



CONSTRUCTION SUMMARY			
Pathways at Findlay Creek - 2164886 Ontario Inc.			
PURCHASERS: Hang Tran and Hieu Le			TEL: RES.: 613-809-6440
LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
117 / 1	163 Minikan Street	STRATHMORE ELEV E 4 BEDROOM ALT	28-Jan-21
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 27Nov20	1 - Add (2) rows scalloped wine rack to upper cabinet next to fridge Note:	(1/64/800)
2 0 27Nov20	1 - Upgrade Kitchen cabinets to Line 3 Note:	(1/34/1200)
3 0 27Nov20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) NoteCabinets on fridge wall reduced by 3" and mounted at 93"h to clear beam	(1/83/1650)
4 0 27Nov20	1 - Extend Kitchen cabinet approx. 9' to end of eating area Note:	(1/55/4160)
5 0 27Nov20	1 - Move range location approx. 5'5" towards eating area Note:	(1/52/0)
6 0 27Nov20	1 - Delete upper above range and approx. 6" each side to accommodate chimney hood fan Note:	(1/81/-150)
7 0 27Nov20	1 - Rotate island 90 degrees and extend approx. 2' Note:	(1/46/480)
8 0 27Nov20	1 - Fill to ceiling with plain panel matching cabinets (includes 1" flat moulding at ceiling if needed) Note:	(1/99/1120)
9 0 27Nov20	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
10 0 27Nov20	1 - Move fridge approx. 12" and insert pantry/broom cabinet Note:	(1/55/400)
11 0 27Nov20	1 - Add pot/pans drawers c/w one wide top drawer in lieu of standard 2-door base cabinet Note:	(1/84/705)
12 0 27Nov20	1 - Move standard microwave cabinet to end of range wall closest to walk-in pantry Note:	(1/78/0)
13 0 27Nov20	1 - Upgrade Ensuite cabinets to Line 3 Note:	(1/34/320)

Ceramic

14 0 27Nov20	1 - S/I Level B ceramic wall tile to Family Room fireplace - approx. 5'w x 9'h w/ 8"d returns - 12x24 tile installed horizontally and in stacked pattern Note:	(1/148/1825)
15 0 27Nov20	1 - Upgrade Kitchen backsplash to Glass Package - tile to continue up and behind chimney hood fan NotePrice includes additional sq.ft. needed for Kitchen redesign	(1/93/1980)
16 0 27Nov20	1 - S/I Level A ceramic wall tile in lieu of standard wall tile in Ensuite shower - 12x24 tile installed horizontally and in stacked pattern Note:	(1/136/295)



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17 0 27Nov20	1 - S/I Level B ceramic floor tile in lieu of standard tile in Ensuite - floor, soaker tub apron/deck and soaker tub backsplash - 12x24 tile installed in staggered pattern Note:	(1/167/1110)	
18 0 27Nov20	1 - Standard 4x16 wall tile in Main Bathroom shower to be installed in Herringbone 45 pattern Note:	(1/89/580)	

Doors and Windows

19 0 28Oct20	1 - Reduce window in Kitchen from 24x60 to 24x48 to accommodate extended cabinetry Note:	(1/78/0)
20 0 27Nov20	1 - S/I 1/2 Horse power belt Garage door opener w/ (2) remotes and (1) keypad Note:	(1/73/910)

Electrical

21 0 27Nov20	1 - S/I (1) 15 AMP standard plug outlet in unfinished Basement Note:	(1/58/120)
22 0 27Nov20	1 - S/I (1) 15 AMP separate circuit plug in unfinished Basement (for fridge or freezer) Note:	(1/83/235)
23 0 27Nov20	1 - S/I (1) 15 AMP standard plug outlet above fireplace for future TV - installed @ 72" above finished floor Note:	(1/104/120)
24 0 27Nov20	1 - S/I (1) 15 AMP standard plug outlet in Master Bedroom for future TV - installed @ 60" above finished floor Note:	(1/106/120)
25 0 27Nov20	1 - Relocate (3) existing standard light fixtures in Kitchen and place over island Note:	(1/78/0)
26 0 27Nov20	1 - Delete (1) standard light fixture in Breakfast Area - S/I (6) 4" interior white potlights in Kitchen (HALO Slim LED) - connected to existing switch Note:	(1/147/935)
27 0 27Nov20	1 - S/I (4) 4" interior white potlights in Family Room (HALO Slim LED) - connected to separate dimmer switch Note:	(1/104/900)
28 0 27Nov20	1 - S/I (4) 4" interior white potlights in Dining Room (HALO Slim LED) - connected to separate dimmer switch Note:	(1/104/900)
29 0 27Nov20	1 - Delete (2) standard light fixtures in Lower Hall - S/I (3) 4" interior white potlights (HALO Slim LED) - connected to existing switch Note:	(1/133/430)
30 0 27Nov20	1 - Delete (1) standard light fixtures in Upper Hall - S/I (3) 4" interior white potlights (HALO Slim LED) - connected to existing switch Note:	(1/133/505)
31 0 27Nov20	1 - S/I (4) 4" interior white potlights in Loft (HALO Slim LED) - connected to separate switch Note:	(1/90/810)



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32 0 27Nov20	1 - S/I (1) 15 AMP soffit plug w/ switch for holiday lights Note:	(1/55/275)
33 0 27Nov20	3 - S/I (3) 4" exterior black soffit potlights (HALO Slim LED) - connected to existing switch Note:	(3/89/300)
34 0 27Nov20	2 - Reinforce existing light outlets in Dining Room and above Main Staircase for heavier fixtures Note:	(2/93/55)
35 0 27Nov20	2 - Add light outlet and junction box to existing vanity light fixtures in Ensuite Note:	(2/78/145)
36 0 27Nov20	1 - S/I (1) GAL 680112 pewter light fixture in Family Room - connected to separate switch Note:	(1/85/240)

Granite

37 0 27Nov20	1 - S/I (1) Bristol B926 Undermount Sink w/ 15mm Radius Corners in lieu of Standard in Kitchen Note:	(1/90/480)
38 0 27Nov20	1 - S/I Level C Radianz Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite NoteSinks by others	(1/105/1560)
39 0 27Nov20	1 - S/I Level A Radianz Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Main Bathroom NoteSink by others	(1/111/1060)
40 0 27Nov20	1 - S/I Level A Radianz Quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Powder Room NoteSink by others	(1/109/1060)
41 0 27Nov20	1 - Upgrade Kitchen countertop to Level D Radianz quartz in lieu of standard granite selections NotePrice includes additional sq.ft. needed for Kitchen redesign	(1/91/2875)

Hardwood

42 0 28Oct20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Dining Room and Family Room Note:	(1/123/0)
43 0 27Nov20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall/Loft, Master Bedroom, Bedroom #2, #3 and #4 Note:	(1/138/14145)

HEATING AND AIR CONDITIONING

44 7,727 27Nov20	1 - Air Conditioner - Goodman - 13 Seer R-410A GSX13024 (2.0 Ton) Note:	(1/61/3880)
45 0 27Nov20	1 - Humidifier - General Aire 1042 (up to 2800 sq.ft.) Note:	(1/50/970)
46 0 27Nov20	1 - S/I Terminated gas line for future stove w/ 110v outlet Note*Standard electric stove outlet to remain as well	(1/55/805)

Miscellaneous



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47 0 07Oct20	1 - S/I Cut-outs in wall between Dining Room and Family Room as per plan Note:*Strathmore model home	(1/68/2460)
48 0 07Oct20	1 - S/I Alt. Ensuite c/w ceramic tiled shower enclosure w/ 3x5 acrylic base; Maax Halo sliding shower doors (Matte Black); Maax Jazz 105509 drop-in soaker tub (faucet wall side); (1) potlight in shower (HALO Slim LED) connected to (1) switch; water closet Note:	(1/251/4475)
49 0 07Oct20	1 - Increase depth of wall next to fridge to accommodate 24"d upper cabinet Note:	(1/71/0)
50 0 27Nov20	1 - S/I Finished Garage c/w R12 insulation in walls, R40 insulation in ceiling and fully drywalled (one coat) NoteConcrete portion of foundation to remain exposed	(1/105/2960)
51 0 27Nov20	1 - S/I Zephyr Ombra ZOM-E30AS 30"w stainless steel chimney hood fan in lieu of standard in Kitchen Note:	(1/95/1125)

Paint

52 0 27Nov20	1 - S/I (2) Paint colours throughout - Dulux Diamond Matt NoteDesigner Grey 50YY 63/041 (Throughout) Diamond Blue DLX1237-2 (Bedroom #2 only)	(1/53/2310)
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Plumbing

53 0 07Oct20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	(1/41/0)
54 0 27Nov20	1 - S/I (1) Delta Trinsic 9159-BL-DST Matte Black Kitchen faucet in lieu of standard Note:	(1/80/560)
55 0 27Nov20	2 - S/I (2) Delta Trinsic 559HA-DST Chrome high arc single hole faucet in lieu of standard - (1) Powder Room, (1) Main Bathroom Note:	(2/123/240)
56 0 27Nov20	1 - S/I (1) Delta Trinsic T14459 Chrome Monitor 14 Series H2Okinetic Tub & Shower Trim in lieu of Standard in Main Bathroom Note:	(1/119/140)
57 0 27Nov20	2 - S/I (2) Delta Trinsic 559HA-BL-DST Matte Black high arc single hole faucets in lieu of standard in Ensuite Note:	(2/106/385)
58 0 27Nov20	1 - S/I (1) Delta Trinsic T2759-BL Matte Black Roman Tub Trim in lieu of Standard in Ensuite Note:	(1/88/360)
59 0 27Nov20	1 - S/I (1) Delta Trinsic T14259-BL Matte Black Monitor 14 Series H2Okinetic Shower Trim in lieu of Standard in Ensuite Note:	(1/115/240)
60 0 27Nov20	4 - S/I (4) American Standard Studio 0614000 undermount sinks in lieu of standard sink - (1) Powder Room, (1) Main Bathroom, (2) Ensuite Note:	(4/132/300)

Railings

61 0 27Nov20	1 - S/I Oak Heritage newel posts and metal spindles (black, all plain) in lieu of standard Colonial throughout Note:	(1/106/1265)
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Stairs

62 0 07Oct20	1 - Upgrade Main Staircase to Oak Note:	(1/29/4020)
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Trim

63 0 07Oct20	1 - S/I Swing closet doors in lieu of standard flat panel sliding closet doors at Foyer Note:	(1/83/720)
64 0 27Nov20	1 - S/I (1) Taymor Electra 04-2124 Chrome Towel Bar and (1) Electra 04-2148 Chrome Toilet Paper Holder in lieu of Standard in Powder Room Note:	(1/133/210)
65 0 27Nov20	1 - S/I (1) Taymor Electra 04-2124 Chrome Towel Bar and (1) Electra 04-2148 Chrome Toilet Paper Holder in lieu of Standard in Main Bathroom Note:	(1/135/210)
66 0 27Nov20	1 - S/I (1) Taymor Allusion 04-32524BLK Matte Black Towel Bar and (1) Allusion 04-32548BLK Matte Black Toilet Paper Holder in lieu of Standard in Ensuite Note:	(1/149/155)
67 0 27Nov20	1 - S/I Taymor Ashford Matte Black door grip w/ Capri interior knob in lieu of standard on front entry door Note:	(1/103/250)
68 0 27Nov20	1 - S/I Lincoln 1-panel interior swing doors in lieu of standard Carrara 2-panel swing doors throughout NoteDoes not apply to front door or garage man door	(1/99/560)

1A Offer Workshee	Purchasers to add 3 piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Workshee	The Purchaser acknowledges that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase & Sale Note:	

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