



Revision: Tile
May 17th, 2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Rehma Husain TEL: RES.: 613-796-1823

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
116 / 1	165 Minikan Street	WINCHESTER ELEV A 4 BEDROOM WITH LOFT	

INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 20May21	1 - Main Bath - Modify cabinets to accommodate for 2 sinks (bank of drwrs moves to middle) - line 2 Note:	
2 0 20May21	1 - Master Ensuite - increase vanity by 6" and modify cabinets to accommodate 2 sinks - Line 2 Note:	
3 0 20Oct21	1 - Add 1 glass door to upper angled corner cabinet with Frame, Mullions & clear glass Note:	
4 0 20Oct21	1 - Add crown moulding to top of upper cabinets - regular 2" - Line 4 Note:	
5 0 20Oct21	1 - Add false top drwr to sink base cabinet - Line 4 Note:	
6 0 20Oct21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting NoteLights and Electrical by other	
7 0 20Oct21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - next to sink - Line 4 Note:	
8 0 20Oct21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to dishwasher) - Line 4 Note:	
9 0 20Oct21	1 - Add top drawer - above recycle centre - Line 4 Note:	
10 0 20Oct21	1 - DELETE - Master Ensuite - increase vanity by 6" and modify cabinets to accommodate 2 sinks - Line 2 Note:	
11 0 20Oct21	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21"above counter) - Line 4 Note:	
12 0 20Oct21	1 - Island - accommodate for bar sink NotePlumbing & sink by Other	
13 0 20Oct21	1 - Island - Add 1 top drwr to middle cabinet - Line 4 Note:	
14 0 20Oct21	1 - Island - add 2 pull-outs to middle cabinet - line 4 Note:	
15 0 20Oct21	1 - Island - Modify cabinets: 1 double width cabinet in middle + 2 single cabinets - one each side - Line 4 Note:	
16 0 20Oct21	1 - Master Ensuite - increase vanity by 6" and modify cabinets to accommodate 2 sinks - Line 3 Note:	



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17 0 20Oct21	1 - Matching interior for glass door cabinet Note:		
18 0 20Oct21	1 - S/I - 4" filler beside fridge to accommodate for french door refridgerator. NoteCabinetry to be adjusted as per plan		
19 0 20Oct21	1 - Upgrade all drawers in kitchen to soft close (9 drwrs + 2 pullouts) Line 4 Note:		
20 0 20Oct21	1 - Upgrade all hinges in kitchen to soft close (X20 doors) - Line 4 Notebase corner piano hinge not applicable		
21 0 20Oct21	1 - Upgrade kitchen cabinets - Line 4 Note:		
22 0 20Oct21	1 - Upgrade Master Ensuite cabinetry to Line 3 Note:		

Carpet

23 0 20Oct21	1 - Upgrade carpet underpad to ViscoPro (9lb) in Upper Hall/Loft, Master Bedroom, Bedroom 2,Bedroom 3, Bedroom 4 Note:	
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Ceramic

24 0 20May21	1 - S/I Ceramic flooring in lieu of standard carpet in Lower Hall - from Foyer to Kitchen - standard colour selections Note:	
25 0 20May21	1 - Upgrade Main Staircase to Oak Note:	
26 0 20Oct21	1 - S/I Horizontal Glass Listello - 6"high - installed 9" from the countertop in Kitchen backsplash Note:	
27 0 16May22	1 - DELETE: S/I Level B Floor Tile 12 x 24 - instaled stacked in Lower Hall - from Foyer to kitchen in lieu of standard Note:	
28 0 16May22	1 - DELETE: S/I Level B Tile - 12 x 24 - installed in stacked pattern in kitchen in lieu of standard Note:	
29 0 16May22	1 - DELETE: S/I Level B Tile - 12 x 24 - installed in stacked pattern in mudroom/laundry room in lieuof standard Note:	
30 0 16May22	1 - S/I Level B Floor Tile 24 x 24 - instaled stacked in Lower Hall - from Foyer to kitchen in lieu of standard Note:	
31 0 16May22	1 - S/I Level B Tile - 24 x 24 - installed in stacked pattern in kitchen in lieu of standard Note:	
32 0 16May22	1 - S/I Level B Tile - 24 x 24 - installed in stacked pattern in mudroom/laundry room in lieuof standard Note:	



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Doors and Windows

33 0 20May21	1 - Enlarge (1) side Basement window from 36x24 to 56x30 Note:	
34 0 20May21	1 - Enlarge rear Basement window from 36x24 to 56x30 NoteB-1	

Electrical

35 0 20May21	1 - S/I (1) Additional standard vanity light fixture in Ensuite Bathroom - installed above 2nd sink Note:	
36 0 20May21	1 - S/I (1) Additional standard vanity light fixture in Main Bathroom - installed above 2nd sink Note:	
37 0 20Oct21	1 - Increase depth of fridge upper to 24"d and add side panel - line 4 Notefridge space increased to 38.8" wide to accomodate 36"w fridge. Fridge specs to be verified to ensure there is enough clearance at the wall to open fridge door fully.	
38 0 20Oct21	3 - Reinforce existing light outlets above Main Staircase, above Kitchen island, and in Dining Room for heavier fixtures Note:	
39 0 20Oct21	1 - S/I (1) 15 AMP separate circuit plug in unfinished Basement (for fridge/freezer) Note:	
40 0 20Oct21	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Family Room - installed @ 72" above finished floor Note:	
41 0 20Oct21	1 - S/I (1) 15 AMP standard plug outlet in unfinished Basement Note:	
42 0 20Oct21	1 - S/I (1) 4" interior white potlights in Ensuite shower (HALO Slim LED) - connected to separate switch Note:	
43 0 20Oct21	1 - S/I (1) 4" interior white potlights in Main Bathroom shower (HALO Slim LED) - connected to separate switch Note:	
44 0 20Oct21	2 - S/I (2) 4" (Black) exterior potlight (AFR4-0930) - connected to existing switch - as per plan Note:	
45 0 20Oct21	1 - S/I (6) LED Puck Lights (CA360A) - c/w outlet and driver and one switch control to be installed below upper Kitchen Cabinets - as per plan Note:	
46 0 20Oct21	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates in Great Room - installed at 72" AFF above fireplace Note:	
47 0 20Oct21	1 - S/I Speaker Rough-in at Family Room fireplace - non-direct run including wall plates at both ends by Fireplace Note:	



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48 0 20Oct21	2 - Upgrade (2) standard TV jacks to Data Note:Total of (2) Tel, (2) Data & (3) TV Throughout	
49 0 20Oct21	1 - Upgrade standard light fixture in living dining room to dimmer switch - as per plan Note:	

Fireplace

50 0 20May21	1 - Raise fireplace box in Family Room 12" above finished floor Note:	
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Granite

51 0 20Oct21	1 - S/I Bristol B1814 Undermount Stainless Steel Bar sink in kitchen island - as per plan Note:	
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Hardwood

52 0 20May21	1 - S/I Level B Pre-Finished Engineered Hardwood floors in lieu of Carpet in Great Room, Living/Dining and Den area. Note:	
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Heating and Air Conditioning

53 0 20May21	1 - S/I Terminated gas line for future BBQ Note:	
54 0 20May21	1 - S/I Terminated gas line for future stove w/ 110v outlet Note:	

Miscellaneous

55 0 20May21	1 - 1 - Close wall between Kitchen and Dining room - as per plan Note:	
56 0 20May21	1 - Build drywall box around Family Room fireplace approx. 6`w x 9`h w/ 6"d returns Note:	
57 0 20May21	1 - S/I Extend stone at front porch and garage up to soffit (first floor only - second floor not affected) Note:	

Paint

58 0 20Oct21	1 - Upgrade Paint colour throughout – Dulux Diamond Matt Notesourdough (DLX1084-3).	
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Plumbing

59 0 20May21	1 - Accommodate for future bar sink and faucet on kitchen island NoteSelections and Pricing TBC	
60 0 20May21	1 - S/I (1) Additional standard sink and faucet in Ensuite Bathroom Note:	



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61 0 20May21	1 - S/I (1) Additional standard sink and faucet in Main Bathroom Note:	
62 0 20May21	0 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
63 0 20May21	1 - S/I Fridge water line Note:	
64 0 20Oct21	1 - S/I Delta 9959-AR-DST Trinsic - Chrome - Single Handle Pull-Down Bar/ Prep faucet for bar sink on Island - as per plan Note:	

Railings

65 0 20Oct21	1 - S/I #SB4-5I 5"base with inset boxed newel post with Metal spindles (black, patterned) TL 130-1-40 & TL 130-2-40 alternating each spindle, in lieu of standard Oak Colonial of standard Oak Colonial on main stairs Note:	
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Stairs

66 0 20May21	1 - 1 - S/I Oak nosing under spindles including railing in upper upper hall Note:	
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Trim

67 0 20May21	1 - 1 - S/I Roman 2-panel smooth interior swing doors in lieu of standard Carrara swing doors NoteDoes not apply to front door or Garage man door	
68 0 20May21	1 - S/I Swing closet doors in lieu of standard flat panel sliding closet doors in Foyer, Mudroom, Linen Closet, Bedroom #2, #3 and #4 Note:	
69 0 20May21	1 - S/I Swing closet doors in lieu of standard flat panel sliding closet doors in Foyer, Mudroom, Linen Closet, Bedroom #2, #3 and #4 Note:	
70 0 20Oct21	1 - DELETE - S/I Swing closet doors in lieu of standard flat panel sliding closet doors in Foyer, Mudroom, Linen Closet, Bedroom #2, #3 and #4 Note:	
71 0 20Oct21	1 - S/I - (1) complete standard interior door w/ knob on wall dividing living/dining and Kitchen as per pan NoteDoor to swing into kitchen	

1A Offer Worksheet	Purchasers to add one (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale. Note:	
3A Offer Worksheet	Enlarge rear basement window (as per attached sketch) from 36ins.X24ins. to 56 ins. X 30ins. (Confirmed by Sandy) Note:	



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