



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Natalie Nasrallah TEL: RES.: 613-266-1881

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
316 / 2	274 Ginebik Way	STRATHMORE ELEV M 4 BEDROOM ALT	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 05Jul22	1 - Add (1) bank of pot/pan drawers - complete with one wide top drawer (in lieu of std 2 door base cabinet) - as per plan Note:	<div>DS</div>
2 0 05Jul22	1 - Add a double door pantry at the end of the cabinet run 96" H x 36" Wx 24" H - Line 3 Note:	<div>DS</div>
3 0 05Jul22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate (future) under cabinet lighting Note:	<div>DS</div>
4 0 05Jul22	1 - Add pull-out recycle centre - Berenson QPAM 15228C complete with 2 bins with lids Note:	<div>DS</div>
5 0 05Jul22	1 - Delete the laminate countertop backsplash in the Powder Room, Main Bathroom, and Ensutie Bathroom. Note:	<div>DS</div>
6 0 05Jul22	1 - Increase depth of fridge upper to 24" d and add side panel Note:	<div>DS</div>
7 0 05Jul22	1 - Increase fridge opening to 37"W x 72"H Note:	<div>DS</div>
8 0 05Jul22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) - Line 3 Note:	<div>DS</div>
9 0 05Jul22	7 - Upgrade all drawers in kitchen to soft close Note:	<div>DS</div>
10 0 05Jul22	1 - Upgrade kitchen cabinets to Line 3 Note:	<div>DS</div>

Carpet

11 0 05Jul22	1 - S/I LVL 2 upgraded carpet Mohawk 3H23 Engaging Classic 829 Highlander in Upper Hallway, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4. NoteIncludes Level 1 carpet underpad	<div>DS</div>
12 0 05Jul22	1 - Upgrade standard carpet in Finished Basement including the basement staircase to LVL 2: Mohawk 3H23 Engaging Classic 829 Highlander NoteIncludes Level 1 carpet underpad	<div>DS</div>

Ceramic

13 0 05Jul22	1 - Install standard wall tile on the Kitchen Backsplash in a horizontal brick pattern Note:	<div>DS</div>
14 0 05Jul22	1 - S/I upgrade LVL A Euro 18x18 Hermes Silk Black #44228 in a stacked pattern on the Master Ensuite floor, tub skirt/deck, and tub wall surround - in lieu of standard Note:	<div>DS</div>
15 0 05Jul22	1 - S/I upgraded tile LVL 1 Olympia Marrakesh Matte Decor Mix 2 (7.32"x7.32") in the Foyer, Powder Room, Mudroom, and Walk-Through Pantry in a stacked pattern Note:	<div>DS</div>



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Doors and Windows

16 0 16Nov21	1 - Upgrade basement window to 56x30- as per plan NotePrice calculated	<div>DS</div>
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Electrical

17 0 16Nov21	1 - S/I (1) Vac pan c/w plate, wiring and flex piping- black- under kitchen sink- as per plan Note:	<div>DS</div>
18 0 05Jul22	1 - Reinforce the stairwall light on the second floor - as per plan Note:	<div>DS</div>
19 0 05Jul22	4 - S/I (4) additional CAT6 Data Jack outlets: (1) above the fireplace at 72" AFF, (1) Loft, (1) in the Master Bedroom and (1) in the finished basement - as per plan Note:	<div>DS</div>
20 0 05Jul22	1 - S/I a Non-straight conduit in the Family Room above the fireplace for future TV at 72" AFF Note:	<div>DS</div>
21 0 05Jul22	1 - S/I a recessed electrical plug in the Family Room above the fireplace at 72" AFF Note:	<div>DS</div>

Fireplace

22 0 16Nov21	1 - S/I Internal fan blower for Fireplace- Family Room- as per plan Note:	<div>DS</div>
23 0 16Nov21	1 - S/I Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5' flex vent kit and gas piping)- Raised 24" A.F.F.- in lieu of standard fireplace- Family Room- as per plan Note: Installed at 12" AFF not at 24" AFF	<div>DS</div>

Granite

24 0 05Jul22	1 - S/I LVL D:Upgraded Silestone Ethereal Haze Quartz in the kitchen - in lieu of the standard granite Note:	<div>DS</div>
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Hardwood

25 0 05Jul22	1 - S/I Torlys Everwood Elite Luxury Vinyl Planks - Crestview EW25001 in the kitchen and breakfast nook - as per plan NoteWalk-thru pantry is tiled	<div>DS</div>
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Miscellaneous

26 0 16Nov21	1 - Finish Basement- c/w std. carpet & fixtures, drywalled ceiling, walls w/ paint & trim- 4 interior partitions to create basement bdrm- c/w std. carpet, door & trim, closet, lighting- close off 3pc rough-in w/ 2 walls & door- carpet basement stairs Note* Includes an upgraded basement window to 56x30 ** Mechanical room side unfinished *	<div>DS</div>
27 0 16Nov21	1 - Optional Family Room Extension Note:	<div>DS</div>

Plumbing



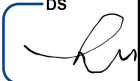
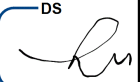
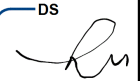
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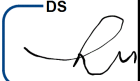
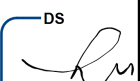
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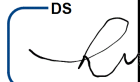
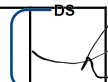

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28 0 16Nov21	1 - S/I 3-piece rough-in for future basement bathroom in basement- as per plan Note:As per B-1	<div>DS</div> 	
29 0 16Nov21	1 - Upgrade standard soaker tub to Maax Exhibit 6032 soaker tub- Main Bath- as per plan Note:	<div>DS</div> 	
30 0 05Jul22	1 - S/I Fridge water line Note:	<div>DS</div> 	

Railings

31 0 16Nov21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap (#SB7-3.5C) and Modern spindles- plain- in lieu of standard Oak Colonial Note:Stain TBD	<div>DS</div> 
32 0 16Nov21	1 - S/I Oak nosing under spindles Note:	<div>DS</div> 

Stairs

33 0 16Nov21	1 - Upgrade Main Staircase to Oak (includes hardwood landing) Note:	<div>DS</div> 
1A Offer Worksheet	Add - One (1) 3-piece rough in for future bathroom in the basement, in standard location. Note:	<div>DS</div> 
2A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	<div>DS</div> 

This Document is Extremely Time Sensitive - Printed 5 Jul 22 at 10:13