



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Sherin Thomas Kalathil

TEL: RES.: 613-879-0202

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
364 / 2	580 Paakanaak Avenue	NEWINGTON ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 14Sep22	1 - Cabinetry appointment with Spectrum Kitchens Note:	<div>DS</div>
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Doors and Windows

2 0 14Sep22	1 - Enlarge sliding patio door from 6ft to 8ft off the Breakfast Nook Note:	<div>DS</div>
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Fireplace

3 0 16Sep22	1 - Raise upgraded fireplace 12" AFF Note:	<div>DS</div>
4 0 22Sep22	1 - S/I fireplace fan kit for the standard gas fireplace (B36NTRE) Note:	<div>DS</div>

Miscellaneous

5 0 14Sep22	1 - 9ft basement foundation pour Note:	<div>DS</div>
6 0 14Sep22	1 - Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location - as per B-1 item Note:	<div>DS</div>
7 0 14Sep22	1 - Add - Optional Chef's kitchen - as per B-1 item Note:	<div>DS</div>
8 0 14Sep22	1 - Add - Optional Spice Kitchen with standrd layout - with make-up air system - as per B-1 item Note:	<div>DS</div>
9 0 14Sep22	1 - Bump out on main floor in-law suite - (covered porch option upgrade to finished sq footage C/W full foundation below) 10ft-10in x 11ft-4in @ \$200 /sq/ft - as per plan - as per B-1 item Note:	<div>DS</div>
10 0 14Sep22	1 - Enlarge 2 existing 48in x 24in basement windows to 56in x 30in @ \$350 per window, as per plan - as per B-1 item Note:	<div>DS</div>
11 0 14Sep22	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceilings and drywall (one coat) Note:	<div>DS</div>
12 0 14Sep22	1 - Gas stove line w/ 110 v outlet in Spice Kitchen Note:	<div>DS</div>
13 0 14Sep22	1 - Purchaser changing from Elevation A to Elevation M (Cost of Elevation change included in purchase price) - as per B-1 item Note:	<div>DS</div>
14 0 14Sep22	1 - Relocate the sink and dishwasher from the island in the Chef's Kitchen to the Spice Kitchen across from the stove - as per plan Note:	<div>DS</div>



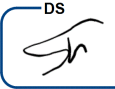

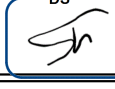




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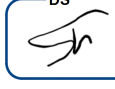

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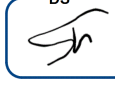
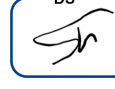
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15 0 14Sep22	1 - S/I a bar sink rough-in in the Spice Kitchen on the stove wall NoteSink and faucet not included		
16 0 14Sep22	1 - S/I a second sink rough-in the Chef's Kitchen on the stove wall NoteSink and faucet not included		
17 0 16Sep22	1 - Gas BBQ Line Note:		
18 0 16Sep22	1 - In the In-Law Suite (Bedroom 2) replace both windows with a 6ft wide sliding patio door and S/I a cedar landing, railing and steps, and exterior light on new switch - as per plan NoteDeck framing to be pressure treated		
19 0 16Sep22	1 - Modify the Main Bath on the second floor to the alternate Jack/Jill Bath layout - as per plan Note:		
20 0 22Sep22	1 - Late change fee Note:		
21 0 22Sep22	1 - On the main floor in the In-law Ensuite S/I a ceramic tiled shower with 2.5 ft x 5 ft acrylic base and a Maax Halo sliding door with matte black hardware in lieu of alcove tub Note:		

Plumbing

22 0 14Sep22	1 - In the Ensuite #2 (Bedroom 4): S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall - standard swing door remains NoteIncludes standard wall tiles	
23 0 14Sep22	1 - In the Master Ensuite: S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (matte black handle and hinges) in lieu of standard 3x4 shower stall NoteIncludes standard wall tiles	
24 0 14Sep22	1 - S/I bar sink rough-in in the basement for future sink Note:	
25 0 16Sep22	1 - Relocate the utility sink from the basement to the main floor laundry/mudroom room - as per plan Note:	

Trim

26 0 14Sep22	1 - Upgrade (2) doors in the spice kitchen to 1-lite clear Note:	
27 0 14Sep22	1 - Upgrade closet doors in the foyer to by-pass doors in lieu of standard vinyl sliders Note:	









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1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:		DS 
2A Offer Worksheet	Bump out on main floor in-law suite - (covered porch option upgraded to finished sq footage C/W full foundation below) 10ft-10in X 11ft-4in @ \$200 / sq.ft - as per attached sketch. Note:		DS 
3A Offer Worksheet	Add - Optional Spice Kitchen with standard layout - with make-up air. Note:		DS 
4A Offer Worksheet	Add - Optional Chefs kitchen Note:		DS 
5A Offer Worksheet	Enlarge 2 existing 48in X 24in basement windows to 56in X 30in @ \$350 per window: as per attached sketch. Note:		DS 
6A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted once the Vendor accepts the Agreement of Purchase and Sale. Note:		DS 

This Document is Extremely Time Sensitive - Printed 22 Sep 22 at 9:52