



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Ivan Grubisic and Christina Grubisic

TEL:

LOT / PHASE 299 / 2	STREET 51 Dun Skipper Drive	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 22Jul21	1 - Relocate sink on island to butler's pantry - as per plan Note:	
2 0 22Sep21	1 - Accommodate for built-in cook top (add base cabinet) NEED SPECS - Line 2 Note:	
3 0 22Sep21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NEED SPECS Note:	
4 0 22Sep21	1 - Add 12"d. cabinets to back of island - line 3 Note:	
5 0 22Sep21	1 - Add 2 top drwrs - one each side of cooktop - Line 2 Note:	
6 0 22Sep21	1 - Add plain clear glass inserts to stacked uppers (4 doors) - line 2 Note:	
7 0 22Sep21	1 - Add plain clear glass inserts to stacked uppers (6 doors) Line 2 Note:	
8 0 22Sep21	1 - Add pot/pan drwrs - c/w one wide top drwr in lieu of std door in Kitchen Island - Line 3 Note:	
9 0 22Sep21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
10 0 22Sep21	1 - Delete approx. 4 ft of base cabinets & replace with support structure for flush eating table: 2 X 4" plain square legs, support panel & Apron - Line 3 NoteIsland top increased to 124.5" X 39" (extra Stone by Other)	
11 0 22Sep21	1 - Delete Surface Mount Medicine Cabinet - Line 3 Note:	
12 0 22Sep21	1 - Delete upper above sink and replace with 2 floating shelves - Line 2 Note:	
13 0 22Sep21	1 - Delete upper cabinet above cooktop + approx. 6" each ide to accommodate 36"w. Chimney hood - Line 2 Note:	
14 0 22Sep21	1 - Increase depth of fridge upper to 24"d and add side panel - Line 2 Note:	
15 0 22Sep21	1 - Increase height of Broom/Pantry cabinet to reach 106" - Line 2 Note:	
16 0 22Sep21	1 - Increase height of fridge upper & side panel to reach 106"h - Line 2 Note:	



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17 0 22Sep21	1 - Increase height of oven cabinet to reach 106"h. - Line 2 Note:	
18 0 22Sep21	1 - Increase height of uppers to reach 106" (each side of cooktop): 33"h uppers installed at 18"above counter + 18"h upper stacked above c/w 1" square moulding between & filler to ceiling; fridge upper increased to reach 106" - Line 2 Note:	
19 0 22Sep21	1 - Increase height of uppers to reach 106" (each side of sink): 33"h uppers installed at 18"above counter + 18"h upper stacked above c/w 1" square moulding between & filler to ceiling. - Line 2 Note:	
20 0 22Sep21	1 - Increase Vanity by approx. 9" (on tub side) - Line 2 Note:	
21 0 22Sep21	1 - Move fridge space approx. 12" and insert tall broom/pantry cabinet - Line 2 Note:	
22 0 22Sep21	1 - Move sink, DW & standard bank of drwrs from Island to Butler's Pantry - Line 2 Note:	
23 0 22Sep21	1 - replace 2 doors below cooktop with 1 false top drwr and 2 pot/pan drwrs - Line 2 Note:	
24 0 22Sep21	1 - Sink, DW & std bank of drawers moved to Butler's Pantry Note:	
25 0 22Sep21	1 - Upgrade 2 drawers below cooktop to soft close - Line 2 Note:	
26 0 22Sep21	1 - Upgrade cabinetry in Bedroom 4 Ensuite to Line 3 Note:	
27 0 22Sep21	5 - Upgrade hardware in In-law Ensuite to second upgrade - D9 Note:	
28 0 22Sep21	1 - Upgrade Kitchen Island cabinetry to Line 3 in lieu of standard Note:	

Ceramic

29 0 22Sep21	1 - S/I Level A floor tile - 12x24 - installed in a herringbone pattern at Foyer in lieu of standard Note:	
30 0 22Sep21	1 - S/I Level A floor tile - 12x24 - installed in a stacked pattern in Master Ensuite in lieu of standard Note:	
31 0 22Sep21	1 - S/I Level A floor tile - 13x13 - installed in a stacked pattern in Main Bathroom/Jack&Jill in lieu of standard Note:	
32 0 22Sep21	1 - S/I Level A Wall Tile - 12x24 - installed in a vertically stacked pattern in Master Ensuite in lieu of standard Note:	



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33 0 22Sep21	1 - S/I Level B floor tile - 12x24 - installed in a stacked pattern in Bedroom 2/In-law Ensuite in lieu of standard Note:		
34 0 22Sep21	1 - S/I Level B floor tile - 12x24 - installed in a stacked pattern in Bedroom 4 Ensuite in lieu of standard Note:		
35 0 22Sep21	1 - S/I Level B floor tile - 12x24 - installed in a stacked pattern in Kitchen in lieu of standard Note:		
36 0 22Sep21	1 - S/I Level C floor tile - hexagon - at Powder Room in lieu of standard Note:		
37 0 22Sep21	1 - Upgrade installation of wall tile in Kitchen backsplash to herringbone Note:		

Doors and Windows

38 0 22Jul21	1 - Add (1) 56x30 window in Basement - as per plan Note:	
39 0 22Jul21	2 - Extend (2) existing Basement windows from 24x48 to 56x30 - as per plan Note:	
40 0 22Jul21	1 - Relocate existing window in In-law Suite S/I 6' Patio doors in In-Law Suite with landing c/w - patio doors, misc framing, paint and trim) landing - as per plan Note:	
41 0 22Jul21	1 - S/I 8' wide patio doors in lieu of standard 6'W Note:	
42 0 22Jul21	1 - S/I Transom above 6'W patio door in In-law Suite Note:	
43 0 22Jul21	1 - S/I Transom above 8'W patio door in Kitchen Note:	

Electrical

44 0 22Sep21	5 - add (5) additional cat 6 outlets - as per plan NoteMaster Bedroom & Basement Cat 6 to be installed at 60" A.F.F	
45 0 22Sep21	1 - Delete (1) standard fixture above Kitchen Island S/I (3) Capped Light outlets above kicthen island - connected to a dimmer switch- as per plan Note:	
46 0 22Sep21	1 - Delete (2) standard fixtures in Kitchen S/I (2) Capped Light outlets connected to existing switch- as per plan Note:	
47 0 22Sep21	1 - Delete (2) Telephone jacks and (5) TV Jacks- S/I (3) CAT6 Data jacks- as per plan Note:**new standard spec for homes**	



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48 0 22Sep21	1 - Relocate standard light in Master Ensuite - as per plan Note:		
49 0 22Sep21	1 - S/I (1) 15 Amp standard outlet above Great Room Fireplace installed 80" A.F.F - as per plan Note:		
50 0 22Sep21	1 - S/I (1) 15 Amp standard outlet in Basement installed 60" A.F.F - as per plan Note:		
51 0 22Sep21	1 - S/I (1) 15 Amp standard outlet in Bedroom 4 - as per plan Note:		
52 0 22Sep21	1 - S/I (1) 15 Amp standard outlet in Master Bedroom installed 60" A.F.F - as per plan Note:		
53 0 22Sep21	2 - S/I (2) 15 Amp standard outlet Walk-in Pantry - as per plan Note:		
54 0 22Sep21	1 - S/I 15 Amp Separate Circuit Weather Proof Plug at rear by In-law/Bedroom 2 Suite - as per plan Note:		
55 0 22Sep21	1 - S/I 4" LED slim Shower Recessed Light White (AFR4-0930-WH) connected on a seperate switch in Master Ensuite Shower - as per plan Note:		
56 0 22Sep21	1 - S/I Capped Light Outlet reinforced to accommodate Heavier Fixture connected to a new dimmer switch in Great Room - as per plan Note:		
57 0 22Sep21	1 - S/I Wire for Cooktop - 40 Amp 120/240V 3 in Kitchen - as per plan Note:		
58 0 22Sep21	1 - S/I Wire for Wall Oven - 40 Amp 120/240V 3 in Kitchen - as per plan Note:		

Fireplace

59 0 22Jul21	1 - Delete mantle above fireplace Note:	
60 32,079 22Jul21	1 - Fireplace - Accessory - Raise Fireplcae 12 inch Above Finished Floor Note:	
61 0 22Jul21	1 - S/I Fan Kit for fireplace Note:	
62 0 22Sep21	1 - Remove standard mantle above fireplace Note:	

Granite



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63 0 22Sep21	1 - S/I Radianz Level 1 Quartz countertop in Kitchen in lieu of standard Granite; no 4" backsplash, with standard undermount sink Note:	

Hardwood

64 0 22Sep21	1 - S/I Engineered Hardwood Level A Landing on Main Stairs NotePricing included with Oak stairs	
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Miscellaneous

65 0 22Jul21	1 - Extend Garage approx. 12" to accommodate basement stairs - as per plan Note:	
66 0 22Jul21	1 - Optional 5th Bedroom Noteas per B-1	
67 0 22Jul21	1 - Optional Chef's Kitchen NoteAs per B-1	
68 0 22Jul21	1 - Relocate Walk-in Pantry Door to face Butler's Pantry - as per plan Note:	
69 0 22Jul21	1 - Side Entrance c/w Stairs to Basement NoteStandard unglazed 32" door, standard hardware, electrical switch,exterior light fixture, patio stone landing, carpet stairs to basement, framed stairwell, standard wall mounted handrail, Vestibule at bottom of stairs  (May be subject to cost of steps due to grade)  Pending approval	
70 0 22Sep21	1 - S/I Falmec VULCANO Chimney 36" - 280cfm (FPVUL36W3SS) in stainless in lieu of standard in the Kitchen Note:	

Plumbing

71 0 22Jul21	1 - (1) Maax Jazz 66x36 freestanding tub in lieu of standard Maax Sax 66x36 in Ensuite Note:	
72 0 22Jul21	1 - 1 Piece Rough-In for Future Bar Sink - as per plan Note:	
73 0 22Jul21	1 - Accommodate for sink in butler's pantry - as per plan NoteSink selection and Pricing TBC	
74 0 22Jul21	1 - Optional (1) 3-piece rough-in for future bathroom in basement, in standard location NoteAs per B-1	
75 0 22Jul21	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base with kameleon doors in chrome in lieu of standard 3x4 shower stall in Ensuite Note:	
76 0 22Sep21	1 - Add fridge water line Note:	



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77 0 22Sep21	1 - S/I Delta Ashlyn - T14464-BL - Monitor 14 Series Tub and Shower Trim in matte black in Bedroom 2/In-law suite in lieu off standard Note:	
78 0 22Sep21	1 - S/I Delta Galeon - T2771-BL - 3-Hole Roman Tub Trim In Matte Black in Master Ensuite in lieu of standard Note:	
79 0 22Sep21	1 - S/I Delta Single-Setting Metal Raincan Shower Head (52159-BL) Shower Arm & Flange 10" Ceiling Mount (U4999-BL) Ara Valve Trim (T17067-BL) in matte black in lieu of standard Note:	

Stairs

80 0 22Jul21	1 - S/I Oak nosing under spindles - include upper hall Note: <del>Unfinished to accommodate purchaser's own stain colour after closing</del>	
81 0 22Jul21	1 - Upgrade Main Staircase to Oak Note: <del>Unfinished to accommodate purchaser's own stain colour after closing</del>	
82 0 22Sep21	1 - Supply Stain for Oak nosing, oak stairs, newel post and railing Note:	
83 0 22Sep21	1 - Upgrade 3-1/2" Oak Modern newel posts w/ cap and metal spindles (black, all plain) in lieu of standard Oak Colonial Note:	

Trim

84 0 22Sep21	1 - Delete Bathroom accessories in Bedroom 2/In-law Ensuite, Master Ensuite and Powder Room Note:	
85 0 22Sep21	1 - S/I Standard Trim package- CTC #10 2 ½” Casings and CTB #10 4 ½” Baseboards Note:** New Standard **	

1A Offer Worksheet	Add - Optional 5th Bedroom Note:	
2A Offer Worksheet	Add - Optional Chefs Kitchen Note:	
3A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard locations. Note:	

This Document is Extremely Time Sensitive - Printed 11 Nov 21 at 15:16