



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Shafaet Hossain and Leema Miah TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
21 / 1	17 Salamander Way	ANNAPOLIS ELEV M 4 BEDROOM	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 15Dec20	1 - Add laminate countertop (no backsplash) and support panels above washer/dryer space approx. 30"d Note:	
2 0 15Dec20	1 - Add light valance below uppers cabinets - 2"h plain recessed - to accommodate under cabinet lighting Note:	
3 0 15Dec20	1 - Add pantry cabinet next to fridge/freezer w/ space for microwave w/ built in trim kit Note:	
4 0 15Dec20	1 - Fill to ceiling w/ plain panel and flat moulding in colour and material matching cabinets Note:	
5 0 15Dec20	1 - Increase depth of wine fridge upper to 24"d and add side panel Note:	
6 0 15Dec20	1 - Increase height of uppers to reach 96" (39"h uppers installed at 21" above counter) Note:	
7 0 15Dec20	1 - Increase length of island cabinets by 12" Note:	
8 0 15Dec20	1 - Increase range space to accommodate 48" range Note:	
9 0 15Dec20	1 - Main Bathroom - vanity extended to approx. 6` and modified to accommodate (2) sinks Note:	
10 0 15Dec20	1 - Modify sink base to accommodate farm sink Note:	
11 0 15Dec20	1 - Modify standard fridge space to accommodate wine fridge Note:	
12 0 15Dec20	1 - Replace standard cabinets on wall backing Dining Room w/ cabinetry to accommodate fridge/freezer w/ trim kit; (2) fridge uppers 36"w x 25"d; (2) side panels; filler material to create frame for trim kit Note:	
13 0 15Dec20	1 - Spice Kitchen - S/I Line 1 cabinets, laminate countertop (no backsplash) and standard hardware as per drawings dated Nov. 12/20 Note:	
14 0 15Dec20	1 - Upgrade all handles in Main Kitchen to "D" series edge pulls Note:	
15 0 15Dec20	1 - Upgrade Kitchen cabinets to Line 3 Note:	

Ceramic

16 0 15Dec20	1 - S/I Glass package backsplash in lieu of standard ceramic backsplash in Main Kitchen - installed horizontally Note: Do not install backsplash at range - purchasers range connects to hood fan with stainless panel	
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17 0 15Dec20	1 - S/I Level B ceramic floor tile to face and sides of family room fireplace - approx. 7`w x 6"d x 9`h (floor to ceiling) - 24x24 tiles installed in stacked pattern Note:		
18 0 15Dec20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Foyer - 12x24 tile installed in staggered pattern Note:		
19 0 15Dec20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Powder Room - 12x24 tile installed in staggered pattern Note:		

Electrical

20 0 15Dec20	1 - Add light outlet and junction box to existing light bar in Powder Room Note:		
21 0 15Dec20	1 - Delete (1) standard light fixture above Kitchen sink - S/I (1) 4" interior white potlight (HALO Slim LED) connected to existing switch Note:		
22 0 15Dec20	1 - Delete (1) standard light fixture in Loft - S/I (1) 4" interior white potlight (HALO Slim LED) connected to existing switches Note:		
23 0 15Dec20	1 - Delete (2) standard light fixtures in Basement - S/I (3) 4" interior white potlights (HALO Slim LED) connected to 3-way switch Note:		
24 0 15Dec20	2 - Delete (2) standard light fixtures in Lower Hall - S/I (2) 4" interior white potlights (HALO Slim LED) connected to existing switches Note:		
25 0 15Dec20	3 - Delete (3) standard light fixtures in Upper Hall - S/I (3) 4" interior white potlights (HALO Slim LED) connected to existing switch Note:		
26 0 15Dec20	1 - Delete standard light fixture above Kitchen island - S/I (1) Capped light outlet connected to existing switch Note:		
27 0 15Dec20	1 - Delete standard light fixture above Main Staircase - S/I (1) Capped light outlet connected to existing switch Note:		
28 0 15Dec20	1 - Delete standard light fixture in Breakfast Area - S/I (1) Capped light outlet connected to existing switch Note:		
29 0 15Dec20	1 - Delete standard light fixture in Solarium - S/I (1) Capped light outlet connected to existing switch Note:		
30 0 15Dec20	1 - Delete standard wall sconce above front entry door - S/I (1) 6" interior white potlight above Foyer (HALO Slim LED) connected to existing switch NoteCeiling higher than 9`		
31 0 15Dec20	2 - Reinforce existing light outlet above Main Staircase and in Solarium for heavier fixture Note:		



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32 0 15Dec20	1 - S/I (1) 15 AMP separate circuit plug for fridge in Spice Kitchen Note:		
33 0 15Dec20	1 - S/I (1) 15 AMP separate circuit plug for wine fridge in Kitchen Note:		
34 0 15Dec20	1 - S/I (1) 15 AMP separate circuit plug in Basement for future wall mount electric fireplace - installed 19" above finished floor Note:		
35 0 15Dec20	1 - S/I (1) 15 AMP separate circuit plug in unfinished portion of Basement (for fridge or freezer) Note:*Unfinished area between Office and Bedroom in Basement **TO BE LOCATED IN MECH ROOM- AS PER PLAN (REVISED JAN 12 2021)**		
36 0 15Dec20	1 - S/I (1) 15 AMP standard plug outlet above Master Bedroom fireplace for future TV - installed @ 60" above finished floor Note:		
37 0 15Dec20	1 - S/I (1) 15 AMP standard plug outlet in Bedroom #4 for future wall mount TV - installed approx. 60" above finished floor Note:		
38 0 15Dec20	1 - S/I (1) 15 AMP standard plug outlet in walk-in pantry in Kitchen Note:		
39 0 15Dec20	1 - S/I (1) 4" interior white potlight in Ensuite #2 shower (HALO Slim LED) - connected to separate switch Note:		
40 0 15Dec20	1 - S/I (1) 4" interior white potlight in Ensuite shower (HALO Slim LED) - connected to separate switch Note:		
41 0 15Dec20	1 - S/I (1) 4" interior white potlight in Main Bathroom shower (HALO Slim LED) - connected to separate switch Note:		
42 0 15Dec20	1 - S/I (4) 4" interior white potlights in Breakfast Area (HALO Slim LED) - connected to separate switch Note:		
43 0 15Dec20	1 - S/I (4) 4" interior white potlights in Family Room (HALO Slim LED) - connected to separate switch Note:		
44 0 15Dec20	1 - S/I (4) 4" interior white potlights in Solarium (HALO Slim LED) - connected to separate switch NoteCeiling higher than 9`		
45 0 15Dec20	1 - S/I (5) 4" exterior black potlights in soffit (HALO Slim LED) - connected to separate switch Note:		
46 0 15Dec20	1 - S/I (5) 4" interior white potlights in Dining Room (HALO Slim LED) - connected to separate switch Note:		
47 0 15Dec20	1 - S/I (5) 6" interior white potlights in Living Room (HALO Slim LED) - connected to separate switch NoteCeiling higher than 9`		



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48 0 15Dec20	1 - S/I (6) 4" interior white potlights in Kitchen (HALO Slim LED) connected to separate switch Note:		
49 0 15Dec20	1 - S/I (7) LED puck lights under Kitchen cabinets - connected to separate switch Note:		
50 0 15Dec20	2 - S/I (8) 4" interior white potlights in Basement Rec RooM (HALO Slim LED) - connected to (2) dimmer switches as per plan Note:		
51 0 15Dec20	1 - S/I Direct audio/video conduit (including wall plates at both ends) and (1) 15 AMP standard plug outlet for future TV in Basement - installed @ 60" above finished floor Note:		
52 0 15Dec20	1 - S/I Faber LEVA36 36" 300 cfm stainless hood fan in Spice Kitchen Note:		
53 0 15Dec20	1 - S/I Non-direct audio/video conduit (including wall plates at both ends) and (1) 15 AMP standard plug outlet above Family Room fireplace for future TV - installed @ 72" above finished floor Note:		
54 0 15Dec20	6 - Upgrade (2) standard TEL jacks and (4) standard TV jacks to Data NoteTotal of (1) TV and (6) Data for house - no TEL		

Fireplace

55 0 05Nov20	1 - S/I Napoleon BL46NTE linear gas fireplace w/ standard topaz ember bed and black surround in lieu of standard gas fireplace in Family Room - bottom of glass to be installed approx. 19" above finished floor Note:		
56 0 15Dec20	1 - Delete standard oak beam fireplace mantle in Family Room Note:		

Granite

57 0 15Dec20	1 - S/I Waterfall ends w/ mitred to joints to Kitchen island - Level F Radianz quartz (Willow WI166) Note:		
58 0 15Dec20	1 - Upgrade Kitchen island to Level F Radianz quartz (Willow WI166) in lieu of standard granite selctions Note:		
59 0 15Dec20	1 - Upgrade perimeter of Kitchen to Level D Radianz quartz (Diamond White DW120) in lieu of standard granite selections Note:		
60 0 22Dec21	1 - DELETE - S/I Blanco Quatrus R15 Ergon Super Single Apron Sink in lieu of standard in kitchen Note*Reselection Required		
61 0 22Dec21	1 - S/I Bristol B923 Stainless Steel Apron Front Farmhouse Sink in Kitchen in lieu of standard Note:		

Hardwood



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INV#	QTY	EXTRA / CHANGE
62 0 05Nov20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Lower Hall Note:	
63 0 15Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard carpet in Living/Dining Room, Family Room, Study and Solarium Note:	
64 0 15Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Upper Hall/Loft (incl. nosing) Note:	
65 0 15Dec20	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of standard ceramic in Kitchen/Breakfast Area (incl. Pantry) Note:	

HEATING AND AIR CONDITIONING

66 7,731 15Dec20	1 - Air Conditioner - Goodman 13 Seer R410A GSX13048 (4.0 Ton) Note:	
67 0 15Dec20	1 - Humidifier - General Aire 1099 Note:	
68 0 15Dec20	1 - S/I 6" vent for hood fan in Spice Kitchen Note:	
69 0 15Dec20	1 - S/I Make-up air system for 1200 CFM hood fan in Main Kitchen Note:	
70 0 15Dec20	1 - S/I Terminated gas line for future stove w/ 110v outlet in Main Kitchen Note:	
71 0 15Dec20	1 - S/I Terminated gas line for future stove w/ 110v outlet in Spice Kitchen Note:	

Miscellaneous

72 0 05Nov20	1 - Delete standard French doors at the Solarium and leave drywall opening approx. 11`w x 8"h; relocate (2) 24x72 windows to the side of the Solarium as per plan Note:	
73 0 05Nov20	1 - Delete wing walls and columns between Dining Room and Living Room Note:	
74 0 05Nov20	1 - Open Basement stairs - includes standard carpet and underpad; curved Oak nosing under spindles and across top step in Lower Hall; metal spindles (black, all plain) in Lower Hall and on the first (5) risers at the bottom of the stairs Note:	
75 0 05Nov20	1 - Optional Main Bathroom c/w (2) sinks, extended vanity and walk-in closet for Bedroom #3 NoteB-1	
76 0 05Nov20	1,335 - S/I Finished Basement c/w standard level carpet, underpad, trim and lighting Note:	



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77 0 05Nov20	1 - S/I Finished Bathroom in Basement c/w standard level vanity, laminate countertop, plumbing, trim and lighting Note:		
78 0 11Nov20	1 - Build drywall box at Family Room fireplace approx. 7`w x 6"d x 9`h (floor to ceiling) Note:		
79 0 15Dec20	1 - Optional Master Ensuite B c/w second floor laundry - Maax Halo shower doors to have matte black trim NoteB-1		
80 0 15Dec20	1 - Provide blocking for future wall mount TV`s above fireplace in Family Room, above fireplace in Master Bedroom, in Bedroom #4 and in Basement NoteApprox. 20"w x 20"h where outlets have been added		
81 0 11Jan21	1 - Late Change Fee Note:		
82 0 11Jan21	1 - S/I Finished Storage room in basement- c/w standard level carpet, underpad, trim and lighting- as per plan Note:		

Plumbing

83 0 05Nov20	1 - S/I 3-Piece plumbing rough-in in Basement NoteB-1		
84 0 15Dec20	1 - (1) Delta Trinsic 559HA-BL-DST Matte Black High Arc Matte Black Single Hole Bathroom Faucet in lieu of Standard in Powder Room Note:		
85 0 15Dec20	1 - Delete standard bathtub in Ensuite #2 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (matte black trim) Note:		
86 0 15Dec20	1 - Delete standard bathtub in Main Bathroom - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (matte black trim) Note:		
87 0 15Dec20	2 - S/I (2) Delta RP100734BL matte black soap dispensers - (1) Kitchen, (1) Spice Kitchen - installed on right side of faucet Note:		
88 0 15Dec20	2 - S/I (2) Water lines in Main Kitchen - (1) for fridge, (1) for freezer Note:		
89 0 15Dec20	1 - S/I Drain, water lines, (1) Bristol B201 stainless top mount sink and (1) Delta Linden 1353-DST chrome faucet in Spice Kitchen Note:		
90 0 02Dec21	1 - Delete - S/I Avenue Madison LCM-1717A-W cone pedestal sink in lieu of standard in Powder Room. Note: * Requires upgrade to single hole faucet. Note*discontinued product		

Railings



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INV#	QTY	EXTRA / CHANGE
91 0 15Dec20	1 - S/I #SB4-5I 5" Oak boxed newel posts w/ inset at base of Main Staircase, and #SB7-3.5C 3.5" newel posts w/ cap throughout rest of Main Staircase and in Upper Hall in lieu of standard Oak Colonial Note:	
92 0 15Dec20	1 - S/I Metal spindles (black, all plain) in lieu of standard Oak Colonial spindles throughout Main Staircase and Upper Hall (incl. open to below area in Loft) Note:	

Stairs

93 0 05Nov20	1 - Upgrade Main Staircase to Oak Note:	
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Trim

94 0 05Nov20	7 - S/I 8`h interior swing doors throughout Main Floor Note(2) Foyer closet, (1) Powder Room, (1) Spice Kitchen, (2) Study, (1) Pantry	
95 0 15Dec20	1 - Delete standard mirror in Powder Room Note:	
96 0 15Dec20	1 - S/I (1) 1-Lite French door - paint grade, frosted glass - in lieu of standard door at Pantry Note:	
97 0 15Dec20	1 - S/I (1) Pair of 1-Lite French doors - paint grade, clear glass - in lieu of standard doors in to Finished Basement Rec Room Note:	
98 0 15Dec20	1 - S/I (1) Pair of 1-Lite French doors - paint grade, frosted glass - in lieu of standard doors at Study Note:	
99 0 15Dec20	1 - S/I (1) Taymor Allusion 04-32524BLK matte black 24" towel bar and (1) Allusion 04-32548BLK matte black toilet paper holder in lieu of standard in Powder Room Note:	
100 0 15Dec20	2 - S/I (2) 36x72 tempered glass windows in Finished Basement - one window on each side of French doors in to Rec Room Note:	
101 0 15Dec20	1 - S/I Lincoln 1-panel smooth interior swing doors in lieu of standard Carrara 2-panel swing doors throughout NoteDoes not apply to front door, garage man door or balcony door Incl. Finished Basement	
102 0 15Dec20	1 - S/I Taymor Vega matte black lever door handles w/ square rose in lieu of standard Taymor Villa knobs throughout - includes Finished Basement, inside of front door, garage man door and balcony door Note:	



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21 / 1		17 Salamander Way		ANNAPOLIS ELEV M 4 BEDROOM			
INV#	QTY	EXTRA / CHANGE					
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 basement, in standard location. Note:						
3A Offer Worksheet	Add - Optional Master Ensuite with second floor layndry Note:						
4A Offer Worksheet	Add - Optional Main Bath with 2 sinks and 2 walk-in closets Note:						
5A Offer Worksheet	This Amendment may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same counterpart, provided that e Note:						

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