in X 30in - at a cost of \$915 each + HST Note:	
4A Offer Worksheet	Add - 1-pce rough-in in basement for future bar sink, as per attached sketch: subject to approval. Note:	
5A Offer Worksheet	Purchasers are upgrading the elevation from base elevation R to Elevation C (\$20,000 HST inclusive) Note:	
6A Offer Worksheet	Purchasers understand and acknowledge that once the Vendor has accepted the Agreement of Purchase and Sale, no further changes regarding the foundation and offered options will be permitted. Note:	

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