



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Surosh Balouch

TEL:

LOT / PHASE 361 / 2	STREET 586 Paakanaak Avenue	HOUSE TYPE MELBOURNE ELEV M 3 BEDROOM WITH LOFT	
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 17Oct22	1 - Cabinetry appointment with Spectrum Kitchens Note:	
2 0 21Oct22	1 - Re-design Kitchen to make space for corner walk-in pantry (framing, drywall & pantry door by builder) : remove approx. 2.5 ft of upper & lower cabinets on fridge wall; move cabinets on range wall approx. 4.5 ft towards eating area Note:	
3 0 21Oct22	1 - Upgrade kitchen cabinets to Line 3 Note:	
4 0 21Oct22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
5 0 21Oct22	1 - Extend cabinets to end of eating area - add approx. 5ft of upper and lower cabinets (42"h uppers) Note:	
6 0 21Oct22	1 - Increase depth of fridge upper to 24"d and add side panel NoteFridge space increased to 38"w X 72"h	
7 0 21Oct22	1 - Add pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
8 0 21Oct22	1 - Delete upper above range + approx. 3 to 6 inch each side to accommodate Chimney Style hood fan (Hood fan upgrade by others) Line 3 Note:	
9 0 21Oct22	1 - S/I a fly-over shelf 1 1/4 inches thick and 12 inches deep across the chimney hood Line 3 Note:	
10 0 10Nov22	1 - Add pot/pan drwrs - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) - Line 3 Note:	

Carpet

11 0 21Oct22	1 - Upgrade carpet to Level 1 Beaulieu Coronet A6761 Sultana II 13238 Democracy on the Main Staircase,Upper Hallway (including Loft), Master Bedroom, Bedroom 2, and Bedroom 3 - in lieu of standard NoteIncludes level 1 upgraded carpet underpad	
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Ceramic

12 0 21Oct22	1 - S/I upgraded Level 1 Centura 2.5x8 Artisan Glossy Glazed tile in a horizontal brick pattern on the Kitchen backsplash including behind the chimney hood fan to the top of the cabinets meeting up with the fly-over shelf - in lieu of standard tile Note:	
13 0 21Oct22	1 - S/I Level A Euro Dado Iroc White 12x24 tile in the Foyer, Kitchen / Breakfast Area, Mudroom and Powder Room in a stacked pattern NoteDirections: Foyer/Mudroom/Powder Room- Horizontal with exterior doors, Kitchen - vertical with patio door	

Electrical

14 0 21Oct22	1 - S/I (6) HALO Slim LED pot lights in the kitchen connected to a separate switch - as per plan Note:	
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REVISED - PLUMBING -  
21OCT2024

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15 0 21Oct22	1 - S/I (1) capped ceiling outlet in Family Room connected to the existing switch - as per plan Note:		
16 0 21Oct22	1 - Upgrade standard hood fan to 30 inch SCB31630MB-300 CFM in matte black with baffle filters Note:		
17 0 21Oct22	1 - Relocate (2) standard kitchen lights to over the island, centered and spaced out evenly with the existing light - as per plan Note:		
18 0 21Oct22	1 - Reinforce (2) ceiling lights; (1) Dining and (1) on the second floor above the stairwell - as per plan Note:		
19 0 21Oct22	1 - S/I (1) electrical plug in the Family Room at 65 inch above the finished floor - as per plan Note:		

Fireplace

20 0 17Oct22	1 - Raise standard gas fireplace 12" AFF Note:		
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Granite

21 0 21Oct22	1 - S/I Level A Silestone quartz Halycon in the kitchen on the perimeter and island, standard pencil edges, one sink cut-out and a standard range - in lieu of standard granite Note:Includes extended counter on stove wall to end of wall		
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Hardwood

22 0 17Oct22	1 - S/I Level A Pre-Engineered Hardwood Twelve Oaks Crafters Mission Collection 3/4inch x 5inch White Oak - Cavalry on the Lower Hall, Dining Room, and Family Room - in lieu of standard carpet Note:		
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Miscellaneous

23 0 17Oct22	1 - Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location - as per B-1 item Note:		
24 0 17Oct22	1 - Enlarge rear basement window from 36in x 24in to 56in x 30in, as per plan - as per B-1 item Note:		
25 0 17Oct22	1 - Enlarge side basement window from 36in x 24in to 56in x 30in, as per plan - as per B-1 item Note:		
26 0 17Oct22	1 - Add - One (1) additional basement window 56in x 30in on the right-hand side of the basement, as per plan - as per B-1 item Note:		
27 0 17Oct22	1 - Add - 9ft foundation pour, as per plan - as per B-1 item Note:		
28 0 17Oct22	1 - In newly designed kitchen S/I drywalled walk-in pantry with an inteioror door and 4 rows of shelving Note:		



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29 0 17Oct22	1 - Gas stove line with 110v outlet in the kitchen Note:		
30 0 17Oct22	1 - Raise 3-sided fireplace in the Family / Dining Room 12 inches above finished floor and move it in closer to the wall by approx. 12 inches, frame plus drywall above fireplace to ceiling Note:		

Plumbing

31 0 17Oct22	1 - In the Master Ensuite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (matte black handle and hinges) in lieu of standard 3x4 shower stall Note:	
32 0 21Oct22	1 - S/I upgraded Delta Trinsic kitchen faucet 9159-BL-DST in matte black - in lieu of the standard Note:	
33 0 21Oct22	1 - S/I upgraded Delta Kitano valve and spout in matte black in the alcove tub in the Master Ensuite - in lieu of standard Note:	
34 0 21Oct22	1 - S/I upgraded Delta Kitano shower trim T14263-BL matte black in the Master Ensuite shower - in lieu of the standard Note:	
35 0 21Oct22	1 - S/I upgraded Delta Kitano shower/ tub trim T14463-BL matte black in the Main Bathroom shower/tub - in lieu of the standard Note:	
36 0 21Oct22	1 - S/I Incognito Sliding Tub Door for Alcove tub with clear glass in matte black in the Main Bathroom MODEL NUMBER: 139354-900-340-000 Note:	
37 0 10Nov22	1 - S/I Fridge water line- comes with shut-off valve Note:	

38 0 17Oct24	1 - DELETE - S/I upgraded Delta Kitano shower trim T14263-BL matte black in the Master Ensuite shower - in lieu of the standard Note:	
39 0 17Oct24	1 - INSTALL - Ensuite Shower - DELTA Portage T14271-BL - matte black - in lieu of the standard Note:	
40 0 17Oct24	1 - DELETE - S/I upgraded Delta Kitano valve and spout in matte black in the alcove tub in the Master Ensuite - in lieu of standard Note:	
41 0 17Oct24	1 - INSTALL - Ensuite Tub - DELTA Portage T3771 - BL - matte black - in lieu of standard Note:	
42 0 17Oct24	1 - DELETE - S/I upgraded Delta Kitano shower/ tub trim T14463-BL matte black in the Main Bathroom shower/tub - in lieu of the standard Note:	
43 0 17Oct24	1 - INSTALL - Main Bath - DELTA Portage T14271 - BL - matte black - in lieu of standard Note:	



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Railings

44 0 17Oct22	1 - Oak nosing under spindles on the second floor Note:	
45 0 21Oct22	1 - S/I upgraded 3.5 inch oak modern newel posts with caps and alternating spindles (1) TL-160-2-40 and (1) plain square in wrinkled black finish - in lieu of the colonial standard Note:	

Trim

46 0 17Oct22	1 - Upgrade closet doors in foyer to bypass - in lieu of standard vinyl doors Note:	
47 0 21Oct22	10 - Upgrade interior door levers throughout to Taymor Barcelona knobs in matte black - in lieu of standard NoteBypass doors in Foyer to have matte black hardware	

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 once the Vendor accepts the Agreement of Purchase and Sale. Note:	
3A Offer Worksheet	Enlarge rear basement window from 36in X 24in to 56in X 30in, as per attached. Note:	
4A Offer Worksheet	Enlarge side basement window from 36in X 24in to 56in X 30in, as per attached. Note:	
5A Offer Worksheet	Add - One (1) additional basement window 56in X 30in on the right-hand side of the basement, as per attached Note:	
7A Offer Worksheet	Add - 9-ft foundation pour, as per attached. Note:	

This Document is Extremely Time Sensitive - Printed 22 Oct 24 at 13:53