



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Phuc Phan and Uyen Dinh TEL:

LOT / PHASE 272 / 2	STREET 914 Omagaki Way	HOUSE TYPE MADISON ELEV M 3 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 13Jul23	1 - Accommodate for 30"w. built-in cook top (add 33"w. base cabinet) Line 3 Note:	
2 0 13Jul23	1 - Accommodate for Built-in Wall oven in base cabinet below cooktop - Line 3 - *NEED SPECS for cut-out size. Notepanels will be added to sides and toe kick will be shortened on this cabinet if needed to accomodate oven below cook top	
3 0 13Jul23	1 - Add additional vanity (between bdrm 4 & 5) as per sketch - Line 2 Note*Included in total cost of additional finished bathroom at BEP as Line 2.	
4 0 13Jul23	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:	
5 0 13Jul23	1 - Add pull-out Spice rack - Richelieu WEBKIT1214720 - kitchen Notesee spec sheet	
6 0 13Jul23	1 - Butler's Pantry - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) -line 3 Note:	
7 0 13Jul23	1 - Butler's Pantry - delete base cabinet to make space for 24"w. Bar/wine fridge - Line 3 Note:	
8 0 13Jul23	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	
9 0 13Jul23	1 - Increase fridge space to 48"w. X 84"h. *NEED SPECS Note:	
10 0 13Jul23	1 - Increase height of uppers in Butler's Pantry and on sink/cooktop wall to reach 99" (42"h uppers installed at 21"above counter) & 96"h on fridge wall-line 3 Note:	
11 0 13Jul23	1 - Island - Replace standard 24"d. base cabinets with 12"d. base cabinets to create eating counter overhang on both sides. -Line 2 Note:	
12 0 13Jul23	1 - Island- Increase length of cabinets by approx. 3 ft. - Line 2 Note:	
13 0 13Jul23	1 - Main Bath (Jack & Jill) - Revise cabinet layout to accommodate 2 sinks - Line 2 Note:	
14 0 13Jul23	1 - Re-Design Kitchen: Add 48" of upper and base cabinets.(Note: builder to add 48" to back of house.); Move sink and DW to range wall; move range space towards patio door; modify cabinet layout to suit. NoteLine 3	
15 0 13Jul23	1 - Replace 2 door base cabinet with base MW cabinet c/w cut-out for built-in trim kit & deep drawer below - Line 3 Note:	
16 0 13Jul23	1 - Replace base & upper cabinet next to fridge with Pantry cabinet - 21"w X 24"d. X 96"h - Line 3 Note:	



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17 0 13Jul23	1 - Replace standard bank of 4 drwrs with 1 top drwr + 2 deep drawers (move to left of DW) - Line 3 Note:	
18 0 13Jul23	1 - Replace standard cabinet with 1 top drwr + 2 deep drawers (left of cooktop/oven) - Line 3 Note:	
19 0 13Jul23	1 - Replace upper above range with Custom box style Hood with wood trim for built-in fan insert (fan by others) 39"w X 21"d X 39"h - installed tight to ceiling (includes cut-out in bottom for fan insert)-Line 3 Note:	
20 0 13Jul23	1 - Upgrade - Cabinets to Line 3 - Master ensuite Note:	
21 0 13Jul23	1 - Upgrade - Powder room Cabinets to Line 3 Note:	
22 0 13Jul23	1 - Upgrade all drawers in kitchen & Butler's Pantry to soft close (X 10 drawers) Note:	
23 0 13Jul23	1 - Upgrade- Hinges to soft close - Powder room Note:	
24 0 13Jul23	1 - Upgrade kitchen cabinets to Line 3 (standard layout) Except Island - Island to remain Line 2 Note:	
25 0 18Jul23	1 - Island - Add 2 x 3 inch plain posts - one to each end of Island - 36 inch W x 34.5 inch H Note:	
26 0 18Jul23	1 - Modify base cabinets to accomodate 2x single sinks - LG single + prep sink- Line 3 Note:	
27 0 18Jul23	1 - S/I - False shelf in bottom of all upper cabinets to accomodate recessed puck lights & drill for builder supplied fixtures. Number & location of fixtures to be determined by builder. Note:	
28 0 18Jul23	1 - Upgrade all hinges in Kitchen and Butler's Pantry to soft close (x 28 doors) Note:	

Ceramic

29 0 13Jul23	1 - S/I - Level A - 12x24-Ceramic wall tile - horizontal-stacked - main Bathroom (between bedroom 4 + 5 ) Note:	
30 0 13Jul23	1 - S/I - Level A - 24x24-Cermic floor tile - staggered pattern - in kitchen & pantry - in lieu of standard Note:	
31 0 13Jul23	1 - S/I - Level A -12x24- floor tile -Vertical stacked to entry - Jack & Jill bathroom -in lieu of standard Note:	
32 0 13Jul23	1 - S/I - Level A -12x24- Wall Tile -vertical-stacked - Master ensuite shower-in lieu of standard Note:	



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33 0 13Jul23	1 - S/I - Level A -12x24-floor tile - vertical stacked to entry - in main bathroom between bedroom 4+ 5 - in lieu of standard Note:	
34 0 13Jul23	1 - S/I - Level A -24x24- floor tile -stacked - master ensuite-in lieu of standard Note:	
35 0 18Jul23	1 - S/I - Level A - 24 x 24 - floor tile - staggered - in Mudroom - in lieu of standard Note:	
36 0 18Jul23	1 - S/I - Level A - 24 x 24 - Floor tile - Staggered - in Powder room - in lieu of standard Note:	

Doors and Windows

37 0 18Apr22	1 - Add - One (1) additional 56x30 window in basement as per B1 Note:	
38 0 18Apr22	1 - Enalrge - 6' Wide transom to 8' Wide above sliding patio door. Note:	
39 0 18Apr22	1 - Enlarge existing side window 36x24 to 56x30 and if possible center between two other windows on this wall, as per B1 Note:	
40 0 18Apr22	1 - Enlarge one existing rear basement window from 48x24 to 56x30 as per B1 Note:	
41 0 18Apr22	1 - Enlarge one existing rear window from 48x24 to 56x30, and relocate to right-hand side of the basement- as per attached - as per B1 Note:	
42 0 18Apr22	1 - Enlarge Slilding Patio door from 6' wide to 8' wide Note:	

Electrical

43 0 18Apr22	1 - S/I - 200 AMP Panel Note:	
44 0 13Jul23	1 - Additional- Standard Vanity light fixture over 2nd sink - in Jack and Jill Bathroom Note:	
45 0 13Jul23	1 - Reinforce - existing light fixture and upgrade exisiting switch to Dimmer - Living/Dining room Note:	
46 0 13Jul23	1 - S/I - (1) Additional Cat6 Data jacks - Living/Dinning room - as per plan Note:	
47 0 13Jul23	1 - S/I - (1) additional recessed electrical outlet -56" A.F.F. - for future wall mount TV - Great room - as per plan Note:	
48 0 13Jul23	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - as per plan Note:	



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49 0 13Jul23	1 - S/I - (3) additional capped light outlets in ceiling -centered above kitchen Island -existing swith to be Dimmer. Note:		
50 0 13Jul23	1 - S/I - (3) Additional standard electrical outlets - Master ensuite, Jack and Jill , main bath - as per plan Note:additional outlets in master ensuite and main bath to be installed above bank of drawers -in line with edge of counter.		
51 0 13Jul23	1 - S/I - 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located on the rear wall of garage (garage/house common wall - as per plan Note:		
52 0 13Jul23	1 - S/I - Cooktop wiring (40 amp) - Kitchen - Note:		
53 0 13Jul23	1 - S/I - new dimmer switch for existing light fixture - above freestanding tub - master ensuite Note:		
54 0 13Jul23	1 - S/I - Wall Oven wiring (40amp) - kitchen Note:		
55 0 13Jul23	1 - Swap location of second floor Washer and Dryer- Washer on left(stair side)/dryer on right (Master bedroom side) Note:		
56 0 18Jul23	1 - Reinforce - existing 2nd floor staircase light fixture - located in open to above area - as per plan Note:		
57 0 18Jul23	1 - S/I - (1) Additional standard electrical outlet - on Island - As per plan (2 Outlets in total - (1) Standard + (1) additional - One on each end of Island) Note:		
58 0 18Jul23	1 - S/I - (x10) 4in recessed puck lights on new switch - Upper cabinets in Kitchen - as per plan Note:		
59 0 18Jul23	1 - S/I - Additional electrical outlet in Walk-in Pantry - as per plan Note:		
60 0 18Jul23	1 - S/I- (4) Exterior Black soffit potlights- connected to new dimmer switch - as per plan Note:		
61 0 18Jul23	1 - S/I -Reinforce -(1) Middle capped light outlet in ceiling -above kitchen Island -as per plan Note:		
62 0 24Jul23	1 - S/I - Seperate Circuit Outlet - in base Microwave cabinet -as per plan Note:Approved by pricing		
63 0 24Jul23	1 - S/I - Standard Electrical Outlet at Bar fridge location - in Butler's Pantry Note:As per pricing approval		

Fireplace

64 0 18Apr22	1 - S/I - Fan kit for gas firplace Note:	
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65 0 13Jul23	1 - Delete - Standard Mantle - Great room Note:	

Granite

66 0 13Jul23	1 - S/I - Level C - Full slab Quartz kitchen and Butlers pantry backsplash - including up to decorative hood fan at range -and including open shelving area up to ceiling. NoteRFP 3006 Item # 4	
67 0 13Jul23	1 - S/I - Level C - Quartz countertop without 4"backsplash - Kitchen Note:	

Heating and Air Conditioning

68 0 18Apr22	1 - S/I - Make-up air system for Kitchen hood fan above 300 CFM Note:	
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Miscellaneous

69 0 18Apr22	1 - Add - 9'H foundation pour - as per B1 Note:	
70 0 18Apr22	1 - Add - extension to the rear wall of the home by 48inches, (Ground floor & 2nd floor) which adds an estimated additional 270 Sq ft. @ \$170 /sq ft. see revised siting. - As per B1 Note:	
71 0 18Apr22	1 - Add - Side entrance (include standard unglazed 36inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing. (may be subject to cost of steps due to grade) - as per B1 Note:	
72 0 18Apr22	1 - Add- 3 piece Rough-in for future tub , toilet and sink - in basement - standard location - as per B1 Note:	
73 0 18Apr22	1 - Add 4th bedroom with loft option - as per B1 Note:	
74 0 18Apr22	1 - Addition - of 3piece bathroom between Bedroom 4 and 5. - Includes standard tub, toilet , vanity with laminate countertops, floor, bathwall tiles and light fixture. as per plan Note:	
75 0 18Apr22	1 - Change standard main bathroom to Jack and Jill as per plan Note:	
76 0 18Apr22	1 - Close off lower hall between mudroom and living room - including one interior standard door. - as per plan Note:	
77 0 18Apr22	1 - Convert - Loft to 5th bedroom with standard finishes , light fixture, closet and door. Note:	
78 0 18Apr22	1 - Create 8'H door opening to office from Great room- for future barn door Note:	



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79 0 18Apr22	1 - Delete - (2) Headers in archways at butler pantry - as per plan Note:		
80 0 18Apr22	1 - Delete Foyer closet. Note:		
81 0 18Apr22	1 - Increase- door opening to accomodate double doors - Bedroom 5 Note:		
82 0 18Apr22	1 - Purchaser participating in referral program. Referred to Phoenix by Khoa Nguyen who purchased Lot 61 phase 1 (Pathways), 106 Dun Skipper Dr.. Qulaify for \$500 design centre bonus to be used towards upgrades only no cash value-as per B1 Note:		
83 0 18Apr22	1 - Redesign -Main staricase to squared off stairs - in lieu of standard circular. Note:		
84 0 18Apr22	1 - Relocate basement staircase from front hallway to mudroom - as per plan Note:		
85 0 18Apr22	1 - Relocate laundry area to 2nd floor -as per plan. Note:		
86 0 18Apr22	1 - Relocate powder room - as per plan Note:		
87 0 18Apr22	1 - Replace-2nd floor upper hallway linen closet with standard closet space - with Swing doors - in lieu of standard Note:		
88 0 18Apr22	1 - S/I - 9' High second floor Note:		
89 0 18Apr22	1 - S/I - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		
90 0 18Apr22	1 - Spectrum Kitchen Design consultation fee Note:		
91 0 13Jul23	1 - S/I - (1) Additional Standard Mirror for 2nd sink - in Jack and Jill bathroom Note:		
92 0 18Jul23	1 - Add - *Custom Bulkhead in Kitchen approx. 12inches high on fridge wall & 9inches high in Butler's pantry and on sink/cooktop wall. (*Bulkhead not to be installed above custom hood fan box) Note:		
93 0 18Jul23	1 - Additional Design Center Appointment Note:		
94 0 18Jul23	1 - Admin fee - File Re-open Note:		



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95 0 18Jul23	1 - Kitchen Re-draw fee Note:	
96 0 18Jul23	1 - Remove - Vertical chase on cooktop wall by sliding door - Kitchen Note:	

Paint

97 0 13Jul23	1 - S/I - Paint colour -Delicate White DLX1001-1 - throughout Note:	
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Plumbing

98 0 18Apr22	1 - Add- One (1) Rough-in for Laundry area in the basement - as per attached sketch - as per B1 Note:	
99 0 18Apr22	1 - S/I - Maax Halo -sliding shower door (black handle and no hinges) in lieu of standard -in master ensuite Note:	
100 0 18Apr22	1 - S/I - Maax Sax 60x32 freestanding tub - in master ensuite - in lieu of soaker tub and deck. Note:	
101 0 18Apr22	1 - S/I - One (1) 1-piece Rough-in for future bar sink. - as per B1 Note:	
102 0 13Jul23	1 - Additional - standard sink and faucet in vanity- in Jack and Jill Bathroom Note:	
103 0 13Jul23	1 - Delete - Bathroom accessories Note:	
104 0 13Jul23	1 - Relocate - Standard Rear Hose Bib - as per plan Note:	
105 0 13Jul23	1 - S/I - (1) additional standard kitchen faucet - Delta Linden 1353-AR-DST chrome - for 2nd sink - in kitchen. Note:	
106 0 13Jul23	1 - S/I - Additional Hose Bib - as per plan Note:	
107 0 13Jul23	1 - S/I - Fridge water line - Kitchen - as per plan Note:	
108 0 18Jul23	1 - S/I - (1) Bristol B317- Virtuo Granite single undermount sink - Pearl Black - Kitchen - as per plan - in lieu of standard Note:	
109 0 18Jul23	1 - S/I - Bristol B306 - Bar/prep sink - Pearl Black - Kitchen - as per plan Note:	

Railings



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INV#	QTY	EXTRA / CHANGE
110 0 18Jul23	1 - Upgrade- Newel Posts & Spindles to Oak Modern (3-1/2" - No Cap) - in lieu of standard Note:	

Trim

111 0 18Apr22	1 - S/I - 8'H - Lincoln style doors - (2) 2nd floor laundry and (2) Upper hallway closet - in lieu of standard. Note:	
112 0 18Apr22	1 - S/I - 8'H doors - entrance to (1) Mudroom from lower hall, (1) powder room door , (1) Basement door , (1) kitchen pantry door, (1) office door Note:	
113 0 18Apr22	1 - S/I - 8'H Mirrored slidders - mudroom closet doors - in lieu of standard Note:	
114 0 18Apr22	1 - S/I- (19) 8'H doors - (1) Bed 2 ,(1) bed 2 WIC , (3) main bath(J+J) , (1) Bed 3, (2) bed 3 closet , (1) bed 4, (2) bed 4 closet , (1) bathroom between bed 4 and 5, (2) bed 5, (2) bed 5 closet, (1) master bed, (1) Master WIC , (1) Master ensuite Note:	
115 0 18Apr22	1 - Upgrade - Bed 2 - WIC door to Lincoln in lieu of standard door - Note:	
116 0 18Apr22	1 - upgrade - hallway closet to 8'H - (2) Swing doors - Lincoln style - main floor Note:	
117 0 18Apr22	1 - Upgrade - swing closet doors to Lincoln style in - (1)Bedroom 3 - (1)Bedroom 4 and (1)Bedroom 5 - (1) Second floor hallway closet.-in lieu of standard Note:	
118 0 18Apr22	1 - Upgrade - to pair of Swing closet doors - (2)Bedroom 3 - (2)Bedroom 4 and (2)Bedroom 5 - Second floor Note:	
119 0 18Apr22	1 - Upgrade doors to Lincoln - throughout Note:	
120 0 13Jul23	1 - Additional - 8'h interior door - Lincoln style - Bedroom 5 double door opening Note8'h paid at BEP	
121 0 13Jul23	1 - S/I - (29) Taymor Vega Matte Black handle w/ matching hinges in lieu of standard Villa knob - square rosettes - throughout. Notenot available for front door or Garage man door.	
122 0 13Jul23	1 - S/I - 5-1/2" baseboards and 3-1/2" casings- (Level 2 - CT # 1 ) - throughout Note:	





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INV#	QTY	EXTRA / CHANGE	
1A Offer Worksheet	Add - (one) 3-piece rough-in for future bathroom in the basement, in standard location. Note:		
2A Offer Worksheet	Add - Side Entrance (includes standard unglazed 36in door, standard hardware, electrical switch, exterior light fixture and patio stone landing. (may be subject to cost of steps due to grade) Note:		
3A Offer Worksheet	Add - One (1) 1-piece rough-in for future bar sink. Note:		
4A Offer Worksheet	Add - One (1) rough-in for laundry area in the basement, as per attached sketch. Note:		
5A Offer Worksheet	Purchasers have provided a total of \$2,000 deposit for floorplan modifications for both the Main Floor and 2nd floor, as per attached sketch. Relocate Powder room, Approx. \$800 +HST: Extra door into mudroom from front Hallway, Approx. \$400 + HST: Reloca Note:		
6A Offer Worksheet	Add - 9-ft foundation pour. Note:		
7A Offer Worksheet	Enlarge one existing rear window 48in X 24in to 56in X 30in and relocate to right-hand side of the basement, as per attached. Note:		
8A Offer Worksheet	Enlarge existing side window 36in X 24in to 56in X 30in, and if possible, center between two other windows on this wall, as per attached. Note:		
9A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:		
10A Offer Worksheet	Add - 4th bedroom option. Note:		
11A Offer Worksheet	Add - One (1) Additional 56in X 30in basement window, as per attached Note:		
12A Offer Worksheet	Enlarge one existing rear basement window 48in X 24in to 56in X 30in, as per attached Note:		
13A Offer Worksheet	Add - Extention to the rear wall of the home by 48 inches, (ground floor & 2nd floor) which adds an estimated additional 270 sq.ft @ \$170.00 / sq.ft. See attached revised siting. Note:		

This Document is Extremely Time Sensitive - Printed 24 Jul 23 at 13:01