



CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Keith Lewis TEL:

LOT / PHASE 154 / 1	STREET 170 Minikan Street	HOUSE TYPE ROSEMERE ELEV D 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Mar21	1 - Upgrade Kitchen cabinets to Line 3 Note:	
2 0 20Mar21	1 - Increase height of uppers to reach 96" (42"h uppers installed @ 18" above counter) Note:	
3 0 20Mar21	1 - Delete upper cabinet above range plus approx. 6" eash side to make space for 36"w chimney style hood fan Note:	
4 0 20Mar21	1 - Add base cabinet to accommodate 36" cook top Note:	
5 0 20Mar21	1 - Replace standard upper and base cabinet w/ tall cabinet to accommodate built-in wall oven and microwave Note:	
6 0 20Mar21	1 - Replace 12"w angled base cabinet and upper cabinet w/ 12"w angled pantry next to oven cabinet Note:	
7 0 20Mar21	1 - Increase depth of fridge upper to 24"d and add (2) side panels Note:	
8 0 20Mar21	1 - Add pot/pan drawers c/w one wide top drawer Note:	
9 0 20Mar21	1 - Island - increase length of countertop by 9"; reduce length of cabinets by 9"; create flush eating base at both ends Note:	
10 0 20Mar21	1 - Island - add pull-out recycle centre - Berenson QPAM 15228C c/w (2) bins w/ lids Note:	
11 0 20Mar21	1 - Add top drawer above recycle bins Note:	
12 0 20Mar21	1 - Upgrade Ensuite vanity to Line 3 Note:	
13 0 20Mar21	1 - Increase length of Ensuite vanity by approx. 40" and accommodate for (2) sinks - extend tight to tub deck; standard bank of drawers moved between sinks Note:	
14 0 20Mar21	43 - Upgrade Kitchen cabinet handles to "D" series edge pulls Note:	

Carpet

15 0 20Mar21	1 - S/I Level 1 carpet w/ 9mm (7lb) underpad in lieu of standard on Main Staircase Note:	
16 0 20Mar21	1 - S/I Level 1 carpet w/ 9mm (7lb) underpad in lieu of standard throughout Finished Basement (incl. Basement stairs) Note:	



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Ceramic

17 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Foyer - 12x24 tile installed in staggered pattern Note:	
18 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Kitchen/Breakfast Area - 12x24 tile installed in staggered pattern Note:	
19 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Powder Room - 12x24 tile installed in stacked pattern Note:	
20 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Laundry Room - 12x24 tile installed in stacked pattern Note:	
21 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard floor tile in Ensuite (incl. soaker tub apron & deck) - 12x24 tile installed in stacked pattern Note:	
22 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard wall tile around soaker tub backplash (approx. 18"h) Note:	
23 0 20Mar21	1 - S/I Level B ceramic floor tile in lieu of standard wall tile in Ensuite shower - 12x24 tile installed horizontally and in stacked pattern Note:	
24 0 20Mar21	1 - Upgrade Kitchen backsplash to Glass Package in lieu of standard 3x6 ceramic - tile to continue up and behind chimney hood fan Note:	

Doors and Windows

25 0 20Nov20	1 - Enlarge windows in Bedroom #2, #3 and #4 from 32x48 to 48x48 Note: B-1	
26 0 20Nov20	1 - Enlarge patio door in Kitchen from 5`w to 8`w Note:	
27 0 20Nov20	1 - Add transom above patio door - 8`w Note:	
28 0 20Nov20	1 - Relocate (1) existing 32x64 window from the side wall in the Family Room to the rear wall - adjust the (3) windows along the rear wall to place them 18" apart Note:	

Electrical

29 32,048 20Mar21	1 - S/I Wiring for wall oven - 40 AMP 120/240V Note:	
30 0 20Mar21	1 - S/I Rough-in wiring for (1) pair of in-wall speakers in Family Room - connected to Master Jack Note: To be installed back outside wall 48" A.F.F - as per plan	
31 0 20Mar21	1 - S/I (1) 240v 50 amp plug in Garage Note:	



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32 0 20Mar21	1 - S/I (1) 15 AMP Soffit plug w/ switch for holiday lights Note:		
33 0 20Mar21	1 - S/I (4) 4" interior white potlights in Family Room (HALO Slim LED) - connected to existing switch and upgraded to dimmer switch Note:		
34 0 20Mar21	1 - S/I (6) 4" interior white potlights in Living Room (HALO Slim LED) - connected to existing switch and upgraded to dimmer switch Note:		
35 0 20Mar21	1 - S/I (4) 4" interior white potlights in Kitchen (HALO Slim LED) - connected to existing switch and upgraded to dimmer switch Note:		
36 0 20Mar21	1 - Center standard capped light outlet in Living/Dining Room Note:		
37 0 20Mar21	1 - Delete standard light fixture at front door - S/I (1) 4" exterior black soffit potlight (HALO Slim LED) connected to existing switch Note:		
38 0 20Mar21	1 - Delete standard light fixture at balcony door - S/I (1) 4" exterior black soffit potlight (HALO Slim LED) connected to existing switch Note:		
39 0 20Mar21	1 - Upgrade (5) standard TV/TEL jacks to Data, and add (2) more Data Note:Total of (7) Data and (3) TV for house		
40 0 20Mar21	1 - S/I (1) Additional standard vanity light fixture in Ensuite - installed above 2nd sink Note:		

Fireplace

41 0 20Nov20	1 - Relocate fireplace to side wall, leaving standard 6" bump in - modify floor system to accommodate Note:		
42 0 20Nov20	1 - Raise fireplace box in Family Room 12" above finished floor Note:		
43 0 20Mar21	1 - S/I Fan kit to Family Room fireplace Note:		

Granite

44 0 20Mar21	1 - S/I Level C Radianz quartz countertop in lieu of standard laminate countertop in Ensuite NoteSinks by others; Priced for cabinet plan dated Nov. 6/20		
45 0 20Mar21	1 - Upgrade Kitchen countertop to Level D Radianz Quartz in lieu of standard granite selections Note:		

Hardwood



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46 0 20Nov20	1 - S/I Laminate Flooring in lieu of Standard Carpet in Lower Hall, Living/Dining Room, and Family Room Note:		
47 0 20Mar21	1 - S/I Laminate Flooring in lieu of Standard Carpet in Upper Hall (incl. nosing), Master Bedroom, Bedroom #2, #3 and #4 Note:		

Heating and Air Conditioning

48 0 20Mar21	1 - S/I Terminated gas line for future cooktop w/ 110v outlet Note:	
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Miscellaneous

49 0 20Nov20	1 - S/I Finished Basement c/w standard carpet, underpad, trim and lighting Note:	
50 0 20Nov20	1 - Upgrade standard brick on front elevation to stone Note:	
51 0 20Nov20	1 - Alt. Kitchen/Family Room/Dining Room NoteB-1	
52 0 20Mar21	1 - Mirror Works - S/I Full height mirror at Ensuite vanity approx. 104"w x 64"h - provide cut-outs for (2) vanity light fixtures NotePriced for cabinet plan dated Nov. 6/20	
53 0 20Mar21	1 - S/I Finished Garage c/w R12 insulation in walls, R50 insulation in ceiling and fully drywalled (one coat) Note:	

Plumbing

54 0 20Nov20	1 - Enlarged shower in Ensuite - ceramic tiled shower enclosure w/ 3x4 acrylic base and clear glass sliding shower doors NoteB-1	
55 0 20Nov20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
56 0 20Nov20	1 - Relocate toilet in Ensuite as per plan Note:	
57 0 20Nov20	1 - Delete standard soaker tub in Ensuite Bathroom - S/I American Standard Studio 72x36 drop in tub w/ Whirlpool Note:	
58 0 20Mar21	2 - S/I (2) American Standard 0614 000 Studio undermount sinks in lieu of standard in Ensuite Note:	
59 0 20Mar21	2 - S/I (2) Delta Ara 567LF-BLMPU Matte Black single handle faucets in lieu of standard in Ensuite Note:	
60 0 20Mar21	1 - S/I (1) Delta Ara T2767-BL Matte Black Roman Tub Trim in lieu of Standard in Ensuite Note:	



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61 0 20Mar21	1 - S/I (1) Delta Ara T14267-BL Matte Black Monitor 14 Series H2Okinetic Shower Trim in lieu of Standard in Ensuite Note:		
62 0 20Mar21	2 - S/I (2) American Standard Studio right-height elongated dual flush toilets in lieu of standard - (1) Powder Room, (1) Ensuite Note:		
63 0 20Mar21	1 - S/I (1) Delta Trinsic 9159-BL-DST Matte Black faucet in lieu of standard in Kitchen Note:		
64 0 20Mar21	1 - S/I Fridge water line Note:		
65 0 20Mar21	1 - S/I (1) Additional standard sink and faucet in Ensuite Bathroom NoteExtended vanity priced separately		

Railings

66 0 20Mar21	1 - S/I #SB7-3.5C 3.5" Oak newel posts w/ cap and metal spindles (black, all plain) in lieu of standard Colonial throughout Note:	
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Trim

67 0 20Mar21	1 - S/I Riverside interior swing doors in lieu of standard Carrara swing doors throughout NoteDoes not apply to front door or Garage man door	
68 0 20Mar21	1 - S/I Colonial 5-1/2" baseboards and Colonial 3-1/2" casings in lieu of standard throughout Note:	

1A Offer Worksheet	Purchaser to add one (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:	
2A Offer Worksheet	Purchaser to add Alternate Kitchen/Family/Dining Room - (increases depth of family room by 24 ins - reduces depth of living/dining room by 24 ins. Note:	
3A Offer Worksheet	Purchaser to add Enlarged Bedroom Windows - increases 3 bedroom windows from 32insX48ins to 48ins.X48 ins. Note:	
4A Offer Worksheet	Purchaser to add Enlarged Ensuite Shower - (increases size of Ensuite shower from 36ins X 36ins to 48 ins. X 36 ins.) Note:	
5A Offer Worksheet	Purchaser to have the Rosemere Elev D built on a 43-ft lot. Extra premium - (43-35 = 8 ft difference at \$3,500 per ft = \$28,000.00) Note:	

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