



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Nermin Roman and Bassem Roman TEL:

LOT / PHASE 54 / 2 Model	STREET Dun Skipper Road	HOUSE TYPE STRATHMORE ELEV M 3 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 18Feb22	1 - Add (1) top drawer to cabinet beside sink Note:	
2 0 18Feb22	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:	
3 0 18Feb22	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids (suggested location: next to dishwasher) Note:	
4 0 18Feb22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
5 0 18Feb22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	
6 0 18Feb22	1 - Upgrade kitchen cabinets to Line 3 Note:	
7 0 18Feb22	1 - Line 3 cabinets in powder room, main bathroom, ensuite bathroom - in lieu of standard Note:	
8 0 02Mar22	1 - Add top drawer above recycle center - line 3 Note:	
9 0 02Mar22	1 - Cabinet next to sink - split into 2 single cabinets Note:recycle center will be added to one of the cabinets	
10 0 02Mar22	1 - Cabinets on fridge wall to reach 93"h Note:	
11 0 02Mar22	1 - Delete upper above range + 6" space each side of chimney hood Note:	
12 0 30Jan23	1 - Optional Kitchen Layout Note:	

Ceramic

13 0 18Feb22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Master ensuite Note:	
14 0 18Feb22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Mudroom Note:	
15 0 18Feb22	1 - S/I - Level A 8x8 ceramic floor tile in lieu of standard in Powder room Note:	
16 0 18Feb22	1 - S/I - Level B 12x24 ceramic floor tile in lieu of standard in foyer Note:	



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17 0 18Feb22	1 - S/I - Standard 4x16 ceramic wall tile in kitchen installed up and behind chimney hood Note:	

Electrical

18 0 18Feb22	1 - Delete (1) Standard light fixture in Loft- S/I (4) 4" White interior potlights in Loft- connected to existing switch- as per plan Note:	
19 0 18Feb22	1 - Delete (1) Standard light fixutre in Mudroom- S/I (2) 4" White interior potlights- connected to existing switch- as per plan Note:	
20 0 18Feb22	1 - Delete (2) Standard light fixture in Main Hall- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing 3-way switches- as per plan Note:	
21 0 18Feb22	1 - Delete 4-way switch in upstairs hall- S/I new 3-way switch for existing Stairs standard light fixture- as per plan Note:	
22 0 18Feb22	1 - Delete Standard light fixtures in Optional Kitchen Layout throughout- S/I (10) 4" White interior potlights (HALO Slim LED) In Kitchen- connected to new 3-way switches- as per plan Note:	
23 0 18Feb22	1 - Reinforce (1) existing light outlet for heavier fixture in Dining Room- as per plan Note:	
24 0 18Feb22	1 - S/I - Cyclone SC31930 baffle filter 300CFM 30" chimney hood in black finish in lieu of standard Note:	
25 0 18Feb22	1 - S/I (1) Exterior soffit plug w/ switch for holiday lights- as per plan Note:	
26 0 18Feb22	1 - S/I (1) non-straight conduit at fireplace for future TV- as per plan Note:	
27 0 18Feb22	1 - S/I (1) Separate circuite plug in basement (future fridge or freezer)- as per plan Note:	
28 0 18Feb22	1 - S/I (1) Standard recessed electrical outlet above fireplave @80" A.F.F.- as per plan Note:	
29 0 18Feb22	2 - S/I (2) Capped light outlets- connected to existing switch- as per plan Note:	
30 0 18Feb22	3 - S/I (3) standard electrical outlets in basement- as per plan Note:	
31 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in Dining room- connected to new Dimmer switch- as per plan Note:	
32 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in foyer- connected to new switch- as per plan Note:	



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33 0 18Feb22	1 - S/I (4) 4" White interior potlights (HALO Slim LED) in Upstairs Hall- connected to new 3-way switches- as per plan Note:	
34 0 18Feb22	1 - S/I (4) 4" White interior potlights in Primary Medroom- connected to new switch- as per plan Note:	
35 0 18Feb22	1 - S/I (6) 4" White interior potlights in Family Room- connected to new 3-way switches- as per plan Note:	

Fireplace

36 0 18Feb22	1 - Upgrade to Stained oak box beam mantle in lieu of standard Note:	
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Granite

37 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Main bathroom w/ 4" backsplash and (1) standard rectangle undermount sink Note:	
38 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Master ensuite w/ 4" backsplash and (2) standard rectangle undermount sink Note:	
39 0 18Feb22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Powder room w/ 4" backsplash and (1) standard rectangle undermount sink Note:	
40 0 18Feb22	1 - S/I - Level D silestone quartz in lieu of standard granite in kitchen - w/ no 4" backslpash Note:	

Heating and Air Conditioning

41 0 08Aug22	1 - S/I Air Conditioner - Goodman - 13 SEER R-410A (GSX 13) - 2.0 Ton Note:	
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Miscellaneous

42 0 02Mar22	1 - Return wall next to fridge to be 28" d Note:	
43 0 30Jan23	1 - 9' foundation pour Note:	
44 0 30Jan23	1 - 9' second floor Note:	
45 0 30Jan23	1 - Alternate Luxury Master Ensuite w/ Maax Jazz Freestanding tub and 3x5 ceramic shower enclosure with acrylic base and Maax Halo doors (matte black hardware)- as per plan Note:	
46 0 30Jan23	1 - Delete wall between family room and dining room Note:	



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47 0 30Jan23	1 - Optional Family Room extension Note:	
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Paint

48 0 18Feb22	1 - Upgrade to flat ceilings in lieu of standard stipple - throughout Note:	
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Plumbing

49 0 18Feb22	1 - S/I Delta Trinsic single hole faucet in lieu of standard (9159-BL-DST) in kitchen Note: Removed	
50 0 30Jan23	1 - S/I 3-piece rough-in for future bathroom in basement- as per plan Note:	

Railings

51 0 18Feb22	1 - S/I - 3.5" Modern oak post w/ cap and black metal spindles (square) in lieu of standard oak colonial Note:	
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Stairs

52 0 30Jan23	1 - Upgrade main stairs to oak including pre-engineered hardwood landing Note:	
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Trim

53 0 30Jan23	1 - S/I 8'H interior doors for interior doors- main floor and second floor (where applicable) Note:	
54 0 30Jan23	4 - S/I By-pass closet doors in lieu of standard- Mudroom, Bedroom 2, Bedroom 3, Master Bedroom- as per plan Note:	
55 0 30Jan23	1 - S/I Swing closet doors in lieu of standard- Foyer Note:	

1A Offer Worksheet	The Vendor and Purchaser agree that the Vendor, at the Vendors expense, will finish the basement to include: Framing to be drywalled, printed & painted, standard builder lighting in pre-designated areas, ceiling: drywalled, primed & painted, builder stan Note:	
2A Offer Worksheet	The Purchaser(s) understand and agree that there are no major changes to be accepted in the Decor Centre. The Purchaser understands and agrees that the interior colour scheme for this home has been pre-selected. Note:	
3A Offer Worksheet	Purchaser accepts there will be no structural changes allowed. Note:	
4A Offer Worksheet	Purchaser accepts there will be no mechanical or plumbing changes allowed (including additional electrical outlets, cable or bell relocations or additions, additiona of celing lights or ceiling fans for example.) Note:	
5A Offer Worksheet	See Schdule B-1 Construction Summary. Note:	



DCR/PHOENIX GROUP OF COMPANIES

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