



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Joseph Sube and Naight Nakimuli TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
148 / 1	155 Minikan Street	WINCHESTER ELEV A 5 BEDROOM WITH LOFT	

INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 26Apr21	1 - Accomodate for 2nd sink in vanity- bank of drawers relocated to center- Main Bath- as per plan Note:	
2 0 26Apr21	1 - Increase heigh of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
3 0 26Apr21	1 - Replace standard microwave upper cabinet with base microwave cabinet c/w open shelf and deep drawer below Noteas per plan	
4 0 26Apr21	1 - Add panel with cut-out to front of microwave shelf to accommodate built-in microwave trimkit Note:	
5 0 26Apr21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 26Apr21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - located next to dishwasher Note:	
7 0 26Apr21	1 - Add 5 top drawers in lieu of standard bank of 4 drawers Note:	
8 0 26Apr21	1 - Add false top drawer to sink base cabinet Note:	
9 0 26Apr21	1 - Delete upper above range plus approx, 6" each side to accommodate for 30" Chimney hood fan NoteRange centre moved approx. 12" to create equal upper cabinets on each side	
10 0 26Apr21	1 - Modify cabinetry to accommodate 2 sinks in Main Bathroom Note:	
11 0 26Apr21	1 - Shorten Upper cabinet above fridge to 21" - S/I 2" filler beneath cabinet to leave a finished space for fridge Note:**Accomodate enough spacing for french door fridge previously purchased by customer	

Carpet

12 0 26Apr21	1 - S/I standard carpet with Level 1 Underpad (7lb) in lieu of standard in Loft, Upper hall, Master bedroom, Bedroom #2, Bedroom #3, Bedroom #4, Bedroom #5 Note:	
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Ceramic

13 0 26Apr21	1 - S/I Level A Ceramic (12x24) Tile on tub deck, walls and skirt in lieu of standard ceramic tile in Ensuite Bathroom Note:	
14 0 26Apr21	1 - S/I Level A ceramic flooring (12x24) tile in lieu of standard in Ensuite Bathroom Note:	
15 0 26Apr21	1 - S/I Level A ceramic flooring (12x24) tile in lieu of standard in Kitchen Note:	



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16 0 26Apr21	1 - S/I Level A Ceramic (12x24) tile in lieu of standard in Foyer Note:	

Doors and Windows

17 0 29Oct20	1 - Enlarge (3) existing basement windows from 36x24 to 56x30 as per plan Note:As per B-1	
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Electrical

18 0 26Apr21	1 - S/I (1) Additional standard vanity light bar in Main Bath Note:	
19 0 26Apr21	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 Great Room - installed at 70" AFF Note:	
20 0 26Apr21	3 - Delete (2) TV jacks, (1) telephone jack- S/I (3) Data jacks- as per plan Note:**Home has (3) data jacks, (3) TV jacks, (1) phone jack throughout**	
21 0 26Apr21	1 - Reinforce standard light fixture- Main stairs Note:	

Granite

22 0 26Apr21	1 - S/I Level 1 Granite in lieu of standard granite countertop in Kitchen w/ (1) standard undermount sink Note:	
23 0 26Apr21	1 - S/I Radianz Level A Quartz w/ 4" backsplash and (2) standard undermount sink in lieu of standard laminate countertop in Main Bath Note:	
24 0 26Apr21	1 - S/I Radianz Level A Quartz w/ 4" backsplash and (1) standard undermount sink in lieu of standard laminate in Ensuite Bathroom Note:	
25 0 26Apr21	1 - S/I Radianz Level A Quartz w/ 4" backsplash and standard undermount sink in lieu of standard laminate countertop in Powder Room Note:	

Hardwood

26 0 29Oct20	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower hall, living and dining room, great room-, den/office- as per plan Note:	
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Heating and Air Conditioning

27 0 26Apr21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen NoteFridge space increased to 38"w x 72"h	
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Miscellaneous



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28029Oct20	1 - Extend foundation walls to approx 9` Note:	
29026Apr21	1 - Delete standard hoodfan - S/I Falmec FPMER30W3SS Mercurio Chimney Hood 30" 280CFM in stainless steel Note:	

Plumbing

30029Oct20	1 - S/I Extra basin in Main bathroom (standard overmount sink and faucet)- as per plan Note:**Cabinetry and vanity light priced seperately**	
31029Oct20	1 - S/I 3-piece rough-in for future bathroom- as per plan Note:As per B-1	
32026Apr21	1 - S/I Waterline for fridge Note:	

Railings

33029Oct20	1 - S/I Oak nosings under spindles- throughout Note: **In upper hall**	
34029Oct20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with modern spindles (square) in lieu of standard oak colonial Note:	

Stairs

35029Oct20	1 - Upgrade main stairs to oak Note:	
36026Apr21	1 - Oak stairs, post and spindles stained to compliment Twelve Oaks Pre-finished Hardwood Maple - Coal Note:**Included in hardwood upgrade	

Trim

37029Oct20	1 - S/I By-pass closet doors in lieu of standard sliding vinyl sliders- (1) Foyer- as per plan Note:	
38029Oct20	1 - S/I Mirror sliding closet doors in lieu of standard- Mudroom Note:	
39026Apr21	1 - Upgrade to flat ceilings in lieu of standard throughout Note:**price honored from October	



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1A Offer Worksheet	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 Worksheet	Purchasers to add one (1) 3 piece rough-in for future bathroom in the basement, in standard location. **Please note the Purchasers have paid for this item by way of cheque - (\$600.00 + HST of \$78.00) = \$678.00 Note:	
3A Offer Worksheet	Enlarge three (3) existing Basement Windows 36 in X 24 in to 56 in X 30 in, as per sketch. **Please note: Purchasers have paid for the upgrade by way of cheque in the amoun of \$2,542.50. Note:	
4A Offer Worksheet	Enlarge three (3) existing Basement Windows 36 in X 24 in to 56 in X 30 in, as per sketch. **Please note: Purchasers have paid for the upgrade by way of cheque in the amoun of \$2,542.50. Note:	

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