



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Glen Facun and Charlene Facun TEL:

LOT / PHASE 311 / 2	STREET 25 Dun Skipper Drive	HOUSE TYPE KLONDIKE ELEV M	CLOSING DATE 26-Apr-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 07Oct21	1 - Main House- Accommodate for 2nd sink- S/I (2) 24"w sink cabinets with a 15"w bank of drawers in the middle in lieu of standard- Main Bath- as per plan Note:	
2 0 07Oct21	1 - Main House- S/I 24"w Base cabinet, Laminate counter top and 24"w upper- Main Floor Laundry Room- as per plan Note:	
3 0 22Dec21	1 - Income Suite- Add 1 sets pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) -next to range - Line 3 Note:	
4 0 22Dec21	1 - Income Suite- Add pull-out recycle centre to bottom section of pantry - Berenson QPAM 15228C c/w 2 bins with lids Note:	
5 0 22Dec21	1 - Income Suite- Increase depth of fridge upper to 24"d and add 1 side panel Note:	
6 0 22Dec21	1 - Income Suite- Move fridge approx 16" and insert 24"d. pantry cabinet - Line 3 Note:	
7 0 22Dec21	1 - Income Suite- re-design kitchen layout : Builder to remove corner walk-in pantry; fridge upper, base cabinet & upper next to fridge moved to range wall. Note:	
8 0 22Dec21	1 - Income Suite- Replace upper angled corner cabinet with 90 degree piano hinge corner cabinet Note:	
9 0 22Dec21	1 - Income Suite- Upgrade ALL drawers in kitchen to soft close (X7) Note:	
10 0 22Dec21	1 - Income Suite- Upgrade ALL hinges in kitchen to soft close (x25) Note:	
11 0 22Dec21	1 - Income Suite- Upgrade kitchen cabinets to Line 3 Note:	
12 0 22Dec21	1 - Main House- Add 1 bank of 4 drawers in lieu of standard base cabinet - Left side of range- Line 3 Note:	
13 0 22Dec21	1 - Main House- Add 1 set pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - Right side of range - Line 3 Note:	
14 0 22Dec21	1 - Main House- Add additonal vanity (off Pool Room) - approx. 36"w. - Line 3 Note:	
15 0 22Dec21	1 - Main House- Add base cabinet, laminate countertop & 30"h. upper cabinet next to stacking washer/dryer space. - Line 2 Note:	
16 0 22Dec21	1 - Main House- Add plain panel to ceiling (no square moulding or ceiling crown) Note:	



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INV#	QTY	EXTRA / CHANGE	
17 0 22Dec21	1 - Main House- Coffee Bar - Add 3 glass door inserts to upper cabinets. Plain frame with clear glass Note:		
18 0 22Dec21	1 - Main House- Delete upper above range + approx. 6" each side to accomodate Chimney Style Hoodfan - Line 3 Note:		
19 0 22Dec21	1 - Main House- Increase depth of fridge upper to 24"d and add 1 side panel Note:		
20 0 22Dec21	1 - Main House- Island - add 2 dummy doors - Line 3 Note:		
21 0 22Dec21	1 - Main House- Island - Add 2 pull-outs – one in each base cabinet on back of island. Note:* Doors to be (2) 12" w doors for each base cabinet *		
22 0 22Dec21	1 - Main House- Island - Add 4 top drawers (in lieu of standard bank of 4 drwrs) - Line 3 Note:		
23 0 22Dec21	1 - Main House- Island - Add cabinets to back of island (24"d X 72"w.) - Line 3 Note:* Island countertop increased from 80" X 36" to 85.5" X 64.5" (extra stone by builder) *		
24 0 22Dec21	1 - Main House- Island - Add pull-out recycle centre - Berenson QPAM 15228C c/w 2 bins with lids Note:		
25 0 22Dec21	1 - Main House- Island - replace regular base cabinet with base Mw cabinet c/w with open shelf for Mw + deep drawer below - Line 3 - Add panel to front of MW shelf to accommodate built-in Trim kit (Specs needed) - space available for trim kit: 27"w X 18"h. Note:* cabinet turned to face range/fridge wall *		
26 0 22Dec21	1 - Main House- Main Bath - modify cabinets to accommodate 2 sinks - Line 3 Note:		
27 0 22Dec21	1 - Main House- Master Ensuite - add 2 false drwr fronts to sink base cabinets - Line 3 Note:		
28 0 22Dec21	1 - Main House- Matching interiors (X2) for glass door cabinets Note:		
29 0 22Dec21	1 - Main House- Move fridge approx 12" and insert 24"d. pantry/broom cabinet - Line 3 Note:		
30 0 22Dec21	1 - Main House- Re-design kitchen layout: move sink & DW from island to fridge wall; move fridge to patio door end of range; modify cabinets to suit new layout Note:		
31 0 22Dec21	1 - Main House- Replace upper above sink with 2 floating shelves - 1.25"thick X 11"d. X 36"w. - wood veneer, painted MDF or melamine Note:		
32 0 22Dec21	1 - Main House- Replace upper angled corner cabinet with 90 degree piano hinge corner cabinet Note:		



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INV#	QTY	EXTRA / CHANGE
33 0 22Dec21	1 - Main House- Upgrade ALL drawers in kitchen to soft close (11 drawers + 4 pull-outs) Note:	
34 0 22Dec21	1 - Main House- Upgrade ALL hinges in kitchen to soft close (x25) Note:	
35 0 22Dec21	1 - Main House- Upgrade kitchen cabinets to Line 3 Note:	
36 0 22Dec21	1 - Main House- Upgrade Loft Bathroom vanity to Line 3 Note:	
37 0 22Dec21	1 - Main House- Upgrade Main Bath vanity to Line 3 Note:	
38 0 22Dec21	1 - Main House- Upgrade Master Ensuite vanity to Line 3 Note:	
39 0 10Jun22	1 - S/I - Kitchen Island Redesign due to stone slab size Note:	
40 0 21Mar23	1 - Extend furring panel across chimney hood area and install a flyover shelf Note:	
41 0 21Mar23	1 - Reduce laundry room cabinet to 21"d Note:	
42 0 22Mar23	1 - S/I - Main house - increase height of upper to reach 96" (42"h uppers installed at 18" above counter) Note:	

Carpet

43 0 22Dec21	1 - Income Suite- S/I Level 3 carpet flooring in lieu of standard flooring- Stairs, Loft, Loft Stairs, Master Bedroom, Bedroom #2- S/I Level 3 carpet underpad- Viscopro II 9lbs- in lieu of standard underpad- all areas- as per plan Note:	
44 0 22Dec21	1 - Main House- S/I Level 3 Carpet in lieu of standard carpet- Master Bedroom, Bedroom #3, Bedroom #4, Loft- S/I Level 3 Underpad- Viscopro II 9lbs- in lieu of standard carpet underpad- all areas- as per plan Note:	

Central Vacuum

45 0 07Oct21	1 - Main House- S/I Complete central vac system c/w accessories kit and installation - includes joining and extending vac rough-in and (1) 15 AMP separate circuit plug- terminated in Mechanical Room- as per plan Note:	
46 0 07Oct21	4 - S/I (4) Vac pans c/w plate, wiring and flex piping- black- (1) Kitchen- under sink- (1) Main Bath, (1) Master Ensuite, (1) Master Ensuite #2 in Loft- under vanity sinks- as per plan Note:	

Ceramic



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INV#	QTY	EXTRA / CHANGE
47 0 22Dec21	1 - Income Suite- S/I Level B Ceramic tile flooring in lieu of standard ceramic tile flooring- Foyer, Powder Room, Washroom- as per plan Note:	
48 0 22Dec21	1 - Income Suite- S/I Level B Ceramic wall tile in lieu of standard wall tile- Kitchen backsplash, Washroom Shower Wall- as per plan Note:* Kitchen backsplash to be installed: Staggered *	
49 0 22Dec21	1 - Main House- S/I Level A Ceramic tile flooring in lieu of standard ceramic tile flooring- Kitchen/Breakfast Area, Main Bathroom- as per plan Note:* Kitchen/Breakfast Area to be Installed Staggered *	
50 0 22Dec21	1 - Main House- S/I Level B Ceramic Tile Flooring in lieu of standard ceramic tile flooring- Foyer, Laundry Room, Powder Room, Master Ensuite, Mudroom, Loft Bathroom- as per plan Note:* Foyer to be installed Staggered *	
51 0 22Dec21	1 - Main House- S/I Level B Ceramic Wall tile in lieu of standard ceramic wall tile- Main Bathroom- as per plan Note:	
52 0 04Oct22	1 - Main House: S/I Staggered tile in the mudroom and powder room - in lieu of standard install pattern Note:	
53 0 28Feb23	1 - Level C Ceramic wall tile in lieu of standard ceramic wall tile - master ensuite shower walls, kitchen coffee bar area, master ensuite vanity wall from vanity to ceiling NoteMaster ensuite shower and vanity wall stacked vertical, coffee bar horizontal brick	

Doors and Windows

54 0 22Dec21	1 - Income Suite- S/I Level 2 Interior Doors- Logan- in lieu of standard interior doors- as per plan Note:	
55 0 22Dec21	1 - Main House- S/I Level 2 Interior Doors- Logan- in lieu of standard interior doors- as per plan Note:	

Electrical

56 0 07Oct21	1 - Main House- S/I (1) Additional Vanity Light Fixture- 3-Light chrome vanity fixture (A16013-7)- Main Bath- as per plan Note:	
57 0 22Dec21	1 - Income Suite- Delete (1) Standard light fixture over sink- S/I (2) Capped light outlet- connected to new switch- as per plan Note:	
58 0 22Dec21	1 - Income Suite- Delete (1) standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to new switch- Hall- as per plan Note:	
59 0 22Dec21	1 - Income Suite- Delete (1) Standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Living Room- as per plan Note:	
60 0 22Dec21	1 - Income Suite- Delete (2) standard light fixtures- Delete existing 4-way switch- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to new 3-way switch- Foyer Unit 2- as per plan Note:	



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61 0 22Dec21	1 - Income Suite- Delete (2) standard light fixtures- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:		
62 0 22Dec21	1 - Income Suite- Reinforce (1) standard light outlet for heavier fixture- Main Stairs- as per plan Note:		
63 0 22Dec21	1 - Income Suite- S/I (1) 4" Black exterior potlight (AFR4-0930)- connected to existing Exterior wall sconce switch- Under Front Porch Unit 2- as per plan Note:		
64 0 22Dec21	2 - Income Suite- S/I (2) CAT6 Data jacks- (1) Installed @ 60" A.F.F. in Living Room, (1) in Loft- as per plan Note:		
65 0 22Dec21	1 - Income Suite- S/I (5) 4" White interior potlights (HALO Slim LED)- connected to new switch- Upgrade switch to Dimmer switch- Loft- as per plan Note:		
66 0 22Dec21	2 - Main House & Income Suite- S/I (2) 1/2 Horse Power Garage Door opener w/ (2) remotes and (1) keypad Note:* Per garage door *		
67 0 22Dec21	1 - Main House- Delete (1) Standard light fixture above Staircase Railing- S/I (6) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upper Hall- as per plan Note:		
68 0 22Dec21	1 - Main House- Delete (1) Standard light fixture in Coffee Bar area- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- as per plan Note:		
69 0 22Dec21	1 - Main House- Delete (1) standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED) - connected to new switch- Above Tub- Master Ensuite- as per plan Note:		
70 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Master Retreat Closet Entrance- as per plan Note:		
71 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Water Closet- Master Ensuite- as per plan Note:		
72 0 22Dec21	1 - Main House- Delete (1) standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Loft- as per plan Note:		
73 0 22Dec21	1 - Main House- Delete (1) Standard light fixture- S/I (4) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- Den/Office- as per plan Note:		
74 0 22Dec21	1 - Main House- Delete (1) Standard light fixutre- S/I (2) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Mudroom- as per plan Note:		
75 0 22Dec21	1 - Main House- Delete (2) Standard light fixtures- S/I (3) 4" White interior potlight (HALO Slim LED) - connected to existing 3-way switches- Main Lower Hall- as per plan Note:		



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76 0 22Dec21	1 - Main House- Delete standard light outlets in Kitchen- S/I (8) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Kitchen- as per plan Note:	
77 0 22Dec21	1 - Main House- Reinforce (1) Existing light outlet for heavier fixture- Dining Room- as per plan Note:	
78 0 22Dec21	1 - Main House- Reinforce (1) standard light outlet for heavier fixture- Foyer- as per plan Note:	
79 0 22Dec21	1 - Main House- S/I (1) 15 AMP standard plug outlet- Installed in the ceiling- connected to new switch- Loft- as per plan Note:	
80 0 22Dec21	1 - Main House- S/I (1) 4" Black exterior potlight (AFR4-0930)- connected to existing switch that controls existing Exterior Wall sconces- Under Front Porch Unit 1- as per plan Note:	
81 0 22Dec21	1 - Main House- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Loft Bathroom- as per plan Note:	
82 0 22Dec21	1 - Main House- S/I (1) 4" White interior potlight (HALO Slim LED)- connected to existing switch- Powder Room- as per plan Note:	
83 0 22Dec21	1 - Main House- S/I (1) Direct conduit for audio/video cables w/ wall plates at both ends and (1) additional recessed electric outlet @ 60" A.F.F.- Great Room- as per plan Note:	
84 0 22Dec21	11 - Main House- S/I (11) 4" Black exterior potlights (AFR4-0930)- connected to new switch- as per plan Note* Exterior potlights higher than 12'h above ground *	
85 0 22Dec21	1 - Main House- S/I (2) Capped light outlets- connected to new switch- Kitchen above island- as per plan Note:	
86 0 22Dec21	1 - Main House- S/I (3) CAT6 Data Jacks- (1) Great Room @60" A.F.F., (1) Loft, (1) Master Retreat- as per plan NoteNew standard	
87 0 22Dec21	1 - Main House- S/I (5) 4" White interior potlights (HALO Slim LED)- connected to new switch- Loft- as per plan Note:	
88 0 22Dec21	1 - Main House- S/I (8) 4" White interior potlights (HALO Slim LED)- connected to existing switch- Upgrade switch to Dimmer switch- Great Room- as per plan Note:	

Fireplace

89 0 22Dec21	1 - Main House- Delete Standard mantle- Great Room- as per plan Note:	
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Granite

90 0 22Dec21	1 - Income Suite- S/I Level A Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sink in lieu of standard laminate countertops- Main Bath- as per plan Note:	
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91 0 22Dec21	1 - Income Suite- S/I Level D Silestone Quartz countertops in lieu of standard laminate countertops- Kitchen- as per plan Note:		
92 0 22Dec21	1 - Main House- S/I Level A Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sink in lieu of standard laminate countertops- Loft bathroom- as per plan Note:		
93 0 22Dec21	1 - Main House- S/I Level B Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sinks in lieu of standard laminate countertops- Laundry Room, Master Ensuite- as per plan Note:		
94 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz countertops c/w 4" backsplash and standard rectangular undermount sinks in lieu of standard laminate countertops- Main Bathroom- as per plan Note:		
95 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz Countertops in lieu of standard granite countertops- Kitchen- as per plan Note:		
96 0 22Dec21	1 - Main House- S/I Level D Silestone Quartz in lieu of kitchen ceramic backsplash- Main Kitchen area- as per plan NoteQuartz to go up and behind Chimney hood fan		

Hardwood

97 0 07Oct21	1 - Income Suite- S/I Torlys LVT flooring in lieu of standard carpet- Living Room/Hall Area, Kitchen Area- as per plan Note:	
98 0 07Oct21	1 - Main House- S/I Level A Pre-Finished Engineered Hardwood in lieu of standard carpet- Den/Office, Dining Room/Great Room, Lower Hall, Upper Hall (incl. nosing) Note: Includes Landing to Basement outside of Laundry Room	

Heating and Air Conditioning

99 0 07Oct21	1 - Main House- S/I Gas Line for Future BBQ Note:	
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Miscellaneous

100 0 07Oct21	1 - Income Suite- Optional 2 Bedroom Income Suite Note:As per B-1	
101 0 07Oct21	1 - Main House- Build laundry room and re-locate laundry hook-ups to main floor and covert to stack washer and dryer- as per plan Note:**C/W standard finishes- standard floor tile, electrical, trim, paint** **Cabinetry, sink, faucets priced seperately**	
102 0 07Oct21	1 - Main House- Delete corner linen closet in Upper Hall- as per plan Note:	
103 0 07Oct21	1 - Main House- Delete standard Foyer Walk-In Closet and relocate Powder Room to face lower hall- as per plan Note*Laundry re-design priced seperately*	
104 0 07Oct21	1 - Main House- Optional Alternate Master Retreat Note:As per B-1	



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105 0 07Oct21	1 - Main House- Second Floor Re-design- Delete Bedroom #2 and extend Loft with door and Walk-In Closet, and 3-pc bathroom- c/w standard painted wall partitions, standard door, standard carpet, trim, lighting, and finishes- as per plan Note:*Bathroom priced seperately*	
106 0 07Oct21	1 - Main House- Second floor re-design- S/I Finished 3pc bathroom- c/w standard toilet, standard base cabinet, laminate countertop, overmount sink, neo-angle shower stall and standard doors, plumbing fixtures, and trim-as per plan Note:	
107 0 22Dec21	1 - Income Suite- S/I Cyclone CY917R30SS 30" Classic Stainless Steel Under Cabinet Hood Fan in lieu of standard hood fan- Kitchen- as per plan Note:	
108 0 22Dec21	1 - Main House- S/I Roxul Sound Dampening insulation in wall- Loft wall overlooking Open to Above area- as per plan Note:	
109 0 22Dec21	1 - Main House- S/I SCB31930 30" Alito Stainless Steel Baffle Filter Wall Mount Chimney Hood Fan in lieu of standard hood fan- Kitchen- as per plan Note:* Previous Code: SCB30030 *	

Paint

110 0 22Dec21	1 - Income Suite- S/I Flat ceilings in lieu of stipple ceilings- Throughout Suite- as per plan Note:	
111 0 22Dec21	1 - Main House- S/I Flat ceilings in lieu of stipple ceilings- throughout Main House- as per plan Note:	

Plumbing

112 0 07Oct21	1 - Income Suite- S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome hardware) in lieu of standard tub- Main Bath- as per plan Note:	
113 0 07Oct21	1 - Main House- S/I (1) Additional standard sink and faucet in vanity- Main Bath- as per plan Note:*Additional vanity light fixture priced separately*	
114 0 07Oct21	1 - Main House- S/I (1) Delta Trinsic T4759-BL Matte Black Roman Tub Trim w/ Handshower in lieu of Standard- Master Ensuite- as per plan Note:	
115 0 07Oct21	1 - Main House- S/I Delta Monitor 14 Series Contemporary Square Shower Kit (DF-KIT23-PBSBL-WS)- Matte Black- in lieu of standard shower trim- Master Ensuite- as per plan Note:	
116 0 07Oct21	1 - Main House- S/I Maax Halo Sliding doors (matte black finish and hinges) in lieu of standard shower doors- Master Ensuite- as per plan Note:	
117 0 22Dec21	1 - Main House- S/I (1) Delta Trinsic 9159-AR-DST Arctic Stainless Kitchen Faucet in lieu of Standard- Kitchen- as per plan Note:	
118 0 22Dec21	2 - Main House- S/I (2) Delta Trinsic 559HA-BL-DST Matte Black High Arc Single Hole Bathroom Faucets in lieu of standard faucets- Master Ensuite- as per plan Note:	



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119 0 22Dec21	3 - Main House- S/I (3) Delta Trinsic 559HA-CZ-DST Champagne Bronze High Arc Single Hole Bathroom Faucets in lieu of Standard- (2) Main Bathroom, (1) Loft Bathroom- as per plan Note:		
120 0 31Oct23	1 - Laundry Room - Main Floor - Supply and Install Bristol undermount sink B1614 stainless steel and upgrade faucet to Delta9959-DST chrome Note:		

Railings

121 0 07Oct21	1 - Income Suite- S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial- S/I Modern spindles (plain) in lieu of standard Oak Colonial Note:		
122 0 07Oct21	1 - Income Suite- S/I oak nosing under spindles Note:		
123 0 07Oct21	1 - Main House- S/I 5" Oak boxed newel posts w/ inset (#SB4-5I) in lieu of standard Oak Colonial- S/I Metal spindles (black, all plain) in lieu of standard Oak Colonial Note:		

Stairs

124 0 07Oct21	1 - Main House- Upgrade Main Staircase to Oak w/ White Risers Note:		
125 0 22Dec21	1 - Main House- Upgrade Staircase Leading to Landing outside of Laundry Room to Oak- as per plan Note:		

Trim

126 0 07Oct21	3 - Income Suite- S/I By-Pass closet doors in lieu of standard vinyl sliding closet doors- (2) in Primary Bedroom, (1) in Bedroom #2- as per plan Note:		
127 0 07Oct21	1 - Main House- Delete (1) standard closet- Foyer- as per plan Note:		
128 0 07Oct21	2 - Main House- S/I By-pass closet doors in lieu of standard vinyl sliding closet doors- (1) Bedroom #3, (1) Bedroom #4- as per plan Note:		
129 0 07Oct21	1 - Main House- S/I Mirrored sliding closet doors in lieu of standard vinyl sliding closet doors- Foyer- as per plan Note:		
130 0 07Oct21	1 - Main House- S/I Pair of 15-Lite Clear glass French Doors- Den/Office- as per plan Note:		
131 0 22Dec21	1 - Income Suite- S/I Level 2 Trim- CT#14 Baseboards and casings- in lieu of standard trim- baseboard and casings- as per plan Note:		
132 0 22Dec21	1 - Main House- S/I Level 2 Trim- CT#14 Baseboards and casings- in lieu of standard trim- baseboard and casings- as per plan Note:		



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133 0 22Dec21	19 - Main House- S/I Upgraded interio door handles- Taymor Vega- Square Rosets- in lieu of standard interior door handles as per plan Note:	
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1A Offer Worksheet	Add - Optional 2 Bedroom Income Suite. Note:	
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2A Offer Worksheet	Add - Optional Alternate Master Retreat. Note:	
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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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This Document is Extremely Time Sensitive - Printed 3 Nov 23 at 14:58