



REVISED 3/2/2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY**Pathways at Findlay Creek - 2164886 Ontario Inc.****PURCHASER:** Model Home_54**TEL:**

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
54 / 1	Dun Skipper Road	STRATHMORE Elev M 3 Bed	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 18Feb22	1 - Add (1) top drawer to cabinet beside sink Note:	
2 0 18Feb22	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
3 0 18Feb22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (suggested location: next to dishwasher) Note:	
4 0 18Feb22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 18Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
6 0 18Feb22	1 - Upgrade kitchen cabinets to Line 3 Note:	
7 0 18Feb22	1 - Line 3 cabinets in powder room, main bathroom, ensuite bathroom - in lieu of standard Note:	
8 0 22Feb22	1 - Optional Kitchen Layout Note:	
9 0 02Mar22	1 - Add top drawer above recycle center - line 3 Note:	
10 0 02Mar22	1 - Cabinet next to sink - split into 2 single cabinets Note: recycle center will be added to one of the cabinets	
11 0 02Mar22	1 - Cabinets on fridge wall to reach 93"h Note:	
12 0 02Mar22	1 - Delete upper above range + 6" space each side of chimney hood Note:	

Ceramic

13 0 18Feb22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Master ensuite Note:	
14 0 18Feb22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Mudroom Note:	
15 0 18Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in Powder room Note:	
16 0 18Feb22	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in foyer Note:	



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17 0 18Feb22	1 - S/I - Standard 4x16 ceramic wall tile in kitchen installed up and behind chimney hood Note:		

Electrical

18 0 18Feb22	1 - Delete (1) Standard light fixture in Loft- S/I (4) 4" White interior potlights in Loft- connected to existing switch- as per plan Note:	
19 0 18Feb22	1 - Delete (1) Standard light fixutre in Mudroom- S/I (2) 4" White interior potlights- connected to existing switch- as per plan Note:	
20 0 18Feb22	1 - Delete (2) Standard light fixture in Main Hall- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing 3-way switches- as per plan Note:	
21 0 18Feb22	1 - Delete 4-way switch in upstairs hall- S/I new 3-way switch for existing Stairs standard light fixture- as per plan Note:	
22 0 18Feb22	1 - Delete Standard light fixtures in Optional Kitchen Layout throughout- S/I (10) 4" White interior potlights (HALO Slim LED) In Kitchen- connected to new 3-way switches- as per plan Note:	
23 0 18Feb22	1 - Reinforce (1) existing light outlet for heavier fixture in Dining Room- as per plan Note:	
24 0 18Feb22	1 - S/I - Cyclone SC31930 baffle filter 300CFM 30" chimney hood in black finish in lieu of standard Note:	
25 0 18Feb22	1 - S/I (1) Exterior soffit plug w/ switch for holiday lights- as per plan Note:	
26 0 18Feb22	1 - S/I (1) non-straight conduit at fireplace for future TV- as per plan Note:	
27 0 18Feb22	1 - S/I (1) Separate circuite plug in basement (future fridge or freezer)- as per plan Note:	
28 0 18Feb22	1 - S/I (1) Standard recessed electrical outlet above fireplave @80" A.F.F.- as per plan Note:	
29 0 18Feb22	2 - S/I (2) Capped light outlets- connected to existing switch- as per plan Note:	
30 0 18Feb22	3 - S/I (3) standard electrical outlets in basement- as per plan Note:	
31 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in Dining room- connected to new Dimmer switch- as per plan Note:	
32 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in foyer- connected to new switch- as per plan Note:	



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33 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in Upstairs Hall- connected to new 3-way switches- as per plan Note:		
34 0 18Feb22	1 - S/I (4) 4" White interior potlights in Primary Medroom- connected to new switch- as per plan Note:		
35 0 18Feb22	1 - S/I (6) 4" White interior potlights in Family Room- connected to new 3-way switches- as per plan Note:		

Fireplace

36 0 18Feb22	1 - Upgrade to Stained oak box beam mantle in lieu of standard Note:	
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Granite

37 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Main bathroom w/ 4" backsplash and (1) standard rectangle undermount sink Note:	
38 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Master ensuite w/ 4" backsplash and (2) standard rectangle undermount sink Note:	
39 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Powder room w/ 4" backsplash and (1) standard rectangle undermount sink Note:	
40 0 18Feb22	1 - S/I - Level D silestone quartz in lieu of standard granite in kitchen - w/ no 4" backslpash Note:	

Miscellaneous

41 0 22Feb22	1 - 9' foundation pour Note:	
42 0 22Feb22	1 - 9' second floor Note:	
43 0 22Feb22	1 - Alternate Luxury Master Ensuite w/ Maax Jazz Freestanding tub and 3x5 ceramic shower enclosure with acrylic base and Maax Halo doors (matte black hardware)- as per plan Note:	
44 0 22Feb22	1 - Delete wall between family room and dining room Note:	
45 0 22Feb22	1 - Optional Family Room extension Note:	
46 0 02Mar22	1 - Return wall next to fridge to be 28" d Note:	

Paint



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47 0 18Feb22	1 - Upgrade to flat ceilings in lieu of standard stipple - throughout Note:		
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Plumbing

48 0 18Feb22	1 - S/I Delta Trinsic single hole faucet in lieu of standard (9159-BL-DST) in kitchen Note: Removed		
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49 0 22Feb22	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:		
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Railings

50 0 18Feb22	1 - S/I - 3.5" Modern oak post w/ cap and black metal spindles (square) in lieu of standard oak colonial Note:		
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Stairs

51 0 22Feb22	1 - Upgrade main stairs to oak including pre-engineered hardwood landing Note:		
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Trim

52 0 22Feb22	1 - S/I 8'H interior doors for ALL interior doors- basement, main floor and second floor (where applicable) Note:		
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53 0 22Feb22	4 - S/I By-pass closet doors in lieu of standard- Mudroom, Bedroom 2, Bedroom 3, Master Bedroom- as per plan Note:		
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54 0 22Feb22	1 - S/I Swing closet doors in lieu of standard- Foyer Note:		
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1A Offer	Note:		
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