



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASERS: Pamela Bruder and Gregory Archibald

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
38 / 1	Pingwi Place	SARATOGA ELEV C 4 BEDROOM	31-Jul-20

INV#	QTY	EXTRA / CHANGE
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Cabinetry

1 0 10Feb21	1 - Upgrade kitchen island cabinetry to Line 4 Note:	(1/42/640)
2 0 10Feb21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - as per re-designed kitchen Note:	(1/112/1635)
3 0 10Feb21	1 - Upgrade cabinetry to Line 4 (MDF Soho Navy) in Laundry room and powder room Note:	(1/75/945)
4 0 10Feb21	1 - Re-design kitchen : Move sink to exterior back wall (builder to change standard patio doors to window) ; extend cabinets around corner right of the sink: Move fridge and range to exterior side wall- as per plan Note(builder to change standard window to 2 X single windows to be located each side of the range and remove wall between kitchen and dining room); New design includes approx. 10ft of additional lower cabinets and 2ft of additional upper cabinets	(1/210/3440)
5 0 10Feb21	1 - Add crown moulding to top of upper cabinets- shaker style 3" Note:	(1/60/2000)
6 0 10Feb21	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	(1/136/800)
7 0 10Feb21	1 - Accommodate for Built-in double wall oven & MW (replace std upper and base cab with tall oven cabinet) NEED SPECS Note:**Microwave to be installed in kitchen island**	(1/114/840)
8 0 10Feb21	1 - Accommodate for built-in cook top - 30"(add base cabinet) NEED SPECS Note:	(1/69/660)
9 0 10Feb21	1 - delete upper above cooktop to accommodate 30" w. Chimney style hoodfan Note:	(1/71/-120)
10 0 10Feb21	1 - Increase depth of fridge upper to 24"d and add 1 side panel Note:	(1/59/720)
11 0 10Feb21	1 - Add 2 extra top drawers - one each side of cooktop Note:	(1/50/185)
12 0 10Feb21	1 - Move DW to right side of sink Note:	(1/29/0)
13 0 10Feb21	1 - Move std bank of drawers from island to left of sink Note:	(1/52/0)
14 0 10Feb21	1 - Rotate island 90 degrees and increase length of cabinets by approx. 3". Note:	(1/71/0)
15 0 10Feb21	1 - Increase length of island counter top by approx. 12" and width by approx. 12" - extra stone to be priced by builder NoteNote: flush eating bar on back and one end.	(1/116/0)

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16	1 - Support for enlarged island top: pull back panel approx. 12" and add side panels and extra support panels in void Note:		(1/114/480)
0			
10Feb21			
17	1 - Island - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) Note:		(1/88/880)
0			
10Feb21			
18	1 - Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:		(1/81/480)
0			
10Feb21			
19	1 - Island - replace std base cab with base MW cab c/w open shelf & drwr below Note:		(1/75/880)
0			
10Feb21			
20	1 - Island - Add panel with cut-out to front of open shelf on Mw cab for built-in Mw trim kit (NEED SPECS) Note:		(1/103/160)
0			
10Feb21			
21	1 - Upgrade all drawers in kitchen to soft close (X11) Note:		(1/50/1925)
0			
10Feb21			
22	1 - Upgrade all hinges in kitchen to soft close except 2 X base corner piano hinge (X26) Note:		(1/85/1040)
0			
10Feb21			

Carpet

23	1 - S/I Level 3 carpet w/ level 2 underpad in lieu of standard- Upper hall and loft, Master bedroom and walk-in closet, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:	(1/160/1545)
0		
10Feb21		

Ceramic

24	1 - S/I Standard wall tile (4x16) in herringbone pattern- Master Ensuite shower walls Note:	(1/81/760)
0		
10Feb21		
25	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor Note:	(1/77/640)
0		
10Feb21		
26	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Foyer, Lower hall, Powder room- Staggered- as per plan Note:	(1/111/2075)
0		
10Feb21		
27	1 - S/I Standard bath wall tile (size 4x16) in herringbone pattern- Main Bath Note:	(1/73/580)
0		
10Feb21		
28	1 - S/I Level A floor tile (size 13x13) in lieu of standard- Laundry Room Note:	(1/69/295)
0		
10Feb21		
29	1 - S/I Olympia Tile Oriental white Marble Chevron- installed vertical- to include up and behind chimney hoodfan and up and around windows- as per sketch Note:	(1/149/4585)
0		
10Feb21		

Doors and Windows

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INV#	QTY	EXTRA / CHANGE	
30 0 17Aug20	2 - Increase (2) basement windows from 56x24 to 56x30- as per plan Note:	(2/62/250)	
31 0 17Aug20	2 - Delete standard 48x48 window on side kitchen side- S/I (2) 24" w x 48" h operable casement windows- each side of stove- as per plan Note:	(2/131/560)	
32 0 17Aug20	1 - Delete (2) standard 48x60 windows in kitchen- S/I (1) 72x48 operable casement window above kitchen sink- as per plan Note:	(1/116/1250)	
33 0 17Aug20	1 - Delete standard garden door- S/I 6' wide patio slider doors w/ transom above- Great Room- as per plan Note:	(1/101/2485)	
34 0 17Aug20	1 - S/I (1) 48x72 operable casement window- Great Room (beside fireplace)- as per plan Note:	(1/82/1505)	

Electrical

35 0 10Feb21	4 - S/I Electrical junction box to standard vanity light bars- (1) Powder room, (1) Main bath, (2) Master Ensuite- as per plan Note:	(4/122/40)
36 0 10Feb21	1 - S/I (1) Exterior soffit plug- for future holiday lights- connected on new switch- as per plan Note:	(1/93/275)
37 0 10Feb21	1 - S/I (7) Black baffle exterior soffit potlights w/ LED Par 20 bulb (T403W)- connected on new switch- as per plan Note:	(1/111/1900)
38 0 10Feb21	1 - Delete (1) standard light fixture- S/I (6) 4" Interior white pot light (HALO slim LED pot) connected on existing switch w/ dimmer- Great Room- as per plan Note:	(1/154/1100)
39 0 10Feb21	1 - Delete (2) standard light fixtures- S/I (7) 4" Interior white pot light (HALO slim LED pot) connected on existing switch w/ dimmer- Kitchen- as per plan Note:	(1/152/1295)
40 0 10Feb21	1 - S/I (3) Capped light outlet- over kitchen island- connected on new switch w/ dimmer- as per plan Note:	(1/96/570)
41 0 10Feb21	1 - S/I (6) 4" Interior white pot light (HALO slim LED pot) connected on new switch w/ dimmer- Dining Room- as per plan Note:	(1/115/1130)
42 0 10Feb21	1 - Upgrade switch for dining room capped light outlet to dimmer switch Note:	(1/67/90)
43 0 10Feb21	2 - Reinforce light outlets- (1) dining room, (1) above main stairs Note:	(2/63/60)
44 0 10Feb21	1 - Delete (2) standard hallway light fixtures- S/I (3) 4" Interior white pot light (HALO slim LED pot) connected on existing switches w/ dimmer- Lower Hall- as per plan Note:	(1/165/755)



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45 0 10Feb21	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Great Room - installed at 70" AFF Note:	(1/197/495)	
46 0 10Feb21	5 - Delete (2) standard telephone jacks and (3) TV jacks- S/I (5) data jacks- as per plan Note:**Home has total of (2) TV jacks, (5) Data jacks throughout**	(5/85/20)	
47 0 10Feb21	1 - S/I (6) LED Puck lights (CA360A) c/w outlet and driver- connected on new switch w/ dimmer- Kitchen Note:	(1/98/705)	
48 0 10Feb21	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W) connected on new switch- Master Ensuite- as per plan Note:	(1/112/330)	
49 0 10Feb21	8 - Upgrade switches to dimmer switch for main light fixture- (1) Master bedroom, (1) Master Ensuite, (1) Bedroom 2, (1) Bedroom 3, (1) Bedroom 4 and (3) upper hall Note:**Price includes dimmable bulbs**	(8/160/90)	
50 0 10Feb21	1 - Wire for double wall oven 40 AMP 120/240V- as per plan Note:	(1/54/355)	
51 0 10Feb21	1 - S/I (1) 4" LED (Halo Slim) interior potlight above tub- connected to existing switch (same switch as vanity lights)- Master Ensuite Note:**Switch w/ dimmer**	(1/131/195)	
52 0 10Feb21	1 - S/I (4) 4" Interior white pot light (HALO slim LED pot) connected on new 3-way switches w/ dimmer- Upper hall- as per plan Note:	(1/122/1025)	

Fireplace

53	1 - Relocate fireplace- Great room- as per plan	(1/43/550)
0	Note:	
17Aug20		
54	1 - S/I Stained Oak box beam mantle in lieu of standard	(1/51/160)
0	Note:	
10Feb21		

Granite

55	1 - S/I Level D Radianz quartz countertop w/ 4" backsplash and (2) American Standard Studio undermount sink in lieu of standard- Master Ensuite	(1/139/3070)
0	Note:**SINK SUPPLIED BY OTHERS**	
10Feb21		
56	1 - Extra granite needed for kitchen re-design	(1/42/2465)
0	Note:	
10Feb21		
57	1 - S/I Blanco Silgranit Precis U 1 3/4 Low Divide sink in Concrete Gray (402264) in lieu of standard	(1/97/1125)
0	Note:	
10Feb21		
58	1 - S/I Level F Radianz Quartz in lieu of standard granite- Kitchen	(1/63/4915)
0	Note:	
10Feb21		
59	1 - S/I Level F Radianz quartz countertop w/ 4" backsplash and (1) standard undermount sink in lieu of standard- Powder Room	(1/120/1155)
0	NoteOpt 2: standard laminate w/ American Standard Studio drop-in sink (centre hole): \$340	
10Feb21		

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INV# QTY EXTRA / CHANGE**Hardwood**

60	1 - S/I Level A pre-finished engineered hardwood in lieu of standard ceramic/carpet- Kitchen, breakfast area, Dining room, Great room and Office/Study- as per plan	(1/159/7585)
0	Note:	
10Feb21		

Heating and Air Conditioning

61	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen	(1/109/785)
0	Note:	
17Aug20	**FOR GAS COOKTOP**	

Miscellaneous

62	1 - Extend foundation walls to approx. 9'	(1/37/11000)
0	Note:	
17Aug20		
63	1 - Second floor Re-design: reduce bedroom #2 and master Walk-In closet- as per plan	(1/80/150)
0	Note:	
17Aug20		
64	1 - Kitchen Re-design- delete standard wall between kitchen and dining room- as per plan	(1/84/250)
0	Note:	
17Aug20		
65	1 - Upgrade garage ceiling insulation from R31 to R40- above where heated	(1/69/375)
0	Note:	
10Feb21		
66	1 - S/I Flat ceilings in lieu of standard stipple- throughout	(1/57/3150)
0	Note:	
10Feb21		
67	1 - S/I Zephyr Ombra chimney hoodfan in stainless steel @ 290 CFM and 30" (ZOM-E30AS) in lieu of standard	(1/101/1210)
0	Note:	
10Feb21		

Paint

68	1 - S/I custom stain on railings, nosings, stairs, and mantle to complement Twelve Oaks Hickory Caspian	(1/99/0)
0	Note:	
10Feb21		

Plumbing

69	1 - S/I Maax Exhibit bathtub in lieu of standard- Main Bath	(1/55/170)
0	Note:	
17Aug20		
70	1 - S/I 3-piece rough in- as per plan	(1/33/0)
0	Note/As per B-1	
17Aug20		
71	1 - S/I (1) Standard laundry tub in basement- as per plan	(1/53/450)
0	Note:	
17Aug20		
72	1 - Master Ensuite Re-design; S/I Maax Jazz Freestanding Tub (105359) in lieu of standard	(1/84/1600)
0	Note:	
17Aug20		
73	1 - Master Ensuite Re-design; Relocate toilet and S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo (brushed nickel hardware) sliding shower glass doors in lieu of standard- as per plan	(1/200/3005)
0	Note:	
17Aug20		

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74 0 10Feb21	1 - S/I Water line for fridge Note:	(1/25/160)	
75 0 10Feb21	1 - S/I Delta Trinsic Pull-down kitchen faucet in Arctic stainless (9159ARDST) in lieu of standard Note:	(1/94/530)	
76 0 10Feb21	2 - S/I (2) American Standard Studio undermount sink w/ centre hole (0614 000) in lieu of standard- Master Ensuite Note:	(2/110/340)	
77 0 10Feb21	1 - S/I Delta Trinsic shower trim kit in Matte Black (T14259-BL) in lieu of standard- Master Ensuite shower Note:	(1/103/280)	
78 0 10Feb21	1 - S/I Delta Trinsic roman tub trim kit in Matte Black in lieu of standard (T2759-BL)- Master Ensuite Note:	(1/98/465)	
79 0 10Feb21	2 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (2) Master ensuite Note:	(2/122/385)	
80 0 10Feb21	1 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (1) Powder Room Note:	(1/119/385)	
81 0 10Feb21	1 - S/I Delta Trinsic single hole handle lavatory faucet in Matte Black in lieu of standard (559HA-BL-DST)- (1) Main Bath Note:	(1/117/385)	
82 0 10Feb21	1 - S/I Delta Trinsic tub/shower trim kit in Matte Black (T14459-BL) in lieu of standard- Main Bath Note:	(1/95/280)	
83 0 10Feb21	1 - S/I American Standard Studio Drop-in lavatory sink (0643 001) w/ centre hole only in lieu of standard- (1) Main bath Note:	(1/116/340)	

Railings

84 0 17Aug20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with painted white modern spindles (square) in lieu of standard oak colonial Note:	(1/123/825)
85 0 17Aug20	1 - S/I Oak nosing under spindles Note:	(1/29/500)

Stairs

86 0 17Aug20	1 - Upgrade main stairs to oak w/ painted white risers Note:	(1/50/4260)
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Trim

87 0 10Feb21	1 - S/I double rod and shelf on (1) side of walk-in closet- Master Bedroom- as per plan Note:	(1/83/150)
88 0 10Feb21	1 - S/I Level 2 interior doors- Lincoln 1-panel smooth- in lieu of standard- throughout Note:	(1/83/550)



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89 0 10Feb21	1 - S/I Taymor Vega interior door levers in Matte Black w/ Square rosets in lieu of standard- throughout Note:	(1/100/850)
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90 0 10Feb21	1 - S/I Taymor Ashford exterior gripset in Matte Black in lieu standard- (1) Front door Note:	(1/83/240)
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1A Offer Workshee	Purchasers wish to extend the current closing dates from February 2020 to July 2020. Note:	
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2A Offer Workshee	Purchasers to add one (1) 3 piece rough-in for future bathroom in basement, in standard location. Note:	
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This Document is Extremely Time Sensitive - Printed 17 Feb 21 at 16:27