



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Jamil El Hajj

TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
163 / 1	152 Minikan Street	STRATHMORE ELEV A 3 BEDROOM	01-Apr-21
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 25Feb21	1 - Delete standard laminate countertop backsplash in Powder Room, Main Bath and Master Ensuite Note:	(1/91/0)
2 0 25Feb21	1 - Upgrade kitchen cabinets to Line 3 Note:	(1/34/1200)
3 0 25Feb21	1 - Upgrade island from Line 3 to Line 4 Note:	(1/36/400)
4 0 25Feb21	1 - extend kitchen cabinets approx. 7ft towards eating area. - Line 3 Note:	(1/65/3250)
5 0 25Feb21	1 - Move range location approx. 5.5ft towards eating area Note:	(1/53/0)
6 0 25Feb21	1 - Rotate island 90 degress and extend approx. 2 ft. - Line 4 Note:	(1/58/580)
7 0 25Feb21	1 - Delete upper above range plus approx. 4.75" each side to accommodate 30" Chimney Hood. - Line 3 Note:	(1/96/-150)
8 0 25Feb21	1 - Delete 1 upper cabinet (27"w.) far left of range - Line 3 Note:	(1/57/-150)
9 0 25Feb21	1 - Replace std base cab with base MW cab c/w open shelf and deep drwr below. Note: Std upper MW cab replaced with regular 2 door upper. - Line 3 Note:	(1/142/800)
10 0 25Feb21	1 - Add panel with cut-out to front of open MW shelf to accomodate built-in MW Trim Kit (NEED SPECS) Note:	(1/97/160)
11 0 25Feb21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	(1/57/720)
12 0 25Feb21	1 - Move fridge approx. 12" and insert pantry/broom cab - Line 3 Note:	(1/60/400)
13 0 25Feb21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - one each side of range - Line 3 Note:	(1/120/705)
14 0 25Feb21	1 - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids - island Note:	(1/81/480)
15 0 25Feb21	1 - Add top drawer above recycle centre - Line 4 Note:	(1/44/240)
16 0 25Feb21	1 - Add top drwr next to fridge - Line 3 Note:	(1/36/185)



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17 0 25Feb21	1 - Add false drwr front to sink base - Line 4 Note:		(1/42/145)
18 0 25Feb21	1 - Move std bank of drawers to island Note:		(1/34/0)
19 0 25Feb21	1 - Upgrade all hinges in kitchen to soft close (X 23 doors) Note:		(1/56/920)
20 0 25Feb21	1 - Master Ensuite - Modify cabinets to create floating vanity @ 36"h: Delete toe kick on vanity cabinets: install at 10.25" A.F.F.; install recessed panels below cabinets to floor for support; upgrade backing on cabinets to 5/8". Note:		(1/228/800)
21 0 25Feb21	1 - Master Ensuite- Modify cabinet configuration: reduce size of sink bases to 24"w with one door each + increase width of drawers in middle to 21"w. Note:		(1/146/0)
22 0 25Feb21	1 - Powder Room- Modify cabinets to create floating vanity @ 36"h: Delete toe kick on vanity cabinets: install at 10.25" A.F.F.; install recessed panels below cabinets to floor for support; upgrade backing on cabinets to 5/8". Note:		(1/224/550)
23 0 25Feb21	3 - Upgrade cabinet handles to D12- Powder Room Note:		(3/43/10)
24 0 25Feb21	1 - Accomodate for waterfall countertop ends on island (both sides)- add filler panel for electrical outlet to front of island Note:		(1/122/150)

Ceramic

25 0 25Feb21	1 - Delete standard kitchen backsplash in kitchen Note:	(1/45/0)
26 0 25Feb21	1 - S/I Level A floor tile in lieu of standard- Foyer (13x13), Mudroom (13x13) and Powder (8x8) Note:	(1/91/915)
27 0 25Feb21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor Note:	(1/77/580)
28 0 25Feb21	1 - S/I Level B floor tile (size 12x24) up and behind vanity and whole width of wall- floor to ceiling- Master Ensuite Note:**Pricing includes reinforcement of wall**	(1/114/3450)
29 0 25Feb21	1 - S/I Level B (size 4x12) in lieu of standard- Master Ensuite shower walls- vertical stack NoteOption 2: Herringbone pattern: add \$685	(1/88/435)

Doors and Windows

30 0 17Nov20	1 - Delete standard window bars on all front exterior windows and front door- as per plan Note:	(1/85/250)
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Electrical



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31 0 25Feb21	1 - Delete (1) standard kitchen island light fixture and S/I (3) capped light outlet over kitchen island- connected on existing switch- as per plan Note:	(1/143/350)	
32 0 25Feb21	1 - S/I (1) Recessed electrical outlet above fireplace; installed @ 70" A.F.F- Family Room- as per plan Note:	(1/99/130)	
33 0 25Feb21	4 - Delete (4) standard TV jacks- S/I (4) data jacks- as per plan Note:**Home has (4) data jacks, (1) telephone jack, (2) TV jacks throughout**	(4/61/20)	
34 0 25Feb21	1 - S/I (1) Reinforced capped light outlet connected on new switch- Family room- as per plan Note:	(1/87/330)	
35 0 25Feb21	4 - S/I Junction boxes behind all standard vanity light bars- (1) Powder room, (1) Main Bath, (2) Master Ensuite Note:	(4/108/40)	
36 0 25Feb21	1 - S/I (1) Capped light outlet above tub in Master Ensuite- connected on existing switch- as per plan Note:	(1/98/120)	
37 0 25Feb21	1 - S/I (1) NEMA 14-50 50AMP/240V plug in garage for future electric car- as per plan Note:	(1/82/355)	

Fireplace

38 0 17Nov20	1 - Raise fireplace 12" A.F.F- Family Room- as per plan Note:	(1/51/160)	
39 0 25Feb21	1 - Delete standard fireplace mantle Note:	(1/32/0)	

Granite

40 0 25Feb21	1 - S/I Blanco Precis U Super Single Silgranit Undermount Kitchen Sink in Concrete Gray (402266) in lieu of standard Note:	(1/112/1395)	
41 0 25Feb21	2 - S/I Level D Radianz waterfall countertops w/ mitered joints- both ends of kitchen island Note:	(2/88/1485)	
42 0 25Feb21	1 - S/I Level D Radianz Quartz in lieu of standard granite- Kitchen Note:**Price includes extra SF needed for re-design**	(1/63/2510)	

Hardwood

43 0 17Nov20	1 - S/I Level B pre-finished engineered hardwood in lieu of standard- Lower hall, dining room, family room, kitchen (including walk in pantry), breakfast nook- as per plan Note:	(1/167/8660)	
44 0 17Nov20	1 - S/I Hardwood landing at stairs Note:	(1/30/0)	

Heating and Air Conditioning

45 0 25Feb21	1 - S/I General Aire humidifier 1099 (over 2000 SF) Note:	(1/48/1095)	
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46 0 25Feb21	1 - S/I Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13) - 2.0 TON Note:	(1/65/3880)	
47 0 25Feb21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	(1/110/805)	

Miscellaneous

48 0 17Nov20	1 - S/I Alternate ensuite option Note:As per B-1	(1/28/0)	
49 0 17Nov20	1 - Delete wall between living and dining room- as per plan Note:	(1/55/120)	
50 0 25Feb21	1 - S/I Café 30" Wall-Mount Glass Canopy Chimney Hood (CVW73014MWM) in Matte White in lieu of standard hoodfan w/ CFMRED reducer collar (to bring CFM down to 300) Note:	(1/158/1610)	
51 0 25Feb21	1 - S/I Smooth ceilings in lieu of standard stipple- throughout Note:	(1/59/4640)	
52 0 25Feb21	2 - Provide plywood backing in wall for extra support for Master Ensuite Vanity and Powder Room Vanity Note:	(2/98/50)	

Plumbing

53 0 17Nov20	1 - S/I 3-piece rough in- in basement for future bathroom- as per plan Note:As per B-1	(1/66/0)	
54 0 17Nov20	1 - S/I Ceramic shower enclosure with 3x5 acrylic base and Maax Halo shower doors with Matte Black hardware- in lieu of standard- Master Ensuite Note:**Included in Alt Ensuite Option**	(1/140/0)	
55 0 17Nov20	1 - S/I Maax Exhibit soaker tub in lieu of standard- Main Bath Note:	(1/58/170)	
56 0 25Feb21	1 - S/I Water line for fridge Note:	(1/25/160)	
57 0 25Feb21	1 - S/I Delta Trinsic Roman tub trim in lieu of standard in Matte Black (T2759-BL)- Master Ensuite Note:	(1/94/450)	

Railings

58 0 17Nov20	1 - S/I Modern oak posts w/ routed top (SB6-3.5R) and modern oak spindles with contemporary handrail in lieu of standard- main stairs Note:	(1/129/2315)	
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Stairs

59 0 17Nov20	1 - S/I Oak nosings under spindles in upper hall Note:	(1/44/450)	
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60 0 17Nov20	1 - Upgrade main stairs to oak w/ landing Note:	(1/37/4020)
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Trim

61 0 17Nov20	4 - S/I Swing closet doors in lieu of standard vinyl sliding closet doors- (1) Foyer, (1) Master Bedroom, (1) Bedroom #2, (1) Bedroom 3- as per plan Note:	(4/144/720)
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62 0 25Feb21	1 - Delete standard vanity mirror in all bathrooms Note:	(1/46/0)
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63 0 25Feb21	1 - Delete standard door and casing and create opening at water closet in Master Ensuite- as per plan Note:	(1/97/150)
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64 0 25Feb21	1 - Delete standard baseboards in Powder Room and Master Ensuite Note:	(1/60/0)
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65 0 25Feb21	1 - S/I Level 2 interior doors- Lincoln 1-panel smooth- in lieu of standard- throughout Note:	(1/83/550)
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66 0 25Feb21	1 - Delete standard bathroom accessories in Master Ensuite and Powder Room Note:**Main bathroom remains standard**	(1/70/0)
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67 0 25Feb21	1 - S/I Level 2 trim- 5 1/2" baseboards and 3 1/2" casings- CT #1- in lieu of standard throughout Note:	(1/93/3650)
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1A Offer Workshee	Purchaser to add one (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Workshee	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:	
3A Offer Workshee	Purchaser to add optional ensuite with enlarged shower and enlarged linen closet (laundry room reduced). Note:	

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