



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Fatiha Sahraoui TEL:

LOT / PHASE 167 / 1	STREET 144 Minikan Street	HOUSE TYPE STRATHMORE ELEV B 4 BEDROOM ALT	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 15Jul21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
2 0 15Jul21	1 - Add panel above upper cabinets to fill to ceiling + 1" flat moulding at ceiling Note:	
3 0 15Jul21	1 - Add panel to front of open shelf with cut-out for built-in MW trim kit (NEED SPECS) Note:	
4 0 15Jul21	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - next to range Note:	
5 0 15Jul21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (next to sink) Note:	
6 0 15Jul21	1 - Delete upper above range + approx. 6" each side to make space for 30" Chimney style hood fan Note:	
7 0 15Jul21	1 - Extend kitchen cabinets approx. 9ft to end of eating area. Note:	
8 0 15Jul21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
9 0 15Jul21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
10 0 15Jul21	1 - Move fridge approx. 12" and insert pantry/broom cab Note:	
11 0 15Jul21	1 - Move sink & Dw to range wall Note:	
12 0 15Jul21	1 - Move std bank of drwrs next to new DW location Note:	
13 0 15Jul21	1 - Replace std base cabinet in island with base MW cabinet c/w open shelf and drwr below Note:	
14 0 15Jul21	1 - Rotate island 90 degrees (note: length reduced to 71") Note:	
15 0 15Jul21	1 - Upgrade all drawers in kitchen to soft close (X 8 drwrs) Note:	



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16 0 15Jul21	1 - Upgrade all hinges in kitchen to soft close (X 26 doors) Note:	
17 0 15Jul21	1 - Upgrade kitchen cabinets to Line 3 Note:	

Carpet

18 0 15Jul21	1 - S/I Level 2 carpet w/ level 2 underpad- Basement Rec Room and Vestibule- in lieu of standard carpet Note:	
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Ceramic

19 0 15Jul21	1 - S/I Level A floor tile (size 12x24) in lieu of standard- Foyer, Mudroom, Powder Room and Kitchen Walk-in pantry area- stacked pattern- as per plan Note:	
20 0 15Jul21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Main Bath floor- stacked Note:	
21 0 15Jul21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor- stacked Note:	

Doors and Windows

22 0 28Jan21	1 - Delete standard window bars on all front exterior windows and front door- as per plan Note:	
23 0 28Jan21	1 - S/I (1) additional 56x30 basement window- as per plan Note:	
24 0 28Jan21	1 - Upgrade exterior window frames from standard white to black Note:	
25 0 15Jul21	1 - S/I Garage door opener- belt driven- 1/2 horse power belt with 2 remotes & keypad Note:	

Electrical

26 0 15Jul21	3 - Delete (2) standard TV jacks, (1) Telephone jacks and S/I (3) Data jacks- as per plan Note:**Home has (3) data, (3) TV and (1) telephone jack throughout**	
27 0 15Jul21	1 - S/I (1) Reinforced capped light outlet- connected on new switch- Family Room- as per plan Note:	
28 0 15Jul21	1 - S/I (7) LED Puck lights (CA360A) c/w outlet and driver- connected on new switch- as per plan Note:	
29 0 15Jul21	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 Family Room - installed at 70" AFF Note:	

Fireplace



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30 0 28Jan21	1 - Raise fireplace box 12" A.F.F- Family Room Note:	
31 0 15Jul21	1 - S/I Stained Modern Oak Box Beam mantle in lieu of standard- Family Room Note:	

Granite

32 0 15Jul21	1 - S/I Level A Radianz quartz countertops w/ 4" backsplash and (1) standard undermount sink in lieu of standard- Main bath Note:	
33 0 15Jul21	1 - S/I Level A Radianz quartz countertops w/ 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room Note:	
34 0 15Jul21	1 - S/I Level A Radianz quartz countertops w/ 4" backsplash and (2) standard undermount sink in lieu of standard- Master Ensuite Note:	
35 0 15Jul21	1 - S/I Level F Radianz quartz- 2 CM- backsplash in lieu of standard ceramic in Kitchen throughout- to include up and behind chimney hoodfan Note:	
36 0 15Jul21	1 - S/I Level F Radianz Quartz in lieu of standard granite in kitchen w/ standard undermount sink Note:**Priced for re-design kitchen**	

Hardwood

37 0 28Jan21	1 - S/I Level A pre-finished hardwood in lieu of standard carpet/tile- Kitchen, Lower hall, Dining Room, Family Room, Upper hall and loft- as per plan Note:**Includes oak nosing under spindles in upper hall**	
38 0 15Jul21	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:	

Heating and Air Conditioning

39 0 15Jul21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	
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HVAC

40 32,090 15Jul21	1 - Heating and Air Conditioner - Goodman - 13 Seer R410A GSX 13024 2.0 Ton Air Conditioner Note:	
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Miscellaneous

41 0 28Jan21	1 - Alternate Ensuite Option- c/w Maax Jazz fresstanding tub and 3x5 ceramic shower enclosure- as per plan Note:As per B-1	
42 0 28Jan21	1 - Delete wall between family room and dining room Note:	



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43 0 28Jan21	1 - S/I 3-piece finished basement bathroom- c/w standard bathtub, toilet, vanity and laminate countertops, floor and wall tile, standard trim and light fixture- as per plan Note:		
44 0 28Jan21	1 - S/I Finished Basement w/ rec room- c/w standard carpet and underpaint, trim, drywall and paint, standard light fixtures and switches- standard colour selections- as per plan Note:**Basement door gets relocated to bottom of vestibule**		
45 0 15Jul21	1 - S/I Falmec Mercurio 30" Chimney hoodfan @ 280 CFM- Stainless Steel- FPMER30W3SS- in lieu of standard Note:		
46 0 15Jul21	1 - S/I Flat ceilings in lieu of standard stipple- throughout Note:		

Paint

47 0 15Jul21	1 - Stain on railings, nosings, mantle, stairs, (where applicable) to complement Superior Ash Storm Note:**Included in hardwood pricing** **Stain is different than selected hardwood**		
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Plumbing

48 0 28Jan21	1 - S/I 3-piece rough for future bathroom in basement- as per plan Note:As per B-1		
49 0 28Jan21	1 - S/I Maax Exhibit tub in lieu of standard- Main bath Note:		
50 0 28Jan21	1 - S/I Maax Halo shower doors with Matte Black hardware in lieu of standard shower doors- Master Ensuite shower Note:		
51 31,720 15Jul21	1 - (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen Faucet in lieu of Standard Note:		
52 0 15Jul21	1 - Relocate standard laundry tub in basement to vestibule area- as per plan Note:**Location subject to change due to site conditions**		
53 0 15Jul21	4 - S/I American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard- (1) Basement bath, (1) Powder Room, (1) Main bath, (1) Master Ensuite Note:		
54 0 15Jul21	1 - S/I Waterline for fridge Note:		

Railings

55 0 28Jan21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with alternating black metal spindles- (2) plain black square metal and (1) TL-130-2-40 in lieu of standard oak colonial Note:		
56 0 28Jan21	1 - S/I Oak nosing under spindles in upper hall Note:**Included in hardwood pricing**		

Stairs



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57 0 28Jan21	1 - Upgrade main and basement stairs to oak Note:	

Trim

58 0 28Jan21	3 - S/I 8'H interior doors in lieu of standard- (1) Powder Room, (1) Mudroom, (1) Walk-In pantry- as per plan Note:	
59 0 28Jan21	1 - S/I Swing closet doors in lieu of standard sliding vinyl doors- Foyer Note:	
60 0 15Jul21	1 - S/I Lincoln 1-panel smooth interior door in lieu of standard- throughout Note:	
61 0 15Jul21	1 - S/I Taymor Vega interior door levers w/ square rose and matching hinges in Polished Nickel finish in lieu of standard throughout Note:**does not include any exterior doors**	

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	Purchaser to add in one (1) 3 piece rough-in for future bathroom in the basement in standard location. Note:	
3A Offer Worksheet	Add - Optional Alternate Ensuite Bath Note:	

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