



REVISED 18 DEC 2024
PLUMBING

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: MARC THERIEN and France Mathieu

TEL:

LOT / PHASE 353 / 2	STREET 802 Ninaatik Place	HOUSE TYPE MIRAPOSA PLUS ELEV M 2 CAR GARAGE	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 19Jun24	1 - MAIN HOUSE: Kitchen: U/G Cabinet hardware to D9 Note:	
2 0 19Jun24	1 - MAIN HOUSE: Powder Room: U/G Cabinet hardware to D9 Note:	
3 0 19Jun24	1 - MAIN HOUSE: Laundry Room: U/G Cabinet hardware to D9 Note:	
4 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: U/G Cabinet hardware to D9 Note:	
5 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: U/G Cabinet hardware to D9 Note:	
6 0 19Jun24	1 - MAIN HOUSE: Family Room Bar: U/G Cabinet hardware to D9 Note:	
7 0 19Jun24	1 - INCOME SUITE: Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
8 0 19Jun24	1 - INCOME SUITE: Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Opt 1 - Plain panel to ceiling + flat moulding (if needed) Note:	
9 0 19Jun24	1 - INCOME SUITE: Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
10 0 19Jun24	1 - MAIN HOUSE: Kitchen: Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) * 39"h uppers if light valance Note:	
11 0 19Jun24	1 - MAIN HOUSE: Kitchen: Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Note:	
12 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) 39"h uppers to accommodate light valance Note:	
13 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add 1 set of pot/pan drwr - c/w one wide top drwr + 2 deep drawers (in lieu of std 2 door base cabinet) Note:	
14 0 19Jun24	1 - MAIN HOUSE: Kitchen: Increase depth of fridge upper to 24"d and add 1 side panel Note:	
15 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add pull-out recycle centre - Suggested location : next to sink - BERENSON QPAM15228C C/W 2 LIDS (16.5"OR 18" CAB) Note:	



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INV#	QTY	EXTRA / CHANGE	
16 0 19Jun24	1 - MAIN HOUSE: Kitchen: Upgrade drawers to soft close - standard layout (10 drawers) Note:		
17 0 19Jun24	1 - MAIN HOUSE: Kitchen: Upgrade hinges to soft close - standard Layout (18 doors) Note(note: soft close hinges not possible on corner piano hinge doors)		
18 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add 1' base cabinetry to island Note:		
19 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add 24"d pantry @ approx 30"w X 96"h Note:		
20 0 19Jun24	1 - MAIN HOUSE: Kitchen: Add Oven-MW tall cabinet W/ 12"h drawer Note:		
21 0 19Jun24	1 - MAIN HOUSE: Kitchen: Replace upper above range with CUSTOM HOOD for Built-in fan insert - Modern Style (Plain box) - 33"w. X 30"h. X 21"d. Note:		
22 0 19Jun24	1 - MAIN HOUSE: Kitchen: ADD 33"w cooktop base cabinet (Countertop not included) (Need Appliance Specs) Note:		
23 0 19Jun24	1 - MAIN HOUSE: Family Room: Add base cabinets with doors as per plan Note:		
24 0 19Jun24	1 - MAIN HOUSE: Family Room: Add upper cabinets @ 30"h as per plan Note:		
25 0 19Jun24	1 - MAIN HOUSE: Family Room: Add top drawer above base door - Single width (9"w-21"w) (2 total) Note:		
26 0 19Jun24	1 - MAIN HOUSE: Family Room: FLOATING SHELVES - Between 2 cabinets - stained - 1.25" thick - 36"w x 12"d (2 total) Note:		
27 0 19Jun24	1 - MAIN HOUSE: Family Room: Accommodate for 24" Wine fridge - NEED SPECS Note:		
28 0 19Jun24	1 - MAIN HOUSE: Powder Room: Upgrade to soft close hinges (X2) Note:		
29 0 19Jun24	1 - MAIN HOUSE: Powder Room: FLOATING VANITY - Modify vanity cabinets to create "Floating vanity" (18"h. cab , no toe kick, @ 12.5" above floor) 1 cabinet with 2 doors Notebuilder to provide plywood backing in wall		
30 0 19Jun24	1 - MAIN HOUSE: Powder Room: Add recessed support panel to floor. Note:		
31 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: Upgrade to soft close hinges - standard layout (X2) Note:		



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32 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: Upgrade to soft close drawers - standard layout (X2) Note:		
33 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: FLOATING VANITY - Modify vanity cabinets to create "Floating vanity" (18"h. cab , no toe kick, @ 12.5" above floor) 2 cabinets - (1) with doors / (1) with drawers Note:builder to provide plywood backing in wall		
34 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: Add recessed support panel to floor Note:		
35 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Accommodate for 2 sinks (drawers move to middle) Note:		
36 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Upgrade to soft close hinges - standard layout (X4) Note:		
37 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Upgrade to soft close drawers - standard layout (X2) Note:		
38 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: FLOATING VANITY - Modify vanity cabinets to create "Floating vanity" (18"h. cab , no toe kick, @ 12.5" above floor) 3 cabinets (2) with doors / (1) with drawers Note:builder to provide plywood backing in wall		
39 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Add recessed support panel to floor Note:		
40 0 19Jun24	1 - MAIN HOUSE: Laundry Room: Add 30 inch base cabinet (no laminate top included) Note:		
41 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Add pantry in lieu of linen niches as per plan Note:		
42 0 19Jun24	1 - MAIN HOUSE: Laundry Room: Add uppers, upgrade to full depth upper & 1 panel as per plan Note:		
43 0 19Jun24	1 - MAIN HOUSE: Family Room: Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:		

Carpet

44 0 19Jun24	1 - MAIN HOUSE: U/G to Level 1 carpet on main staircase - includes level 1 (7lb) carpet underpad Note:	
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Ceramic

45 0 19Jun24	1 - MAIN HOUSE: Family Room Fireplace: S/I Level 2 24x24 tile stacked horizontal - from floor to ceiling and on return walls Note:	
46 0 19Jun24	1 - MAIN HOUSE: Foyer: Floor tile - S/I Level A 10x10 hex tile Note:	



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47 0 19Jun24	1 - MAIN HOUSE: Powder Room: Floor tile - S/I Level A 10x10 hex tile Note:		
48 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Floor tile - S/I Level A 10x10 hex tile Note:		
49 0 19Jun24	1 - INCOME SUITE: Kitchen: Backsplash - S/I Std level 4x8 tile in brick horizontal pattern Note:		

Electrical

50 0 18Jun24	1 - S/I Black Exterior Soffit Plug w/White Switch for Holiday Lights. Determined by Architect Note:		
51 0 18Jun24	1 - Front Exterior: S/I (4) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) located as per plan Note:		
52 0 18Jun24	1 - MAIN HOUSE: Main hall: S/I (1) HALO Slim 4" LED Potlight (Connected to New Switch) Note:		
53 0 18Jun24	1 - MAIN HOUSE: Family room: S/I (8) HALO Slim 4" LED Potlight (Connected to New Dimmer Switch) Note:		
54 0 18Jun24	1 - Garage: Conduit for future EV charger Note:		
55 0 18Jun24	1 - Dining room: U/G Std Switch to a Dimmer Switch Note:		
56 0 18Jun24	1 - Rear Exterior: S/I a Gas BBQ Line located as per plan Note:		
57 0 18Jun24	1 - Family room: S/I (2) Std Electrical Outlets above fireplace @ 6ft A.F.F Note:		
58 0 18Jun24	1 - MAIN HOUSE: Family room: S/I (1) Std Electrical Outlet @ 40" A.F.F Note:		
59 0 18Jun24	1 - MAIN HOUSE: Bonus room: S/I (2) Std Electrical Outlets @ 4ft A.F.F Note:		
60 0 18Jun24	1 - MAIN HOUSE: Family room: S/I (1) Dedicated outlet for future wine fridge Note:		
61 0 18Jun24	1 - MAIN HOUSE: Primary bedroom: S/I (2) Std Electrical Outlets approx 2ft from surrounding walls Note:		
62 0 19Jun24	1 - MAIN HOUSE: Kitchen: Relocate std USB from island as per plan Note:		



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63 0 19Jun24	1 - MAIN HOUSE: Kitchen: U/G Std Hood Fan to BX21228 Stainless Steel- 300 CFM (Only for Decorative Hood Fans) c/w 6in Duct Note:		
64 0 19Jun24	1 - MAIN HOUSE: Kitchen: S/I (1) capped light centered in island (On new dimmer switch) as per plan Note:		
65 0 19Jun24	1 - MAIN HOUSE: Kitchen: S/I (2) additional 4in LED Puck Light (On dimmer switch) located as per plan Note:		
66 0 19Jun24	1 - MAIN HOUSE: Kitchen: Wire for Wall Oven - 50 Amp 120/240V 3 # 8 Wiring. Use Existing Wire for Electric Cooktop Note:		

Fireplace

67 0 18Jun24	1 - MAIN HOUSE: U/G Std Fireplace to Napoleon BL46NTE (black trim) Ascent Linear Gas Fireplace Raised 19in A.F.F Note:		
68 0 19Jun24	1 - MAIN HOUSE: Delete standard mantle Note:		

Granite

69 0 19Jun24	1 - MAIN HOUSE: Powder Room: S/I Hanstone Level B quartz in lieu of std laminate (includes 4" backsplash) Note:		
70 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: S/I Level A+ Hanstone Quartz in lieu of std laminate (includes 4" backsplash) Note:		
71 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: U/G to Level A+ Hanstone quartz (includes 4" backsplash) Note:		
72 0 19Jun24	1 - MAIN HOUSE: Family Room Bar: S/I Level A+ Hanstone quartz as bar top - approx 20inches x 69inches (No 4" backsplash) Note:		
73 0 19Jun24	1 - MAIN HOUSE: Kitchen: U/G to Hanstone Level A+ Quartz (Includes extention and waterfall end (1)) Note:		
74 0 19Jun24	1 - MAIN HOUSE: Laundry Room: S/I Level A+ Hanstone quartz (No 4" backsplash) Note:		
75 0 19Jun24	1 - MAIN HOUSE: Kitchen: U/G Std Sink to a Double Undermount Granite B301 Pearl Black Note:		
76 0 19Jun24	1 - INCOME SUITE: Bathroom - S/I Hanstone Level A Quartz in lieu of std laminate (includes 4" backsplash) Note:		

Hardwood



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77 0 18Jun24	1 - MAIN HOUSE: S/I Twelve oaks (std colours) engineered hardwood in main hall, dining room, family room, dinnete/kitchen, upper hall/bonus room, primary bedroom, bedroom #2 and bedroom #3 Note:		
78 0 18Jun24	1 - INCOME SUITE: S/I Torlys LVT (level A) in lieu of std carpet in living room/hall and bedroom Note:		

Heating and Air Conditioning

79 0 18Jun24	1 - MAIN HOUSE: S/I Airconditioner GSXN3 13.4 SEER2 1.5 TON AC Note:		
80 0 18Jun24	1 - INCOME SUITE: S/I Airconditioner GSXN3 13.4 SEER2 1.5 TON AC Note:		
81 0 18Jun24	1 - MAIN HOUSE: S/I Humidifier GENERAL AIRE 1099 Note:		
82 0 18Jun24	1 - INCOME SUITE: S/I Humidifier GENERAL AIRE 1099 Note:		

Miscellaneous

83 0 18Jun24	1 - Seperate Kitchen appointment at Spectrum Kitchens Note:		
84 0 18Jun24	1 - MAIN HOUSE: Accommodate for stacked laundry Note:		
85 0 18Jun24	1 - MAIN HOUSE: Family room: Bump Std Fireplace into the Room Approx 8 inches. Bump to be 60inches Wide and goes to approx 9ft ceiling Note:		
86 0 18Jun24	1 - To be included - Add - Luxury Ensuite Note:As per B-1		
87 0 18Jun24	1 - To be included - Add - 9-f t second floor upgrade Note:As per B-1		
88 0 18Jun24	1 - Add - 2 gang meter base 200amp service c/w 1 meter for main unit with 100amp panel and 1 meter for basement unit with 100amp panel Note:As per B-1		
89 0 18Jun24	1 - Garage: Finished garage with insulation and one coat of drywall Note:		
90 0 18Jun24	1 - MAIN HOUSE: Primary ensuite: U/G 3x5 Acrylic base to ceramic Note:		
91 0 18Jun24	1 - MAIN HOUSE: Primary ensuite: S/I (2) 12x12 shower niches (cannot be on an exterior wall, see detail sheet for install) approx 6 inches apart one on top of the other Note:		



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92 0 18Jun24	1 - MAIN HOUSE: Main bathroom: S/I a 12x12 shower niche (cannot be on an exterior wall, see detail sheet for install) Note:		
93 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: Delete std linen niche and wall beside as per plan Note:		
94 0 19Jun24	1 - MAIN HOUSE: Kitchen: Delete wall next to island, std pantry door and trim Note:		
95 0 19Jun24	1 - DELETE** Seperate kitchen appointment with spectrum kitchens Note:		
96 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: S/I plywood backing in wall for floating vanity Note:		
97 0 19Jun24	1 - MAIN HOUSE: Main Bathroom: S/I plywood backing in wall for floating vanity Note:		
98 0 19Jun24	1 - MAIN HOUSE: Powder Room: S/I plywood backing in wall for floating vanity Note:		

Plumbing

99 0 18Jun24	1 - MAIN HOUSE: U/G toilet to Avenal Toilet 4722HNW and 4771NWU with soft close lid - Powder room, Main bathroom, primary ensuite Note:		
100 0 18Jun24	1 - MAIN HOUSE: Primary ensuite: U/G Std 3x4 ceramic shower to 3x5 and U/G shower doors to Maax Halo Sliding doors (Matte Black Handle and No Hinges) NoteUpgraded to ceramic tiled base		
101 0 19Jun24	1 - INCOME SUITE: U/G Kitchen Faucet to Keele 940LF-BL Black NoteDrain to match		
102 0 19Jun24	1 - MAIN HOUSE: U/G Kitchen Faucet to Keele 940LF-BL Black NoteDrain to match		
103 0 19Jun24	1 - MAIN HOUSE: Primary Ensuite: U/G Shower Faucet to 55085-BL With 50560-BL &R10000 & T11859-BL & T14259-BL Note:		
104 0 19Jun24	1 - MAIN HOUSE: Primary ensuite: S/I Shower drain to match shower fixtures (matte black) Note:		
105 0 18Dec24	1 - DELETE - INCOME SUITE: Bathroom: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet Note:Overflow and drain to match Note:		
106 0 18Dec24	1 - INSTALL - INCOME SUITE - Main Bathroom vanity - upgrade to DELTA - Portage 571LF BL - matte black Note: Overflow and drain to match Note:		



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107 0 18Dec24	1 - DELETE - MAIN HOUSE: Main Bathroom: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet Note: Overflow and drain to match Note:	
108 0 18Dec24	1 - DELETE - MAIN HOUSE: Powder Room: U/G to Delta Kitano 563LF-BL Black Basin Faucet Note:Overflow and drain to match Note:	
109 0 18Dec24	1 - DELETE - MAIN HOUSE: Primary Ensuite: U/G to Delta Kitano 563LF-BL-LPU Black Basin Faucet (2) Note: Overflow and drain to match Note:	
110 0 18Dec24	1 - INSTALL - MAIN HOUSE - Ensuite x 2, Main Bathroom and Powder Room vanity - upgrade to DELTA - Portage 571LF BL - matte black Note: Overflow and drain to match Note:	
111 0 18Dec24	1 - DELETE - MAIN HOUSE: Primary Ensuite: U/G to Delta Kitano T3763-BL Black Roman Tub Faucet/Handheld Note: Overflow and drain to match Note:	
112 0 18Dec24	1 - INSTALL - MAIN HOUSE - Primary Ensuite - Freestanding Tub faucet - Upgrade to DELTA Portage T3763 BL - matte balck Note: Overflow and drain to match Note:	
113 0 18Dec24	1 - DELETE - INCOME SUITE: Bathroom: U/G to Delta Kitano T14463-BL Black Tub/Shower Faucet Note: Drain to match Note:	
114 0 18Dec24	1 - INSTALL - INCOME SUITE - Main Bathroom - Tub-Shower faucet - DELTA Portage 571LF BL Note: Drain to match Note:	
115 0 18Dec24	1 - DELETE - MAIN HOUSE: Main Bathroom: U/G to Delta Kitano T14463-BL Black Tub/Shower Faucet Note: Overflow and drain to match Note:	
116 0 18Dec24	1 - INSTALL - MAIN HOUSE - Main Bathroom - tub-shower faucet - DELTA Portage T14471 BL - matte black Note:	

Railings

117 0 18Jun24	1 - MAIN HOUSE: Remove caps from standard posts Note:	
118 0 18Jun24	1 - MAIN HOUSE: U/G to Metal spindles (black, TL-12-40) in lieu of standard Oak Modern Note:	
119 0 18Jun24	1 - INCOME SUITE: Remove caps from standard posts Note:	
120 0 18Jun24	1 - INCOME SUITE: U/G to Metal spindles (black, TL-12-40) in lieu of standard Oak Modern Note:	



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Trim

121 0 18Jun24	1 - MAIN HOUSE: U/G std handle to lever Matte Black (Vega, x12) Note:	
122 0 18Jun24	1 - INCOME SUITE: U/G std handle to lever Matte Black (Vega, x6) Note:	
123 0 18Jun24	1 - Front door: U/G Strait Exterior Handle to Ashford Matte Black Note:	
124 0 19Jun24	1 - MAIN HOUSE: Delete std paper towel holder and towel bars from all bathrooms Note:	
125 0 19Jun24	1 - INCOME SUITE: Delete std paper towel holder and towel bars from all bathrooms Note:	
126 0 19Jun24	1 - MAIN HOUSE: U/G door to 96" high (all, includes closets, x21) Note:	
127 0 19Jun24	1 - MAIN HOUSE: U/G std handle to lever Matte Black (Vega, x11) Note:	

1A Offer Worksheet	To be included - Add - Luxury Ensuite Note:	
2A Offer Worksheet	To be included - Add - 9-ft second floor upgrade. Note:	
3A Offer Worksheet	Add - 2 gang meter base 200amp service c/w 1 meter for main unit iwth 100amp panel and 1 meter for basement unit with 100amp panel. Note:	
4A Offer Worksheet	Purchaser will receive the \$25,000 Design Center credit to be used towards upgrades. The Purchaser acknowledges and understands this credit does not have any cash value and cannot be used towards the purchase price of the home. Note:	

This Document is Extremely Time Sensitive - Printed 18 Dec 24 at 15:23