



CONSTRUCTION SUMMARY			
Pathways at Findlay Creek - 2164886 Ontario Inc.			
PURCHASERS: William Farah and Sama Farah			TEL: RES.: 613-261-4178

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
159 / 1	160 Minikan Street	MELBOURNE ELEV M 3 BEDROOM WITH LOFT	22-Feb-21

INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 05Nov20	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:	(1/83/1440)
2 0 05Nov20	1 - Add approx. 9'9" of upper and lower cabinets - extend to end of eating area Note:	(1/75/4800)
3 0 05Nov20	1 - Increase height of uppers to reach 96" in extended section Note:	(1/58/770)
4 0 05Nov20	1 - Delete upper above stove plus approx. 6" each side to accommodate 30" chimney hood - stove centre moved approx. 12" to create equal uppers each side Note:	(1/148/-150)
5 0 05Nov20	1 - Move fridge approx. 27" and insert 24"d pantry cabinet Note:	(1/54/450)
6 0 05Nov20	1 - Upgrade Kitchen cabinets to Line 3 - standard layout Note:	(1/52/1600)
7 0 05Nov20	1 - Add light valance below upper cabinets - 2"h plain recessed - standard layout Note:	(1/77/800)
8 0 05Nov20	1 - Replace 33"w upper and lower with 24"d pantry - end closest to patio door Note:	(1/73/450)
9 0 05Nov20	1 - Add light valance in extended section Note:	(1/37/320)
10 0 05Nov20	1 - Increase depth of fridge upper to 24" and add side panel Note:	(1/56/720)
11 0 05Nov20	1 - Increase fridge space to 37"w x 72"h Note:	(1/36/0)
12 0 05Nov20	1 - Upgrade Powder Room cabinets to Line 3 Note:	(1/38/100)
13 0 05Nov20	1 - Upgrade Ensuite cabinets to Line 3 Note:	(1/34/290)

Ceramic

14 0 05Nov20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Foyer - 24x24 tile installed in stacked pattern Note:	(1/116/465)
15 0 05Nov20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Mudroom/Powder Room - 24x24 tile installed in stacked pattern Note:	(1/131/570)
16 0 05Nov20	1 - S/I Level B ceramic flooring in lieu of standard ceramic flooring in Kitchen/Breakfast Area - 24x24 tile installed in stacked pattern Note:	(1/133/1850)



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17 0 05Nov20	1 - Delete standard ceramic Kitchen backsplash Note:		(1/42/0)
18 0 05Nov20	1 - Extend standard ceramic wall tile around soaker tub in Ensuite up to ceiling Note:		(1/76/580)

Doors and Windows

19 0 18Sep20	1 - Add transom above patio door - 8'w Note:	(1/34/350)
20 0 18Sep20	1 - Enlarge patio door from 6'w to 8'w Note:	(1/34/320)

Electrical

21 0 05Nov20	1 - S/I (1) Capped light outlet in Family Room - connected to existing switch Note:	(1/73/115)
22 0 05Nov20	1 - S/I (1) Exterior soffit plug - connected to (1) switch Note:	(1/54/275)
23 0 05Nov20	1 - S/I 2" PVC conduit from Basement to Attic Note:	(1/41/150)
24 0 05Nov20	3 - Upgrade (1) standard TEL jack, and (2) standard TV jacks to Data Note:Total of (1) TEL, (3) Data and (3) TV for house	(3/64/20)
25 0 05Nov20	1 - Reinforce existing light outlet above Main Staircase/Foyer for heavier fixture Note:	(1/78/55)
26 0 05Nov20	1 - S/I (1) 15 AMP standard plug outlet in Laundry Room Note:	(1/51/120)

Fireplace

27 0 18Sep20	1 - Raise fireplace box 12" above finished floor Note:	(1/44/160)
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Granite

28 0 05Nov20	1 - S/I Level D Radianz quartz countertop in lieu of standard granite in Kitchen NotePrice includes additional sq.ft. for Kitchen design	(1/76/1735)
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Heating and Air Conditioning

29 0 05Nov20	1 - S/I Terminated gas line for future BBQ Note:	(1/38/590)
30 0 05Nov20	1 - S/I Terminated gas line for future stove w/ 110v outlet in lieu of standard in Kitchen Note:	(1/86/805)

Miscellaneous



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31	1 - S/I Zyphyr Ombra ZOM-E30ABS Black Stainless 30"w 290 CFM Chimney Hood Fan in lieu of Standard Hood Fan in Kitchen		(1/113/1275)
0	Note:		
05Nov20			
32	1 - S/I Linen closet in Upper Hall c/w (1) swing door and (5) white MDF shelves		(1/75/450)
0	Note:		
05Nov20			

Plumbing

33	1 - Enlarge (1) existing rear Basement window from 36x24 to 56x30	(1/61/0)
0	NoteB-1	
18Sep20		
34	1 - S/I 3-Piece rough-in in Basement	(1/32/0)
0	NoteB-1	
18Sep20		
35	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard shower stall in Ensuite	(1/98/1010)
0	NoteStandard shower door remain	
18Sep20		
36	1 - S/I Fridge water line	(1/21/225)
0	Note:	
05Nov20		
37	1 - S/I Delta T13420-CDN tub/shower trim in lieu of standard valve/tub filler at soaker tub in Ensuite	(1/98/240)
0	Note:	
05Nov20		

Railings

38	1 - S/I Metal spindles (black, all plain) in lieu of standard Oak Colonial spindles throughout Main Staircase	(1/105/755)
0	Note:	
05Nov20		
39	1 - S/I Oak nosing under spindles and across top step in Upper Hall	(1/63/475)
0	Note:	
05Nov20		

Trim

40	1 - Relocate (2) shelves in Laundry Room and place above washer/dryer hook ups (18" apart); delete remaining 3 standard shelves	(1/123/0)
0	Note:	
05Nov20		

1A	Purchaser to enlarge rear basement window only 36 in. X 24in. to 56in X 30in.	
Offer	Note:	
Workshee		
2A	Purchaser to add one (1) 3 piece rough-in for future bathroom in the basement, in standard location.	
Offer	Note:	
Workshee		
3A	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	
Offer	Note:	
Workshee		

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