



REVISED 4/21/2022

DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASERS: Irfan Bayram and Zekiye Aripek Bayram TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
19 / 2		NEWINGTON ELEV F 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 20Sep21	1 - Accommodate for 36" chimney hood fan - take 3" off each side or range Note:	
2 0 20Sep21	1 - Accommodate for built-in cook top (add base cabinet) Note:	
3 0 20Sep21	1 - Accommodate for Built-in Wall oven & MW (replace std upper and base cab with tall oven cabinet) NoteSPECS NEEDED	
4 0 20Sep21	1 - Add regular 2" crown moulding to top of upper cabinets Note:	
5 0 20Sep21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
6 0 20Sep21	1 - Increase fridge space to 38"w x 72"h in lieu of standard spacing Note:	
7 0 20Sep21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) w/ filler to ceiling to create finished look Note:	
8 0 20Apr22	1 - Add pot/pan drawers below cooktop w/ one false top drawer as per plan Note:	

Ceramic

9 0 20Sep21	1 - S/I - Level B 24x24 Ceramic floor tile in lieu of standard in Foyer Note:	
10 0 20Sep21	1 - S/I - Level B 24x24 Ceramic floor tile in lieu of standard in Kitchen Note:	
11 0 20Sep21	1 - S/I - Level B 24x24 Ceramic floor tile in lieu of standard in Master ensuite Note:	

Doors and Windows

12 0 08Sep21	1 - Addition of (2) 56x30 basement windows as per plan Noteas per B-1	
13 0 08Sep21	1 - Relocate (1) existing 48x24 window in basement as per plan Noteas per B-1	
14 0 08Sep21	1 - S/I - 8' wide patio doors in lieu of standard 6' Note:	
15 0 08Sep21	1 - Upgrade existing basement windows from (2) 48x24 to (2) 56x30 as per plan Noteas per B-1	



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INV#	QTY	EXTRA / CHANGE	AMOUNT
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16 0 20Sep21	1 - S/I - 1/2 Horse power Garage door opener w/ (2) remotes and (1) keypad *PER GARAGE DOOR* Note:	
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Electrical

17 0 08Sep21	1 - S/I - Gas stove line Note:	
18 0 20Sep21	1 - S/I - (1) Reinforced capped light outlet connected to existing switch - Located in great room as per plan Note:	
19 0 20Sep21	1 - S/I - (1) Reinforced capped light outlet connected to new switch - Located over main stairs as per plan Note:	
20 0 20Sep21	1 - S/I - (4) 6" White interior potlights (HALO Slim LED) - connected to existing switch on dimmer - up to 9'h - located in dining room as per plan Note:	
21 0 20Sep21	1 - S/I - (6) 6" White interior potlights (HALO Slim LED) - connected to new switch on dimmer - up to 9'h - located in great room as per plan Note:	
22 0 20Sep21	1 - S/I - (6) 6" White interior potlights (HALO Slim LED) - connected to new switch on dimmer - up to 9'h - Located in Kitchen as per plan Note:	
23 0 20Sep21	1 - S/I - Non-direct conduit for audio/video cables w/ wall plates at both ends and (1) additional standard electric outlet at fireplace - Located 70" A.F.F Note:	
24 0 20Sep21	1 - S/I - Wiring for cooktop - 30 AMP 120/240V Note:	
25 0 20Sep21	1 - S/I - Wiring for wall oven - 30 AMP 120/240V Note:	

Fireplace

26 0 08Sep21	1 - Raise fireplace box 12" A.F.F Note:	
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Granite

27 0 20Sep21	1 - S/I - Bristol B1606 Stainless Undermount Sink with 20mm Radius Corners in lieu of standard kitchen sink Note:	
28 0 20Sep21	1 - S/I - Level D radianz Quartz in lieu of standard granite in Kitchen w/ (1) upgraded undermount sink Note:	

Hardwood

29 0 20Apr22	1 - S/I - Level A engineered hardwood in lieu of standard carpet in Great room, dining/lower hall, office, bedroom#2/inlaw, bonus room/upper hall, master bedroom, bedroom #3, bedroom #4 Note:	
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Miscellaneous

30 0 08Sep21	1 - Optional chefs kitchen Noteas per B-1	
31 0 08Sep21	1 - Optional second floor laundry Noteas per B-1	
32 0 08Sep21	1 - S/I - 9' Basement pour Noteas per B-1	
33 0 08Sep21	1 - S/I - 9'h Ceilings on second floor Note:	
34 0 20Sep21	1 - S/I - Falmec Mercurio (FPMER36W3SS) 280CFM 36" Chimney in lieu of standard hoodfan Note:	
35 0 20Apr22	1 - Late change fee Note:	

Paint

36 0 20Sep21	1 - S/I - flat ceilings on Main level and upper cathetral ceilings ONLY in lieu of standard stipple Note:	
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Plumbing

37 0 08Sep21	1 - S/I - 3 Piece rough in for future tub, toilet and sink Notestandard suggested location as per plan	
38 0 08Sep21	1 - S/I - Ceramic tile shower enclosure w/ 3x3 acrylic base in lieu of standard 3x3 shower stall - w/ Maax pivolok shower door - located in bedroom #4 Ensuite Note:	
39 0 08Sep21	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome handle, no hinges) in lieu of standard bathtub in in-law ensuite Note:	
40 0 08Sep21	1 - S/I - Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (chrome handle, no hinges) in lieu of standard bathtub in Main bathroom Note:	
41 0 08Sep21	1 - Upgrade to Maax Ariosa 66x36 freestanding tub in lieu of standard Exhibit soaker tub - located in master ensuite Note: W/ Black skirt/ white interior	
42 0 17Sep21	1 - S/I - Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (chrome handle and hinges) in lieu of standard 3x4 shower stall in Master ensuite Note:	
43 0 20Sep21	1 - S/I - Fridge water line Note:	

Stairs



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44 0 20Apr22	1 - Upgrade main staircase to oak Note:		
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1A Offer Worksheet	Relocating existing (1) 48x24 basement window Note:	
2A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:	
3A Offer Worksheet	Addition of (2) 56x30 basement windows Note:	
4A Offer Worksheet	Optional second floor laundry Note:	
5A Offer Worksheet	Optional Chefs Kitchen Note:	
6A Offer Worksheet	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement. Note:	
7A Offer Worksheet	9 Foot Foundation Pour Height Note:	

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