

INTERIOR COLOUR SCHEME

Purchaser: JOSEPHINE MASTRODICASA IN TRUST Property: TH 9 Block 12
 Telephone Res. / Bus: (905) 669-4133 / Project: B-W Homes (Brock-Rossland) Inc.
 Decor Advisor: Daneya Zambri Model and Elevation: Bedford 1 Elev B
 Lock Date: 20-Jun-17 20-Jun-17 Plan #:

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER OAK - SHALE GREY (STD)	9677
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER OAK - OYSTER (STD)	9677
Bath	MANCHESTER OAK - OYSTER (STD)	9677

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	BIANCO SARDO (STD)	
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	SERANATA (STD)	
Bath	SERANATA (STD)	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	MALENA ICE 46-164 13 X 13 (STD)	
Main Hall	MALENA ICE 46-164 13 X 13 (STD)	
Kitchen / Breakfast	MALENA ICE 46-164 13 X 13 (STD)	
Laundry Room	KEATON CARBON 46-175 13 X 13 (STD)	
Powder Room	MALENA ICE 46-164 13 X 13 (STD)	
Master Ensuite Bathroom	MALENA IVORY 46-168 13 X 13 (STD)	
Bath	CINQ WHITE 46-145 13 X13 (STD)	

Comment

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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	MALENA IVORY 52-191 8 X 10 (STD)	
Tub Deck	MALENA IVORY 52-191 8 X 10 (STD)	
Tub Deck Skirt	MALENA IVORY 52-191 8 X 10 (STD)	
Shower Stall	MALENA IVORY 52-191 8 X 10 (STD)	
Bath	CINQ WHITE 52-170 8 X 10 (STD)	
Kitchen Backsplash		

Delete all Ceramic Accessories (Paper Holder; Towel Bar; Soap Dishes) ☐ Yes ☒ No

Comment

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall	SEE HARDWOOD / LAMINATE DETAILS	
Living Room	N/A	
Dining Room	N/A	
Family Room	SEE CERAMIC DETAILS	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	SEE HARDWOOD / LAMINATE DETAILS	
Upper Landing	SEE HARDWOOD / LAMINATE DETAILS	
Upper Hall	1U44 Unity - 939 Misty morn	
Master Bedroom	1U44 Unity - 939 Misty morn	
Bedroom #2	1U44 Unity - 939 Misty morn	
Bedroom #3	1U44 Unity - 939 Misty morn	
Bedroom #4	N/A	
Bedroom #5	N/A	
Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	N/A	N/A

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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	SEE CERAMIC DETAILS
Living Room	N/A
Dining Room	N/A
Family Room	TORLYS LAMINATE PIER 7 - LAVA ROCK OAK - TL - NEU01296
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	2 1/4" MERCIER - PRO NATURAL
Upper Landing	2 1/4" MERCIER - PRO NATURAL
Upper Hall	SEE CARPET DETAILS
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	N/A
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

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8. Trim Carpentry

Interior Doors STD **Front Door Glass Inserts** STD **Door Handles** STANDARD-3820 STN
Interior Trim STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches ☒ White
Hood Fan APPLIANCE PACKAGE
Custom Fan Insert

Appliances **Built in Cooktop** ☐ Yes ☒ No **Built in Oven** ☐ Yes ☒ No **Gas Stove** ☐ Yes ☒ No **Microwave** ☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary

10. Railings and Pickets

Railing Type OAK **Colour** NATURAL
Spindle Type STANDARD OAK **Colour** NATURAL
Stringer / Riser NATURAL **Treads** NATURAL
Comment **Oak Stairs** ☒ Yes ☐ No

** Refer to Construction Summary

PURCHASER IS AWARE STAIRCASE WILL NOT MATCH LAMINATE

Initial: _____

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11. Crown Mouldings

Entrance Vestibule	NONE	Kitchen/Breakfast	NONE
Main Hall	NONE	Den/Library	NONE
Living Room	NONE	Lower Landing	NONE
Dining Room	NONE		
Family Room	NONE		

Comment
** Refer to Construction Summary

12. Wall Paint

Main Floor	WARM GREY
Second Floor	WARM GREY

Smooth Ceilings First Floor ☐ Yes ☒ No
Comment
** Refer to Construction Summary

13. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Colour / Stain									
Surround									
Hearth									
Comment	** Refer to Construction Summary								



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14. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

Gas Provisions Stove

Gas Provisions Barbecue

** Refer to Construction Summary

15. General Comments

** Refer to Construction Summary

Disclaimers and Notes

Purchaser
Initials

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.
- 4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is final and approved by:

Signature: _____ Date: _____



Bayview Wellington Homes Décor Centre Disclaimers

Lot#: TH 9 Block 12 Model: Bedford 1 Elev B in Cornerbrook - B-W Homes (Brock-Rossland) Inc.

PURCHASER: JOSEPHINE MASTRODICASA IN TRUST

TEL: RES.: 905-669-4133

The following disclaimers apply to all of the Purchaser's Extra Forms and all Interior Colour Scheme forms. The Purchaser(s) acknowledges that the following items may affect matters relating to their dwelling unit:

Natural Stone

The Purchaser acknowledges that natural stone products such as granite, marble and quartz that are installed in their dwelling may vary in shading, pattern, texture, veining, pores, colour and fissures from the sample in the Vendor's Décor Centre despite both having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone than granite and will stain and scratch easier than a granite surface.

Fireplaces

Fireplace Mantles: Man made stone fireplace elements may vary from Vendor's sample in texture, pattern, and fissure location.

Ceramic Tile

Many variables affect tile colour, pattern and/or design which means that installed tiles may not be identical to the samples. As a result of the manufacturing process, tiles with the same name but of different sizes, may have different colours, pattern or design and will not be an exact match to each other. Furthermore, the staggered pattern of the laid tiles will vary due to size of the tile. Purchaser accepts tiles as laid by Vendor.

Hardwood/Laminate Flooring

Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage.

Landings

The finishing and colour of all landings are independent of the finishing and colour of the staircase. As such, where landing finish or colour is not specifically specified in the schedules to the Agreement of Purchase and Sale, such landings will be finished in standard material as determined by the Vendor and may not match the finish or colour of the staircase.

Stain Colours

Many factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood may result in wide variations in darkness or lightness of a stain colour on wood components of the house including, but not limited to staircases, railings, cabinet doors and fireplaces. Stain and/or finish on pre-finished hardwood/laminate floors will not be an exact match to the stain colours or finish available on risers, treads, pickets and rails (staircases). Stain sheen is standard semi-gloss.

Appliances

All appliance openings are set to Vendor's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets and openings are required for any appliance. The Purchaser is responsible for costs and fees associated with changes to standard kitchen cabinets and openings and shall provide the Vendor with appliance specifications prior to completion of colour chart.

Cabinets

The appearance of cabinets may vary depending on the location where they are installed, variations in man made or natural occurrences including colour tone and grain patterns, the presence of natural and artificial lighting and adjacent finishes. Natural components within cabinets may vary, including but not limited to, grain patterns, shading and acceptance of stain finishes, within anyone item and between items. Cabinet and/or drawer size and location subject to verification on job site and will be adjusted and/or relocated to fit site conditions.

Rough-Ins

Plumbing: The rough-in plumbing for the dishwasher will be installed up to and including the trap. Rough-in plumbing for any washrooms in basement will be brought to the disconnect. The Purchaser acknowledges that they are responsible for completing connection to plumbing fixtures and or appliances and may be required to hire their own contractor to do so.

Electrical/Alarm/HVAC: Exposed wires are a hazard, therefore all wires will be brought to the approximate location as required for connection and the Purchaser will be required to cut through the finished drywall/floors to feed the wires as required. Purchasers acknowledge that the Vendor will determine the location of all rough-ins.

Mouldings and Medallions

Mouldings/medallions will not be installed in "open to above" area(s) or areas with a 2 storey element.

Metal Spindles

Due to the characteristics of metal railing production, it is possible for the metal to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the metal picket is painted, the paint may, in effect, amplify the iron scale depending on the colour chosen. This is a natural effect of metal pickets and should not be construed as a defect or damage. (Please note: Metal pickets are not installed on pine stairs covered in broadloom.)

The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions.

Purchaser acknowledges that items selected may be on back-order or discontinued. At that time purchaser is to re-select item to meet the closing date.

The undersigned has read and understood the above and will accept the property as delivered subject to any variations to the finishes as contemplated herein and according to the terms to the Agreement of Purchase and Sale. The Purchaser acknowledges and agrees that while Décor Centre consultants may comment on the Purchaser's selections, the Purchaser is solely responsible for the final selection of colours and finishes.

Purchaser's Signature(s): _____

Date: _____