



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Purchasers: EMMA MOGHADDAM & ASADOLLAH MOGHADDAM
Telephone Res / Bus: (832) 759-8457 /
Decor Advisor: Angela Meagher
Property: 21C Phase C Plan - 19T-05G07/19T-05G0
Project: Delpark Homes (Sutton 25) Inc.
Model and Elevation: Cedar Ridge 5 Elev C

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

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	Arctic Thermofol Cotton	Organic White Quartz w/ugg edge	116
Kitchen Island			
Laundry Room			
Powder Room	Pedestal White Sink		
Main Bathroom			
Master Ensuite	Arctic Thermofol Cotton	F3495-46 Belmonte Granite	116
Ensuite 2	Arctic Thermofol Cotton	F3495-46 Belmonte Granite	116
Ensuite 3/4	Arctic Thermofol Cotton	F3495-46 Belmonte Granite	116

Breakfast Bar: ☐ No ☒ Flush ☐ Raised
Hood Fan: ☒ STD ☐ OTR ☐ Chimney
Exhaust Opening: ☒ 6" ☐ 8"
Canopy: ☐

Comment: _____

2. Stairs and Railings

Railing Type	Upg M Oak	Picket Colour	Black
Stringer / Riser	Standard	Treads	Standard
Spindle Type	Upg M 1/2" Square Square	Oak Stairs	☐ Yes ☒ No ☐ S/F
Comment		Stain Stairs	Unfinished

Comment: _____

3. Floor Tile

	Selection	Grout
Foyer	13x13 Malena Ice	Silver Grey
Main Hall		
Kitchen / Breakfast	13x13 Malena Ice	Silver Grey
Breakfast		
Laundry Room	13x13 La Reserva Taupe	Beach Buff
Powder Room	13x13 Malena Ice	Silver Grey
Main Bathroom		
Master Ensuite Bathroom	13x13 La Reserva Taupe	Beach Buff
Skirt and Deck	13x13 La Reserva Taupe	Beach Buff
Ensuite 2	13x13 La Reserva Taupe	Beach Buff
Ensuite 3/4	13x13 La Reserva Taupe	Beach Buff
Landing to garage	13x13 Malena Ice	Silver Grey

Delete Ceramic Accessories: ☒ Yes ☐ No
Shower Jamb: ☒ Sky White STD ☐ Other
Shower Floor: ☒ White STD ☐ Other

Comment: _____





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4. Wall Tile

Selection	Listello/Inserts	Describe
Main Bathroom	☐ Yes ☐ No	
Master Ensuite Bathroom	☐ Yes ☐ No	
Tub Splash	☐ Yes ☒ No	
Shower Stall	☐ Yes ☒ No	
Bath Walls	☐ Yes ☐ No	
Ensuite 2	☐ Yes ☒ No	
Ensuite 3/4	☐ Yes ☒ No	
	☐ Yes ☐ No	
	☐ Yes ☐ No	
Kitchen Backsplash	☐ Yes ☒ No	
Laundry Room Backsplash	☐ Yes ☒ No	
Comment:		

5. Carpeting

Upgrade	Description
☐	Main Hall 40 oz Colour 20
☐	Living Room 40 oz Colour 20
☐	Dining Room 40 oz Colour 20
☐	Family Room 40 oz Colour 20
☐	Den/Library/Office 40 oz Colour 20
☐	Upper Hall 40 oz Colour 20
☐	Computer Loft
☐	Master Bedroom 40 oz Colour 20
☐	Bedroom #2 40 oz Colour 20
☐	Bedroom #3 40 oz Colour 20
☐	Bedroom #4 40 oz Colour 20
☐	Bedroom #5
☐	
☐	
☐	
☐	
Upgrade Underpad	Type: Standard Area: All
	Capped Runner - Upgrade
Carpet on Stairs	40 oz Colour 20 N/A
Comment:	

6. Plumbing Fixtures

Kitchen	Undermount sink	Powder Room	Standard
Main Bath		Ensuite 2	Standard
Master Ensuite Bathroom	Standard	Ensuite 3/4	Standard
3PC Rough-in Basement	☐ Yes ☒ No		
Comment:			





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7. Hardwood Flooring

Type and Stain	Type and Stain
Main Hall	Upper Landing
Kitchen / Breakfast	Upper Hall
Living Room	Computer Loft
Dining Room	Master Bedroom
Family Room	Bedroom #2
Den/Library/Office	Bedroom #3
Foyer	Bedroom #4
Lower Landing (if Applicable)	Bedroom #5

Comment: No Hardwood Flooring ☒

8. Walls

Walls Paint Colour: Birch White
Trim and Doors Paint Colour: Standard White
Smooth Ceilings: ☐ Yes ☒ No
Comment:

9. Trim Carpentry

Interior Doors: Standard
Interior Door Handles: Standard
Interior Trim: Standard
Exterior Front Door Handle: Standard
Comment:

10. Cornice Mouldings

Foyer			Kitchen/Breakfast		
Main Hall			Den/Library/Office		
Living Room			Lower Landing		
Dining Room			Master Bedroom		
Family Room			Master Ensuite		
Upper Hallway					

No Mouldings: ☒ Waffle Ceiling: ☐
Comment:

11. Fireplace

Living Room	Family Room
☐ Purchased ☐ Per Plan ☐ N/A	☒ Purchase ☐ Per Plan ☐ N/A
Fireplace Type	Gas
Mantle Type	PF1
Colour / Stain	White
Surround 3 PC	N/A

Comment:



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12. Heating and Air Conditioning

Air Conditioning	☐ Install	Gas Provisions Stove	☐ Not Standard
Humidifier	☐ Not Standard	Gas Provisions Barbecue	☐ Not Standard
Comment			

13. Electrical

Plugs and Switches	☒ STD ☐ Decor	Kitchen Valance Lighting	☐ Yes ☒ No
Hood Fan	☒ White ☐ Other	Pot Lights	☐ Yes ☒ No
Appliances	☐ Built in Cooktop ☐ Built in Oven	Gas Stove	☐ Yes ☒ No
Comment	☐ Yes ☒ No	Microwave	☐ Yes ☒ No

14. Miscellaneous

Cold Cellar	☒ Yes ☐ No	Larger Basement Windows	☐ Yes ☒ No
Exterior Basement Door (as per plan)	☐ Yes ☒ No	Exterior Side Door (as per plan)	☐ Yes ☒ No
Garage Door to House (as per plan)	☒ Yes ☐ No	Delete All Bathroom Mirrors	☐ Yes ☒ No
Glass Shower Enclosure	☐ Yes ☒ No	Glass Shower Door	☐ Yes ☒ No
Appliance Package	☐ Yes ☒ No	Garage Door Opener	☐ Yes ☒ No

15. Additional Comments

16. Disclaimers and Notes

- Colours of all materials are as close as possible to those selected, but not necessarily identical due to variances in manufacturing.
- Any notes listed above are null and void unless accompanied by a separate invoice/amendment. Solid fees must be paid in full.
- The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes, deletions or alterations will be permitted or entertained other than re-selection due to unavailability.
- The Purchaser acknowledges reading and accepting the "Delpark Homes (Sutton 25) Inc. Disclaimers" form. This document contains other miscellaneous disclaimers.

Artistic Countertop Waiver:

Purchaser acknowledges that counter tops are susceptible to staining/damage from standing water. Care must be taken to ensure that countertops are kept free of standing water at joints and openings at sinks and faucets. Damage/deterioration can also occur caused by excessive heat from appliances and cooking equipment. Therefore, the vendor assumes no responsibility for these conditions if caused by the Purchaser's negligence.

Granite/Quartz Waiver:

As granite/quartz is a natural product, Purchaser is aware that the actual piece of stone from which their countertop will be made, will not have the exact same colour blend or veining as the sample they chose from in the Design Studio.

Hardwood Flooring Waiver:

Purchaser acknowledges and accepts that the hardwood flooring is pre-finished in a factory in a controlled environment and that the stains are finished on site. The vendor will do their best to match the colour between the stairs and the floor, but it is not possible to have an identical match and that there may be shade differences.

Berber/Sealer Carpet Waiver:

As with all loop carpet, seams may be visible and cut or frayed ends may remain. On entrance the use of the shagging is an industry standard for the installation of carpet runners and they may be visible. Patterned stains are not recommended for curving staircases.

Hardwood Floor Waiver:

Hardwood floors installed by the Vendor will be fully warranted for one full year against any defects in workmanship, due to improper installation.

The Purchaser acknowledges and understands that the Vendor will not be responsible to repair the natural drying out of wood that may cause shrinkage.

This Interior Colour Selection is final and approved by:

Signature: _____ Date: JUN 09 2022 Signature: _____ Date: JUN 09 2022