



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Pierre Rochener Petit Frere and Guirlene Petit Frere Devil TEL:

LOT / PHASE 310 / 2	STREET 27 Dun Skipper Drive	HOUSE TYPE ANNAPOLIS ELEV E 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 01Mar22	1 - Accomodate for build in wall oven and MW (replace std upper and base can with tall oven cabinet) NoteFridge moves to wall backing dining room	
2 0 01Mar22	1 - Accomodate for built in cooktop - 36" (add 39"w. base cabinet) Note:	
3 0 01Mar22	1 - Accomodate for undercounter wine/bar fridge next to fridge: delete std vase cabinet and add 2 support panels Note:	
4 0 01Mar22	1 - Add 1 glass door to upper corner angled cabinet:Bevelled glass with leaded partitions Note:	
5 0 01Mar22	1 - Add 1 top drawer above recycle centre Note:	
6 0 01Mar22	1 - Add 2 sets of pots/pans drawers c/w one wide top drawer & 2 deep drwrs each (in lieu of standard 2 door base cabinet) Note:	
7 0 01Mar22	1 - Add 2 top drawers - one each side of cooktop Note:	
8 0 01Mar22	1 - Add custom door panel to front of dishwasher. Includes service appointment after closing to install door. Note:	
9 0 01Mar22	1 - Add custom door panel to front of wine fridge c/w cut out for glass front. Includes service appointment after closing to isntall door panels. Note:	
10 0 01Mar22	1 - Add custom door panels to front of fridge (as per elevation drawing dates May 4-21). Includes service appointment after closing to isntall door panels. Note:	
11 0 01Mar22	1 - Add false top drwr to sink cabinet Note:	
12 0 01Mar22	1 - Add light valence below upper cabinets - 2"h plain recessed - to accomodate uner cabient lighting (lights and electrical by builder) Note:	
13 0 01Mar22	1 - Add pull-out recycle centre - Berenson QPAM-15228C C/W 2 bins with lids - next to DW Note:	
14 0 01Mar22	1 - Basement Bathroom - Upgrade cabinetry to Line 3 Note:	
15 0 01Mar22	1 - Ensuite #2 - Upgrade cabinets to Line 3 Note:	
16 0 01Mar22	1 - Fill to ceiling with 1" moulding, furring panel and ceiling crown (12" total) Note:	



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17 0 01Mar22	1 - Increase depth of fridge upper to 24" d and add 2 side panels NoteIncrease fridge space to 42" w x 84"h		
18 0 01Mar22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18" above counter) Note:		
19 0 01Mar22	1 - Increase length of island cabients by 12" NoteDepth of counter top increase by 12" to create flush eating bar, Extra countertio to be priced by builder		
20 0 01Mar22	1 - Main Bath - Upgrade cabinets to line 3 Note:		
21 0 01Mar22	1 - Master Ensuite - Add 2 hutches c/w 1 drwr each (one at each end) - Line 3 Note:		
22 0 01Mar22	1 - Master Ensuite - Add crown moulding (3"h. medium traditional style) to top of hutches & soffit Note:		
23 0 01Mar22	1 - Master Ensuite - add soffit (9"d.) with arched v lance (4.5"h) between the 2 hutches Note:		
24 0 01Mar22	1 - Master Ensuite - Move 2 sinks closer together and insert single base cabinet at each end Note:		
25 0 01Mar22	1 - Master Ensuite - Move standard bank of drawers to one end and add an additional bank of drawers to other end Note:		
26 0 01Mar22	1 - Master Ensuite - Upgrade Cabinets to Line 3 Note:		
27 0 01Mar22	1 - Matching interior for glass door cabinet Note:		
28 0 01Mar22	1 - move standard bank of drawers to left of sink Note:		
29 0 01Mar22	1 - Powder room - Upgrade cabinets to Line 4 Note:		
30 0 01Mar22	1 - Replace upper cabinet above cooktop with decoratative hood for built in fan insert (insert provided by others) 39"w x 30"h x 21"d at bottom and 16"d at top Note:		
31 0 01Mar22	1 - S/I 6 dummy doors and flush kick on sides and back of island. 4 dummy doors on back and one each side. - Line 4 Note:		
32 0 01Mar22	1 - S/I Upgraded Cabinet Handles in Main floor ensuite and Master Ensuite - in lieu of standard Note:		
33 0 01Mar22	1 - Single upper each side of cooktop shortened by 3" to accomodate light valence Note:		



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34 0 01Mar22	1 - Supply and install 4 custom handles BP8160 - 2 on fridge door panels, 1 on DW door panel & one on wine fridge door panel and for all Kitchen Cabinets Note:		
35 0 01Mar22	1 - Upgrade all drawers in kitchen to soft close (x14 drawers) Note:		
36 0 01Mar22	1 - Upgrade all hinges inkitchen to soft close (x28 doors) Note:		
37 0 01Mar22	1 - Upgraded Kitchen Cabinets to Line 4 Note:		

Ceramic

38 0 24Jun21	1 - S/I Standard colour Tile Floors in Solarium in lieu of Standard carpet Note:		
39 0 01Mar22	1 - S/I - Glass Package listello in Main Floor Ensuite Shower - As per plan Note:		
40 0 01Mar22	1 - S/I - Glass package listello in Master Ensuite Shower - as per plan Note:		
41 0 01Mar22	1 - S/I - Level A EURO 12 x 24 tile in Main Bathroom - Staggered - in lieu of standard Note:		
42 0 01Mar22	1 - S/I - Level A EURO 24 x 24 tile in Foyer - Staggered - in lieu of standard Note:		
43 0 01Mar22	1 - S/I - Level A EURO 24 x 24 tile in Kitchen/Breakfast- Staggered - in lieu of standard Note:		
44 0 01Mar22	1 - S/I - Level A EURO 24 x 24 tile in Mudroom/Main Floor Ensuite - Staggered - in lieu of standard Note:		
45 0 01Mar22	1 - S/I - Level A EURO 24 x 24 tile in Solarium - Staggered - in lieu of standard Note:		
46 0 01Mar22	1 - S/I - Listello - Glass Package in Master Ensuite on front of tub deck and Splash Guard - as per sketch Note:*Will require exact location*		
47 0 01Mar22	1 - S/I EURO Level A 12 x 24 Floor Tile - staggered - in Master Ensuite Note:		
48 0 01Mar22	1 - S/I EURO Level B 12 x 24 Floor Tile - Staggered - in Ensuite #2 Note:		
49 0 01Mar22	1 - S/I Glass Package Backsplash in Kitchen - in lieu of standard Note:		



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50 0 01Mar22	1 - S/I Level A 12 x 24 Ceramic tile from floor to ceiling - 5'w x 9'h - staggered - in Family room fireplace Note:		
51 0 01Mar22	1 - S/I Level A 12 x 24 Tile on Tub Deck/Tub Walls and Shower Walls - Staggered - in Master Ensuite Note:		
52 0 01Mar22	1 - S/I Level A 12 x 24 wall tile in Main Bathroom - Staggered - in lieu of standard Note:		
53 0 01Mar22	1 - S/I Level B 12 x 24 Wall Tile in Ensuite #2 Shower - staggered - in lieu of standard Note:		

Doors and Windows

54 0 24Jun21	1 - Enlarge (1) existing basement window to 56x30 Note:		
55 0 24Jun21	1 - S/I (2) 32" ½ lite front entry doors in lieu of standard single door and sidelights Note:		
56 0 24Jun21	1 - S/I 6’W Garden Doors with screen in lieu standard 6’w Patio Door at Solarium Note:		
57 0 24Jun21	1 - S/I Standard 15 lite clear glass French door w/handle between Kitchen and Dining room Note:		
58 0 01Mar22	2 - S/I (2) 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad- PER GARAGE DOOR Note:		

Electrical

59 0 24Jun21	1 - (1) Vac pan c/w plate, wiring and flex piping - white - Under Kitchen Sink Note:		
60 0 24Jun21	1 - Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug Note:In mechanical room		
61 31,989 01Mar22	1 - (1) 15 AMP separate circuit plug (central vac, microwave, freezer, sump pump, gas dryer)- in Mechanical room- as per plan Note:		
62 31,990 01Mar22	1 - (1) 15 AMP soffit plug w/ switch (for holiday lights)- as per plan Note:		
63 32,007 01Mar22	1 - Delete (1) standard ceiling light and S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch - Family Room Note:		
64 0 01Mar22	1 - Delete (2) telephone jacks and (5) TV jacks- S/I (3) CAT6 data jacks- as per plan Note:**New standard in houses**		



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65 0 01Mar22	1 - Reinforce (1) standard stairwell light fixture- Main stairs Note:		
66 0 01Mar22	1 - S/I - (1) 15 AMP recessed plug outlet - located above fireplace in master bedroom @ 70" A.F.F Note:		
67 0 01Mar22	1 - S/I - (1) Capped light outlet connected to existing switch - located in foyer open to above Note:		
68 0 01Mar22	1 - S/I - (1) Pendant light fixture (A6002-PT) - connected to existing switch - located over kitchen island as per plan Note:		
69 0 01Mar22	1 - S/I (1) 15AMP recessed electrical plug for future TV- installed @ 60" A.F.F- upper hall Loft- as per plan Note:		
70 0 01Mar22	1 - S/I (1) 15AMP recessed electrical plug for future TV- installed @ 72" A.F.F- above fireplace in Family Room Note:		
71 32,016 01Mar22	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - (1) Ensuite #2 (Bedroom 2), (1) Main Bath- as per plan Note:		
72 32,016 01Mar22	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - Basement bathroom Note:		
73 32,016 01Mar22	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to existing switch - Ground Floor Ensuite Note:		
74 32,016 01Mar22	1 - S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to new switch - Master Ensuite shower- as per plan Note:		
75 0 01Mar22	1 - S/I (1) Reinforced capped light outlet with new switch- Living Room- as per plan Note:		
76 32,005 01Mar22	1 - S/I (2) 4 inch White interior potlight (HALO Slim LED) - connected to new dimmer switch- Dining Room Niche- as per plan Note:		
77 32,027 01Mar22	1 - S/I (5) 4 inch Black exterior potlight (AFR4-0930) - connected to new switch - 2nd floor- as per plan Note:		
78 32,007 01Mar22	1 - S/I (8) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch - Kitchen- as per plan Note:		
79 32,043 01Mar22	1 - S/I (8) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- Kitchen Note:		
80 0 01Mar22	1 - Upgrade (1) standard ceiling light fixture and switch to dimmer switch- Master Bedroom Note:		
81 0 01Mar22	1 - Upgrade (1) standard light switch to dimmer switch- connected to standard ceiling light fixture- Study Note:		



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82 32,048 01Mar22	1 - Wiring for wall oven - 40 AMP 120/240V Note:		

Fireplace

83 0 24Jun21	1 - Fireplace - Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and topaz glass ember bed. Installed with 5' flex vent kit and gas piping) - Bottom of glass 24" A.F.F Note:		
84 0 24Jun21	1 - Remove Oak mantle above fireplace Note:		
85 0 24Jun21	1 - S/I Fan kit for Gas Fireplace Note:		

Granite

86 0 01Mar22	1 - S/I Bristol Virtuo Granite Undermount- Single Bowl- B318 Coffee Brown in kitchen - in lieu of standard Note:		
87 0 01Mar22	1 - S/I Level A Quartz in Basement Bathroom with (1) standard undermount sink - in lieu of standard Note:		
88 0 01Mar22	1 - S/I Level A quartz with 4" backsplash and (1) standard undermount sink in Ensuite #2 - in lieu of standard Note:		
89 0 01Mar22	1 - S/I Level A Quartz with 4" backsplash and (2) standard undermount sink in main bathroom -- in lieu of standard Note:		
90 0 01Mar22	1 - S/I Level D Quartz, with 4" Backsplash in Powder Room, and (1) standard undermount sink- In lieu of standard Note:		
91 0 01Mar22	1 - S/I Level D Quartz, with 4" backsplash, and (2) standard undermount sinks, in lieu of standard in Primary Ensuite Note:		
92 0 01Mar22	1 - S/I Level D Quartz, with 4" backsplash, in kitchen in lieu of standard Note:*Note: Includes additional quartz for island re-design		

Hardwood

93 0 24Jun21	1 - S/I Level A- Pre-finished Engineered Hardwood- in lieu of standard carpet- Living room, dining room, lower hall (incl.nosing) Family room, Study, Upper Hall/loft (incl.nosing), Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 Note:		
94 0 01Mar22	1 - S/I Torlys Everwood Elite LVT in basement Rec Room and Basement Bedroom (includes closet)- in lieu of standard Note:**Mechanical room and services remains unfinished**		

Heating and Air Conditioning

95 0 24Jun21	1 - S/I Gas line for future BBQ- as per plan Note:		
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96 0 24Jun21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen. Note:		

Miscellaneous

97 0 24Jun21	1 - Add one 3-piece rough-in for future bathroom in the basement, in standard location Noteas per B-1		
98 0 24Jun21	1 - Add optional Main Bath wuth 2 sinks and 2 walk-in closets Note:As per B-1		
99 0 24Jun21	1 - Add Optional Master Ensuite with second floor laundry Note:As per B-1		
100 0 24Jun21	1 - Coffered Ceilings in Family Room Note:		
101 0 24Jun21	1 - Open Basement Staircase w/ standard oak railing and colonial spindles in lower hall - finish stairs w/standard carpet and underpad; build vestibule (approx 4x4) at bottom of stairs w/ (1) swing door and (1) light fixture Note:		
102 0 24Jun21	1 - Optional Ground Floor bedroom with ensuite w/ no closet, standard french doors to remain. Note:		
103 0 24Jun21	1 - Purchaser to take part in the Enercare Rental Program which include the equipment in Schedule -B Note:		
104 0 24Jun21	1 - S/I Accommodate for second floor balcony in lieu of standard flat roof - door to open to bedroom #2 - as per plan Note:		
105 0 24Jun21	1 - S/I Custom wall at Family room fireplace - c/w 2 framed built-ins w/ (8) drywall boxes with painted MDF Caps - as per plan Note:		
106 0 24Jun21	1 - S/I Finished 3-piece bathroom in Basement with standard bathtub standard toilet, cabinetry and lamiante countertops, floor tile, Bath wall tile, light fixture and plumbing fixtures- as per plan Note:		
107 0 24Jun21	1 - S/I Finished basement with one bedroom- c/w standard carpet, underpad, trim, light fixtures,standard vinyl closet doors with (1) rod and (1) shelf- as per plan Note:		
108 0 24Jun21	1 - S/I Segmental Arched entry way with painted wood coloumns on each side between Dining and Living Room - as per plan Note:		
109 0 24Jun21	1 - Upgrade to 9' Ceilings in second floor Note:		
110 0 06Aug21	1 - Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		



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111 0 01Mar22	1 - Delete half wall in Foyer- as per plan Note:		
112 0 01Mar22	1 - S/I Coffered ceilings in Living Room- as per plan Note:**Double height ceilings**		
113 0 01Mar22	1 - S/I Cyclone 34" hood fan (BX21234) in Stainless Steel in kitchen - in lieu of standard Note:		
114 0 01Mar22	1 - S/I Tray ceiling in Dining room- as per plan Note:		

Paint

115 0 01Mar22	1 - (1) Paint color throughout - Dulux Diamond Matt Note:		
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Plumbing

116 0 24Jun21	1 - Delete Standard Freestanding tub S/I Ceramic tiled Tub Deck with Exhibit 6636 Drop-in Tub with Whirlpool system in Master Ensuite Note:		
117 0 24Jun21	1 - Rough-in for future Bar sink in Basement - as per plan Note:		
118 31,948 24Jun21	2 - S/I (2) American Standard Studio 3075120.020 toilet - right height, dual flush, elongated bowl - lieu of standard (1) Master Ensuite (1) Main Bath Note:		
119 0 24Jun21	1 - Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		
120 0 06Aug21	1 - Delete standard tub in Ensuite #2 S/I ceramic tile shower enclosure w/ 3x5 acrylic base and Maax Halo shower doors –Matte Black Note:		
121 0 06Aug21	1 - S/I (1) Delta monitor 14 Series Shower Kit DF-KIT23-PBSCZ-WS –Champagne Bronze - with Hand shower in lieu of standard in Master Ensuite Note:		
122 0 06Aug21	1 - S/I 3x5 Reveal Sleek 71 Pivot Shower Door in Dark Bronze in Master Ensuite in Lieu of standard Note:		
123 0 06Aug21	1 - S/I Maax Halo shower doors in Dark Bronze in lieu of standard in Main Floor Ensuite Note:		
124 0 01Mar22	1 - (1) Delta Zura 3574-MPU-DST Chrome 8" Widespread Bathroom Faucet in lieu of Standard - in Main Bathroom Note:		
125 0 01Mar22	1 - S/I (1) Delta Lahara T14238-CZ Champagne Bronze Monitor 14 Series Shower Trim in main floor ensuite/powder room - lieu of Standard Note:		





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126 0 01Mar22	1 - S/I (1) Delta Lahara T2738-CZ Champagne Bronze Roman Tub Trim in lieu of Standard - in Master Ensuite Note:		
127 0 01Mar22	1 - S/I (1) Delta Lahara Two-Handle Centreset Vanity Faucet (2538-CZMPU-DST) In lieu of standard- Ground Floor Bathroom Note:		
128 0 01Mar22	1 - S/I (1) Delta Pivotal 3599LF-BLMPU Matte Black 8" Widespread Bathroom Faucet in lieu of Standard in Ensuite # 2 Note:		
129 0 01Mar22	1 - S/I (1) Delta Trinsic 9159-CZ-DST Champagne Bronze Kitchen Faucet in kitchen- in lieu of Standard Note:		
130 0 01Mar22	1 - S/I (1) Delta Trinsic T14259-BL Matte Black Monitor 14 Series Shower Trim in lieu of Standard - in Ensuite # 2 in lieu of standard Note:		
131 0 01Mar22	1 - S/I (1) Delta Trinsic T14459 Chrome Monitor 14 Series Tub & Shower Trim in lieu of Standard in Main Bathroom Note:		
132 0 01Mar22	1 - S/I (1) Maax Incognito 57 56-59 x 56 3/4 in. 8mm sliding tub door with clear glass in Chrome in main bath - in lieu of standard Note:		
133 0 01Mar22	1 - S/I (2) Upgraded Toilet - American Standard Studio Right Height Dual Flush in Main Floor Ensuite and Ensuite #2 Note:		

Stairs

134 0 24Jun21	1 - S/I Stain on basement stairs, main stairs, railing, spindles and oak nosing to complement hardwood floors NotePricing Included with Hardwood	
135 0 24Jun21	1 - Upgrade Basement Staircase to Oak Note:	
136 0 24Jun21	1 - Upgrade Main Staircase to Oak Note:	
137 0 01Mar22	1 - S/I Upgrade Spindles on basement stairs to metal spindles (1) plain round metal and (1) patterned round (Tl 102-1RD-60) in Burnt Penny (60) finish- lieu of standard Oak Colonial. (standard newel post remains Oak Colonial) Note:	
138 0 01Mar22	1 - S/I Upgrade Spindles on main stairs and upper hall to metal spindles (1) plain round metal and (1) patterned round (Tl 102-1RD-60) in Burnt Penny (60) finish- lieu of standard Oak Colonial. (standard newel post remains Oak Colonial) Note:	

Trim

139 0 24Jun21	18 - 8'H Interior Doors (2) Foyer Closet (1) Mudroom (2) Study/den (1) Walk-in Pantry (2) Solarium (1) Dining & Kitchen (2) Master Bedroom (1) Upper Hall - Linen Closet (2) Laundry Doors (1) Bedroom 2 (1) Bedroom 3 (1) Bedroom 4 (1) Ensuite #2 Note:	
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140 0 01Mar22	1 - Delete - Standard mantle above fireplace in Family Room Note:	
141 0 01Mar22	1 - S/I - Level 1 trim and baseboard casings in lieu of standard - throughout (including finished basement) Note:	
142 0 01Mar22	37 - S/I - Upgraded Lever Interior Door Handles w/matching hinges - in lieu of standard NoteNot available for front door or garage man door	
143 0 01Mar22	3 - S/I (3) White MDF shelves in DiningRoom Niche- (1) shelf installed @ 42" A.F.F and (2) shelves installed 18" apart- as per sketch Note:	
144 0 01Mar22	1 - S/I Mirror closet doors in Mudroom Closet Note:	
145 0 01Mar22	1 - S/I Pair of standard 15 lite clear glass French doors w/handles in main floor Bedroom Note:	
146 0 01Mar22	1 - S/I Riverside Interior Doors - throughout NoteDoes not include any exterior doors	
147 0 01Mar22	1 - Upgrade to Flat Ceilings Throughout in lieu of stipple Note:	

1A Offer Worksheet	Purchasers acknowledge that no further changes or upgrades that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
2A Offer Worksheet	Add one 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
3A Offer Worksheet	Add - optional Master Ensuite with second floor laundry Note:	
4A Offer Worksheet	Add - Optional Main Bath with 2 sinks and 2 walk-in closets Note:	
5A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:	

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