



Kitchen Backsplash pattern added.

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASER: Abdul Rahim Sabouni TEL:

LOT / PHASE 222 / 2	STREET 305 Spreadwing Way	HOUSE TYPE RUTHERFORD ELEV D 4 BED	CLOSING DATE 08-Nov-22
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 25Jul22	1 - Add approx. 4.5 ft of upper and lower cabinets to range wall - Line 2 Note:	
2 0 25Jul22	1 - Add pot/pan drawers in the island - c/w one wide top drawer (in lieu of the standard 2 door base cabinet) - as per plan Note:	
3 0 25Jul22	1 - Increase fridge sapce to 37"x X 72"h Note:	
4 0 25Jul22	1 - Increase the height of uppers to reach 96" (42" H uppers installed at 18" above counter) - Line 2 NoteIncludes increasing the height of the added pantry	
5 0 25Jul22	1 - Move island 12" away from fridge wall (towards breakfast nook) Note:	
6 0 25Jul22	1 - Move sink and Dw to range wall / modify cabinet layout to suit Noteupper above fridge shortned to 18"h @ 66" A.F.F	
7 0 25Jul22	1 - Upgrade all hinges in kitchen to soft close (X 35 doors) Note:	

Central Vacuum

8 0 08Apr22	1 - 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:	
9 0 08Apr22	3 - S/I (3) white vac pan; in the kitchen, mudroom, and foyer - as per plan NoteLocation TBD	

Ceramic

10 0 25Oct23	1 - S/I - Standard 4x8 ceramic Backsplash tile in Horizontal Brick pattern - Kitchen Note:	
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Doors and Windows

11 0 08Apr22	1 - Add - One (1) 56 inch x 30 inch window in the basement, as per attached sketch - As per B-1 Note:	
12 0 08Apr22	5 - S/I By-Pass doors in all closets on the second floor (2) Master Bedroom (3) Bedroom 2 (3) Bedroom 3 (2) Bedroom 4 NotePrice is for the pair for an opening up to 6' wide.	
13 0 08Apr22	1 - Upgrade double doors from Foyer to Den/Office to frosted french doors with 15-lites in lieu of standard. Note:	

Electrical

14 0 25Jul22	1 - Relocate (1) ceiling light in the Basement (by the 3-piece rough-in) into the future Basement bath area connected to the existing switch - as per plan Note:	
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15 0 25Jul22	1 - S/I (1) additional capped light outlet in the kitchen connected to the existing switch - as per plan Note:	
16 0 25Jul22	1 - S/I (1) capped outlet in the Basement connected to a separate switch - as per plan NoteConnect (2) adjacent lights to the same switch	
17 0 25Jul22	1 - S/I (1) electrical outlet the Basement 3-piece rough-in area connected to a separate circuit - as per plan Note:	
18 0 25Jul22	1 - S/I (1) Electrical plug in the Family Room at 72" AFF - as per plan Note:	
19 0 25Jul22	1 - S/I (1) electrical plug in the Garage connect to a separate circuit - as per plan Note:	
20 0 25Jul22	1 - S/I (1) potlight in Ensuite #2 centered over the tub/shower connected to the existing switch - as per plan Note:	
21 0 25Jul22	1 - S/I (1) potlight in the Master Ensuite centered in the shower connected to a separate switch - as per plan Note:	
22 0 25Jul22	1 - S/I (1) Reinforced capped light outlet in the Family Room connected to a separate 3-way switch - as per plan Note:	
23 0 25Jul22	2 - S/I (2) Electrical outlets on either die of the Garage - as per plan Note:	
24 0 25Jul22	1 - S/I (3) capped light outlets in the Basement connected on the existing switch - as per plan NoteConnect (1) ajacent lgihts to the same switch	
25 0 25Jul22	1 - S/I (3) electrical outlets in the Basement connected to a single circuit - as per plan Note:	
26 0 25Jul22	1 - S/I (4) electrical outlets in the Basement connected to a single circuit - as per plan Note:	
27 0 25Jul22	1 - S/I (4) pot lights in the Family Room connected to a separate 3-way switch - as per plan Note:	
28 0 25Jul22	4 - S/I (4) Telephone Jacks: (1) in the Family Room and (1) Bedroom 2 and (1) Master Bedroom (1) Basement - as per plan Note:	
29 0 25Jul22	6 - S/I (6) additional CAT6 Data Jacks; (1) Bedroom 2, (1) Bedroom 3, (1) Den/Office, (1) Family Room at 72" AFF and (1) Kitchen/ Breakfast Nook (1) Basement - as per plan Note:	

Fireplace

30 0 08Apr22	1 - Raise standard gas fireplace to 12" AFF Note:	
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Granite



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31 0 25Jul22	1 - S/I Level A Silestone quartz Helix, WITH 4" backsplash and (1) standard undermount sinks in the Ensuite #2- in lieu of standard laminate Note:	
32 0 25Jul22	1 - S/I Level A Silestone quartz Helix, WITH 4" backsplash and (1) standard undermount sinks in the Powder Room - in lieu of standard laminate Note:	
33 0 25Jul22	1 - S/I Level A Silestone quartz Helix, WITH 4" backsplash and (2) standard undermount sinks in the Jack/Jill Bath - in lieu of standard laminate Note:	
34 0 25Jul22	1 - S/I Level A Silestone quartz Helix, WITH 4" backsplash and (2) standard undermount sinks in the Master Ensuite - in lieu of standard laminate Note:	
35 0 25Jul22	1 - S/I Level A Silestone quartz Miami Vena in the kitchen on the perimeter and island with one sink cut-out, WITHOUT 4" backsplash - in lieu of standard granite NoteIncludes extended counter on sink wall	

Hardwood

36 0 08Apr22	1 - S/I Luxury Vinly Planks on the main floor in the Lower Hall, Den/Office, Dining Room, and Family Room. NoteColour TBD	
37 0 08Apr22	1 - S/I oak nosing on the second floor under the spindles. NoteStain TBD	

Miscellaneous

38 0 08Apr22	1 - Add- One (1) 3-piece rough-in for future bathroom in the basement, in standard location - As per B-1 Note:	
39 0 08Apr22	1 - Add- Optional oversized garage - As per B-1 Note:	
40 0 08Apr22	1 - Kitchen re-design fee Note:	
41 0 08Apr22	1 - Purchaser to take part in Enercase Rental Program which includes the equipment indicated in schedule B - As per B-1 Note:	
42 0 08Apr22	1 - S/I a double a doorway between the Den/Office and Dining Room including standard trim and (2) frosted 15-lite french doors - as per plan. Note:	
43 0 08Apr22	1 - S/I Gas stove line with 110 v outlet in the kitchen Note:	
44 0 09Aug23	1 - S/I - Make-up Air System for kitchen hood fan above 300CFM to 600CFM Note:	
45 0 09Aug23	1 - U/G - Under cabinet hood fan to Cyclone CYB919R30SS - 570CFM - in stainless steel - in lieu of standard Note:	



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Plumbing

46 0 08Apr22	1 - Relocated sink and dishwasher from the island to the perimeter. Note:	
47 0 08Apr22	1 - S/I (1) drain rough-in and water lines for future sink in Basement - as per sketch Note:	
48 0 08Apr22	1 - S/I Laundry tub in mechanical area in the basement Note:	
49 0 08Apr22	1 - Upgrade (1) standard toilet to American Standard Studio Concealed Traway Right Height Dual Flush Elongated Front toilet in Master Ensuite Note:	
50 0 25Jul22	1 - S/I Delta Classic T4705 Chrome Roman Tub hanshower in the Master Ensuite Note:	
51 0 25Jul22	1 - S/I Delta Trinsic 9159-DST Chrome Kitchen Faucet in lieu of Standard Note:	

Stairs

52 0 08Apr22	1 - Add - Finished basement stairs - As per B-1 Note:	
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Trim

53 0 25Jul22	3 - Upgrade standard knobs in Bedroom 2, Bedroom 3, and Bedroom 4 to Taymor Perspective privacy levers Note:	
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1A Offer Worksheet	Add - Finished basement stairs. Note:	
2A Offer Worksheet	Add - Optional oversized garage. Note:	
3A Offer Worksheet	Purchaser acknowledges that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
4A Offer Worksheet	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:	
5A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
6A Offer Worksheet	Add - One (1) 56in X 30in windows in the basement, as per attached sketch. Note:	
7A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:	