



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Glen Facun and Charlene Facun

TEL: RES.: 613-276-2427

LOT / PHASE 311 / 2	STREET 25 Dun Skipper Drive	HOUSE TYPE KLONDIKE ELEV M	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 07Oct21	1 - Main House- Accommodate for 2nd sink- S/I (2) 24"w sink cabinets with a 15"w bank of drawers in the middle in lieu of standard- Main Bath- as per plan Note:	
2 0 07Oct21	1 - Main House- S/I 24"w Base cabinet, Laminate counter top and 24"w upper- Main Floor Laundry Room- as per plan Note:	
3 0 22Dec21	1 - Income Suite- Add 1 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) -next to range - Line 3 Note:	
4 0 22Dec21	1 - Income Suite- Add pull-out recycle centre to bottom section of pantry - Berenson QPAM 15228C c/w 2 bins with lids Note:	
5 0 22Dec21	1 - Income Suite- Increase depth of fridge upper to 24"d and add 1 side panel Note:	
6 0 22Dec21	1 - Income Suite- Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
7 0 22Dec21	1 - Income Suite- Move fridge approx 16" and insert 24"d. pantry cabinet - Line 3 Note:	
8 0 22Dec21	1 - Income Suite- re-design kitchen layout : Builder to remove corner walk-in pantry; fridge upper, base cabinet & upper next to fridge moved to range wall. Note:	
9 0 22Dec21	1 - Income Suite- Replace upper angled corner cabinet with 90 degree piano hinge corner cabinet Note:	
10 0 22Dec21	1 - Income Suite- Upgrade ALL drawers in kitchen to soft close (X7) Note:	
11 0 22Dec21	1 - Income Suite- Upgrade ALL hinges in kitchen to soft close (x25) Note:	
12 0 22Dec21	1 - Income Suite- Upgrade kitchen cabinets to Line 3 Note:	
13 0 22Dec21	1 - Main House- Add 1 bank of 4 drawers in lieu of standard base cabinet - Left side of range- Line 3 Note:	
14 0 22Dec21	1 - Main House- Add 1 set pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Right side of range - Line 3 Note:	
15 0 22Dec21	1 - Main House- Add additonal vanity (off Pool Room) - approx. 36"w. - Line 3 Note:	
16 0 22Dec21	1 - Main House- Add base cabinet, laminate countertop & 30"h. upper cabinet next to stacking washer/dryer space. - Line 2 Note:	



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311 / 2	25 Dun Skipper Drive	KLONDIKE ELEV M	
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17 0 22Dec21	1 - Main House- Add plain panel to ceiling (no square moulding or ceiling crown) Note:		
18 0 22Dec21	1 - Main House- Coffee Bar - Add 3 glass door inserts to upper cabinets. Plain frame with clear glass Note:		
19 0 22Dec21	1 - Main House- Delete upper above range + approx. 6" each side to accomodate Chimney Style Hoodfan - Line 3 Note:		
20 0 22Dec21	1 - Main House- Increase depth of fridge upper to 24"d and add 1 side panel Note:		
21 0 22Dec21	1 - Main House- Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:		
22 0 22Dec21	1 - Main House- Island - add 2 dummy doors - Line 3 Note:		
23 0 22Dec21	1 - Main House- Island - Add 2 pull-outs – one in each base cabinet on back of island. Note:* Doors to be (2) 12" w doors for each base cabinet *		
24 0 22Dec21	1 - Main House- Island - Add 4 top drawers (in lieu of standard bank of 4 drwrs) - Line 3 Note:		
25 0 22Dec21	1 - Main House- Island - Add cabinets to back of island (24"d X 72"w.) - Line 3 Note:* Island countertop increased from 80" X 36" to 85.5" X 64.5" (extra stone by builder) *		
26 0 22Dec21	1 - Main House- Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:		
27 0 22Dec21	1 - Main House- Island - replace regular base cabinet with base Mw cabinet c/w with open shelf for Mw + deep drawer below - Line 3 - Add panel to front of MW shelf to accommodate built-in Trim kIt (Specs needed) - space available for trim kit: 27"w X 18"h. Note:* cabinet turned to face range/fridge wall *		
28 0 22Dec21	1 - Main House- Main Bath - modify cabinets to accommodate 2 sinks - Line 3 Note:		
29 0 22Dec21	1 - Main House- Master Ensuite - add 2 false drwr fronts to sink base cabinets - Line 3 Note:		
30 0 22Dec21	1 - Main House- Matching interiors (X2) for glass door cabinets Note:		
31 0 22Dec21	1 - Main House- Move fridge approx 12" and insert 24"d. pantry/broom cabinet - Line 3 Note:		
32 0 22Dec21	1 - Main House- Re-design kitchen layout: move sink & DW from island to fridge wall; move fridge to patio door end of range; modify cabinets to suit new layout Note:		



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33 0 22Dec21	1 - Main House- Replace upper above sink with 2 floating shelves - 1.25"thick X 11"d. X 36"w. - wood veneer, painted MDF or melamine Note:		
34 0 22Dec21	1 - Main House- Replace upper angled corner cabinet with 90 degree piano hinge corner cabinet Note:		
35 0 22Dec21	1 - Main House- Upgrade ALL drawers in kitchen to soft close (11 drawers + 4 pull-outs) Note:		
36 0 22Dec21	1 - Main House- Upgrade ALL hinges in kitchen to soft close (x25) Note:		
37 0 22Dec21	1 - Main House- Upgrade kitchen cabinets to Line 3 Note:		
38 0 22Dec21	1 - Main House- Upgrade Loft Bathroom vanity to Line 3 Note:		
39 0 22Dec21	1 - Main House- Upgrade Main Bath vanity to Line 3 Note:		
40 0 22Dec21	1 - Main House- Upgrade Master Ensuite vanity to Line 3 Note:		
41 0 10Jun22	1 - S/I - Kitchen Island Redesign due to stone slab size Note:		

Carpet

42 0 22Dec21	1 - Income Suite- S/I Level 3 carpet flooring in lieu of standard flooring- Stairs, Loft, Loft Stairs, Master Bedroom, Bedroom #2- S/I Level 3 carpet underpad- Viscoprop II 9lbs- in lieu of standard underpad- all areas- as per plan Note:		
43 0 22Dec21	1 - Main House- S/I Level 3 Carpet in lieu of standard carpet- Master Bedroom, Bedroom #3, Bedroom #4, Loft- S/I Level 3 Underpad- Viscoprop II 9lbs- in lieu of standard carpet underpad- all areas- as per plan Note:		

Central Vacuum

44 0 07Oct21	1 - Main House- S/I Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug- terminated in Mechanical Room- as per plan Note:		
45 0 07Oct21	4 - S/I (4) Vac pans c/w plate, wiring and flex piping- black- (1) Kitchen- under sink- (1) Main Bath, (1) Master Ensuite, (1) Master Ensuite #2 in Loft- under vanity sinks- as per plan Note:		

Ceramic

46 0 22Dec21	1 - Income Suite- S/I Level B Ceramic tile flooring in lieu of standard ceramic tile flooring- Foyer, Powder Room, Washroom- as per plan Note:		
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47 0 22Dec21	1 - Income Suite- S/I Level B Ceramic wall tile in lieu of standard wall tile- Kitchen backsplash, Washroom Shower Wall- as per plan Note:* Kitchen backsplash to be installed: Staggered *		
48 0 22Dec21	1 - Main House- Level C Ceramic Wall tile in lieu of standard ceramic wall tile- Master Ensuite shower walls, Kitchen- Coffee Bar backsplash- as per plan Note:Tile installation for both areas- Vertical Herringbone (Tiles pointed up)		
49 0 22Dec21	1 - Main House- S/I Level A Ceramic tile flooring in lieu of standard ceramic tile flooring- Kitchen/Breakfast Area, Main Bathroom- as per plan Note:* Kitchen/Breakfast Area to be Installed Staggered *		
50 0 22Dec21	1 - Main House- S/I Level B Ceramic Tile Flooring in lieu of standard ceramic tile flooring- Foyer, Laundry Room, Powder Room, Master Ensuite, Mudroom, Loft Bathroom- as per plan Note:* Foyer to be installed Staggered *		
51 0 22Dec21	1 - Main House- S/I Level B Ceramic Wall tile in lieu of standard ceramic wall tile- Main Bathroom- as per plan Note:		

Doors and Windows

52 0 22Dec21	1 - Income Suite- S/I Level 2 Interior Doors- Logan- in lieu of standard interior doors- as per plan Note:	
53 0 22Dec21	1 - Main House- S/I Level 2 Interior Doors- Logan- in lieu of standard interior doors- as per plan Note:	

Electrical

54 0 07Oct21	1 - Main House- S/I (1) Additional Vanity Light Fixture- 3-Light chrome vanity fixture (A16013-7)- Main Bath- as per plan Note:	
55 0 22Dec21	1 - Income Suite- Delete (1) Standard light fixture over sink- S/I (2) Capped light outlet- connected to new switch- as per plan Note:	
56 0 22Dec21	1 - Income Suite- Delete (1) standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Hall- as per plan Note:	
57 0 22Dec21	1 - Income Suite- Delete (1) Standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Living Room- as per plan Note:	
58 0 22Dec21	1 - Income Suite- Delete (2) standard light fixtures- Delete existing 4-way switch- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to new 3-way switch- Foyer Unit 2- as per plan Note:	
59 0 22Dec21	1 - Income Suite- Delete (2) standard light fixtures- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:	
60 0 22Dec21	1 - Income Suite- Reinforce (1) standard light outlet for heavier fixture- Main Stairs- as per plan Note:	



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61 0 22Dec21	1 - Income Suite- S/I (1) 4" Black exterior potlight (AFR4-0930)- connected to existing Exterior wall sconce switch- Under Front Porch Unit 2- as per plan Note:		
62 0 22Dec21	2 - Income Suite- S/I (2) CAT6 Data jacks- (1) Installed @ 60" A.F.F. in Living Room, (1) in Loft- as per plan Note:		
63 0 22Dec21	1 - Income Suite- S/I (5) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Loft- as per plan Note:		
64 0 22Dec21	2 - Main House & Income Suite- S/I (2) 1/2 Horse Power Garage Door opener w/ (2) remotes and (1) keypad Note:* Per garage door *		
65 0 22Dec21	1 - Main House- Delete (1) Standard light fixture above Staircase Railing- S/I (6) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upper Hall- as per plan Note:		
66 0 22Dec21	1 - Main House- Delete (1) Standard light fixture in Coffee Bar area- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- as per plan Note:		
67 0 22Dec21	1 - Main House- Delete (1) standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED) - connected to new switch- Above Tub- Master Ensuite- as per plan Note:		
68 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Master Retreat Closet Entrance- as per plan Note:		
69 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Water Closet- Master Ensuite- as per plan Note:		
70 0 22Dec21	1 - Main House- Delete (1) standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Loft- as per plan Note:		
71 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- Den/Office- as per plan Note:		
72 0 22Dec21	1 - Main House- Delete (1) Standard light fixutre- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Mudroom- as per plan Note:		
73 0 22Dec21	1 - Main House- Delete (2) Standard light fixtures- S/I (3) 4" White interior potlight (HALO Slim LED) - connected to existing 3-way switches- Main Lower Hall- as per plan Note:		
74 0 22Dec21	1 - Main House- Delete standard light outlets in Kitchen- S/I (8) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:		
75 0 22Dec21	1 - Main House- Reinforce (1) Existing light outlet for heavier fixture- Dining Room- as per plan Note:		



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76 0 22Dec21	1 - Main House- Reinforce (1) standard light outlet for heavier fixture- Foyer- as per plan Note:		
77 0 22Dec21	1 - Main House- S/I (1) 15 AMP standard plug outlet- Installed in the ceiling- connected to new switch- Loft- as per plan Note:		
78 0 22Dec21	1 - Main House- S/I (1) 4" Black exterior potlight (AFR4-0930)- connected to existing switch that controls existing Exterior Wall sconces- Under Front Porch Unit 1- as per plan Note:		
79 0 22Dec21	1 - Main House- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Loft Bathroom- as per plan Note:		
80 0 22Dec21	1 - Main House- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Powder Room- as per plan Note:		
81 0 22Dec21	1 - Main House- S/I (1) Direct conduit for audio/video cables w/ wall plates at both ends and (1) additional recessed electric outlet @ 60" A.F.F.- Great Room- as per plan Note:		
82 0 22Dec21	11 - Main House- S/I (11) 4" Black exterior potlights (AFR4-0930)- connected to new switch- as per plan Note:* Exterior potlights higher than 12'h above ground *		
83 0 22Dec21	1 - Main House- S/I (2) Capped light outlets- connected to new switch- Kitchen above island- as per plan Note:		
84 0 22Dec21	1 - Main House- S/I (3) CAT6 Data Jacks- (1) Great Room @60" A.F.F., (1) Loft, (1) Master Retreat- as per plan NoteNew standard		
85 0 22Dec21	1 - Main House- S/I (5) 4" White interior potlights (HALO Slim LED)- connected to new switch- Loft- as per plan Note:		
86 0 22Dec21	1 - Main House- S/I (8) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- Great Room- as per plan Note:		

Fireplace

87 0 22Dec21	1 - Main House- Delete Standard mantle- Great Room- as per plan Note:	
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Granite

88 0 22Dec21	1 - Income Suite- S/I Level A Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sink in lieu of standard laminate countertops- Main Bath- as per plan Note:	
89 0 22Dec21	1 - Income Suite- S/I Level D Silestone Quartz countertops in lieu of standard laminate countertops- Kitchen- as per plan Note:	
90 0 22Dec21	1 - Main House- S/I Level A Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sink in lieu of standard laminate countertops- Loft bathroom- as per plan Note:	



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91 0 22Dec21	1 - Main House- S/I Level B Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sinks in lieu of standard laminate countertops- Laundry Room, Master Ensuite- as per plan Note:		
92 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sinks in lieu of standard laminate countertops- Main Bathroom- as per plan Note:		
93 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz Countertops in lieu of standard granite countertops- Kitchen- as per plan Note:		
94 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz in lieu of kitchen ceramic backsplash- Main Kitchen area- as per plan NoteQuartz to go up and behind Chimney hood fan		

Hardwood

95 0 07Oct21	1 - Income Suite- S/I Torlys LVT flooring in lieu of standard carpet- Living Room/Hall Area, Kitchen Area- as per plan Note:		
96 0 07Oct21	1 - Main House- S/I Level A Pre-Finished Engineered Hardwood in lieu of standard carpet- Den/Office, Dining Room/Great Room, Lower Hall, Upper Hall (incl. nosing) Note: Includes Landing to Basement outside of Laundry Room		

Heating and Air Conditioning

97 0 07Oct21	1 - Main House- S/I Gas Line for Future BBQ Note:		
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Miscellaneous

98 0 07Oct21	1 - Income Suite- Optional 2 Bedroom Income Suite NoteAs per B-1		
99 0 07Oct21	1 - Main House- Build laundry room and re-locate laundry hook-ups to main floor and covert to stack washer and dryer- as per plan Note**C/W standard finishes- standard floor tile, electrical, trim, paint** **Cabinetry, sink, faucets priced seperately**		
100 0 07Oct21	1 - Main House- Delete corner linen closet in Upper Hall- as per plan Note:		
101 0 07Oct21	1 - Main House- Delete standard Foyer Walk-In Closet and relocate Powder Room to face lower hall- as per plan Note*Laundry re-design priced seperately*		
102 0 07Oct21	1 - Main House- Optional Alternate Master Retreat NoteAs per B-1		
103 0 07Oct21	1 - Main House- Second Floor Re-design- Delete Bedroom #2 and extend Loft with door and Walk-In Closet, and 3-pc bathroom- c/w standard painted wall partitions, standard door, standard carpet, trim, lighting, and finishes- as per plan Note*Bathroom priced seperately*		
104 0 07Oct21	1 - Main House- Second floor re-design- S/I Finished 3pc bathroom- c/w standard toilet, standard base cabinet, laminate countertop, overmount sink, neo-angle shower stall and standard doors, plumbing fixtures, and trim-as per plan Note:		



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105 0 22Dec21	1 - Income Suite- S/I Cyclone CY917R30SS 30" Classic Stainless Steel Under Cabinet Hood Fan in lieu of standard hood fan- Kitchen- as per plan Note:		
106 0 22Dec21	1 - Main House- S/I Roxul Sound Dampening insulation in wall- Loft wall overlooking Open to Above area- as per plan Note:		
107 0 22Dec21	1 - Main House- S/I SCB31930 30" Alito Stainless Steel Baffle Filter Wall Mount Chimney Hood Fan in lieu of standard hood fan- Kitchen- as per plan Note:* Previous Code: SCB30030 *		
108 0 14Jul22	1 - S/I Acritec standard drop in sink - in laundry room Note:		

Paint

109 0 22Dec21	1 - Income Suite- S/I Flat ceilings in lieu of stipple ceilings- Throughout Suite- as per plan Note:		
110 0 22Dec21	1 - Main House- S/I Flat ceilings in lieu of stipple ceilings- throughout Main House- as per plan Note:		

Plumbing

111 0 07Oct21	1 - Income Suite- S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome hardware) in lieu of standard tub- Main Bath- as per plan Note:		
112 0 07Oct21	1 - Main House- S/I (1) Additional standard sink and faucet in vanity- Main Bath- as per plan Note:*Additional vanity light fixture priced separately*		
113 0 07Oct21	1 - Main House- S/I (1) Delta Trinsic T4759-BL Matte Black Roman Tub Trim w/ Handshower in lieu of Standard- Master Ensuite- as per plan Note:		
114 0 07Oct21	1 - Main House- S/I (1) laundry sink (QSL1515-6-2) and faucet (82104LF) in base cabinet- Main Floor Laundry Room- as per plan Note:		
115 0 07Oct21	1 - Main House- S/I Delta Monitor 14 Series Contemporary Square Shower Kit (DF-KIT23-PBSBL-WS)- Matte Black- in lieu of standard shower trim- Master Ensuite- as per plan Note:		
116 0 07Oct21	1 - Main House- S/I Maax Halo Sliding doors (matte black finish and hinges) in lieu of standard shower doors- Master Ensuite- as per plan Note:		
117 0 22Dec21	1 - Main House- S/I (1) Delta Trinsic 9159-AR-DST Arctic Stainless Kitchen Faucet in lieu of Standard- Kitchen- as per plan Note:		
118 0 22Dec21	2 - Main House- S/I (2) Delta Trinsic 559HA-BL-DST Matte Black High Arc Single Hole Bathroom Faucets in lieu of standard faucets- Master Ensuite- as per plan Note:		



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119 0 22Dec21	3 - Main House- S/I (3) Delta Trinsic 559HA-CZ-DST Champagne Bronze High Arc Single Hole Bathroom Faucets in lieu of Standard- (2) Main Bathroom, (1) Loft Bathroom- as per plan Note:		

Railings

120 0 07Oct21	1 - Income Suite- S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial- S/I Modern spindles (plain) in lieu of standard Oak Colonial Note:	
121 0 07Oct21	1 - Income Suite- S/I oak nosing under spindles Note:	
122 0 07Oct21	1 - Main House- S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial- S/I Metal spindles (black, all plain) in lieu of standard Oak Colonial Note:	

Stairs

123 0 07Oct21	1 - Main House- Upgrade Main Staircase to Oak w/ White Risers Note:	
124 0 22Dec21	1 - Main House- Upgrade Staircase Leading to Landing outside of Laundry Room to Oak- as per plan Note:	

Trim

125 0 07Oct21	3 - Income Suite- S/I By-Pass closet doors in lieu of standard vinyl sliding closet doors- (2) in Primary Bedroom, (1) in Bedroom #2- as per plan Note:	
126 0 07Oct21	1 - Main House- Delete (1) standard closet- Foyer- as per plan Note:	
127 0 07Oct21	2 - Main House- S/I By-pass closet doors in lieu of standard vinyl sliding closet doors- (1) Bedroom #3, (1) Bedroom #4- as per plan Note:	
128 0 07Oct21	1 - Main House- S/I Mirrored sliding closet doors in lieu of standard vinyl sliding closet doors- Foyer- as per plan Note:	
129 0 07Oct21	1 - Main House- S/I Pair of 15-Lite Clear glass French Doors- Den/Office- as per plan Note:	
130 0 22Dec21	1 - Income Suite- S/I Level 2 Trim- CT#14 Baseboards and casings- in lieu of standard trim- baseboard and casings- as per plan Note:	
131 0 22Dec21	1 - Main House- S/I Level 2 Trim- CT#14 Baseboards and casings- in lieu of standard trim- baseboard and casings- as per plan Note:	
132 0 22Dec21	19 - Main House- S/I Upgraded interio door handles- Taymor Vega- Square Rosets- in lieu of standard interior door handles as per plan Note:	



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311 / 2		25 Dun Skipper Drive		KLONDIKE ELEV M		
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1A Offer Worksheet	Add - Optional 2 Bedroom Income Suite. Note:					
2A Offer Worksheet	Add - Optional Alternate Master Retreat. Note:					
3A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:					

This Document is Extremely Time Sensitive - Printed 14 Jul 22 at 16:20