



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Muataz Al-Doori and Manar Salman

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
18 / 1	23 Salamander Way	PLATINA (512) ELEV A 4 BEDROOM	26-Jan-21
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 02Mar21	1 - Upgrade kitchen island cabinetry to Line 3 Note:	(1/42/400)
2 0 02Mar21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	(1/83/1200)
3 0 02Mar21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	(1/79/560)
4 0 02Mar21	1 - Re-design kitchen to accommodate corner walk-in pantry : delete approx. 4.5 ft of corner uppers and lowers (pantry by builder) Note:	(1/128/-1000)
5 0 02Mar21	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:	(1/59/720)
6 0 02Mar21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	(1/72/480)
7 0 02Mar21	1 - Add 5 top drwrs in lieu of std bank of drwrs Note:	(1/44/450)
8 0 02Mar21	1 - Add false drwr front to sink base cab Note:	(1/37/80)
9 0 02Mar21	1 - Delete upper above range + 6" each side to make space for 30" Chimney hood Note:	(1/75/-120)
10 0 02Mar21	1 - Replace std upper and base cab with tall cab to accommodate built-in wall oven & MW with trimkit Note:	(1/97/705)
11 0 02Mar21	1 - Replace std upper and base cab with 24" d. pantry cabinet (between oven cab & fridge) Note:	(1/86/355)
12 0 02Mar21	1 - Delete all std cabinets & counter tops from computer room Note:	(1/57/-1000)
13 0 02Mar21	1 - Upgrade cabinetry in Master Ensuite to Line 3 Note:	(1/45/505)
14 0 02Mar21	1 - Extend vanity to be approx 60" wide- Line 2-Ensuite #2 Note:	(1/54/480)
15 0 02Mar21	1 - Add 15" bank of drawers to Master Ensuite vanity- Line 3 Note:	(1/56/450)

Ceramic



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16 0 02Mar21	1 - S/I Level B floor tile (size 12x24) in lieu of standard bath wall tiles in Master Ensuite shower walls- installed horizontally stacked Note:	(1/134/1150)	
17 0 02Mar21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- stacked- Foyer Note:	(1/71/740)	
18 0 02Mar21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- includes up and around tub deck- stacked-Master Ensuite Floor Note:	(1/118/1095)	
19 0 02Mar21	1 - S/I Level A backsplash tile in lieu of standard- Brick Pattern- to include up and behind chimney hoodfan Note:	(1/104/540)	

Doors and Windows

20 0 14Oct20	1 - Increase (1) existing 56x24 basement windows to 56x30- as per plan Note:	(1/66/250)
21 0 14Oct20	3 - Increase (3) existing 36x24 basement windows to 56x30- as per plan Note:	(3/66/725)

Electrical

22 0 02Mar21	2 - Upgrade all walk-in closet standard light fixtures to standard hallway fixture (A3012-11)- (2) Master walk-in closets Note:	(2/117/30)
23 0 02Mar21	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Family Room - installed at 70" AFF Note:	(1/198/495)
24 0 02Mar21	3 - Delete (1) standard phone jack and (2) TV jack- S/I (3) Data jacks- as per plan Note:**Home has (3) data jacks, (3) TV jacks, (1) phone jack throughout**	(3/79/20)
25 0 02Mar21	1 - S/I standard light fixture (A3012-11) connected on new switch- (1) Living Room, (1) Family Room- as per plan Note:	(1/108/255)
26 0 02Mar21	1 - S/I (5) Led puck lights (CA360A) c/w outlet & driver connected on new switch- as per plan Note:	(1/89/555)
27 32,048 02Mar21	1 - Wiring for wall oven- 40 AMP 120/240V Note:	(1/37/445)
28 0 02Mar21	2 - Reinforce standard light/cap- (1) dining room and (1) main stairs Note:	(2/65/65)

Fireplace

29 0 14Oct20	1 - S/I Fireplace fan kit Note:	(1/21/550)
30 0 02Mar21	1 - Delete standard fireplace mantle Note:	(1/32/0)

Granite



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31 0 02Mar21	1 - Cut hole for (2) soap dispensers in kitchen- left side of sink- as per plan Note:**Included w/ soap dispenser**		(1/75/0)
32 0 02Mar21	1 - S/I Level D Radianz Quartz in lieu of standard granite in kitchen Note:		(1/65/1365)

Hardwood

33 0 14Oct20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard- Lower hall (mud hall), Office, Living/dining room, Family room, Kitchen- as per plan Note:		(1/150/14200)
34 0 14Oct20	1 - S/I Twelve Oaks laminate in lieu of standard carpet- Upper hall and loft- as per plan Note:		(1/85/1980)

Heating and Air Conditioning

35 0 02Mar21	1 - S/I General Aire humidifier 1099 (over 2000 SF) Note:		(1/47/1095)
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Miscellaneous

36 0 14Oct20	1 - Alternate kitchen layout- as per plan Note:As per B-1		(1/37/0)
37 0 14Oct20	1 - Alternate second floor laundry/alternate ensuite 2- as per plan Note:As per B-1		(1/63/0)
38 0 14Oct20	1 - S/I Open basement stairs c/w finished vestibule- includes standard carpet, underpad, metal spindles and oak nosings- as per plan Note:**Door gets relocated to bottom @ vestibule**		(1/128/4895)
39 0 14Oct20	1 - Finish garage ceiling only with R40 insulation and drywall (one coat)- as per plan Note:		(1/82/1240)
40 0 14Oct20	1 - Build wall between Master Bedroom and Retreat to creat loft- relocate double doors and to be 24" wide each- as per plan Note:**Loft comes with (1) standard light fixture and switch and standard finishes**		(1/119/1150)
41 0 03Nov20	1 - Extend foundation walls to approx 9' Note:		(1/36/12000)
42 0 03Nov20	1 - Late Change Fee Note:		(1/15/500)
43 0 02Mar21	1 - S/I Falmec MERCURIO Chimney 30" - 280 cfm- stainless-FPMER30W3SS- in lieu of standard Note:		(1/86/990)
44 0 02Mar21	1 - S/I Flat ceilings in lieu of stipple- throughout Note:		(1/48/4960)
45 0 02Mar21	1 - Late change fee Note:**For late change on ceramic showers**		(1/15/500)



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Paint

46 32,073 02Mar21	1 - Upgrade to (1) Paint Colour Throughout - Dulux Matt- Designer Grey 50YY 63/041 Note:	(1/79/2160)
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Plumbing

47 0 14Oct20	1 - S/I 3-piece rough in for future bathroom in basement- as per plan Note:As per B-1	(1/65/0)
48 0 14Oct20	1 - S/I bar sink rough-in basement- as per plan Note:	(1/43/260)
49 0 02Mar21	1 - S/I Waterline for fridge Note:	(1/24/160)
50 0 02Mar21	2 - S/I (2) Delta soap dispenser RP100734BL in Matte Black finish- both on left side of sink- as per plan Note:	(2/101/220)
51 0 02Mar21	1 - S/I Ceramic tile shower enclosure w/ 3x4 acrylic base and Maax Halo sliding shower doors (matte black finish) in lieu of standard shower stall- Master Ensuite Note:	(1/158/2930)
52 31,724 02Mar21	1 - (1) Delta Essa 9113-BL-DST Matte Black Kitchen Faucet in lieu of Standard Note:	(1/73/500)
53 0 02Mar21	1 - Add laundry pan to washer Note:	(1/25/0)
54 0 02Mar21	1 - Ensuite #2/Laundry Re-design- Delete laundry tub and straighten out wall- S/I ceramic tile enclosure w/ 3x4 acrylic base with Maax Halo sliding shower doors (matte black finish) in lieu of standard 3x3 shower stall- as per plan Note:	(1/231/3280)

Railings

55 0 14Oct20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles, (1) TL-130-1-40 and (1) TL-130-2-40 in lieu of standard oak colonial Note:	(1/154/6065)
56 0 14Oct20	1 - S/I Oak nosing under spindles throughout Note:	(1/40/1350)

Stairs

57 0 14Oct20	1 - Upgrade main stairs to oak Note:	(1/26/4020)
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Trim

58 0 14Oct20	1 - Relocate closet and enlarge closet- and S/I By-pass closet doors in lieu of standard sliding vinyl- Bedroom 2- as per plan Note:	(1/122/1105)
59 0 14Oct20	2 - S/I Swing closet doors in lieu of standard vinyl sliding- Bedroom 3 and Bedroom 4- as per plan Note:	(2/94/720)



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60 0 02Mar21	1 - S/I Level 2 baseboards- 5 1/2" baseboards and 3 1/2" casings- CT#1- in lieu of standard- throughout Note:	(1/99/5680)
61 0 02Mar21	2 - S/I Mirror sliding closet doors in lieu of standard vinyl sliding- Mudroom and Laundry- as per plan Note:	(2/99/225)
62 0 02Mar21	1 - S/I Pair of 1-lite clear glass French doors- Study- in lieu of standard-as per plan Note:	(1/83/1305)
63 0 02Mar21	1 - S/I Lincoln 1-panel smooth interior doors in lieu of standard- throughout Note:	(1/73/1200)
64 0 02Mar21	2 - S/I Taymor Ashford exterior gripset in Matte Black in lieu of standard- (2) Front door Note:	(2/86/250)
65 0 02Mar21	1 - S/I Taymor Vega interior door levers w/ square rosets in matte black in lieu of standard- throughout Note:**Does not include front door and garage man door**	(1/100/900)

1A 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:	
2A Offer Workshee	Add alternate kitchen layout Note:	
3A Offer Workshee	Add alternate second floor laundry/alternate ensuite 2 Note:	
4A Offer Workshee	Add one (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
5A Offer Workshee	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:	

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