



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Gareth James Spencer and Jacqueline Orsolino TEL:

LOT / PHASE 266 / 2	STREET 913 Omagaki Way	HOUSE TYPE MIRAPOSA PLUS ELEV M	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 11Aug21	1 - Custom Kitchen Design Fee Note:	
2 0 29Nov21	1 - Main House- Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper and shorten upper above range. Note:**Standard hoodfan to be installed- clients install their own OTR after closing**	
3 0 29Nov21	1 - Main House- Add 1 top drwr right of DW. Note:	
4 0 29Nov21	1 - Main House- Add approx. 2 ft. to length of upper and lower wall cabinets & peninsula cabinets Note:	
5 0 29Nov21	1 - Main House- Add false drwr front to sink base cabinet Note:	
6 0 29Nov21	1 - Main House- Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:	
7 0 29Nov21	1 - Main House- Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids- left of sink Note:	
8 0 29Nov21	1 - Main House- Add top drwr above recycle centre Note:	
9 0 29Nov21	1 - Main House- Breakfast Nook- Add 2 glass doors to upper cabinet - plain frame with clear glass glass Note:	
10 0 29Nov21	1 - Main House- Breakfast Nook Add 39"h. Upper & 18"d. base cabinet - 33"w. Note:**Upper cabinet to remain 12" D**	
11 0 29Nov21	1 - Main House- Breakfast Nook- Add Pantry - 18"d. X 33"w. X 96"h. Note:	
12 0 29Nov21	1 - Main House- Breakfast Nook- Add Pantry - 18"d. X 33"w. X 96"h. Note:**Pricing to come**	
13 0 29Nov21	1 - Main House- Breakfast Nook- Upgrade all hinges in Breakfast nook to soft close (X 16 doors) Note:	
14 0 29Nov21	1 - Main House- Breakfast Nook-Upgrade all cabinet pulls in breakfast nook to "D" series Edge Pulls Note:	
15 0 29Nov21	1 - Main House- Increase depth of fridge upper to 24"d and add side panel Note:	
16 0 29Nov21	1 - Main House- Increase height of uppers to reach 96" (42"h uppers installed at 21"above counter) Note:	



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17 0 29Nov21	1 - Main House- Move fridge space approx. 12" and insert tall broom/pantry cabinet. Note: Range space moves approx. 2 ft as well. Note:		
18 0 29Nov21	1 - Main House- Powder room - upgrade cabinets to Line 3 Note:		
19 0 29Nov21	1 - Main House- Replace std 2 door base cab with pot/pan drwr cab - c/w one wide top drwr & 2 deep drwr Note:		
20 0 29Nov21	1 - Main House- Replace std bank of 4 draawers with pot/pan drwr cab - c/w one wide top drwr & 2 deep drwr Note:		
21 0 29Nov21	1 - Main House- Upgrade all cabinet pulls in kitchen to "D" series Edge Pulls Note:		
22 0 29Nov21	1 - Main House- Upgrade all drawers in kitchen to soft close (X8 drwr) Note:		
23 0 29Nov21	1 - Main House- Upgrade all hinges in kitchen to soft close (X 15 doors) Note:		
24 0 29Nov21	1 - Main House- Upgrade Cabientry to Line 3- Master Ensuite Note:		
25 0 29Nov21	1 - Main House- Upgrade cabinet handles to #D9- Master Ensuite Note:		
26 0 29Nov21	1 - Main house- Upgrade cabinetry to Line 3 Note:		
27 0 03May23	1 - Income unit: Add light valance below upper cabients - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) Note:		

Carpet

28 0 29Nov21	1 - Income Unit- Upgrade underpad in basement stairs and bedroom to Level 2- Viscoprop II- 9LBS in lieu of standard Note:**Installed with standard carpet**	
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Ceramic

29 0 29Nov21	1 - Main House- S/I Glass package backsplash (1x3) in lieu of standard- up to underside of hoodfan Note:**Includes extended kitchen area**	
30 0 29Nov21	1 - Main House- S/I Level B floor tile (12x24) in vertical staggered pattern in lieu of standard- Master Ensuite shower walls Note:	
31 0 29Nov21	1 - Main House- S/I Level C floor tile (10x10 hex tile) in lieu of standard- Master Ensuite floor Note:	



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32 0 29Nov21	1 - Main House- S/I Level C floor tile (10x10)- in lieu of standard floor tile- Foyer and Powder Room Note:		

Electrical

33 32,042 29Nov21	1 - Income Suite- S/I (4) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:	
34 31,987 29Nov21	1 - Main House- (1) 15 AMP standard plug outlet above counter in Kitchen by Breakfast Nook area Note:	
35 32,017 29Nov21	1 - Main House- (1) Capped light outlet connected to existing switch- centered over Kitchen island- as per plan Note:	
36 32,006 29Nov21	1 - Main House- Delete (2) standard hallway light fixtures and S/I (5) 4 inch White interior potlights (HALO Slim LED) - connected to existing dimmer switch - Upper Hallway Note:	
37 0 29Nov21	1 - Main House- Delete (2) standard kitchen light fixtures and S/I (4) 4" LED (HALO Slim) interior potlight- connected to new dimmer switch- as per plan Note:	
38 31,988 29Nov21	1 - Main House- S/I (1) 15 AMP recessed plug outlet- installed @ 72" A.F.F- above fireplace- Family Room- as per plan Note:**Installed with (1) Data jack beside outlet**	
39 32,016 29Nov21	1 - Main House- S/I (1) 4 inch White shower potlight (AFR4-0930) - connected to new switch - Master Ensuite Note:	
40 0 29Nov21	1 - Main House- S/I (1) Capped light outlet connected on new dimmer switch above tub- Master Ensuite Note:	
41 0 29Nov21	1 - Main House- S/I (3) LED Under Cabinet Puck Lights (CA360A-WH) c/w outlet & driver - connected to separate switch- as per plan Note:	
42 32,007 29Nov21	1 - Main House- S/I (6) 4 inch White interior potlights (HALO Slim LED) - connected to new dimmer switch - up to 9 feet height- Family Room Note:	
43 0 29Nov21	1 - Note for site: Install standard hoodfans for both basement and main house kitchens Note:**Clients to install their own OTR after closing**	
44 0 29Nov21	1 - Relocate (1) standard electrical outlet in garage- closer to front- as per plan Note:	

Fireplace

45 32,081 11Aug21	1 - Main House- S/I Napoleon BL46NTE Ascent Linear Gas Fireplace (c/w classic black surround and blue glass ember bed. Installed with 5 feet flex vent kit and gas piping)-in lieu of standard- Bottom of glass installed @ 24" A.F.F- Family Room Note:	
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46 0 29Nov21	1 - Main House- S/I White MDF Boxed Beam mantle in lieu of standard- Family Room Note:	

Granite

47 0 29Nov21	1 - Main House- S/I Bristol B927- 15mm Radius stainless steel- double bowl- undermount sink- in lieu of standard Note:	
48 0 29Nov21	1 - Main House- S/I Level A Radianz Quartz countertops with 4" backsplash and (1) standard undermount sink in lieu of standard lamiante countertop- Main Bathroom Note:	
49 0 29Nov21	1 - Main House- S/I Level D Silestone Quartz in lieu of standard granite in Kitchen Note:**Priced for kitchen re-design**	
50 0 29Nov21	1 - Note: Upgrade to Accomodate for Slide-in Stove was declined by the purchaser Note:	
51 0 17Mar22	1 - Main House - S/L Level A Silestone Quartz countertops with 4' backsplash and (1) standard undermount sink in lieu of standard laminate countertop - Powder Room Note:	
52 0 29Jun23	1 - Main House- S/I Level D Radianz Quartz countertops with 4" backsplash and (2) American Standard Studio undermount sink in lieu of standard lamiante countertop- Master Ensuite Note:**SINK SUPPLIED BY OTHERS**	

Hardwood

53 0 11Aug21	1 - Income Suite- S/I Torlys LVT in lieu of standard carpet/tile- lower hall, living room and kitchen- as per plan Note:	
54 0 11Aug21	1 - Main House- S/I Torlys LVT in lieu of standard carpet- Lower hall, family room and dining room- as per plan Note:	
55 0 11Aug21	1 - Main House- S/I Torlys LVT in lieu of standard carpet-- Upper hall, Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4- as per plan Note:	
56 0 11Aug21	1 - Main House- S/I Torlys LVT in lieu of standard tile- Kitchen- as per plan NoteIncludes Dinnette	

Heating and Air Conditioning

57 0 11Aug21	1 - Clients participating in Enercare rental program Note:	
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HVAC

58 32,085 11Aug21	1 - Main house- Heating and Air Conditioner - Gas Line for Future BBQ Note:	
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Miscellaneous



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59 0 11Aug21	1 - Main House- Delete (1) standard interior door @ water closet and create drywall opening- approx 36" wide x by 96" high- Master Ensuite- as per plan Note:		
60 0 11Aug21	1 - Main House- Fireplace bump-in- approx 5' wide from floor to ceiling w/ 8" returns Note:**Dimensions are subject to change due to site conditions**		
61 0 11Aug21	1 - Main House- Ooptional 4th Bedroom- as per plan Note:		
62 0 11Aug21	1 - Main House- S/I Flat Ceilings in lieu of standard stipple (main floor and second floor only)- Throughout NoteIncome suite: ADD \$3400		
63 0 11Aug21	1 - Main House- S/I Option Luxury Ensuite NoteAs per B-1		
64 0 11Aug21	1 - Second floor to be 9' NoteAs per B-1		

Paint

65 32,073 29Nov21	1 - Main House and Income Suite: S/I Dulux Diamond Matte interior paint- 1 colour throughout- in lieu of standard NoteColour: DLX1009-3 Solitary State		
66 0 29Nov21	1 - Main House and Income Suite: Stain on railings, nosings, mantles (where applicable) to complement Twelve Oaks Hickory Artillery Note:**Included in LVT upgrade**		

Plumbing

67 0 11Aug21	1 - Main House- S/I 3x4 ceramic shower with acrylic base and Maax Halo shower doors in Brushed Nickle hardware in lieu of standard 3x4 shower stall- Master Ensuite Note:		
68 0 11Aug21	3 - Main House- S/I Contrac Manning One Piece toilet (4710BHXU) in lieu of standard toilet- (1) Powder Room, (1) Main Bath and (1) Master ensuite Note:		
69 0 11Aug21	1 - Main House- S/I Delta Square Single-Setting Raincan shower head in stainless (52159-SS) w/ 6" Shower Arm and Flange(RP61058SS) w/ Delta Vero Monitor 14 series valve in stainless (T14053-SS)- Master Ensuite shower Note: SHOWERHEAD MODEL NUMBER: 52159-25-SS (IN STAINLESS FINISHED)		
70 0 11Aug21	1 - Main House- S/I Delta Vero Premium Single-Setting Slide Bar Hand Shower in Stainless (57530-SS) and w/ square wall elbow (50570-SS) and Delta Vero 6-Setting 3-Port Diverter Trim (T11953-SS)- Master Ensuite shower Note:		
71 0 11Aug21	1 - Main House- S/I Maax Ariosa 6636 freestanding tub in Sterling Silver in lieu of standard- Master Ensuite- as per plan Note:		
72 31,964 11Aug21	1 - Main House- Upgrade standard tub in Main Bathroom to Maax Exhibit 6032 soaker tub Note:		
73 31,961 29Nov21	1 - Main House- (1) Water line for fridge Note:		



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74 31,940 29Nov21	2 - Main House- (2) American Standard Studio 0643.001 countertop sink w/ center hole in lieu of standard- Master Ensuite Note:		
75 0 29Nov21	4 - Main House- S/I Delta (581LF-BLGPM-PP) MODERN Single Handle Project-Pack Bathroom Faucet in Matte Black- (1) Powder Room, (1) Main Bathroom, (2) Master Ensuite Note**Clients accept that Delta is experiencing a global shortage of products and knows that plumbing fixtures are not guaranteed**		
76 0 29Nov21	1 - Relocate hosebib in garage- closer to front- as per plan Note:		

Railings

77 0 11Aug21	1 - Main House- S/I Modern Oak posts w/ cap (#SB7) and plain black metal square spindles in lieu of standard- Main Stairs Note:		
78 0 11Aug21	1 - Main House- S/I Oak nosings under spindles- upper hall Note:**Needed to install LVT in upper hall**		

Stairs

79 0 11Aug21	1 - Main House- Upgrade main stairs to oak Note:		
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Trim

80 0 11Aug21	5 - Main House- S/I 8' H interior doors in lieu of standard- throughout main floor- (1) Powder Room, (2) Foyer Closet, (1) Kitchen Pantry, (1) Basement stairs- as per plan Note:**Does not include any exterior doors**		
81 0 11Aug21	17 - Main House- S/I 8' H interior doors in lieu of standard- throughout second floor- as per plan Note:(2) Upper hall linen, (2) Main bath, (1) Master Bedroom, (1) Master Bedroom Ensuite, (1) Master Bedroom closet ,(1) Bedroom 2, (2) Bedroom 2 closet, (1) Bedroom 3 , (2) Bedroom 3, (1) Bedroom 4 , (2) Bedroom 4, (1) Laundry Room		
82 0 11Aug21	3 - Main House- S/I By-pass closet doors in lieu of standard sliding vinyl closet doors- Bedroom 2, Bedroom 3, and Bedroom 4 Note:		
83 0 11Aug21	2 - Main House- S/I Swing closet doors in lieu of standard sliding vinyl closet doors- Foyer, Upper Hall linen- as per plan Note:		
84 0 29Nov21	1 - Main House and Income- S/I Standard Trim package- CT#10 NoteNew standard in houses		
85 0 29Nov21	1 - Main House and Income Suite- S/I Level 2 Interior doors- Lincoln- 1-panel smooth- in lieu of standard- Throughout NoteMain house only: \$660		
86 0 29Nov21	1 - Main House and Income Suite- S/I Taymor Vega interior door levers in Matte Black in lieu of standard- throughout Note**With matching hinges and closet pulls** **Does not include any exterior doors**		



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1A Offer Worksheet	Add- Optional Luxury ensuite Note:		
2A Offer Worksheet	Add - 9-ft ceilings on the 2nd floor (bedrooms) Note:		
3A Offer Worksheet	Purchasers to take part in the Enercare Rental Program which includes the equipment indicated in Schedule B. Note:		

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