



CONSTRUCTION SUMMARY
Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Seema Rani and Prem Kumar TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
253 / 2	312 Spreadwing Way	CHEASAPEAKE (508) ELEV A 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 04Jan22	1 - Accommodate for chimney hood - take off 3" each side of range and delete standard upper above range Note:	
2 0 04Jan22	1 - Add (2) sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - ocated as per plan Note:	
3 0 04Jan22	1 - Add glass door to upper cabinet with plain frame and clear glass located as per plan Note:	
4 0 04Jan22	1 - Increase fridge space to 72" x 38" in lieu of standard Note:	
5 0 04Jan22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
6 0 04Jan22	1 - Island - Increase length to 70" Note:	
7 0 04Jan22	1 - Island - Increase width to 32" Note:	
8 0 04Jan22	1 - S/I - (1) additional 16" single door cabinet to island as per plan Note:	
9 0 04Jan22	1 - S/I - Line 3 cabinets on bottom perimeter cabinets only Note:	
10 0 04Jan22	1 - S/I - Pantry in lieu of base & Upper - Double width w/ standard shelving - 24"w x 24"d x 96"h - as per plan Note:	
11 0 04Jan22	1 - S/I - Pantry in lieu of base & Upper - Double width without shelving - 24"w x 24"d x 96"h - as per plan Note:	
12 0 04Jan22	1 - S/I - Pull-out recycle centre - Berenson QPAM 15228C c/w 2bins with lids (located in 21"w base cabinet located next to dishwasher as per plan) Note:	
13 0 04Jan22	1 - Upgrade drawers to soft close (per drawer) x 10 drawers Note:	
14 0 04Jan22	1 - Upgrade hinges to soft close (per door) x 24 doors Note:	

Carpet

15 0 04Jan22	1 - S/I - Viscoprop II (9lb) carpet underpad in lieu of standard on basement stairs and upper hall only Note:	
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Ceramic



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16 0 04Jan22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in kitchen Note:	
17 0 04Jan22	1 - S/I - Level A 12x24 ceramic floor tile in lieu of standard in master ensuite Note:	
18 0 25May23	1 - S/I - Standard kitchen backsplash - brick pattern - tile to continue up to the ceiling behind the chimney hood fan - in lieu of standard installation Note:	

Doors and Windows

19 0 17Nov21	1 - Delete (2) side lites in front of foyer - S/I - (2) 32" exterior doors as per plan Note:	
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Electrical

20 0 04Jan22	1 - Home has 3 standard CAT6 data outlets throughout Note:	
21 0 04Jan22	1 - Reinforce existing light fixure in main staircase as per plan Note:	
22 0 04Jan22	1 - S/I - (1) 15 AMP recessed plug outlet located 75" A.F.F in Master bedroom Note:	
23 0 04Jan22	1 - S/I - (1) 15 AMP standard plug outlet located 75" aff in family room as per plan Note:	
24 0 04Jan22	1 - S/I - (1) additional cap light on existing switch in living room as per plan Note:	
25 0 04Jan22	1 - S/I - (4) 6" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in family room as per plan Note:	
26 0 04Jan22	1 - S/I - (6) 6" White interior potlights (HALO Slim LED) - connected to new switch - up to 9'h - located in kitchen/breakfast as per plan Note:	

Granite

27 0 04Jan22	1 - Extend island to 70" x 32" Note:	
28 0 04Jan22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Bedroom #2 Ensuite w/ (1) standard undermount sink Note:	
29 0 04Jan22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Bedroom #5 ensuite w/ (1) standard undermount sink Note:	
30 0 04Jan22	1 - S/I - Level A silestone quartz in lieu of standard laminate in Main bathroom w/ (1) standard undermount sink Note:	



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31 0 04Jan22	1 - S/I - Level B Silestone quartz in lieu of standard granite in kitchen w/ (1) standard undermount sink Note:		
32 0 04Jan22	1 - S/I - Standard level granite in Master ensuite w/ (2) standard undermount sinks Note:		
33 0 04Jan22	1 - S/I - Waterfall on both ends of island as per plan Note:		

Hardwood

34 0 17Nov21	1 - S/I - Twelve oaks level A pre-finished engineered hardwood in family room, dining room, living room, study and lower hall as per plan Note:	
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Miscellaneous

35 0 17Nov21	1 - Add - Optional 4 bedroom with 2 ensuites Note:As per B-1	
36 0 17Nov21	1 - Add - Optional ground floor bedroom with ensuite Note:As per B-1	
37 0 17Nov21	1 - Delete column and max amount of wall from half walls in dining room as per plan Note:	
38 0 17Nov21	1 - Delete standard closets in Bedroom 3 and 4 and S/I Walk-In closets- c/w (1) standard swing door and hardware and (1) standard light fixture and switch- as per plan Note:	
39 0 17Nov21	1 - Delete standard door and wall to basement - open space to be replaced with post and railing NotePrice included in post/spindle upgrade	
40 0 17Nov21	1 - Delete standard niche + wall in upper hall as per plan Note:	
41 0 17Nov21	1 - Delete wall beside basement stairs as per plan Note:	
42 0 17Nov21	1 - Finished basement stairs w/ standard carpet Note:	
43 0 17Nov21	1 - Reframe second floor linen closet to accommodate laundry as per plan NotePrice of tile included	
44 0 04Jan22	1 - S/I - Cyclone SC31930 30" 300CFM stainless steel chimney hood with mesh filter in lieu of standard Note:	

Paint

45 0 17Nov21	1 - Flat ceilings in lieu of stipple throughout Note:	
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Plumbing

46 0 17Nov21	1 - Relocate laundry and plumbing to second floor as per plan Note:	
47 0 17Nov21	1 - Relocate standard laundry tub and plumbing to basement as per plan Note:	
48 0 17Nov21	1 - S/I - One (1) 3 piece rough-in for future bathroom in basement - in standard location Note:As per B-1	
49 0 04Jan22	1 - S/I - Fridge water line Note:	

Railings

50 0 17Nov21	1 - S/I - 3 1/2" Modern newel post w/cap and modern oak spindles in lieu of standard colonial Note:*includes extra railing and post in main hall	
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Stairs

51 0 17Nov21	1 - Upgrade Main Staircase to Oak Note:	
52 0 04Jan22	1 - S/I - Stain on stairs, railing, post and spindles Note:	

Trim

53 0 17Nov21	1 - Delete (1) standard door to main floor bedroom - S/I - (1) set 15-lite clear glass doors as per plan Note:	
54 0 17Nov21	1 - Delete standard vinyl sliding closet in main floor bedroom Note:	

1A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in basement, in standard location. Note:	
2A Offer Worksheet	Add - Optioinal 4 bedroom with 2 Ensuites Note:	
3A Offer Worksheet	Purchasers acknowledge that no further changes that affect the foundation will be permitted after the Vendor accepts the Agreement of Purchase and Sale. Note:	
4A Offer Worksheet	Add - Optional Ground Floor bedroom with ensuite. Note:	

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