



DCR/PHOENIX GROUP OF COMPANIES

REVISED 9-21-2023
 MAIN BATH WALL TILE
 RESELECTED

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Sherin Thomas Kalathil

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
364 / 2	580 Paakanaak Avenue	NEWINGTON ELEV M 4 BED	07-Feb-23

INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 14Sep22		1 - Cabinetry appointment with Spectrum Kitchens Note:	
2 0 21Nov22		1 - Accommodate for 30" cook top (add 33" w. base cabinet) Line 3 Note:	
3 0 21Nov22		1 - Accommodate for recessed puck lights under upper cabinets: cut holes for fixtures in bottom of upper cabinets (locations to be confirmed by builder) ; install false shelf in bottom of upper cabinets to hide electrical wires. Note:	
4 0 21Nov22		1 - Add I false top drwr + 2 pot/pan drwrs to cook top cabinet - Line 3 Note:	
5 0 21Nov22		1 - Add plain panel above upper cabinets to ceiling in matching material & colour to upper cabinets (approx. 12"h) Note:	
6 0 21Nov22		1 - Delete upper above range to accommodate Chimney Style hood fan (Hood fan upgrade by others) Line 3 Note:	
7 0 21Nov22		1 - Increase depth of fridge upper to 24"d and add side panel NoteFridge opening 37 inches x 72 inches	
8 0 21Nov22		1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 3 Note:	
9 0 21Nov22		1 - Install standard handles in horizontal position as per cabinet elevation drawings Note:	
10 0 21Nov22		1 - Island - Modify design: remove all base cabinets except bank of drawers and replace with support panels to support stone countertop with flush eating counter overhang on both sides NoteIsland countertop size increased to 126" X 42" and waterfall ends added (extra stone material by builder); 4" filler added next to bank of drawers to accommodate electrical outlet	
11 0 21Nov22		1 - Move fridge approx. 15" and insert tall pantry/broom cab - 24"d. - Line 3 Note:	
12 0 21Nov22		1 - Re-design Chef's / Spice kitchen: Move standard double sink and DW to Spice kitchen; Move standard MW cabinet to spice kitchen; Accommodate for prep sink in Spice Kitchen; Accommodate for single sink on fridge/range wall in Chef's kitchen; modify cabin Note:	
13 0 21Nov22		1 - Spice Kitchen - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
14 0 21Nov22		1 - Upgrade Kitchen & Spice Kitchen cabinets to Line 3 Note:	

Ceramic

15 0 21Nov22		1 - S/I STD Ceratec Essential 4x16 Subway Bianco tile on the Spice Kitchen backsplash installed in a horizontal staggered pattern Note:	
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16 0 21Nov22	1	S/I upgraded Level A Centura Carrara Matte Glazed Hexagon 7x8 on the Chef's Kitchen backsplash including behind the chimney hood up to the ceiling Note:
17 0 21Nov22	1	S/I upgraded Level B Centura Livingstone 24x24 Matte Glazed Grigio on the Master Ensue floor in a stacked pattern Note:
18 0 21Nov22	1	S/I upgraded Level B Euro 24x24 Mayfair Statuario Venato Matte in the Foyer, Powder Room, Kitchen / Breakfast, In-law Ensuite installed in a stacked pattern Note:
19 0 21Nov22	1	S/I upgraded Level B Euro 24x24 Mayfair Statuario Venato Matte on the In-Law Ensuite shower walls in a stacked pattern Note:
20 0 21Nov22	1	S/I upgraded Level B Euro 24x24 Mayfair Statuario Venato Matte on the Master Ensuite shower walls in a stacked pattern Note:
21 0 30Aug23	1	S/I Level A 13x13 wall tile in main bath/jack&jill Note:

Doors and Windows

22 0 14Sep22	1	Enlarge sliding patio door from 6ft to 8ft off the Breakfast Nook Note:
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Electrical

23 0 21Nov22	1	Reinforce the ceiling capped outlet in the Dining Room Note:
24 0 21Nov22	1	Relocate (2) ceiling lights in the Chef's Kitchen over the island to be centered and spaced out evenly Note:
25 0 21Nov22	1	S/I (1) Conduit from the Basement to the Attic Note:
26 0 21Nov22	1	S/I (1) Electrical plug in the Family Room above the fireplace at 70 inches above finished floor - as per plan Note:
27 0 21Nov22	1	S/I (1) Electrical plug in the In-Law Suite on the Family Room wall at 65 inches above the finished floor - as per plan Note:
28 0 21Nov22	1	S/I (1) Exterior soffit LED potlight connected to a separate switch - as per plan Note:
29 0 21Nov22	1	S/I (1) Exterior soffit plug with switch for holiday light - as per plan Note:
30 0 21Nov22	1	S/I (1) HALO Slim LED potlight in the Chef's Kitchen connected to a separate switch - as per plan Note:



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31 0 21Nov22	1 - S/I (1) HALO Slim LED potlight in the Dining Room connected to a separate switch - as per plan Note:	
32 0 21Nov22	1 - S/I (1) HALO Slim LED potlight in the Great Room connected to a separate switch - as per plan Note:	
33 0 21Nov22	1 - S/I (1) HALO Slim LED potlight in the Lower Hallway connected to a separate switch - as per plan Note:	
34 0 21Nov22	1 - S/I (1) HALO Slim LED potlight in the Upper Hallyway connected to a separate switch - as per plan Note:	
35 0 21Nov22	1 - S/I (1) Reinforced capped ceiling outlet on the second floor over the staircase connected to a separate 3-way switch - as per plan Note:	
36 0 21Nov22	1 - S/I (1) Reinforced capped outlet in the Family Room connected to the existing switch - as per plan Note:	
37 0 21Nov22	1 - S/I (6) LED puck lights under the cabinets in the Spice Kitchen connected to a separate switch - as per plan Note:	
38 0 21Nov22	1 - S/I (7) LED puck lights under the cabinets in the Chef's Kitchen connected to a separate switch - as per plan Note:	
39 0 21Nov22	1 - S/I Cooktop wiring 40 AMP Note:	
40 0 21Nov22	1 - Upgrade the hood fan in the Chef's Kitchen to Cyclone chimney style SCB71130 Stainless steel, Ducting 6-inch, baffle filter, 30-inches wide, 650CFM - in lieu of standard hood fan NoteInstall standard hood fan in Spice Kitchen.	

Fireplace

41 0 16Sep22	1 - Raise upgraded fireplace 12" AFF Note:	
42 0 22Sep22	1 - S/I fireplace fan kit for the standard gas fireplace (B36NTRE) Note:	

Granite

43 0 21Nov22	1 - S/I Bristol B1614 Bar Sink in the Spice Kitchen Note:	
44 0 21Nov22	1 - S/I Level A Silestone quartz Halcyon in the Spice Kitchen with two sink cut-outs and pencil edge profile - in lieu of standard granite Note:	
45 0 21Nov22	1 - S/I Level A Silestone quartz Miami Vena in the Powder Room with one sink cut-out, pencil edge, WITH 4 inch backsplash - in lieu of standard laminate NoteDelta Portage Basin Faucet 571LF-LPU	



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46	0	1 - S/I Level A Silestone quartz Miami White in the Chefs Kitchen on the perimeter with one sink cut-out, and island with (2) mitered WATERFALL EDGES on either side - in lieu of standard granite Note:	
21Nov22			
47	0	1 - S/I Level A Silestone quartz Miami White in the In-Law Ensuite on the main floor with one sink cut-out, pencil edge, WITH 4 inch backsplash - in lieu of standard laminate Note: Delta Portage Basin Faucet 571LF-LPU	
21Nov22			
48	0	1 - S/I Level A Silestone quartz Miami White in the Main Bathroom with (2) sink cut-out, pencil edge, WITH 4 inch backsplash - in lieu of standard laminate Note: Delta Portage Basin Faucet 571LF-LPU	
21Nov22			
49	0	1 - S/I Level A Silestone quartz Miami White in the Master Ensuite Bathroom with (2) sink cut-outs, pencil edge, WITH 4 inch backsplash - in lieu of standard laminate Note: Delta Portage Basin Faucet 571LF-LPU	
21Nov22			
50	0	1 - S/I Level A Silestone quartz Tebas Black in the Bedroom 4 Ensuite with one sink cut-out, pencil edge, WITH 4 inch backsplash - in lieu of standard laminate Note: Delta Portage Basin Faucet 571LF-LPU	
21Nov22			
51	0	7 - S/I upgraded Bristol B606 vanity bowl in all bathrooms; (1) Powder Room (1) Ensuite In-Law (2) Jack and Jill (2) Master Ensuite (1) Ensuite Bedroom 4 - in lieu of the standard faucet Note:	
21Nov22			
52	0	2 - S/I upgraded Bristol B926 Undermount Single Bowl in both the Chef's Kitchen and in the Spice Kitchen - in lieu of the standard Note:	
21Nov22			

Miscellaneous

53	0	1 - 9ft basement foundation pour Note:	
14Sep22			
54	0	1 - Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location - as per B-1 item Note:	
14Sep22			
55	0	1 - Add - Optional Chef's kitchen - as per B-1 item Note:	
14Sep22			
56	0	1 - Add - Optional Spice Kitchen with standrd layout - with make-up air system - as per B-1 item Note:	
14Sep22			
57	0	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:	
14Sep22			
58	0	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:	
14Sep22			
59	0	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceilings and drywall (one coat) Note:	
14Sep22			
60	0	1 - Gas stove line w/ 110 v outlet in Spice Kitchen Note:	
14Sep22			



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61	1	Purchaser changing from Elevation A to Elevation M (Cost of Elevation change included in purchase price) - as per B-1 item Note:
0		
14Sep22		
62	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:
0		
14Sep22		
63	1	S/I a bar sink rough-in in the Spice Kitchen on the stove wall NoteSink and faucet not included
0		
14Sep22		
64	1	S/I a second sink rough-in the Chef's Kitchen on the stove wall NoteSink and faucet not included
0		
14Sep22		
65	1	Gas BBQ Line Note:
0		
16Sep22		
66	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
0		
16Sep22		
67	1	Modify the Main Bath on the second floor to the alternate Jack/Jill Bath layout - as per plan Note:
0		
16Sep22		
68	1	Late change fee Note:
0		
22Sep22		
69	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:
0		
22Sep22		
70	1	Flat ceilings in lieu of stipple throughout main and second floor Note:
0		
21Nov22		
71	1	S/I XL Ditra under tiles in the Foyer, Powder Room, Laundry/Mudroom, In-Law Ensuite, Chef's Kitchen and Spice Kitchen Note:
0		
21Nov22		

Paint

72	1	Upgrade interior wall paint throughout to Dulux Diamond Matte finish - Ruffled Feathers 70YY/ 72/041 Note:
0		
21Nov22		

Plumbing

73	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
0		
14Sep22		
74	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
0		
14Sep22		
75	1	S/I bar sink rough-in in the basement for future sink Note:
0		
14Sep22		

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76 0 16Sep22	1	Relocate the utility sink from the basement to the main floor laundry/mudroom room - as per plan Note:
77 0 21Nov22	1	S/I upgraded Delta Kitano T3763 Chrome Roman Tub Faucet/ Handheld in the Master Ensuite - in lieu of standard Note:
78 0 21Nov22	7	S/I upgraded Delta Portage Basin Faucet 571LF-LPU Chrome basin faucets in all baths; (1) Powder Room (1) Ensuite In-Law (2) Jack and Jill (2) Master Ensuite (1) Ensuite Bedroom 4 - in lieu of the standard faucet Note:
79 0 21Nov22	1	S/I upgraded Delta Trinsic bar sink faucet 9959-AR-DST Artic Stainless in the Spice Kitchen Note:
80 0 24Nov22	1	Add fridge water line with shut off valve Note:

Railings

81 0 21Nov22	1	Upgrade newel posts to 3 1/2 inch oak modern newel post with caps with alternating metal spindles (1) TL106-1-40 and (1) TL106-2-40 in wrinkled black, with a modern rail - in lieu of the colonial Note:
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Trim

82 0 14Sep22	1	Upgrade (2) doors in the spice kitchen to 1-lite clear Note:
83 0 14Sep22	1	Upgrade closet doors in the foyer to by-pass doors in lieu of standard vinyl sliders Note:
84 0 21Nov22	1	Upgrade closet doors to mirrored sliders in the In-Law Suite (Bedroom 2), Bedroom 3, and Bedroom 4 - as per plan Note:
85 0 21Nov22	1	Upgrade interior door in the Office to a French Door 1-lite with clear glass - in lieu of the standard Note:



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1A Offer Worksheet		Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:	
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:	
3A Offer Worksheet		Add - Optional Spice Kitchen with standard layout - with make-up air. Note:	
4A Offer Worksheet		Add - Optional Chefs kitchen Note:	
5A Offer Worksheet		Enlarge 2 existing 48in X 24in basement windows to 56in X 30in @ \$350 per window: as per attached sketch. Note:	
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:	
7A Offer Worksheet		Purchaser changing from Elevation A to Elevation M (Cost of Elevation change \$45,000). Note:	

This Document is Extremely Time Sensitive - Printed 21 Sep 23 at 13:31