



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Ratul Dutta

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
160 / 1	158 Minikan Street	ROSEMERE ELEV D 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 14Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
2 0 14Jul21	1 - Delete upper cabinet above range plus approx. 3" each side to make space for Chimney style hoodfan Note:	
3 0 14Jul21	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
4 0 14Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
5 0 14Jul21	1 - Master ensuite - Move toilet 6" closer to tub - increase length of vanity by 6" and accommodate for 2 sinks Note:	
6 0 14Jul21	1 - Re-design kitchen - change from U shape to L-shape with island. NoteIncluded in purchase agreement with Phoenix Homes	
7 0 14Jul21	1 - Upgrade drawers to soft close (X 7) Note:	
8 0 14Jul21	1 - Upgrade hinges to soft close (X 38 doors) Note:	

Ceramic

9 0 14Jul21	1 - S/I Ceramic Kitchen Backsplash – standard colours - Installed horizontally staggered up behind chimney to ceiling. Note:	
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Doors and Windows

10 0 10Dec20	1 - Add transom above patio door - 8`w Note:	
11 0 10Dec20	1 - Adjust the (2) windows and fireplace along the rear wall to place them 18" apart Note:	
12 0 10Dec20	1 - Enlarge patio door in Kitchen from 5`w to 8`w Note:	
13 0 10Dec20	1 - Relocate (1) Basement window from rear wall to side wall (opposite garage side) Note:	
14 0 10Dec20	1 - Relocate (1) window from Family Room to Living Room Note:	
15 0 10Dec20	1 - S/I (1) Additional window in Basement - 56x30 - Garage side Note:	



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16 0 14Jul21	1 - S/I 1/2 Horse power belt Garage door opener w/ (2) remotes and (1) keypad Note:	

Electrical

17 0 14Jul21	1 - Reinforce (1) existing light outlet above Kitchen island for heavier fixture Note:	
18 0 14Jul21	1 - S/I (1) 15 AMP standard plug outlet above fireplace in Family Room - installed @ 72" above finished floor Note:	
19 0 14Jul21	1 - S/I (1) Additional standard vanity light fixture above 2nd sink in Ensuite - connected to existing switch Note:	
20 0 14Jul21	1 - S/I (1) GAL 680112 pewter light fixture in Dining/Living Room - connected to existing switch Note:	
21 0 14Jul21	1 - S/I (4) 4" interior white potlights in Family Room (HALO Slim LED) - connected to separate dimmer switch Note:	
22 0 14Jul21	1 - S/I (4) 4" interior white potlights in Living Room (HALO Slim LED) - connected to separate dimmer switch Note:	
23 0 14Jul21	1 - Upgrade (1) standard Phone jack to Data Note:Total of (1) Phone, (1) Data and (5) TV throughout	

Granite

24 0 14Jul21	1 - S/I Bristol B926 Single Bowl Stainless Steel undermount sink in lieu of standard double bowl in Kitchen Note:	
25 0 14Jul21	1 - S/I Level A Radianz Quartz countertop in Kitchen in lieu of standard Granite; no 4" backsplash, with standard undermount sink Note:	

Hardwood

26 0 10Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall (incl. landing at Powder Room), Living/Dining Room and Family Room Note:	
27 0 14Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood floors in lieu of Ceramic in Kitchen/Breakfast Area Note:	

Heating and Air Conditioning

28 0 14Jul21	1 - Air Conditioner - Goodman 13 Seer R410A GSX13024 (2.0 Ton) Note:	
29 0 14Jul21	1 - Humidifier - General Air 1042 Flow Through Note:	



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30 0 14Jul21	1 - Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	

Miscellaneous

31 0 10Dec20	1 - Alt. Kitchen/Family Room/Dining Room NoteB-1	
32 0 10Dec20	1 - S/I Bathroom between Bedroom #3 and #4 w/ (1) sink - includes standard level cabinetry, plumbing, trim, lighting and ceramic flooring; Relocate door to Main Bathroom to create Ensuite for Bedroom #2 Note:	
33 0 14Jul21	1 - S/I Falmec VULCANO (FPVUX30W6SS) Chimney Hood Fan 30"- 600 cfm - Stainless - in lieu of standard hood fan Note:	
34 0 14Jul21	1 - S/I Flat ceilings in lieu of standard stippled ceilings throughout Main Floor Note:	

Plumbing

35 0 10Dec20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
36 0 14Jul21	1 - S/I (1) Additional standard lavatory sink and faucet in Ensuite Note:	
37 0 14Jul21	1 - S/I (1) Delta Marley 986LF-AR Arctic Stainless faucet in lieu of standard in Kitchen Note:	
38 0 14Jul21	1 - S/I Fridge water line Note:	

Stairs

39 0 10Dec20	1 - Upgrade Upper Basement Stairs to Oak (leading to Powder Room) Note:	
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1A Offer Worksheet	Add one (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:	
2A 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:	
3A Offer Worksheet	Add Alternate kitchen/family/dining room (Increases depth of family room by 24 in - reduces depth of living/dining room by 24 in.) Note:	

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