



REVISED 4-27-2023  
STD KITCHEN HOODFAN  
ADDED

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Kannan Pagalam and Leslie Carol Ann Robinson TEL:

LOT / PHASE 293 / 2	STREET 34 Dun Skipper Drive	HOUSE TYPE SONORA ELEV D	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 19Aug21	1 - NOTE: Main House- Kitchen re-design Note**Countertop priced seperately** **Pricing to come- will be finalized after BEP stage*	
2 0 16Mar22	1 - Add 66" of base cabinets on new "buffet wall" (counter by builder) NoteIncludes base cabinets wiht full height doors with space for bar sink	
3 0 16Mar22	1 - Add extra 1 top drawer (left of fridge) Note:	
4 0 16Mar22	1 - Add false top drawer to bar sink cabinet Note:	
5 0 16Mar22	1 - Add light valance below upper cabients - 2"h plain recessed - to accommodate under cabient lighting Note:	
6 0 16Mar22	1 - Deleteapprox. 6" of uppers each side of the hoodfan ( to accommodate future hoodfan installation by others) Note:	
7 0 16Mar22	1 - Ensuite - accommodate for 2 sinks (drawers move to middle) Note:	
8 0 16Mar22	1 - Increase depth of fridge upper to 24" and add side panel Note:	
9 0 16Mar22	1 - Move fridge approx. 12" away from wall & insert 12" w broom cabinet Note:	
10 0 16Mar22	1 - Re-design kitchen: Extend base cabients 27" towards family room ( extra counter by builder) Move range location to be centered and modify cabients to suit new layout Note:	
11 0 16Mar22	1 - Reduce standard bank of 4 drawers to 18" w and add 6" w tray cabinet (left of range) Note:	
12 0 16Mar22	1 - Replace 2 door base cabinet with 1 top drawer + 2 deep drawers - left of sink Note:	
13 0 16Mar22	1 - Replace 2 door base cabinet with 1 top drawer + 2 deep drawers - right of sink Note:	
14 0 16Mar22	1 - Replace standard 2 door base cabinet with 1 top drawers + 2 pot/pan drawers (right of range) Note:	
15 0 16Mar22	1 - Replace standard MW cabinet with regular 2 door upper cabient (accommodation for MW NOT required) Note:	
16 0 16Mar22	1 - Upgrade kitchen cabients Note:	

Carpet



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293 / 2	34 Dun Skipper Drive	SONORA ELEV D	

INV#	QTY	EXTRA / CHANGE
17 0 16Mar22	1 - Income Unit- S/I Level 3 carpet with upgraded underpad to Viscopro II (9LBS) in lieu of standard- stairs, lower hall, living room, master bedroom and bedroom 2 (including closets) Note:	
18 0 16Mar22	1 - Main House- S/I Level 3 carpet with upgraded underpad to Viscopro II (9LBS) in lieu of standard- lower hall, family, dining room room, master bedroom and bedroom 2 (including closets) Note:	

Ceramic

19 0 19Aug21	1 - Main House-Extend foyer tile to end of storage closet- as per plan Note:**Standard colours**	
20 0 19Aug21	1 - Note- for Main house; main bathroom and ensuite have custom glass showers with (2) walls tiled as per plan Note:**3x3 shower on main floor has (1) 42" H half wall- as per plan**	
21 0 16Mar22	1 - Income Unit- Install backsplash tile in brick pattern Note:	
22 0 16Mar22	1 - Main House- Install backsplash tile (4x8) in brick pattern Note:	
23 0 16Mar22	1 - Main House- S/I Bath wall tile (4x8) in brick pattern Note:	
24 0 16Mar22	1 - Main House- S/I Standard ceramic tile (13x13) in front of buffet wall and beside- as per plan Note:	
25 0 16Mar22	1 - S/I - Standard 4x8 ceramic wall tile in brick pattern in lieu of standard in master ensuite shower Note:	
26 0 27Apr23	1 - Main unit: S/I kitchen backspash to bottom of hoodfan Note:	

Doors and Windows

27 0 19Aug21	1 - Main House- Delete standard 6' patio and S/I 8' wide patio- as per plan Note:	
28 0 19Aug21	1 - Main House-S/I (1) 12"H x 36" W transom window above bathtub in Master Ensuite- as per plan Note:	
29 0 19Aug21	2 - Main House-S/I (2) 12" H X 24" W transom window above kitchen cabinets- as per plan Note:	
30 0 19Aug21	1 - Main House-S/I Transom window above patio door (8' wide)- as per plan Note:	
31 0 16Mar22	1 - S/I Garage door opener- 1/2 horse power- belt driven- c/w (1) keyless pad and (2) remotes Note:	

Electrical



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INV#	QTY	EXTRA / CHANGE	
32016Mar22	1 - Income Suite- (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch- (1) Main Bath- as per plan Note:		
33016Mar22	1 - Income Suite- Relocate (1) standard CAT6 Data outlet as per plan Note:Income suite has (2) standard Cat6 throughout		
3432,00616Mar22	1 - Income Suite- S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new switch - Living Room- as per plan Note:		
3532,01616Mar22	2 - Main House- (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - (1) Master Ensuite and (1) Main Bath- as per plan Note:**On same switch as vanity lights**		
3632,04216Mar22	1 - Main House- (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:		
3732,03416Mar22	1 - Main House- Additional (1) standard 3-Light chrome vanity fixture (A16013-CH) - connected to existing switch- to go over 2nd sink in Master Ensuite vanity- as per plan Note:		
38016Mar22	1 - Main House- Delete (1) standard kitchen light fixture- S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new 3-way switch - Kitchen- as per plan Note:**Standard light fiture over kitchen sink remains**		
39016Mar22	1 - Main House- Relocate (1) standard ceiling light fixture from lower hall to go over bar sink and add on 3-way switch - as per plan Note:		
4031,98916Mar22	1 - Main House- S/I (1) 15 AMP separate circuit plug (central vac, microwave, freezer)- Beside coffee bar in kitchen- as per plan Note:		
41016Mar22	1 - Main House- S/I (1) Capped light outlet above tub- connected on new switch- Master Ensuite- as per plan Note:		
42016Mar22	2 - Main House- S/I (2) 15 AMP counter plugs by coffee bar/bar sink- as per plan Note:		
4332,00616Mar22	1 - Main House- S/I (4) 4 inch White interior potlights (HALO Slim LED) - connected to new switch - Family Room- as per plan Note:		
44016Mar22	1 - Main House- S/I (5) CAT6 outlets- throughout- as per plan Note:**Standard as per spec sheet**		
45016Mar22	1 - Relocatae bank of kitchen switches as per plan Note:		
46016Mar22	1 - Relocate (2) Switches for foyer lights as per plan Note:		
4732,02716Mar22	1 - S/I (4) 4 inch Black exterior potlight (AFR4-0930) - connected to new switch - as per plan Note:		



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48 0 16Mar22	1 - Upgrade (1) standard switch to dimmer switch - Located in kitchen above sink as per plan Note:	
49 0 06Mar23	1 - Relocate (4) pot lights in family room to be aligned with pot lights in Kitchen Note:	
50 0 27Apr23	1 - Main Unit: Standard undercabinet stainless steel kitchen hoodfan to be installed Note:	

Fireplace

51 0 19Aug21	1 - Main House-Delete standard fireplace in Family Room Note:	
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Granite

52 0 16Mar22	1 - Income unit - S/I Standard granite countertops and 4" backsplash with (1) standard rectangular undermount sinks in lieu of standard granite- Main bath Note:	
53 0 16Mar22	1 - Income Unit - S/I - Standard level granite in lieu of standard laminate in Kitchen w/ (1) standard undermount sink Note:	
54 0 16Mar22	1 - Main House- S/I Additional standard granite for kitchen re-design Note:	
55 0 16Mar22	1 - Main House- S/I Standard granite countertops and 4" backsplash with (1) standard rectangular undermount sinks in lieu of standard granite- Main Bathroom Note:	
56 0 16Mar22	1 - Main House- S/I Standard granite countertops and 4" backsplash with (2) standard rectangular undermount sinks in lieu of standard granite- Master ensuite Note:	

HVAC

57 32,085 19Aug21	1 - Main House- Heating and Air Conditioner - Gas Line for Future BBQ Note:	
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Miscellaneous

58 0 19Aug21	1 - Add- Side entrance (door only)- from the garage to the outside- (1) standard unglazed 36" door, standard hardware, exterior light fixture and switch and patio stone landing as needed- as per plan Note:As per B-1	
59 0 19Aug21	1 - Additional driveway (laneway)- as per revised siting Note:As per B-1 **SUBJECT TO SITE APPROVAL- CONDITIONS MAY CHANGE WITHOUT NOTICE**	
60 0 19Aug21	1 - Main House and Income Suite- S/I Smooth ceilings in lieu of stipple- throughout Note:	
61 0 19Aug21	1 - Main House- Delete standard linen closet and kitchen pantry and align wall for base cabinets Note:	



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62 0 19Aug21	1 - Main House- S/I Custom Glass shower- 3-piece- 10mm tempered clear- glass to glass hinge- (1) fixed pane on 42" H half wall to ceiling and (1) swing door w/ Matte Black hardware- Main Bathroom Note:**2 walls of shower to be tiled**	
63 0 19Aug21	1 - Main House- S/I Custom Glass shower- 4-piece- 10mm tempered clear- glass to glass hinge- (1) fixed pane from floor to ceiling and (1) swing door w/ Matte Black hardware- Master Ensuite shower Note:**2-walls of shower to be tiled**	
64 0 19Aug21	1 - Seperate Hydro and Gas metering for Income Unit- as per plan Note:As per B-1	
65 0 06Mar23	1 - Admin fee Note:	

Paint

66 0 16Mar22	1 - Income Suite - S/I - (1) Paint colour throughout - Dulux Diamond Matt Note:	
67 0 16Mar22	1 - S/I - (1) Paint colour throughout – Dulux Diamond Matt - main house Note:	

Plumbing

68 31,934 16Mar22	1 - Main House- (1) Additional standard sink and faucet in vanity - additional vanity light fixture priced separately- Master Ensuite Note:	
69 0 16Mar22	1 - Main House- S/I Bristol Bar sink B702- stainless steel-undermount with (1) standard Delta kitchen faucet on buffet wall in kitchen Note:	

Railings

70 0 16Mar22	1 - S/I - 3 1/2" oak newel post w/ cap and oak modern square spindles in lieu of standard colonial Note:	
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Stairs

71 0 16Mar22	1 - Stain on railing, post, and spindles Note:	
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Trim

72 0 16Mar22	1 - S/I - Taymor Ashford exterior door handle set in matte black in lieu of standard on front entry door Note:	
73 0 16Mar22	1 - S/I - Taymor Barcellona door knobs in matte black to all interior doors in lieu of standard Note:	



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1A Offer Worksheet	Purchasers acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale Note:	
2A Offer Worksheet	Purchaser is having home built on a 43-ft lot: the extra land premium of \$32,000 + HST of \$4,160 applied to the price of the home. Note:	
3A Offer Worksheet	Add - Side Entrance (door only) from the Garage to the outside - Standard unglazed 36 inch door, standard hardware, eletrical switch, exterior light fixture and patio stone landing. Note:	
4A Offer Worksheet	Add - Separate metering for Gas (no cost to Purchasers) Note:	
5A Offer Worksheet	Add - Separate metering for Hydro - cost to Purchaser \$3,000 + HST Note:	
6A Offer Worksheet	Add- Additional driveway (laneway) - as per attached revised siting for Lot #293. Note:	
7A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment in Schedule B. Note:	

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