



CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2164886 Ontario Inc.

PURCHASER: Panna Fatima Khanom TEL: RES.: 613-808-3001

LOT / PHASE 164 / 1	STREET 150 Minikan Street	HOUSE TYPE MELBOURNE ELEV E 4 BEDROOM	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 12Apr21	1 - Extend Main Bath vanity approx 2'- Line 2 Note:	
2 0 25Aug21	1 - **DIMENSIONS AND LAYOUT FOR ALL CABINETRY ARE SUBJECT TO CHANGE DUE TO SITE CONDITIONS WITHOUT NOTICE** Note:	
3 0 25Aug21	1 - Accommodate for corner angled walk-in pantry (by builder) by removing upper and lower cabinets - approx. 4.5ft X 4.5ft - Note:	
4 0 25Aug21	1 - Add 4 sets pot/pan drwrs c/w with one top drwr each (2 each side of range) Note:	
5 0 25Aug21	1 - Add base cabinet to accommodate 30" cooktop Note:	
6 0 25Aug21	1 - Delete standard microwave shelf and S/I 2 cab doors Note:	
7 0 25Aug21	1 - Delete uppers above range and approx. 4" each side to accommodate 30" Chimney style hood fan with space each side Note:	
8 0 25Aug21	1 - Extend kitchen cabinets on range wall to end of eating area - add approx. 10 ft of upper and lower cabinets. (Move range space approx. 12 ft towards back wall)- Line 3 Note:	
9 0 25Aug21	1 - Fridge opening to be 36" w x 82" h x 24" d Note:**Custom panels on fridge and dishwasher to be installed after closing**	
10 0 25Aug21	1 - Increase depth of island by approx. 21" and attach to wall. Cabinets added to back and side of island. Note:	
11 0 25Aug21	1 - Increase fridge upper to 24"d and add side panel Note:	
12 0 25Aug21	1 - Increase height of kitchen cabinets to reach 96" - 42" uppers installed at 18" above counter - range wall - Line 3 / fridge wall Note:	
13 0 25Aug21	1 - Island - Base cabinets on back side (3 doors) - delete handles and add touch latches Note:	
14 0 25Aug21	1 - Island - replace 2 doors on std sink base with 1 false top drwr + 2 X 10" d drwrs (to accommodate plumbing) Note:	
15 0 25Aug21	1 - Island - replace single door on base base cabinet next to sink with 1 top drwr + 2 deep drwrs Note:	
16 0 25Aug21	1 - Main Bath vanity- add additional set of bank of drawers (sink is centered between bank of drawers) Note:	



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17 0 25Aug21	1 - Relocate std bank of drwrs to island and replace with 1 top drwr + 2 deep drwrs Note:		
18 0 25Aug21	1 - Replace upper and lower cabinets next to fridge with tall cabinet to accommodate built-in wall oven & MW Note:		
19 0 25Aug21	1 - Rotate island 90 degrees and increase length of cabinets by approx. 3ft. (counter increased by 4 ft.) Note:		
20 0 25Aug21	1 - Supply and install custom door panel on dishwasher Note:		
21 0 25Aug21	1 - Supply and install custom door panels on fridge Note:		
22 0 25Aug21	1 - Upgrade cabinetry to line 3- Powder Room Note:		
23 0 25Aug21	1 - Upgrade kitchen cabinets to Line 3 Note:		

Carpet

24 0 25Aug21	1 - S/I Level 2 underpad (ViscoPro II) with standard carpet- Upperhall, Bedroom 2, Bedroom 3, and Master Bedroom Note:**Includes all closets**		
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Ceramic

25 0 25Aug21	1 - S/I Level A wall tile (2.5x10) in Herringbone pattern in lieu of standard bath wall tiles- Master Ensuite shower Note:		
26 0 25Aug21	1 - S/I Level B floor tile (12x24) in lieu of standard- stacked- Master Ensuite floor Note:		
27 0 25Aug21	1 - S/I Level B floor tile (size 12x24) in staggered pattern- in lieu of standard- Foyer Note:		
28 0 25Aug21	1 - S/I Level B floor tile (size 12x24) in staggered pattern- in lieu of standard- Powder Room and Mudroom Note:		
29 0 25Aug21	1 - S/I Standard backsplash tile (4x16) in staggered pattern- includes up and behind chimney hoodfan Note:		

Doors and Windows

30 0 12Apr21	1 - S/I Garden patio doors in lieu of standard sliding patio doors- Kitchen- as per plan Note:		
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Electrical

31 32,048 12Apr21	2 - Wiring for wall oven and cooktop - 40 AMP 120/240V NoteNEED APPLIANCE SPECS		
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32 31,988 25Aug21	1 - (1) 15 AMP recessed plug outlet- installed @ 65" A.F.F- family Room- as per plan Note:		
33 32,016 25Aug21	1 - (1) 4 inch White shower potlight (AFR4-0930) - connected to new switch- Master Ensuite Note:		
34 31,996 25Aug21	2 - (2) 15 AMP USB charger receptacle (on existing circuit)- Master Bedroom- as per plan Note:		
35 0 25Aug21	3 - Delete (2) telephone jacks and (1) TV jacks- S/I (3) CAT6 Data jacks- throughout Note:**home has (4) TV jacks and (3) CAT6 Data jacks throughout**		
36 32,007 25Aug21	1 - Delete all standard lighting in kitchen and S/I (10) 4 inch White interior potlights (HALO Slim LED) - connected to existing switch - as per plan Note:**Pantry light remains standard**		
37 32,019 25Aug21	1 - Reinforce existing light outlet for heavier fixture- Main Stairs Note:		
38 0 25Aug21	1 - Upgrade (1) standard outlet on Kitchen island to (1) 15 AMP USB charger receptacle (on existing circuit)- as per plan Note:		

Fireplace

39 0 12Apr21	1 - Raise fireplace 12" A.F.F- Family Room Note:		
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Granite

40 0 25Aug21	1 - Drill for (1) soap dispenser- installed on right ride of kitchen sink Note:**Included in plumbing upgrade**		
41 0 25Aug21	1 - S/I Bristol Virtuo single bowl granite undermount kitchen sink in Pearl Black (B317) in lieu of standard Note:		
42 0 12May22	1 - DELETE** Level D Radianz Quartz w/4" backsplash and (2) standard undermount sink in lieu of standard - Master Ensuite Note:		
43 0 12May22	1 - DELETE** S/I Level D Quartz w/4" backsplash and (1) standard undermount sink in lieu of standard - Min Bath Note:		
44 0 12May22	1 - DELETE** S/I Level F Radianz quartz and 4" backsplash w (1) standard undermount sink in lieu of standard - Powder Room Note:		
45 0 12May22	1 - DELETE** S/I Level F Radianz Quartz in lieu of standard granite in kitchen Note: **Priced for Re-design Note:		
46 0 12May22	1 - S/I Level D Quartz w/4" backsplash and (1) standard undermount sink in lieu of standard - Main Bath Note:		



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47 0 12May22	1 - S/I Level D Radianz Quartz w/4" backsplash and (2) standard undermount sink in lieu of standard - Master Ensuite Note:		
48 0 12May22	1 - S/I Level F Radianz quartz and 4" backsplash w (1) standard undermount sink in lieu of standard - Powder Room Note:		
49 0 12May22	1 - S/I Level F Radianz Quartz in lieu of standard granite in kitchen Note: **Priced for re-design Note:		

Hardwood

50 0 25Aug21	1 - S/I Torlys LVT in lieu of standard carpet/tile- Kitchen and Breakfast Area Note:	
51 0 25Aug21	1 - S/I Torlys LVT in lieu of standard carpet/tile- Lower hall, Dining Room, Family Room Note:	

HVAC

52 32,097 12Apr21	1 - Heating and Air Conditioner - Goodman - 16 Seer R410A GSX 16024 2.00 Ton Air Conditioner Note:	
53 32,086 12Apr21	1 - Humidifier - General Aire 1042 - 2800 Sq. Ft. Note:	

Miscellaneous

54 0 12Apr21	1 - Convert standard laundry hook-ups to stackable- Laundry Room- as per plan Note:	
55 0 12Apr21	1 - Delete standard upper hall linen closet and extend main bath vanity- centre sink- as per plan Note:**Cabinetry priced seperately**	
56 0 12Apr21	1 - Fireplace drywall treatment- install with base 1/2" drywall layer w/ metal drywall J-trim and accent with 1/2" drywall layer- as per plan Note:	
57 0 12Apr21	1 - Mirror Works- S/I Custom Glass 3x5 shower- 4pc- (1) fixed glass pane from floor to ceiling and (1) swing door w/ matte black hardware- Master Ensuite shower Note:	
58 0 12Apr21	1 - S/I Flat ceilings in lieu of standard stipple throughout Note:	
59 0 12Apr21	1 - S/I Walk-in Pantry in Kitchen- c/w (1) standard interior door and handle, pantry shelving, (1) A121-1 light fixture and (1) switch- as per plan Note:	
60 0 25Aug21	1 - S/I Zephyr Ombra- 30" Black Stainless Steel chimney hoodfan- 290 CFM- (ZOM-30ABS)- in lieu of standard Note:	

Paint



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61 0 25Aug21	1 - S/I (1) Paint colour throughout - Dulux Diamond Matt NoteColour: DLX 1001-1 DELICATE WHITE		
62 0 25Aug21	1 - S/I Custom stain on railings, nosings, mantle (where applicable) to complement Twelve Oaks Whale (stain does not match with selected LVT flooring) Note**Included in LVT pricing**		

Plumbing

63 0 12Apr21	1 - Delete standard 3x4 shower stall and S/I 3x5 ceramic shower (2 walls to be ceramic) enclosure w/ acrylic base- Master Ensuite Note:**Master Bedroom dimensions get slightly reduced to accommodate enlarged shower** **Standard Freestanding tub (Maax Sax) gets relocated to accommodate enlarged shower** **Shower doors supplied by others**		
64 0 12Apr21	1 - S/I 3-piece plumbing rough in for future bathroom in basemet- as per plan Note:As per B-1		
65 0 12Apr21	1 - S/I 3x5 ceramic shower w/ acrylic base and Maax Halo shower doors matte black finish) in lieu of standard tub- Main Bath NoteOption 2- 3x5 ceramic shower w/ Maax Kameleon shower doors- \$2760		
66 0 12Apr21	1 - S/I Waterline for fridge Note:		
67 31,741 25Aug21	1 - (1) Delta RP1001BL Matte Black Soap Dispenser - installed at right corner of Kitchen sink Note:		

Railings

68 0 12Apr21	1 - S/I Oak Nosing under spindles in upper hall Note:**Included in laminate pricing**		
69 0 25Aug21	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with black square metal spindles in lieu of standard oak colonial- main stairs Note:		

Stairs

70 0 12Apr21	1 - Upgrade main stairs to oak Note:		
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Trim

71 0 12Apr21	1 - Delete (1) standard interior door and create drywall opening- approx 32" wide by 84" high- Master Bedroom Walk-in closet-as per plan Note:		
72 0 12Apr21	1 - Delete standard vinyl sliding closet and rod/shelf in Master Bedroom and keep opening Note:		
73 0 12Apr21	2 - S/I Swing closet doors in lieu of standard sliding vinyl closet doors- Foyer, Mudroom- as per plan Note:		



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74 0 25Aug21	1 - S/I Level 2 interior doors- Lincoln- 1-panel smooth in lieu of standard- throughout Note:	
75 0 25Aug21	1 - S/I Taymor Vega interior door levers wirh square rosets in Matte Black in lieu of standard throughout Note:**INCLUDES MATCHING HINGES- DOES NOT INCLUDE FRONT DOOR OR GARAGE MAN DOOR**	

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:	
3A 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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