



CONSTRUCTION SUMMARY

Pathways at Findlay Creek - 2588824 Ontario Inc.

PURCHASERS: Hussein Mansour and Nour Matar // Maria Mansour // Youssef Mansour

TEL:

LOT / PHASE 354 / 2	STREET 800 Ninaatik Place	HOUSE TYPE KINGSWOOD ELEV M 4 BED	CLOSING DATE 03-Aug-23
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 16Oct23	1 - Accommodate for Built-in Double oven (fridge moves to wall backing dining room; Oven cabinet located in standard fridge location) Note:	
2 0 16Oct23	1 - Add 2 glass doors to middle upper cabinet - area right of fridge;plain frame with clear glass (white interior) Note:	
3 0 16Oct23	1 - Add 2 sets pot/pan drwrs - one each side of range c/w one wide top drwr + 2 deep drawers each (in lieu of std 2 door base cabinet) Note:	
4 0 16Oct23	1 - Add 3 top drawers - right of fridge - Double width (30"w) Note:	
5 0 16Oct23	1 - Add approx. 60" of uppers (42"h) and base cabinets right of fridge (extended towards walk-in pantry) Note:	
6 0 16Oct23	1 - Add light valance below upper cabinets - 2"h plain recessed - to accommodate under cabinet lighting (lights and electrical by builder) painted MDF Note:	
7 0 16Oct23	1 - Add light valance to added upper cabinets next to fridge Note:	
8 0 16Oct23	1 - Add pull-out recycle centre - right of sink - Richelieu 76000140 - c/w 2 LG bins (fits 24" w. cab) Note:	
9 0 16Oct23	1 - Add top drawer above recycle center (24"w) Note:	
10 0 16Oct23	1 - Bedroom #5 ensuite: Modify cabinet to create floating vanity @ 34.5"h (24"h cabinet + counter @ 10.5" above floor) Note:	
11 0 16Oct23	1 - Delete upper above range to accommodate Chimney Style hood fan + 3" -6" space each side (Hood fan upgrade by builder) NoteLayout modified to create equal uppers each side of Chimney hood	
12 0 16Oct23	1 - Ensuite #2: Modify cabinet to create floating vanity @ 34.5"h (24"h cabinet + counter @ 10.5" above floor) + Install support panel to floor (recessed approx. 10" in) Note:	
13 0 16Oct23	1 - Ensuite #2: Upgrade to soft close drawers - standard layout (X3) Note:	
14 0 16Oct23	1 - Fill to ceiling (must upgrade to 42"h uppers installed at 96"h) Panel to ceiling + 1" moulding + Ceiling Crown Note:	
15 0 16Oct23	1 - Fillto ceiling above added uppers next to fridge - 1"mouldng, furring panel + ceiling crown Note:	
16 0 16Oct23	1 - Increase depth of fridge upper to 24"d and add 2 side panels Note:	



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17 0 16Oct23	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:		
18 0 16Oct23	1 - Island - Accommodate for prep sink - split double cabinet into 2 single cabinets Note:		
19 0 16Oct23	1 - Island - re-design as per sketch (extra stone by builder): Create L-shape; Add support panels for 30" X 48" eating bar; Add 9"d. base cabinet in lieu of eating counter overhang on back behind MW cabinet; Note: 2 Waterfall ends as per sketch (by builder) Note:		
20 0 16Oct23	1 - Island - Replace std. base cabinet with base MW cabinet c/w open shelf for MW + deep drawer below Note:		
21 0 16Oct23	1 - Main bathroom: Accommodate for 2 sinks (drawers move to middle) Note:		
22 0 16Oct23	1 - Main bathroom: Modify cabinet to create floating vanity @ 34.5"h (24"h cabinet + counter @ 10.5" above floor) + Install support panel to floor (recessed approx. 10" in) Note:		
23 0 16Oct23	1 - Main bathroom: Upgrade to soft close drawers (X3) Note:		
24 0 16Oct23	1 - Move oven cabinet 24" and insert pantry cabinet Note:		
25 0 16Oct23	1 - Move standard bank of drawers to left of DW. Note:		
26 0 16Oct23	1 - Primary ensuite: Accommodate for 2 sinks (drawers move to middle) Note:		
27 0 16Oct23	1 - Primary ensuite: Modify cabinet to create floating vanity @ 34.5"h (24"h cabinet + counter @ 10.5" above floor) + Install support panel to floor (recessed approx. 10" in) Note:		
28 0 16Oct23	1 - Primary ensuite: Upgrade to soft close drawers - standard layout (X3) Note:		
29 0 16Oct23	1 - Upgrade all kitchen drwrs to soft close - redesigned layout (14 drwrs) Note:		
30 0 16Oct23	1 - Upgrade kitchen cabinets to Line 3 Note:		
31 0 16Oct23	1 - Upgrade master ensuite cabinets to line 3 Note:		

Carpet

32 0 16Oct23	1 - U/G carpet underpad to level 1 (7lb) in master bedroom, bedroom #2, bedroom #3 and bedroom #4 Note:	
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Ceramic

33 0 12Apr23	1 - S/I - STD ceramic tile in lieu of standard hardwood in solarium Note:	
34 0 16Oct23	1 - Bedroom #5 ensuite: Floor tile - S/I - Level B 24x24 tile stacked Note:	
35 0 16Oct23	1 - Bedroom #5 ensuite: Wall tile - U/G to Level B 24x24 stacked Note:	
36 0 16Oct23	1 - Ensuite #2: Floor tile - S/I - Level B 24x24 tile stacked Note:	
37 0 16Oct23	1 - Ensuite#2: Wall tile - U/G to Level B 24x24 stacked Note:	
38 0 16Oct23	1 - Foyer: Floor tile - S/I - Level B 24x24 tile stacked Note:	
39 0 16Oct23	1 - Kitchen/Breakfast: Floor Tile - S/I - Level B 24x24 tile stacked Note:	
40 0 16Oct23	1 - Laundry Room: Floor tile - S/I - Level B 12x24 tile stacked horizontal from doors Note:	
41 0 16Oct23	1 - Main Bathroom: Floor tile - S/I - Level B 24x24 tile stacked Note:	
42 0 16Oct23	1 - Main Bathroom: Wall tile - U/G Level B 24x24 stacked Note:	
43 0 16Oct23	1 - Master ensuite: Floor tile - S/I - Level B 24x24 tile stacked Note:	
44 0 16Oct23	1 - Master ensuite: Wall tile - U/G to Level B 24x24 stacked Note:	
45 0 16Oct23	1 - Mudroom: Floor tile - S/I - Level B 24x24 tile stacked Note:	
46 0 16Oct23	1 - Solarium: Floor tile - S/I - Level B 24x24 tile stacked Note:	

Electrical

47 0 12Apr23	1 - Home comes with 3 std CAT6 data outlets - in std lcoations as per plan Note:	
48 0 12Apr23	1 - S/I - (4) standard pot lights in kitchen as per plan NoteNew standard spec	



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49 0 12Apr23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Ensuite #2 Note:		
50 0 12Apr23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Main floor bedroom Note:		
51 0 12Apr23	1 - S/I (1) 4" LED Slim Shower Recessed Light White (AFR4-0930-WH) on its Own Switch - Master ensuite Note:		
52 0 12Apr23	1 - S/I (2) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Lower hall NoteOne std light fixture deleted		
53 0 12Apr23	1 - S/I (3) Reinforce existing Light Outlet for future Heavier Fixture - Living room, solarium, main staircase open to above Note:		
54 0 12Apr23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - Dining room Note:		
55 0 12Apr23	1 - S/I (4) HALO Slim 4" LED Potlight (Connected to New Switch) - located in breakfast area as per plan Note:		
56 0 12Apr23	1 - S/I (6) HALO Slim 4" LED Potlight (Connected to Existing Switch) - Family room Note:		
57 0 12Apr23	1 - S/I (8) Black Exterior Soffit PotLight 2nd Floor (Complete with a New Switch) (2) on 1st floor, (6) on second floor. Located as per plan Note:		
58 0 12Apr23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - centered over kitchen island Note:		
59 0 12Apr23	1 - S/I Additional Capped Light Outlet – in Ceiling, or on Wall for Future Sconce (Connected to Existing Switch) - Living room Note:		
60 0 12Apr23	1 - S/I Wall Oven Wiring (40 amp) Note:		
61 0 12Apr23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Master ensuite above tub Note:		
62 0 12Apr23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Ensuite #2 Note:		
63 0 12Apr23	1 - U/G (1) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Master ensuite Note:		
64 0 12Apr23	1 - U/G (4) Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Upper hall Note:		



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65 0 12Apr23	1 - U/G Std Light Fixture to a Halo Slim 4 Potlight (On Existing Switch) - Kitchen Pantry Note:		
66 0 16Oct23	1 - **Note - purchaser has both stove and double wall oven Note:		
67 0 16Oct23	1 - Bedroom #5 ensuite: S/I (1) 4in LED Puck Light on New Switch - centered under floating vanity as per plan Note:		
68 0 16Oct23	1 - Ensuite #2: S/I (2) 4in LED Puck Light on New Switch - centered under floating vanity as per plan Note:		
69 0 16Oct23	1 - Family room: S/I Non straight conduit at fireplace for future TV @ 70" A.F.F w/ (1) std electrical outlet - terminated to the left of the fireplace next to standard outlet Note:		
70 0 16Oct23	1 - Kitchen: Relocate std microwave plug to island Note:		
71 0 16Oct23	1 - Kitchen: S/I (7) 4in LED Puck Light on New Switch as per plan Note:		
72 0 16Oct23	1 - Kitchen: U/G Std Hood Fan to Cyclone SCB31630M Matte Black-300 CFM c/w 6in Duct Note:		
73 0 16Oct23	1 - Main bathroom: S/I (2) 4in LED Puck Light on New Switch - centered under floating vanity as per plan Note:		
74 0 16Oct23	1 - Master ensuite: S/I (2) 4in LED Puck Light on New Switch - centered under floating vanity as per plan Note:		

Fireplace

75 0 12Apr23	1 - Raise Std Fireplace Box 12in Above Finished Floor Note:		
76 0 12Apr23	1 - S/I - Fireplace Blower to Std Fireplace Only Note:		

Granite

77 0 16Oct23	1 - Bedroom #5 Ensuite: S/I - Level D Hanstone Quartz in lieu of standard laminate (includes 4" backsplash and (1) standard undermount sink) Note:		
78 0 16Oct23	1 - Ensuite #2: S/I - Level D Hanstone quartz in lieu of standard laminate (includes 4" backsplash and (1) standard undermount sink) Note:		
79 0 16Oct23	1 - Kitchen: S/I - Level D hanstone quartz backsplash, to be continued up and behind chimney hood to ceiling Note:		



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80 0 16Oct23	1 - Kitchen: S/I - Level D hanstone quartz waterfall on both ends of island Note:		
81 0 16Oct23	1 - Main Bathroom: S/I - Level D Hanstone quartz in lieu of standard laminate (includes 4" backsplash and (2) standard undermount sinks) Note:		
82 0 16Oct23	1 - Master Ensuite: S/I - Level D hanstone quartz in lieu of standard laminate (includes 4" backsplash and (2) standard undermount sinks) Note:		
83 0 09Aug24	1 - Kitchen: U/G to Hanstone Level D Quartz in lieu of standard Note:		

Hardwood

84 0 12Apr23	1 - S/I - STD level hardwood in upper hall in lieu of standard carpet Note:	
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Miscellaneous

85 0 12Apr23	1 - 1-pce rough-in for future bar sink, in locaton as noted on basement foor plan, as per atached sketch. (Subject to approval by Engineer) Note:As per B-1	
86 0 12Apr23	1 - 3-pce rough-in for future basement bathroom, in standard locaton (as per atached) Note:As per B-1	
87 0 12Apr23	1 - 9-ft basement foundation upgrade (subject to site conditions and availability for chosen model) Note:As per B-1	
88 0 12Apr23	1 - 9-ft Second foor upgrade (subject to site conditons and availability for chosen model) Note:As per B-1	
89 0 12Apr23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - jack & Jill Note:	
90 0 12Apr23	1 - Additional Builder Std Vanity Sink and Faucet (where applicable) Includes Larger Mirror and 1 Light Over Each Sink In Laminate Countertop. - Master ensuite Note:	
91 0 12Apr23	1 - Flat ceilings throughout in lieu of stipple Note:New standard spec	
92 0 12Apr23	1 - Increase the 2 existng basement windows from 36in X 24in TO 55in X 30in @ \$915 per window + HST, as per atached sketch. Note:As per B-1	
93 0 12Apr23	1 - one (1) additonal 55in X 30in basement window, as per optonal locaton, as per atached sketch. Note:As per B-1	



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94 0 12Apr23	1 - Optional ground floor bedroom with ensuite Note:As per B-1		
95 0 12Apr23	1 - Optional open/finished stairs to basement (complete with standard carpet, railings, spindles and finished vestibule in basement) Note:As per B-1		
96 0 12Apr23	1 - Optional second floor laundry (laundry relocated from main floor and utility sink relocated to basement) Note:As per B-1		
97 0 12Apr23	1 - S/I - (1) standard door to mudroom from main hall Note:		
98 0 12Apr23	1 - S/I (1) additional door in basement vestibule to basement bathroom as per plan Note:		
99 0 12Apr23	1 - S/I Additional Laundry Hooks Ups in the Basement (Location must be approved by Architecture) Note:		
100 0 16Oct23	1 - Bedroom #5 ensuite: U/G std shower door to Maax Halo sliding door alcove installation (Black trim) Note:		
101 0 16Oct23	1 - Ensuite #2: Delete std tub and S/I a 2.5x5 Acrylic Base with Maax Halo shower door with black trim Note:		
102 0 16Oct23	1 - Master ensuite: U/G Std 3x4 Shower to a 3x5 Acrylic Base, 2 Ceramic Walls and Option 4 Custom Glass Shower Door with panels to ceiling and full height return Black trim - (1) std door and surrounding water closet walls to be deleted Note:		

Plumbing

103 0 12Apr23	1 - S/I - Fridge water line Note:New standard spec		
104 0 12Apr23	1 - S/I Rough in Bar Sink (Must Take Sink and Faucet from Builder Will Not Just Leave As Rough In) Note:Sink and faucet TBD during colours		
105 0 16Oct23	1 - Bedroom #5 ensuite: U/G Shower Faucet to 55085-BL With 50560-BL & R10000 & T11859-BL & T14259-BL Note:		
106 0 16Oct23	1 - Bedroom #5 ensuite: U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink Note:		
107 0 16Oct23	1 - Bedroom #5 ensuite: U/G to Delta Trinsic 559HA-BL-DST Black Basin Faucet Note:		
108 0 16Oct23	1 - Ensuite #2: U/G to Delta Trinsic 559HA-BL-DST Black Basin Faucet Note:		
109 0 16Oct23	1 - Ensuite #2: U/G to Delta Trinsic T14259-BL Black Shower Faucet Note:		



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INV#	QTY	EXTRA / CHANGE
110 0 16Oct23	1 - Kitchen island: Add Bristol Virtuo Granite Sink Single Bowl Pearl Black B306 to Bar Rough In Note:	
111 0 16Oct23	1 - Kitchen island: Add Faucet to Bar Rough In Trinsic 9959-CA-DST (Champagne Bronze) Note:	
112 0 16Oct23	1 - Kitchen: U/G Faucet to Trinsic 9159-CZ-DST (Champagne Bronze) Note:	
113 0 16Oct23	1 - Kitchen: U/G Std Sink to a Single Undermount Granite B317 Pearl Black Note:	
114 0 16Oct23	1 - Main bathrom: U/G to Delta Trinsic T14459-BL Black Tub/Shower Faucet Note:	
115 0 16Oct23	1 - Main Bathroom: U/G to Delta Trinsic 559HA-BL-DST Black Basin Faucet (2) Note:	
116 0 16Oct23	1 - Master ensuite: U/G Shower Faucet to 55085-CZ With 50560-CZ &R10000 & T11859-CZ & T14259-CZ Note:	
117 0 16Oct23	1 - Master ensuite: U/G Std Basin Sink to B606 Rectangular Undermount Bathroom Sink (2) Note:	
118 0 16Oct23	1 - Master Ensuite: U/G to Delta Trinsic 559HA-CZ-DST Champagne Bronze Basin Faucet (2) Note:	
119 0 16Oct23	1 - Master ensuite: U/G to Delta Trinsic T4759-CZ Champagne Bronze Roman Tub Faucet/Handheld Note:	
120 0 16Oct23	1 - S/I hot and cold water lines to exterior (must be on an exterior wall) - Back of house as per plan Note:	

Railings

121 0 12Apr23	1 - S/I - 5" Oak boxed newel posts w/ inset and modern handrail in lieu of standard Oak 3-1/2" Modern - main floor stairs and upper hall Note:	
122 0 12Apr23	1 - S/I - Metal spindles (black, all plain) in lieu of standard Oak Modern - basement staircase Note:	
123 0 12Apr23	1 - S/I - Metal spindles (black, all plain) in lieu of standard Oak Modern - Main staircase Note:	

Stairs

124 0 12Apr23	1 - Upgrade basement Staircase to Oak Note:	
125 0 12Apr23	1 - Upgrade main Staircase to Oak Note:	



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Trim

126 0 12Apr23	1 - By-pass closet doors throughout in lieu of vinyl NoteNew standard spec	
127 0 12Apr23	1 - S/I - 8'h interior doors throughout first and second floor - includes closets (30) Note:	
128 0 12Apr23	1 - S/I - Optional door to ensuite #2 Note:	
129 0 16Oct23	1 - Solarium: U/G std doors to 1 Lite Clear Glass French door Note:	
130 0 16Oct23	1 - U/G std handle to Matte Black Vega lever (all 30) Note:	
131 0 16Oct23	1 - Upgrade interior doors to Level 2: Lincoln (all 30) Note:	

1A Offer Worksheet	Purchasers changing from base Elevation R to Elevation M at a cost of \$30,000 (HST inclusive) Note:	
2A Offer Worksheet	Add - Open/Finished Stairs to Basement (complete with Standard Carpet, railings, spindles and finished Vestibule in Basement) Note:	
3A Offer Worksheet	Add - Ground floor bedroom with Ensuite Note:	
4A Offer Worksheet	Add - Second floor Laundry (Laundry relocated from main floor and utility sink relcoated to basement) Note:	
5A Offer Worksheet	Add - 9-ft basement foundation upgrade (subject to site conditions and availability for chosen model) Note:	
6A Offer Worksheet	Add - 9-ft Second floor upgrade (subject to site conditions and availability for chosen model) Note:	
7A Offer Worksheet	Add - 3-pce rough-in for future basement bathroom, in standard location (as per attached) Note:	
8A Offer Worksheet	Add - 1-pce rough-in for future bar sink, in location as noted on basement floor plan, as per attached sketch. (Subject to approval by Engineer) Note:	
9A Offer Worksheet	Add - one additional 56in X 30in basement window, as per optional location, as per attached sketch. Note:	
10A Offer Worksheet	Increase the 2 existing basement windows from 36in X 24in TO 56in X 30in @ \$915 per window + HST, as per attached sketch. Note:	
11A Offer Worksheet	Purchasers understand and acknowledge that once the Vendor has accepted the Agreement of Purchase and Sale, no further changes regarding the foundation and offered options will be permitted. Note:	



DCR/PHOENIX GROUP OF COMPANIES

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