



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail

TEL: RES.: 613-513-9488

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
278 / 2	660 Miikana Road	PLATINA (512) ELEV E 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Central Vacuum

1 0 09Jun22	1 - S/I (1) central vac outlet in the Garage c/w rough-in and finishing plate - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
2 0 09Jun22	1 - S/I (1) Vac pan c/w plate, wiring and flex piping in the kitchen - white or black - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
3 0 09Jun22	1 - 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 - located in the Basement Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>

Doors and Windows

4 0 09Jun22	2 - S/I (2) insulated garage doors w/ thermo windows Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
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Electrical

5 0 09Jun22	1 - S/I Electrical outlet on a separate circuit in the Master Ensuite for whirlpool tub Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
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Hardwood

6 0 09Jun22	1 - S/I LVL A Pre-Finished Engineered Twelve Oak Hardwood in the Home Office, Living Room, Dining Room, Lower Hallway, Family Room, Kitchen and Breakfast area NoteColour TBD	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
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Heating and Air Conditioning

7 0 09Jun22	1 - S/I Air Conditioner 13 SEER R-410A (GSX 13) 3 TON Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
8 0 09Jun22	1 - S/I Humidifer - General Air (1099-3000sqft) Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>

Miscellaneous

9 0 09Jun22	1 - 9' basement foundation pour Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
10 0 09Jun22	1 - 9' Second Floor Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
11 0 09Jun22	1 - Add - Alternate 2nd Floor Laundry/ Alternate Ensuite - as per B-1 Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
12 0 09Jun22	1 - Add a double doorway including (2) 24" wide standard doors in the Primary Room Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
13 0 09Jun22	1 - Add a wall between the sitting room and the Primary Room on the second floor dividing the two spaces into two separate rooms - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>



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14 0 09Jun22	1 - Add one (1) 3-piece rough-in for future bathroom in basement, in standard location as per B-1 Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
15 0 09Jun22	1 - Appointment with Spectrum Kitchens for kitchen re-design Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
16 0 09Jun22	1 - Delete standard gas fireplace and mantel in Family Room Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
17 0 09Jun22	1 - Delete the wall that divides the Home Office and Living Room, increase the opening as much as possible - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
18 0 09Jun22	1 - In Bedroom 2 S/I optional window seat 18" AFF - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
19 0 09Jun22	1 - Increasing the opening between the Foyer and Home Office as much as possible - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
20 0 09Jun22	1 - Reconfigure the Powder Room and Laundry area on the main level - Relocate Powder Room by the window, Laundry Room closet to be backing onto the lower hallway closet (laundry room hook-ups have been relocated to the second floor) as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
21 0 09Jun22	1 - Remove knee walls and columns in lower hallway on the Main Floor Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
22 0 09Jun22	1 - S/I (1) additional Hose Bib on the left side the house - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
23 0 09Jun22	1 - S/I Drain rough-in and water lines for future sink in Basement - a per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
24 0 09Jun22	1 - S/I Gas BBQ line at the rear of house - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
25 0 09Jun22	1 - S/I Glas stove line w/ 110v outlet in the kitchen - as per plan Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>

Plumbing

26 0 09Jun22	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 Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
27 0 09Jun22	1 - S/I bar sink and faucet in the kitchen island - sink to be Kindred QSU1315-6 and faucet to be Delta Trinsic 9959-DST (chrome) NoteFinish TBC	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>
28 0 09Jun22	1 - S/I Ceramic tiled shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall - standard swing door remains Note:	<div>DS</div> <div>Md</div>	<div>DS</div> <div>NT</div>



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29009Jun22	1 - S/I waterline to the fridge in the Kitchen Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
30009Jun22	1 - Upgrade standard Maax Exhibit 7242 soaker tub in Master Ensuite to Whirlpool NoteElectrical plug priced separately	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>

Railings

31009Jun22	1 - S/I oak nosing under spindles on the second floor Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
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Stairs

32009Jun22	1 - Square off first step on main staircase - oak staircase priced separately Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
33009Jun22	1 - Upgrade Main Staircase to Oak - in lieu of standard carpet staircase NoteStain TBD	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location - please see attached. Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
2A Offer Worksheet	Add - Alternate 2nd Floor Laundry / Alternate Ensuite. Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>
3A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale. Note:	<div>DS</div> <div>Ma</div>	<div>DS</div> <div>NT</div>

This Document is Extremely Time Sensitive - Printed 13 Jun 22 at 9:32