



REVISED 16FEB2024

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE 278 / 2	STREET 660 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 14-Dec-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 29Sep22	1 - Accommodate for Built-in wall-oven and microwave (replace std pantry cabinet with tall oven cabinet) Note:	
2 0 29Sep22	1 - Accomodate for 48"w. Range top - add base cabinet and modify for range top Note:	
3 0 29Sep22	1 - Add 2 glass doors - one to each angled corner upper cabinet (white interior): NoteOpt 1 - plain frame with clear glass	
4 0 29Sep22	1 - Add 2 sets pot/pan drwrs - one each side of range top - c/w one top drwr + 2 deep drwrs (in lieu of std base cabinet) Note:	
5 0 29Sep22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
6 0 29Sep22	1 - Add Plain panel to ceiling in colour & material matching cabinets (approx. 12"h) Note:	
7 0 29Sep22	1 - Add powder room vanity with a laminate countertop - approx 36" - Line 1 Note:	
8 0 29Sep22	1 - Add pull-out oil & spice rack to base cabinet right of ovens - Richelieu #webkit1214707 Note:	
9 0 29Sep22	1 - Increase depth of fridge upper to 24"d and add 2 side panels Notefridge space increased to 48"w X 84"h	
10 0 29Sep22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - Line 2 Note:	
11 0 29Sep22	1 - Island - accommodate for bar sink - split double cabinet into 2 singles Note:	
12 0 29Sep22	1 - Island - accommodate for waterfall ends (stonecounters by builder) - add 4" filler to accommodate electrical outlet Note:	
13 0 29Sep22	1 - Island - Add 1 set pot/pan drwrs - c/w one top drwr + 2 deep drwrs (in lieu of std base cabinet) Note:	
14 0 29Sep22	1 - Island - add 9" to cabinets eliminating eating counter overhang at end Note:	
15 0 29Sep22	1 - Move standard bank of drawers from left of sink to right of DW Note:	
16 0 29Sep22	1 - Remove the laminate countertop backsplash in Ensuite #2 Note:	



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
278 / 2	660 Miikana Road	PLATINA (512) ELEV E 4 BEDROOM	14-Dec-22
INV#	QTY	EXTRA / CHANGE	
17 0 29Sep22	1 - Replace upper above range + 15" of uppers each side with custom hood for integrated fan. (Fan by others) - 60"w X 30"h X 15"d at top angled to 21"d at bottom. NEED FAN SPECS (Wood trim piece to be Maple Cappucino) Note:		
18 0 29Sep22	1 - Upgrade all drawers in kitchen to soft close (X 14 drawers) Note:		
19 0 29Sep22	1 - Upgrade all hinges in kitchen to soft close (X 24 doors) Note:		
20 0 29Sep22	10 - Upgrade cabinetry hardware to D3 in the Master Ensuite Note:		
21 0 29Sep22	1 - Upgrade to maple print melamine interiors in all kitchen cabinets Note:		
22 0 12Dec23	1 - MILLWORK - DISHWASHER - KITCHEN AID - KDTE304LPA0479 - Add custom door match panel to be installed on dishwasher after closing and after appliance is installed: (Line 2 Mission Thermofoil satin white c/w HU60 handle to match kitchen cabinets) Note:		

Central Vacuum

23 0 09Jun22	1 - S/I (1) central vac outlet in the Garage c/w rough-in and finishing plate - as per plan Note:		
24 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:		
25 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:		

Ceramic

26 0 29Sep22	1 - In the Ensuite #2 S/I LVL A: EURO 24X24 ROME STATUARIO GLOSSY in a diamond pattern Note:		
27 0 29Sep22	1 - In the Foyer S/I LVL B: EURO 24X24 LA MARCA POLISHED ONYX NUVOLATO in a diamond pattern Note:		
28 0 29Sep22	1 - In the Laundry Room S/I STD: OLYMPIA CONSTRUCT 12X12 MATTE WHITE in a diamond pattern Note:		
29 0 29Sep22	1 - in the Main Bath S/I LVL A: EURO 24X24 LA MARCA POLISHED CALACATTA PAONAZZO in a diamond pattern Note:		
30 0 29Sep22	1 - In the Master Ensuite - S/I LVL B: EURO 24X24 PASHA MAYFAIR STATUARIO VENATO POLISHED on the floor in a diamond patten Note:		



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE 278 / 2	STREET 660 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 14-Dec-22
------------------------	----------------------------	--	---------------------------

INV#	QTY	EXTRA / CHANGE
31 0 29Sep22	1 - In the Master Ensuite - S/I LVL B; EURO 24X24 PASHA MAYFAIR STATUARIO VENATO POLISHED on the tub deck / face and tub walls in a stacked patten Note:	
32 0 29Sep22	1 - In the Master Esnuite S/I LVL A; EURO 12X24 PASHA LINEA WHITE MODULATION GLOSSY on the shower walls in a vertical stacked pattern Note:	
33 0 29Sep22	1 - In the Powder Room and Mudroom S/I LVL B; EURO 24X24 LA MARCA POLISHED ONYX NUVOLATO in a diamond pattern Note:	

Doors and Windows

34 0 09Jun22	2 - S/I (2) insulated garage doors w/ thermo windows Note:	
35 0 29Sep22	1 - S/I (2) frosted 1-lite french doors in the Extra Room on the second floor Note:	
36 0 29Sep22	1 - Upgrade interior doors to level 2 Lincoln style doors Note:	
37 0 29Sep22	1 - Upgrade the Mudroom closet doors to mirrored sliders Note:	

Electrical

38 0 09Jun22	1 - S/I Electrical outlet on a separate circuit in the Master Ensuite for whirlpool tub Note:	
39 0 29Sep22	1 - Recolate the light over the island to be centered and connect to a separate switch - as per plan Note:	
40 0 29Sep22	1 - Relocate standard CAT6 Jack from Laundry Room to the Extra Room - as per plan Note:	
41 0 29Sep22	5 - Relocate standard ceiling light in Bedroom 2, Bedrrom 3, Bedroom 4, Master Retreat, and Extra Room as per plan and leave as capped ceiling outlets Note:	
42 0 29Sep22	1 - Relocate the capped outlet in the Dining Room - as per plan Note:	
43 0 29Sep22	1 - S/I (1) capped light outlet in the Lower Hallway Picture Niche connected to a separate switch - as per plan Note:	
44 0 29Sep22	1 - S/I (1) capped outlet connected to a separate switch in the Living Room - as per plan Note:	
45 0 29Sep22	1 - S/I (1) capped outlet in the kitchen connected to a separate switch - as per plan Note:	



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
278 / 2	660 Miikana Road	PLATINA (512) ELEV E 4 BEDROOM	14-Dec-22
INV#	QTY	EXTRA / CHANGE	
46 0 29Sep22	1 - S/I (1) capped outlet in the the Family Room connected to the existing switch - as per plan Note:Disconnect the existing switch from the electrcal plug		
47 0 29Sep22	1 - S/I (1) Exterior soffit plug with switch - as per plan Note:		
48 0 29Sep22	1 - S/I (1) pot light in the Master Ensuite centered in the shower connected to the existing switch - as per plan Note:		
49 0 29Sep22	1 - S/I (1) Reinforced capped light outlet above the staircase on the second floor connected to a separate 3-way switch - as per plan Note:		
50 0 29Sep22	1 - S/I (2) capped outlets in the Family Room connected to a separate switch - as per plan Note:		
51 0 29Sep22	2 - S/I (2) electrical outlets in the Family Room centered on the wall (1) at 24" AFF (1) at 72" AFF - as per plan Note:		
52 0 29Sep22	2 - S/I (2) stereo ceiling speaker (CS16CSM) wiring included in the Kitchen / Breakfast terminating in the basement - as per plan Note:		
53 0 29Sep22	2 - S/I (2) stereo ceiling speaker (CS16CSM) wiring included in the Living Room terminating in the basement - as per plan Note:		
54 0 29Sep22	1 - S/I (2) wall capped outlets in the Dining Room 36" from the walls at 6' AFF connected to a separate switch - as per plan Note:		
55 0 29Sep22	4 - S/I (4) additional CAT6 Jacks: (1) Family Room centered on the wall at 72" AFF, (1) Bedroom 2, (1) Bedroom 3, (1) Bedroom 4 - as per plan Note:		
56 0 29Sep22	4 - S/I (4) CAT6 wire in the exterior soffit - as per plan Note:		
57 0 29Sep22	1 - S/I (4) HALO Slim LED pot light in the Home Office connected to a separate dimmer switch - as per plan Note:		
58 0 29Sep22	1 - S/I (5) LED under cabinet puck lights in the kitchen connected to a separate switch - as per plan Note:		
59 0 29Sep22	1 - S/I (6) Exterior pot lights connected to the existing switch Note:		
60 0 29Sep22	1 - S/I 1 pair of 6.5" pivoting Klipsch ceiling speaker (DS160CDT) wiring included in the Family Room terminating on the main wall - as per plan Note:		
61 0 29Sep22	1 - S/I a conduit from the basement to the attic Note:		



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE 278 / 2	STREET 660 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 14-Dec-22
------------------------	----------------------------	--	---------------------------

INV#	QTY	EXTRA / CHANGE
------	-----	----------------

62 0 29Sep22	1 - S/I a wall capped outlet in the Master Ensuite above the vanity makeup area connected to a separate switch - install height to be the same as the vanity lights - as per plan Note:	
--------------------	--	--

63 0 28Sep23	1 - Clients to install hood after close. S/I a temp hood fan to obtain occupancy. Note:	
--------------------	--	--

64 0 28Sep23	1 - Relocate std stove plug for double wall oven and S/I dedicated 15 amp plug for Gas cooktop (Gas line included) Note:	
--------------------	---	--

65 0 16Feb24	1 - admin and service fee Note:	
--------------------	------------------------------------	--

66 0 16Feb24	1 - Dining Room – Install a capped light outlet with a new switch – as per layout \$255.00 Note:	
--------------------	---	--

67 0 16Feb24	1 - Family Room – Install a capped light outlet with a new switch – as per layout Note:	
--------------------	--	--

Granite

68 0 29Sep22	1 - S/I kitchen bar sink Bristol Virtuo Granite Sink Single Bowl Bar Sink Pearl Black B306 Note:	
--------------------	---	--

69 0 29Sep22	1 - S/I Level A Silestone quartz Miami White in the Master Ensuite with square edge, (2) sink cut-outs, WITHOUT the 4" backsplash in lieu of the laminate counter and standard drop-in sink NoteIncludes Bristol B608 undermount vanity sink	
--------------------	---	--

70 0 29Sep22	1 - S/I Level A Silestone quartz Miami White in the Powder Room with square edge, (1) sink cut-outs, WITHOUT the 4" backsplash Note:	
--------------------	---	--

71 0 29Sep22	1 - S/I Level D Silestone Eternal Calacatta Gold quartz in the kitchen on the perimeter and island, square edge, WITHOUT 4" quartz backsplash, additional bar sink cut out, and (2) mitered waterfall edges - in lieu of the standard granite Note:	
--------------------	--	--

72 0 29Sep22	1 - S/I Level D Silestone Eternal Calacatta Gold quartz on the kitchen backsplash - in lieu of a standard tile Note:	
--------------------	---	--

73 0 29Sep22	1 - S/I upgraded kitchen sink Bristol Virtuo Granite Undermount Single Bowl B317 Pearl Black - in lieu of the standard Note:	
--------------------	---	--

Hardwood

74 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	
--------------------	--	--

Heating and Air Conditioning

75 0 09Jun22	1 - S/I Air Conditioner 13 SEER R-410A (GSX 13) 3 TON Note:	
--------------------	--	--



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
278 / 2	660 Miikana Road	PLATINA (512) ELEV E 4 BEDROOM	14-Dec-22
INV#	QTY	EXTRA / CHANGE	
76 0 09Jun22	1 - S/I Humidifer - General Air (1099-3000sqft) Note:		
77 0 29Sep22	1 - S/I make-up air system for kitchen hood fan 600CFM - 1000CFM Note:		

Miscellaneous

78 0 09Jun22	1 - 9' basement foundation pour Note:	
79 0 09Jun22	1 - 9' Second Floor Note:	
80 0 09Jun22	1 - Add - Alternate 2nd Floor Laundry/ Alternate Ensuite - as per B-1 Note:	
81 0 09Jun22	1 - Add a double doorway including (2) 24" wide standard doors in the Primary Room Note:	
82 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:	
83 0 09Jun22	1 - Add one (1) 3-piece rough-in for future bathroom in basement, in standard location as per B-1 Note:	
84 0 09Jun22	1 - Appointment with Spectrum Kitchens for kitchen re-design Note:	
85 0 09Jun22	1 - Delete standard gas fireplace and mantel in Family Room Note:	
86 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:	
87 0 09Jun22	1 - In Bedroom 2 S/I optional window seat 18" AFF - as per plan Note:	
88 0 09Jun22	1 - Increasing the opening between the Foyer and Home Office as much as possible - as per plan Note:	
89 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:	
90 0 09Jun22	1 - Remove knee walls and columns in lower hallway on the Main Floor Note:	
91 0 09Jun22	1 - S/I (1) additional Hose Bib on the left side the house - as per plan Note:	



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE 278 / 2	STREET 660 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 14-Dec-22
------------------------	----------------------------	--	---------------------------

INV#	QTY	EXTRA / CHANGE
92 0 09Jun22	1 - S/I Drain rough-in and water lines for future sink in Basement - a per plan Note:	
93 0 09Jun22	1 - S/I Gas BBQ line at the rear of house - as per plan Note:	
94 0 29Sep22	1 - Flat (smooth) ceilings throughout in lieu of stipple Note:	
95 0 29Sep22	1 - Upgrade gas line to cooktop from 1/2 inch to 3/4 inch Note:	

Paint

96 0 29Sep22	1 - Upgrade paint colour throughout to Dulux Diamond Matt Note:	
--------------------	--	--

Plumbing

97 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:	
98 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: Ensuite 2	
99 0 09Jun22	1 - S/I waterline to the fridge in the Kitchen Note:	
100 0 09Jun22	1 - Upgrade standard Maax Exhibit 7242 soaker tub in Master Ensuite to Whirlpool NoteElectrical plug priced separately	
101 0 29Sep22	1 - In the Ensuite #2 Delta Trinsic T14259-CZ Champagne Bronze Monitor 14 Series Shower Trim in lieu of standard Note:	
102 0 29Sep22	1 - In the Ensuite #2 S/I Delta Trinsic 559LF-CZMPU Champagne Bronze Single Hole Bathroom Faucet in lieu of Standard Note:	
103 0 29Sep22	2 - In the Main Bath S/I (2) Delta Trinsic 559LF-BLMPU Matte Black Single Hole Bathroom Faucet in lieu of Standard Note:	
104 0 29Sep22	1 - In the Main Bath S/I Delta Trinsic T14459-BL Matte Black Monitor 14 Series Tub & Shower Trim in lieu of Standard Note:	
105 0 29Sep22	2 - In the Master Ensuite - S/I (2) Delta Stryke 35776-BLMPU-DST Black Basin Faucet in lieu of the standard faucet Note:	
106 0 29Sep22	1 - In the Master Ensuite - S/I Delta Kitano Monitor 14 Shower Trim T14263-BL Matte Black in lieu of the standard shower trim Note:	



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
278 / 2	660 Miikana Road	PLATINA (512) ELEV E 4 BEDROOM	14-Dec-22
INV#	QTY	EXTRA / CHANGE	
107 0 29Sep22	1 - In the Master Ensuite - S/I Delta Kitano T3763-BL Roman Tub with handshower in Matte Black in lieu of the standard tub filler Note:		
108 0 29Sep22	1 - In the Powder Room - S/I Delta Stryke 35776-CZMPU-DST Champagne Bronze Basin Faucet in lieu of the standard faucet Note:		
109 0 29Sep22	1 - S/I a bar sink rough-in in the kitchen island Note:		
110 0 29Sep22	1 - S/I kitchen bar faucet Delta 9959-CZ-DST Champagne Bronze Note:		
111 0 29Sep22	6 - S/I upgraded Bristol B606 Porcelain Vanity Bowl; (2) Master Ensuite, (2) Main Bath, (1) Ensuite #2, and (1) Powder Room - in lieu of Bristol B608 vanity sink Note:		
112 0 29Sep22	1 - S/I upgraded the kitchen faucet Delta Trinsic 9159-CZ-DST Champagne Bronze - in lieu of standard Note:		

Railings

113 0 09Jun22	1 - S/I oak nosing under spindles on the second floor Note:		
114 0 29Sep22	1 - Upgraded (2) 5"x5" posts (no inset) at the bottom of the stairs, the rest of the post 3.5" with caps, with alternating wrinkled black metal spindles (1) TL 106-2-40 and (2) plain square wrinkled black metal spindles - in lieu of the standard colonial Note:		

Stairs

115 0 09Jun22	1 - Upgrade Main Staircase to Oak - in lieu of standard carpet staircase NoteStain TBD		
---------------------	---	--	--

Trim

116 0 29Sep22	3 - Upgrade bedrooms levers to privacy levers; (1) Bedroom 2, (1) Bedroom 3, (1) Bedroom 4 Note:		
117 0 29Sep22	20 - Upgrade door hardware to Taymor Vega Matte Black handle w/ square rosette and matching hinges in lieu of standard Villa knob Note:		

1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location - please see attached. Note:		
2A Offer Worksheet	Add - Alternate 2nd Floor Laundry / Alternate Ensuite. Note:		
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:		



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Maged Arab and Nora Tail TEL:

LOT / PHASE 278 / 2	STREET 660 Miikana Road	HOUSE TYPE PLATINA (512) ELEV E 4 BEDROOM	CLOSING DATE 14-Dec-22
INV#	QTY	EXTRA / CHANGE	

This Document is Extremely Time Sensitive - Printed 16 Feb 24 at 14:34