



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Jordan Last and Katelyn Last TEL:

LOT / PHASE 258 / 2	STREET 302 Spreadwing Way	HOUSE TYPE MIRAPOSA PLUS ELEV M	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11Jan22	1 - Add 3 top drawers in lieu of std bank of drawers - Line 2 Note:	
2 0 11Jan22	1 - Add additional base cabinets (no uppers) on range wall to extend to end of breakfast nook - approx. 56" - Line 2 Note:	
3 0 11Jan22	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
4 0 11Jan22	1 - Delete upper above range + 6" each side to accommodate 30" Chimney style hoodfan. Note:	
5 0 11Jan22	1 - Delete upper cabinet next to fridge - Line 2 Note:	
6 0 11Jan22	1 - Income suite: accommodate for future OTR MW/Hood - shorten upper to 12"h. Note:	
7 0 11Jan22	1 - Income suite: Re-design kitchen - Add approx. 27" of uppers and base cabinets to sink wall (builder to delete closet in bedroom and use space in kitchen. Note:	
8 0 11Jan22	1 - Income suite: Replace upper and base cabinet withPantry - 18"w X 24"d X 84"h Note:	
9 0 11Jan22	1 - Increase depth of fridge upper to 24"d and add 2 side panels + tall filler to allow fridge door to open against wall. Note:	
10 0 11Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Line 2 Note:	
11 0 11Jan22	1 - Island - Add pull-out recycle centre - Tall - 2 X 50 QT Bins c/w 2 lids Berenson QPAM 15250C Note:	
12 0 11Jan22	1 - Re-Design Kitchen as per structural changes by builder: (builder changes: doorway to dining room closed off; Corner walk-in pantry added) Cabinet changes: Standard cabinets on fridge/range wall moved 52" towards breakfast nook to accomodate walk-in pant Note:	
13 0 11Jan22	1 - Replace 2 std base cabinets with 2 sets pot/pan drwr - c/w one wide top drwr & 2 deep drwr - one each side of range - Line 2 Note:	
14 0 11Jan22	1 - Replace std MW cabinet with regular 2 door cabinet - Line 2 Noteno accomodation for MW required.	
15 0 11Jan22	1 - Upgrade ALL drawers in kitchen to soft close (X9 drwr) Note:	
16 0 11Jan22	1 - Upgrade ALL hinges in kitchen to soft close (X 18 doors) Note:	



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Central Vacuum

17 0 19Nov21	1 - S/I - Gas BBQ line Note:	
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Ceramic

18 0 11Jan22	1 - Income suite Kitchen: S/I - Standard 4x16 ceramic wall tile in staggered pattern in lieu of standard Note:	
19 0 11Jan22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in foyer/powder room Note:	
20 0 11Jan22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in Main bathroom Note:	
21 0 11Jan22	1 - S/I - Level B 24x24 ceramic floor tile in lieu of standard in Master ensuite Note:	
22 0 11Jan22	1 - S/I - Standard 4x16 ceramic wall tile in staggered pattern in lieu of standard in kitchen and installed up and behind chimney hood Note:	
23 0 11Jan22	1 - S/I - Standard 4x16 ceramic wall tile in staggered pattern in lieu of standard in master ensuite Note:	

Doors and Windows

24 0 19Nov21	1 - S/I - (1) non-operable window in master bedroom ensuite in lieu of standard existing window as per plan Note:	
25 0 19Nov21	1 - S/I - (2) non-operable windows on either side of fireplace in family room in lieu of standard windows as per plan Note:	

Electrical

26 0 11Jan22	1 - Delete (2) standard light fixtures in kitchen - S/I - (2) capped light outlets over island as per plan Note:	
27 0 11Jan22	1 - Home has (3) standard data outlets (CAT6) throughout Note:	
28 0 11Jan22	1 - Relocate (1) standard light fixture in Master ensuite as per plan Note:	
29 0 11Jan22	1 - Relocate standard light fixture above main staircase as per plan Note:	
30 0 11Jan22	1 - S/I - (1) 15 AMP recessed plug outlet @ 70" A.F.F located in income unit living room as per plan Note:	



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31 0 11Jan22	1 - S/I - (1) 15 AMP recessed plug outlet @ 70" A.F.F located in loft as per plan Note:		
32 0 11Jan22	1 - S/I - (1) 15 AMP recessed plug outlet @ 75" A.F.F located in family room as per plan Note:		
33 0 11Jan22	1 - S/I - (1) 4" White interior potlight (HALO Slim LED) - connected to existing switch - up to 9'h - located in lower hall as per plan Note:connected to same switch as foyer light		
34 0 11Jan22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in main bathroom Note:		
35 0 11Jan22	1 - S/I - (1) 4" White shower potlight (AFR4-0930) - connected to existing switch - up to 9'h - located in master ensuite shower Note:		
36 0 11Jan22	1 - S/I - (1) Capped light outlet connected to new switch - located in family room as per plan Note:		
37 0 11Jan22	1 - S/I - (2) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch - located as per plan Note:		
38 0 11Jan22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - locatd in family room as per plan Note:		
39 0 11Jan22	1 - S/I - (4) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in loft as per plan Note:		
40 0 11Jan22	1 - S/I - (6) 4" White interior potlights (HALO Slim LED) - connected to existing switch - up to 9'h - located in kitchen as per plan Note:		

Fireplace

41 0 11Jan22	1 - Delete standard colonial mantle Note:	
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Granite

42 0 11Jan22	1 - S/I - Level A Silestone quarts in lieu of standard granite in kitchen - no 4" backsplash Note:	
43 0 11Jan22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Main bathroom w/ no 4" backsplash and (1) standard rectangular undermount sink Note:	
44 0 11Jan22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Master ensuite w/ no 4" backsplash and (1) standard rectangular undermount sink Note:	



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45 0 11Jan22	1 - S/I - Level A Silestone quartz in lieu of standard laminate in Powder room w/ no 4" backsplash and (1) standard rectangular undermount sink Note:	
46 0 11Jan22	1 - S/I - Waterfall on both ends of island Note:	

Hardwood

47 0 19Nov21	1 - S/I - Level A Twelve oaks engineered hardwood in Lower Hall/Dining Room/Family Room, Kitchen/Breakfast Area, Upper Hall/extended Loft, Master bedroom, bedroom #2 and bedroom #3 Note:	
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Miscellaneous

48 0 19Nov21	1 - Add - Optional extended loft Note:As per B-1	
49 0 19Nov21	1 - Add - Optional luxury ensuite Note:As per B-1	
50 0 19Nov21	1 - Close off dining room from main hall to create office - S/I (1) pair of complete standard french doors w/ knobs as per plan Note:	
51 0 19Nov21	1 - Create walk-in pantry in Kitchen- c/w (1) standard swing door and hardware, (1) standard light fixture with switch and standard pantry shelving- as per plan Note:	
52 0 19Nov21	1 - Delete standard closet in bedroom #2 as per plan Note:	
53 0 19Nov21	1 - Delete standard door to water closet in main bathroom as per plan Note:	
54 0 19Nov21	1 - Delete standard linen closet in upper hall as per plan - S/I - walk in closet in bedroom #2 w/ (1) standard swing door Note:	
55 0 19Nov21	1 - Delete standard linen niches in Master ensuite Note:	
56 0 19Nov21	1 - Delete standard shelving in Master bedroom WIC NoteClient is installing own shelving after close	
57 0 19Nov21	1 - Income suite - Delete standard closet - S/I - Linen closet in bathroom with access from bedroom w/ (1) standard swing door and hardware as per plan Note:	
58 0 19Nov21	1 - Reframe Master ensuite - Relocate standard vanity, shower and toilet as per plan Note:	
59 0 19Nov21	1 - S/I - 9'h second floor Note:	



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60 0 19Nov21	1 - Seperate kitchen appointment - spectrum kitchens Note:		
61 0 11Jan22	1 - Delete standard vanity mirror in Master ensuite Note:		
62 0 11Jan22	1 - Delete standard vanity mirror in powder room Note:		
63 0 11Jan22	1 - Relocate attic entrance to bedroom #2 W.I.C as per plan Note:		
64 0 11Jan22	1 - S/I - Cyclone SC32230 30" 300CFM stainlss steel chimney hood with baffle filter in lieu of standard Note:		

Paint

65 0 19Nov21	1 - Income Suite - flat ceilings in lieu of stipple - throughout Note:		
66 0 19Nov21	1 - S/I - Flat ceilings in lieu of stipple throughout Note:		

Plumbing

67 0 19Nov21	1 - Income suite: Relocate standard tub, toilet and vanity as per plan Note:		
68 0 19Nov21	1 - S/I - (1) Maax Jazz 66x36 freestanding tub in lieu of standard Maax Exhibit 6032 in Ensuite as per plan Note:		
69 0 19Nov21	1 - S/I - Ceramic 3x5 shower with Maax Halo sliding doors (chrome) in lieu of standard Note:		
70 0 19Nov21	1 - S/I - Fridge water line Note:		

Railings

71 0 11Jan22	1 - Income suite: S/I - 3 1/2" modern oak newel post and modern square spindles in lieu of standard colonial Note:		
72 0 11Jan22	1 - S/I - 3 1/2" Modern oak newel post w/ no cap and modern oak square spindles in lieu of standard colonial post and spindles (For main house) Note:		

Stairs

73 0 19Nov21	1 - S/I - Oak nosing under spindles in upper hall Note:		
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74 0 19Nov21	1 - Stain on stairs, railing, mantle, and post Note:	
75 0 19Nov21	1 - Upgrade Main Staircase to Oak Note:	

Trim

76 0 19Nov21	1 - S/I - (1) Firerated door w/knob to mechanical room from basement as per plan Note:	
77 0 19Nov21	1 - S/I - (1) Pair complete standard swing doors in lieu of standard vinyl sliding doors - lcoated in foyer closet as per plan Note:	
78 0 19Nov21	1 - S/I - 8'h doors in lieu of standard on main level as per plan Note:	

1A Offer Worksheet	Add - Optional Luxury Ensuite Note:	
2A Offer Worksheet	Add Optional Extended Loft. Note:	

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