



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Stephanie Gould and Christian Buet TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
Unit 131 Block 14 / Towns	Rallidale Street	HAMON CORNER	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 04Feb21	1 - Upgrade kitchen cabinets to Line 3 Note:	
2 0 04Feb21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
3 0 04Feb21	1 - Add filler to bulkhead Note:	
4 0 04Feb21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 04Feb21	1 - Increase fridge space to 37"w X 72" h / Note: builder to add 4" false wall to allow fridge 0door to open properly. Note:	
6 0 04Feb21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - line 3 Note:	
7 0 04Feb21	1 - Delete upper above range + approx. 3" each side to ccomodate 30" chimney style hood fan Note:	
8 0 04Feb21	1 - Add cabinets to dining area as per cabinet plan : 2 X pantries - 12"d X 96"h; Base cabinets - 12"d. X approx. 48"w. (counter top by others) Note:	
9 0 04Feb21	1 - Upgrade all drawers in kitchen to soft close (X 7) Note:	
10 0 04Feb21	1 - Upgrade all hinges in kitchen to soft close (X26 doors) Note:	
11 0 04Feb21	1 - Powder room vanity - upgrade cabinets to Line 2 Note:	
12 0 04Feb21	1 - Main bath vanity - upgrade cabinets to Line 2 Note:	
13 0 04Feb21	1 - Master Ensuite vanity - upgrade cabinets to Line 2 Note:	
14 0 04Feb21	1 - Master Ensuite - modify vanity to accommodate 2 sinks - Line 2 Note:	
15 0 04Feb21	1 - Master Enusite - add bank of 3 drwrs - Line 2 Note:	
16 0 04Feb21	1 - Master Ensuite - Delete std laminate countertop Note:	



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17 0 04Feb21	1 - Master Retreat - Delete std cabinets & countertop Note:	

Doors and Windows

18 0 04Feb21	1 - S/I 8 Foot Patio Door in Lieu of standard 7 Foot Note:	
19 0 04Feb21	1 - S/I Transom above Front door Note:	

Electrical

20 0 04Feb21	5 - Upgrade (5) standard TV jacks to Cat 6a Data Note:Total of (1) Tel, (5) Cat 6a Data & (1) TV Throughout	
21 0 04Feb21	1 - S/I (1) 15 Amp standard outlet in basement - as per plan NoteInstalled @ 60" A.F.F	
22 0 04Feb21	1 - S/I (1) 15 Amp standard outlet in Living Room - as per plan NoteInstalled @ 60" A.F.F	
23 0 04Feb21	1 - S/I (1) 15 Amp standard outlet in Dining Room - as per plan NoteBetween pantries, above Counter Top @ 40" A.F.F	
24 0 04Feb21	2 - S/I (2) 15 Amp standard outlet in Master Bedroom - as per plan Note:	
25 0 04Feb21	1 - S/I (1) 15 Amp standard outlet in Master Bedroom - as per plan NoteInstalled @ 60" A.F.F	
26 0 04Feb21	1 - S/I (1) 4" White interior potlights (HALO Slim LED) connected on a new switch in Master Bedroom - as per plan Note:	
27 0 04Feb21	1 - S/I (1) Additional standard vanity light fixture in Ensuite - above 2nd sink - connected to existing switch - as per plan Note:	

Granite

28 0 04Feb21	1 - S/I Standard Granite countertop in Master Ensuite in lieu of Standard Laminate Note:	
29 0 04Feb21	1 - Remove standard 4" backsplash in Kitchen countertop Note:	
30 0 11Feb21	1 - S/I Granite - Standard Colour - counter top in the middle of cabinetry wall in Kitchen - No 4" backsplash Note:	
31 0 09Aug21	1 - S/I Bristol Virtuo Granite Single Undermount Bowl Kitchen Sink- B317 Pearl Black- in lieu of standard double sink in Kitchen Note:	



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Hardwood

32 0 04Feb21	1 - S/I Torly`s LVT floors in lieu of standard Ceramic in Kitchen Note:	
33 0 04Feb21	1 - S/I Torly`s LVT floors in lieu of standard Carpet in Upper Hall, Bedroom 2 & 3, Master Bedroom Note:	
34 0 04Feb21	1 - S/I Torly`s LVT floors in lieu of standard Engineered Hardwood - standard colours - in Living/Dining, Den and Main Hall area. - as per B1 NoteIncl. oak nosing & front entry step as needed	

Heating and Air Conditioning

35 0 04Feb21	1 - Reconfigure Hot Water Tank to accommodate new location of side X side Laundry machines in Laundry Room - as per plan Note:	
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Miscellaneous

36 0 04Feb21	1 - S/I Zephyr Ombra (ZOM-E30ABS) 30" Black Stainless Steel Chimney Hood Fan in Lieu of standard White Hood fan in Kitchen Note:	
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Plumbing

37 0 04Feb21	1 - S/I (1) Additional lavatory sink and faucet in Ensuite vanity Note:	
38 0 04Feb21	1 - Remove Plumbing for Master Bedroom Retreat Note:	
39 0 04Feb21	1 - Delete standard shower stall - S/I 3x5 acrylic base and Maax Halo Sliding Doors (Black Matte) Note:	
40 0 04Feb21	1 - S/I Maax - Delsia 6032 (106192) Freestanding Soaker Tub in Ensuite bathroom in lieu of standard drop-in in Ensuite Bathroom - as per plan Note:	
41 0 04Feb21	1 - S/I (1) Delta Trinsic (9159-BL-DST) Single Handle Pull-Down Kitchen Faucet - Matte Black - in lieu of standard Kitchen Faucet Note:	
42 0 04Feb21	1 - S/I (1) Delta T14259-BL - TRINSIC Monitor 14 Series H2Okinetic Shower Trim - Black Matte - in lieu of standard shower trim in Ensuite Bathroom Note:	
43 0 04Feb21	2 - S/I (2) Delta Trinsic 559LFB LMPU Single Handle Bathroom Faucet - Black Matte - in lieu of standard faucet in Ensuite bathroom Note:	
44 0 04Feb21	1 - S/I (1) Delta Trinsic T2759-BL Roman Tub Trim - Matte Black - in lieu of standard in Ensuite Bathroom Note:	
45 0 04Feb21	2 - S/I (2) black bathroom drains for sink in Ensuite Bathroom in lieu of standard chrome Note:	



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46 0 04Feb21	1 - S/I (1) Bathtub drain and (1) overflow drain in black in lieu of standard chrome in Ensuite Bathroom Note:	

Railings

47 0 04Feb21	1 - S/I Oak nosing under spindles Note:	
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Stairs

48 0 04Feb21	1 - S/I Oak step at Foyer goin up from Main Hall Note:	
49 0 04Feb21	1 - Upgrade main stairs to Oak treads with white stringers and risers. Stair to be prefinished Note: LVT Flooring at Landing	
50 0 04Feb21	1 - Upgrade standard Railings to 3 1/2 square oak modern post with cap 1/2" square plain black metal Spindles with no shoes Note:	

Trim

51 0 04Feb21	11 - Upgrade Interior Doors to Level 2 - Lincoln - in leu of standard Carrara 2 Panel smooth doors - Throughout Note:	
52 0 04Feb21	1 - Delete standard 18" Towel Holder and Paper Holder - throughout Note: Purchaser to install own after closing	
53 0 04Feb21	1 - S/I Level 2 Trim - 5-1/2" Baseboards 3-1/2" Casings - CT# 1 CER - In lieu of standard - Throughout Note:	

1A Offer Worksheet	Purchasers to receive the current bonus of hardwood on the main floor, in lieu of carpet. Note:	
2A Offer Worksheet	Purchasers to receive a bonus of a \$10,000 Design Centre credit to be used towards upgrades. This credit does not have any cash value and cannot be used towards the purchase price of the home. Note:	

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