



CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Aarti Dutta TEL:

LOT / PHASE 156 / 1	STREET 166 Minikan Street	HOUSE TYPE MELBOURNE ELEV E 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 14Jul21	1 - Add 3X glass doors to upper cabinets -plain frame with clear glass Note:	
2 0 14Jul21	1 - Add cabinets to Breakfast nook (approx. 9.5 ft) : 2 X pantreis - 33"w X 96"h X 24"d; 48"w. X 24"d. base cabinets & 48"w. X12"d. upper cabinets NoteCountertop by Other	
3 0 14Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
4 0 14Jul21	1 - Delete upper above range + approx. 3" each side to accommodate Chimney style hoodfan Note:	
5 0 14Jul21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 14Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
7 0 14Jul21	1 - Main Bath (shared) - increase length by approx. 2ft. & accommodate for 2nd sink. (drawers move to middle between 2 sinks) Note:	
8 0 14Jul21	1 - Matching interior for glass door cabinets (X2 cabinets) Note:	
9 0 14Jul21	1 - Move fridge approx. 12" and insert Broom/pantry cabinet Note:	
10 0 14Jul21	1 - Move range space approx. 6" towards eating area to create equal upper cabinets each sideof hoodfan. Note6"w base cabinet added between range space & corner cabinet.	
11 0 14Jul21	1 - Upgrade all hinges in kitchen to soft close (X 21 doors) Notenot possible for base corner piano hinge	
12 0 14Jul21	1 - Upgrade drawers to soft close (X 7) Note:	
13 0 14Jul21	1 - Upgrade hinges to soft close (X 18 doors) Note:	

Ceramic

14 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

15 0 14Jul21	1 - S/I 1/2 Horse power belt Garage door opener w/ (2) remotes and (1) keypad Note:	
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Electrical

16 0 14Jul21	1 - S/I (1) 15 AMP standard plug outlet in Family Room - installed @ 60" above finished floor Note:	
17 0 14Jul21	1 - S/I (4) 4" interior white potlights in Family Room (HALO Slim LED) - connected to separate dimmer switch Note:	
18 0 14Jul21	1 - Upgrade (1) standard TEL jack to Data NoteTotal of (1) TEL, (1) Data and (5) TV throughout	

Granite

19 0 14Jul21	1 - S/I Bristol B926 Single Bowl Stainless Steel undermount sink in lieu of standard double bowl in Kitchen Note:	
20 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

21 0 07Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall, Dining Room and Family Room Note:	
22 0 14Jul21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Ceramic in Kitchen/Breakfast Area Note:	

HEATING AND AIR CONDITIONING

23 7,727 14Jul21	1 - Air Conditioner - Goodman 13 Seer R410A GSX13024 (2.0 Ton) Note:	
24 7,737 14Jul21	1 - Humidifier - General Air 1042 Flow Through Note:	
25 0 14Jul21	1 - Make Up Air System for 250 CFM - 600 CFM Hood Fan Note:	

Miscellaneous

26 0 07Dec20	1 - S/I Shared Bathroom between Bedroom #2 and #3 w/ (2) sinks - includes standard level cabinetry, plumbing, trim, lighting and ceramic flooring; Relocate door to Main Bathroom to create Ensuite for Bedroom #4 Note:	
27 0 14Jul21	1 - S/I Falmec VULCANO (FPVUX30W6SS) Chimney Hood Fan 30"- 600 cfm - Stainless - in lieu of standard hood fan Note:	
28 0 14Jul21	1 - S/I Flat ceilings in lieu of standard stippled ceilings throughout Main Floor Note:	

Plumbing



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29 0 07Dec20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1	
30 0 14Jul21	1 - S/I (1) Delta Marley 986LF-AR Arctic Stainless faucet in lieu of standard in Kitchen Note:	
31 0 14Jul21	1 - S/I Fridge water line Note:	

1A Offer Worksheet	Add one (1) 3-piece rough-in for future bathroom in the 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:	

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