



- reslection  
required - upgrade  
basement stairs &  
sink 04-20-22

CONSTRUCTION SUMMARY  
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Dewan Chowdhury TEL: RES.: 613-808-3001

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
152 / 1	147 Minikan Street	WINCHESTER ELEV B 5 BEDROOM WITH LOFT	

INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 07Apr21	1 - Rotate kitchen island 90 degrees and put against wall- as per plan Note:	
2 0 25Aug21	2 - Accommodate for (2) sinks in, Master Ensuite and Ensuite #2 - standard bank of drawers moved to middle Note:	
3 0 25Aug21	1 - Add light valance below upper cabinets- 2" H plain recessed to accommodate under cabinet lighting (lights and electrical by builder) Note:	
4 0 25Aug21	1 - Delete upper cabinet above range and leave 3" beside for chimney hoodfan Note:	
5 0 25Aug21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 25Aug21	1 - Increase fridge opening to 38" wide x 72" high Note:	
7 0 25Aug21	1 - Increase height of uppers to reach 96" (42" H uppers installed at 18" above counters) Note:	

Carpet

8 0 25Aug21	1 - S/I Level 3 Carpet with Level 2 (ViscoPro II) underpad in lieu of standard- Main stairs, Upper Hall, Bedroom. 2, Bedroom 3, Bedroom 4 and Loft Note:**Includes all closets**	
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Ceramic

9 0 25Aug21	1 - S/I Level A floor tile (12x24) in staggered pattern in lieu of standard floor tile- Foyer Note:	
10 0 25Aug21	1 - S/I Level A floor tile (12x24) in staggered pattern in lieu of standard floor tile- Kitchen Note:	
11 0 25Aug21	1 - S/I Level A floor tile (12x24) in staggered pattern in lieu of standard floor tile- Powder Room, Laundry and Mudroom Note:	
12 0 25Aug21	1 - S/I Standard backsplash (4x8) in staggered horizontal pattern- includes up and behind chimney hoodfan- in lieu of standard- Kitchen Note:	

Electrical

13 0 07Apr21	2 - S/I (1) Additional standard vanity light fixture above 2nd sink in Master Ensuite and Ensuite #2 Note:	
14 0 25Aug21	1 - Delete (3) standard TV jacks and S/I (1) Additional Telephone jack and (2) CAT6 Data outlets- as per plan Note:**Home has (3) TEL, (2) CAT6, (2) TV jacks throughout**	



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15 0 25Aug21	1 - Reinforce existing light outlet in Dining Room for heavier fixture Note:		
16 0 25Aug21	1 - Relocate (1) standard light fixture in Kitchen and place over sink Note:		
17 0 25Aug21	1 - S/I (1) 15 AMP separate circuit plug in Basement Mechanical Area (for future fridge or freezer) Note:		
18 0 25Aug21	1 - S/I (1) Recessed 15 AMP standard plug outlet above fireplace in Family Room - installed @ 72" above finished floor Note:		
19 0 25Aug21	1 - S/I (4) 4" white interior potlights in Kitchen (HALO Slim LED) connected to separate dimmer switch Note:**Standard kitchen lights to remain**		
20 32,043 25Aug21	1 - S/I (6) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:		

Fireplace

21 0 07Apr21	1 - Raise standard fireplace box 12" above finished floor Note:	
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Granite

22 0 25Aug21	1 - S/I Bristol Virtuo Granite double bowl undermount kitchen sink in Pearl Black (B301) in lieu of standard Note:	
23 0 20Apr22	1 - DELETE** S/I Bristol Virtuo Granite double bowl undermount kitchen sink in pearl Black (B301) in lieu of standard Note:	
24 0 20Apr22	1 - S/I Bristol Virtuo Granite single undermount bowl kitchen sink in pearl black (B317) in lieu of standard Note:	

Hardwood

25 0 07Apr21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Living/Dining Room, Great Room and Den Note:	
26 0 07Apr21	1 - S/I Level A Pre-Finished Engineered Hardwood Flooring in lieu of Standard Carpet in Lower Hall Note:	

Heating and Air Conditioning

27 0 07Apr21	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:	
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HVAC

28 32,087 07Apr21	1 -       Humidifier - General Aire 1099 - 3000 Sq. Ft. Note:	
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Miscellaneous

29 0 07Apr21	1 - Delete Bedroom #5 and add walk-in closet and Bathroom for Bedroom #4 - includes standard level cabinetry, laminate countertop, Maax Exhibit bathtub, Maax Carleton 3x4 shower stall, standard trim and lighting Note: **TUB TO BE 6030**	
30 0 07Apr21	1 - S/I Open to Below Stairs- Basment and Main- as per plan Note:**Comes with standard carpet grade stairs**	
31 0 07Apr21	1 - Second Floor Redesign; build storage closet w/ double swing doors, standard carpet and underpad and (1) standard GAL 680112 pewter light fixture connected to (1) switch- Upper hall- as per plan Note:**Storage room to have no shelves**	
32 0 25Aug21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
33 0 25Aug21	1 - S/I Zephyr Ombra- 30" Black Stainless Steel chimney hoodfan- 290 CFM- (ZOM-30ABS)- in lieu of standard Note:	

Paint

34 0 25Aug21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt NoteColour: DLX 1002-2 Arctic Cotton	
35 0 25Aug21	1 - S/I Custom stain on railings, spindles. nosings, mantle (Where applicable) to complement Twelve Oaks Whale NoteIncluded in hardwood upgrade- STAIN DOES NOT MATCH WITH HARDWOOD	

Plumbing

36 0 07Apr21	1 - 1 - S/I 3-Piece plumbing rough-in in Basement NoteAs per B-1	
37 0 07Apr21	1 - Delete standard tub and S/I 3x4 Maax Carleton shower stall w/ standard shower doors- Main Bath Note:	
38 0 07Apr21	2 - S/I (1) Additional standard lavatory sink and faucet in Master Ensuite and Ensuite #2 Note:	
39 0 25Aug21	1 - S/I Fridge water line Note:	

Stairs

40 0 20Apr22	1 - S/I Level 3 Carpet, with level 2 underpad, Basement stairs & vestibule - in lieu of standard Note:	
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Trim

41 0 25Aug21	1 - S/I Level 2 interior doors- Logan 2 panel smooth- in lieu of standard- throughout Note:	
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LOT / PHASE 152 / 1	STREET 147 Minikan Street	HOUSE TYPE WINCHESTER ELEV B 5 BEDROOM WITH LOFT	CLOSING DATE
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INV#	QTY	EXTRA / CHANGE
1A Offer Worksheet	Add one (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
2A Offer Worksheet	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:	

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