



Deleted** upgrade
countertop - product
discontinued - client
reselected - 12-05-2022

CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Syed Monjur **TEL: RES.:** 613-741-3321

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
36 / 1	Dun Skipper Rd.	WINCHESTER ELEV B 5 BEDROOM WITH LOFT	

INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 15Sep21	1 - Delete upper above range and accommodate for chimney style hoodfan- no space beside Note:	
2 0 15Sep21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
3 0 15Sep21	1 - Increase fridge opening to 38" x 72" Note:	
4 0 15Sep21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter)- Line 2 Note:	

Carpet

5 0 15Sep21	1 - S/I Level 1 carpet with Level 2 underpad (ViscoPro II) in lieu of standard- Main Stairs, Upper hall, Loft, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 Note:**Includes all closets**	
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Ceramic

6 0 15Sep21	1 - S/I Level C kitchen backsplash tile (tile size 4.5x5)- includes up and behind chimney hoodfan- stacked vertical- in lieu of standard Note:	
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Electrical

7 0 15Sep21	5 - Delete (5) standard TV jacks and S/I (5) Data jacks- throughout Note:**Home has (2) Tel, (5) Data jacks throughout**	
8 0 15Sep21	1 - S/I (1) Recessed electrical outlet for future TV- installed @ 72" A.F.F- Great Room- as per plan Note:	
9 31,987 15Sep21	3 - S/I (3) 15 AMP standard plug outlets- In basement- as per plan Note:	

Fireplace

10 0 12Apr21	1 - Raise standard fireplace box 12" above finished floor Note:	
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Granite

11 0 12May22	1 - DELETE** S/I Level D Radianz Quartz in lieu of standard granite in kitchen Note:	
12 0 12May22	1 - S/I standard granite in kitchen Note:	

Hardwood



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13	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room, Great Room and Den	
0	Note:	
12Apr21		
14	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall	
0	Note:	
12Apr21		

Heating and Air Conditioning

15	1 - Humidifier - General Aire 1099 - 3000 Sq. Ft	
0	Note:	
12Apr21		
16	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen	
0	Note:	
12Apr21		

HVAC

17	1 - Heating and Air Conditioner - Goodman - 13 Seer R410A GSX 13030 2.5 Ton Air Conditioner	
32,091	Note:	
12Apr21		

Miscellaneous

18	1 - Convert standard walk-in closet from Bedroom 4 into Bedroom 3- as per plan	
0	Note:	
12Apr21		
19	1 - Delete Bedroom #5 and add walk-in closet and Bathroom for Bedroom #4 - includes standard level cabinetry, laminate countertop, Maax Exhibit 6030 bathtub, Maax Carleton 3x4 shower stall and standard plumbing fixtures, standard trim and lighting	
0	Note:**Includes all standard finishes**	
12Apr21		
20	1 - Increase Master Bedroom Walk-in Closet by approx 2' deep- as per plan	
0	Note:**Bedroom 2 gets reduced to accommodate**	
12Apr21		
21	1 - Second Floor Redesign; build linen storage closet w/ double swing doors, standard carpet and underpad and (1) standard GAL 680112 pewter light fixture connected to (1) switch- Upper hall- as per plan	
0	Note:	
12Apr21		
22	1 - S/I Zephyr Ombra 30” Chimney hoodfan in Black Stainless Steel (ZOM-30ABS) @ 290CFM- in lieu of standard	
0	Note:	
15Sep21		

Paint

23	1 - S/I Custom Stain on railings, nosings, mantles (where applicable) to complement Twelve Oaks Maple Coal	
0	Note:**Included in hardwood upgrade pricing**	
15Sep21		
24	1 - Upgrade paint- (1) colour throughout- to Dulux Diamond Matte- throughout	
32,073	NoteColour: DLX 1097-2 Southern Breeze	
15Sep21		

Plumbing

25	1 - S/I 3-piece rough-in for future bathroom in basement	
0	Note:As per B-1	
12Apr21		



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Railings

26 0 12Apr21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with modern spindles (square) in lieu of standard oak colonial Note:	
27 0 12Apr21	1 - S/I Oak nosing under spindles throughout Note:**Included in hardwood price**	

Trim

28 0 12Apr21	1 - Delete standard sliding vinyl closet and keep niche for future built-ins- Bedroom 3- as per plan Note:	
29 0 15Sep21	1 - S/I Level 2 interior doors- Logan 2-panel smooth- in lieu of standard- throughout Note:	

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:	

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