



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Yuchen Zhang and Ying Su TEL:

LOT / PHASE 263 / 2	STREET 907 Omagaki Way	HOUSE TYPE CHEASAPEAKE (508) ELEV B 4 BED	CLOSING DATE 31-Oct-22
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 17Aug22	1 - Increase fridge opening to 37"W x 72"H Note:Adjust width of cabinets on the left-hand size of the stove to accomodate	
2 0 17Aug22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	
3 0 17Aug22	1 - Increase the height of the Ensuite #2 vanity to 36" H Note:	
4 0 17Aug22	1 - Increase the height of the Main Bath vanity to 36" H Note:	
5 0 17Aug22	1 - Increase the height of the Master Ensuite vanity to 36" H Note:	
6 0 17Aug22	1 - Increase the height of the Powder Room vanity to 36" H Note:	
7 0 17Aug22	1 - Relocate microwave shelf to the right-hand side of the stove (in between stove and fridge) Note:	

Carpet

8 0 17Aug22	1 - S/I upgraded Level 1 carpet Beaulieu A4940 Silky Glimmer 11077 Templar in the Upper Hallway, Master Bedroom, Bedroom 2, Bedroom 3, and Bedroom 4 - in lieu of standard carpet Note:Includes level 1 carpet underpad	
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Ceramic

9 0 17Aug22	1 - S/I STD Ceratec Essential Glossy Bianco Beveled 4x8 on the kitchen backsplash in a horizontal brick pattern Note:	
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Doors and Windows

10 0 27Apr22	1 - Increase size of existing basement window from 56"x24" to 56"x30" Note:	
11 0 27Apr22	2 - Increase size of existing basement windows from 48"x24" to 56"x30" Note:	
12 0 27Apr22	1 - S/I Transom window above 6' patio doors. Note:	
13 0 17Aug22	1 - Add Richmond glass windows to garage doors Note:	

Electrical

14 0 27Apr22	1 - S/I upgraded 200amp panel Note:This does not include the 200amp service. Puchaser is responsible for arranging for the service and the cost.	
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INV#	QTY	EXTRA / CHANGE	
15 0 17Aug22	1 - Reinforce the stairwell light fixtue on the second floor (open to below) - as per plan Note:		
16 0 17Aug22	1 - Relocate electrical plug for microwave to the right-hand side of stove (in between stove and fridge) Note:		
17 0 17Aug22	1 - S/I (1) additional electrical outlet in the unfinished basement - as per plan Note:		
18 0 17Aug22	1 - S/I (1) capped light outlet centered in the Family Room connected to the existing switch - as per plan NoteDisconnect existing switch from electrical outlet.		
19 0 17Aug22	1 - S/I (1) electrical plug above the fireplace in the Family Room approx. 76" AFF for future TV - as per plan Note:		
20 0 17Aug22	1 - S/I (1) HALO Slim LED pot light in the Dining Room connected to a separate switch - as per plan Note:		
21 0 17Aug22	1 - S/I (1) HALO Slim LED pot light in the Family Room connected to a separate switch - as per plan Note:		
22 0 17Aug22	1 - S/I (1) HALO Slim LED pot light in the Study connected to a separate switch - as per plan Note:		
23 0 17Aug22	1 - S/I (1) Reinforced ceiling outlet centered in the Living Room conneced to the existing switch - as per plan NoteDisconnect existing switch from electrical outlet		
24 0 17Aug22	1 - S/I (4) HALO Slim LED pot lights in the Living Room connected to a separate switch - as per plan Note:		

Fireplace

25 0 27Apr22	1 - Raise the standard Electric Fireplace approx. 12" AFF in the Master Bedroom Note:		
26 0 27Apr22	1 - Raise the standard gas fireplace 12" above finished floor in the Family Room. Note:		

Granite

27 0 17Aug22	1 - S/I Level A Silestone quartz Halcyon in the kitchen on the perimeter and island, with a square edge, and one sink cut-out - in lieu of the standard granite Note:		
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Miscellaneous

28 0 27Apr22	1 - Add - 9-ft ceilings on 2nd floor - As per B-1 Note:		
29 0 27Apr22	1 - Add - One (1) 3-piece rough-in for future bathroom, in standard location - As per B-1 Note:		



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30 0 27Apr22	1 - Add - Optional 4 bedroom with 2 Ensuities - As per B-1 Note:		
31 0 27Apr22	1 - Add 9 ft foundation pour - As per B-1 Note:		
32 0 27Apr22	1 - S/I a 3x4 acrylic shower stall in the powder room, closet in the laundry will be deleted and closed off, the powder room will expand into the front entrance closet reducing it's size. Note:		
33 0 27Apr22	1 - S/I Fridge water line in the kitchen Note:		
34 0 02Feb24	1 - Credit for Central Vac Rough-in Note:		

Railings

35 0 27Apr22	1 - Remove door to the basement, open wall partialy to below and finish basement stairs in a standard carpet with standard posts, railing, and spindles. Incldues a finished vestibule at the bottom with a door to the unfinished basement area. NoteThere will be a post at the top of the stairs.	
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Stairs

36 0 27Apr22	1 - Updrade nosing to oak on the second floor - in lieu of standard carpet. NoteStain to match staircase	
37 0 27Apr22	1 - Upgrade the main staircase to oak with oak treads and risers - in lieu of standard NoteStain to be selected.	

1A Offer Worksheet	Add - 9-ft foundation pour. Note:	
2A Offer Worksheet	Add - One (1) 3-piece rough-in for future bathroom in the basement, in standard location. Note:	
3A Offer Worksheet	Add - Optional 4 bedroom with 2 Ensuities. Note:	
4A 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:	
5A Offer Worksheet	Add - 9-ft ceilings on 2nd floor. Note:	

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