



CONSTRUCTION SUMMARY  
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Ali Bader Al Din TEL:

LOT / PHASE 35 / 1	STREET Dun Skipper Rd.	HOUSE TYPE ROSEMERE ELEV D 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 14May21	1 - Delete upper cabinet above stove plus 6" each side to make space for 30"w chimney hood fan Note:	
2 0 14May21	1 - Island - add pot/pan drawers c/w one wide top drawer - Line 4 Note:	
3 0 14May21	1 - Island - replace standard base cabinet w/ open shelf for microwave and drawer below - Line 4 NoteStandard microwave upper cabinet replaced w/ upper cabinet	
4 0 14May21	1 - Add panel w/ cut-out to front of open microwave shelf to accommodate built-in trim kit Note:	
5 0 14May21	1 - Island - increase length of cabinets by 18" - Line 4 Note:	
6 0 14May21	1 - Add (1) top drawer - left of range - Line 3 Note:	
7 0 14May21	1 - Add (1) top drawer in island - Line 4 Note:	
8 0 14May21	1 - Upgrade all drawers in Kitchen to soft close (x10 drawers) Note:	
9 0 14May21	1 - S/I (1) clear glass door in lieu of standard door to upper angled corner cabinet - standard white interior Note:	
10 0 14May21	1 - Add 1" filler above upper cabinets to bulkhead Note:	
11 0 14May21	1 - Redesign Kitchen - change from U-shape to L-shape w/ island; relocate fridge, stove, sink and dishwasher Note:	
12 0 14May21	1 - Upgrade Kitchen cabinets to Line 3 Note:	
13 0 14May21	1 - Upgrade island cabinets from Line 3 to Line 4 Note:	
14 0 14May21	1 - Increase height of uppers to reach 96" (42"h uppers installed 18" above counter) Note:	
15 0 14May21	1 - Add 96"h pantry cabinets left of fridge, extended to end at patio door; (1) pantry approx. 30"w x 12"d, (1) angled pantry 12"w x 24"d transitioned to 12"d Note:	
16 0 14May21	1 - Add light valance below upper cabinets - 2"h plain recessed Note:	



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17 0 14May21	1 - Add false drawer front to sink base cabinet - Line 3 Note:		
18 0 14May21	1 - Main Bathroom - extend length of vanity to approx. 101" and accommodate for (2) sinks w/ bank of drawes in middle NoteStandard medicine cabinet deleted		
19 0 14May21	1 - Main Bathroom - increase vanity to Kitchen height (34.5" + countertop) Note:		
20 0 14May21	1 - Ensuite - increase length of vanity to approx. 7` and accommodate for (2) sinks; standard bank of drawers moved to middle Note:		
21 0 14May21	1 - Ensuite - create floating vanity @ 34.5"h; 24"h cabinets, no toe kick installed @ 10" above floor Note:		
22 0 14May21	1 - Powder Room - increase vanity to Kitchen height (34.5" + countertop) Note:		

Ceramic

23 0 14May21	1 - S/I Level C Olympia Hexagon floor tile in lieu of standard floor tile in Powder Room Note:	
24 0 14May21	1 - S/I Level B ceramic wall tile in lieu of standard backsplash in Kitchen - 2.5x10 tile installed in Herringbone 45 pattern - tile to continue up and behind chimney hood fan Note:	
25 0 14May21	1 - S/I Level B - 12X24 - Ceramic floor tile in lieu of standard floor tile in Foyer installed in stacked pattern Note:	
26 0 14May21	1 - S/I Level A - 8X8 - Ceramic floor tile in lieu of standard floor tile in Laundry Room Note:	
27 0 14May21	1 - S/I Level A - 17x17 - Ceramic floor tile in lieu of standard floor tile in Main Bathroom Note:	
28 0 14May21	1 - S/I Level B - Elongated Hexagon - wall tile in Main Bathroom in lieu of standard Note:	
29 0 14May21	1 - S/I Torlys Everwood Designer Series LVT in lieu of standard ceramic flooring in Ensuite Note:	

Doors and Windows

30 0 08Sep20	1 - Relocate (1) window in Basement from rear to opposite Garage side Note:*Relocation due to fireplace placement	
31 0 08Sep20	3 - Enlarge existing windows in Bedroom #2, #3 and #4 from 32x48 to 48x48 Note:	



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32 0 08Sep20	1 - S/I Clear glass transom above patio door Note:	
33 0 08Sep20	2 - Enlarge (2) existing rear windows in Family Room from 32x64 to 32x72 - relocate windows to be approx. 18" from either side of fireplace Note:	

Electrical

34 0 08Sep20	1 - S/I (1) Additional standard vanity light fixture in Ensuite above second sink - connected to existing switch Note:	
35 0 08Sep20	1 - S/I (1) Additional standard vanity light fixture in Main Bathroom above second sink - connected to existing switch Note:	
36 0 14May21	1 - S/I (1) 4" White interior potlight in Main Bathroom shower (HALO Slim LED) - connected to separate switch Note:	
37 0 14May21	1 - Join and extend all central vac rough-in and add (1) 15 AMP separate circuit plug in Basement Mechanical Room Note:	
38 0 14May21	2 - S/I (2) Vac pans - includes plate, wiring and flex piping - (1) under Kitchen sink (White), (1) in Foyer (White) Note:	
39 0 14May21	3 - S/I (3) 4" Black exterior potlights in soffit on second level (HALO Slim LED) - connected to existing switch Note:	
40 0 14May21	1 - Delete (1) standard light fixture above Garage door - S/I (2) 4" black exterior potlights in soffit (HALO Slim LED) - connected to existing switch Note:	
41 0 14May21	1 - S/I Non-direct audio/video conduit w/ wall plates at both ends and (1) 15 AMP standard plug outlet above Family Room fireplace - installed 60" above finished floor Note:	
42 0 14May21	2 - Upgrade (2) standard TEL jacks to Data Note:Total of (2) Data and (5) TV throughout	
43 0 14May21	1 - S/I (1) Capped light outlet in Family Room - connected to existing switch Note:	
44 0 14May21	1 - S/I (1) Capped light outlet in Living Room - connected to existing switch Note:	
45 0 14May21	1 - Reinforce existing light outlet above Main Staircase for heavier fixture Note:	
46 0 14May21	1 - Upgrade standard switch for ceiling light fixture in Master Bedroom to dimmer switch Note:	
47 0 14May21	1 - S/I (2) A16013-11 Brushed nickel vanity light fixtures in lieu of standard chrome in Ensuite Note:	



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48 0 14May21	1 - S/I (6) LED puck lights under Kitchen cabinets - connected to (1) switch Note:	

Fireplace

49 0 08Sep20	1 - Raise Family Room fireplace 12" above finished floor Note:	
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Granite

50 0 14May21	1 - S/I Radianz Level F quartz in lieu of standard granite countertop in Kitchen Note:	
51 0 14May21	1 - S/I Radianz Level D quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of laminate countertop in Powder Room Note:	
52 0 14May21	1 - S/I (1) Blanco Precis U 1-3/4 Silgranit undermount sink in lieu of standard in Kitchen (Anthracite 400583) - requires minimum sink base of 33" Note:	
53 0 14May21	1 - S/I Level D Radianz quartz countertop w/ 2 undermount sinks & 4" backsplash in lieu of standard laminate countertop in Main Bathroom Note:	
54 0 14May21	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash in lieu of standard laminate countertop in Ensuite NoteSinks by others	

Hardwood

55 0 14May21	1 - S/I Torlys Everwood Designer Series LVT in lieu of standard ceramic flooring in Kitchen/Breakfast Area Note:	
56 0 14May21	1 - S/I Torlys Everwood Designer Series LVT in lieu of standard carpet in Lower Hall, Living/Dining Room, Family Room and landing in front of Powder Room Note:	

Heating and Air Conditioning

57 0 14May21	1 - S/I Humidifier - General Aire 1042 Note:	
58 0 14May21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet for Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	

Miscellaneous

59 0 08Sep20	1 - Relocate closet and door to Bedroom #2 to accommodate Main Bathroom redesign Note:	
60 0 08Sep20	1 - Relocate wall between Family Room and Dining Room approx. 24" - no header installed above pass through Note:	



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61 0 08Sep20	1 - Main Bathroom Redesign - relocate standard tub/shower and toilet Note:	
62 0 14May21	1 - S/I Flat ceiling in lieu of standard stipple throughout Note:	
63 0 14May21	1 - S/I Faber Glassy Chimney Hood Fan 300cfm - stainless steel in lieu of standard Note:	
64 0 14May21	1 - Delete full wall between Family room and Living Room and make half wall with MDF cap Note:	
65 0 14May21	1 - Ensuite - provide backing in wall to support floating vanity Note:	
66 0 14May21	1 - Extend existing bulkhead in Kitchen to include sink wall and above pantry/broom closet Note:	

Paint

67 0 14May21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt - Solstice DLX1010-3 Note:	
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Plumbing

68 0 08Sep20	1 - S/I 3-Piece plumbing rough-in in Basement Note:B-1	
69 0 08Sep20	1 - S/I (1) Additional standard lavatory sink and faucet in Main Bathroom Note:*Extended vanity priced separately	
70 0 08Sep20	1 - S/I Maax Exhibit soaker tub in lieu of standard tub in Main Bathroom Note:	
71 0 08Sep20	1 - Ensuite Redesign - relocate standard shower, vanity and toilet Note:	
72 0 08Sep20	1 - S/I (1) Additional standard lavatory sink and faucet in Ensuite Note:*Extended vanity priced separately	
73 0 14May21	1 - S/I Fridge water line Note:	
74 31,939 14May21	2 - S/I (2) American Standard Studio 0614.000 undermount sinks in lieu of standard in Ensuite Note:	
75 31,770 14May21	2 - S/I (2) Delta Trinsic 559HA-SS-DST Stainless High Arc Single Hole Bathroom Faucets in lieu of Standard in Ensuite Note:	
76 0 14May21	1 - (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen Faucet in lieu of Standard Note:	



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77 0 14May21	1 - (1) Delta RP1002CZ Champagne Bronze Soap Dispenser - installed on right side of faucet Note:	

Railings

78 0 14May21	1 - S/I 3-1/2" Oak Modern newel posts w/ cap in lieu of standard Oak Colonial newel posts throughout Note:	
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Trim

79 0 08Sep20	3 - S/I Swing closet doors in lieu of standard flat panel sliding closet doors in Bedroom #2, #3 and #4 Note:	
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1A Offer Worksheet	Purchaser to add one (1) 3 piece rough-in for future bathroom in basement, location as per sketch. Note:	
2A Offer Worksheet	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:	

This Document is Extremely Time Sensitive - Printed 31 May 21 at 14:11