



INTERIOR COLOUR SCHEME

Purchasers: ANNE CARR & JOSEPH DERRICK CARR **Project:** Shadow Ridge - 2
Telephone Res. / Bus: (705) 799-5142 / (613) 295-6673 **Lot:** 33 RIGHT - Street 1
Decor Advisor: Trish Ward **Model and Elevation:** Indus SB-4 Elev A - 2 Bedroom Opt/Study

Layout Changes: ☐ Yes ☐ No **Sketch Attached:** ☐ Yes ☐ No

1. Cabinetry

Style and Colour	Counter	Hardware
Kitchen / Breakfast SEE COMMENTS BELOW	OXFORD BROWN	KN-51 KNOB
Laundry Room		
Powder Room		
Main Bathroom LINE 2 VERMONT THERMOFOIL WILD APPLE	GIALLO 3523-38	KN-51 KNOB
Ensuite Bathroom LINE 2 VENEZIA OAK ELEGANT	SANTIAGO MT260-N	KN-51 KNOB

Cabinet Valence	☐ Yes ☒ No	Hood Fan	STANDARD	Valence Electrical	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Slide inStove	Gas Stove	Micro-Hood
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Fridge Standard	☒ Yes ☐ No	33"W x 69"H	Opening Standard	☒ Yes ☐ No	

Comment

KITCHEN: LINE 2 SUTTON (UPPERS)/VENEZIA (LOWERS) MAPLE PECAN

2. Flooring

Selection
Foyer SARANA 13x13 DENVER COLORADO NOCE (GROUT: SMOKE)
Main Hall SYMMETRY 3-1/2"x3/4" PRE-FINISHED ENGINEERED OAK CLASSIC
Kitchen / Breakfast CERATEC 13x13 VISUALS GARDONE NOCE (GROUT: SMOKE)
Laundry Room VINYL 86026
Powder Room N/A
Main Bathroom OLYMPIA 12x12 CLASICO TRA BEIGE (GROUT: SMOKE)
Master Ensuite Bathroom EURO 13x13 ANFORA TUFO ROMANO NOCE (GROUT: SMOKE)
Finished Basement N/A
Other Room - Specify N/A
Living Room N/A
Dining Room SYMMETRY 3-1/2"x3/4" PRE-FINISHED ENGINEERED OAK CLASSIC
Family Room SYMMETRY 3-1/2"x3/4" PRE-FINISHED ENGINEERED OAK CLASSIC
Den / Library / Study ORGANICS II (3659 PRALINES)
Basement Stairs ORGANICS II (3659 PRALINES)
Stairs N/A
Upper Hall N/A
Master Bedroom ORGANICS II (3659 PRALINES)
Bedroom #2 ORGANICS II (3659 PRALINES)
Bedroom #3 N/A
Bedroom #4 N/A
Bedroom #5 N/A

Upgrade Underpad

Type: STANDARD 9MM

Area:

THROUGHOUT

Comment

3. Railings and Spindles

Railing Package	STANDARD		
Railing Colour	MINWAX EARLY AMERICAN	Spindle Colour	MINWAX EARLY AMERICAN
Wood Stairs	☒ No ☐ Oak ☐ Maple	Tread Colour	
Comment			

Comment





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4. Plumbing Fixtures

Main Bathroom	WHITE	Other Room - Specify	Powder Room
Master Ensuite Bathroom	WHITE		Other Washroom

5. Wall Tile

Selection
Main Bathroom
Listello
Master Ensuite
Tub Deck
Tub Walls
Tub Listello
Shower Walls
Shower Floor
Shower Listello
Ensuite #2 / Other
Listello
Kitchen Backsplash
Comment

6. Fireplace

	Living Room	Family Room	
	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☒
Mantle Type		GAS W/ PEWTER TRIM	
Colour / Stain		STANDARD OAK BEAM	
Surround		MINWAX EARLY AMERICAN	
Hearth		N/A	
Insert		N/A	
Comment		N/A	

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			

8. Paint

9. Additional Comments

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10. Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, no further changes will be permitted other than re-selection due to unavailability. ☒ Purchaser's Initials
- The Purchaser acknowledges reading and accepting the "Phoenix Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

This Interior Colour Selection is not final until signed by the Vendor. This form is final and approved by:

Signature: Patricia Schultz Date: Mar. 17/14 Signature: _____ Date: _____Design Consultant: guard Date: Mar. 17/14



Phoenix Homes Décor Centre Disclaimers

Lot#: 33 RIGHT Model: Indus SB-4 Elev A - 2 Bedroom Opt/Study in Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: ANNE CARR and JOSEPH DERRICK CARR

TEL: RES.: 705-799-5142 BUS.: 613-295-6673

Through years of doing business, we at Phoenix Homes have encountered issues beyond our control. The following disclaimers apply to all instances of Purchaser's Extras forms and all Interior Colour Scheme forms.

Fireplaces

Fireplace Marble: Due to the many variables that can affect the pattern and/or design, frequently the marble installed on the fireplace will not be identical to the samples. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

Ceramic Floor Tile

Many variables including variegation can affect tile colour, pattern and/or design which mean installed tiles may not be identical to the samples. We will make every attempt to come as close as possible, but cannot be responsible for results which differ from the samples.

Hardwood Flooring

The purchaser is advised that cupping and shrinkage are characteristics of hardwood flooring normally appearing after installation, especially when humidity levels are not regulated, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. Furthermore, hardwood floors may also heave and warp when located at or close to entrance points of the home, where rain could make its way to the flooring. The vendor agrees to install any hardwood flooring ordered by the purchaser in a good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping, shrinkage, heaving and warping of hardwood flooring in the above mentioned circumstances.

Stain Colours

Due to the many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, the colour may not be identical to samples. Factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood can result in wide variations in darkness or lightness. We will make every attempt to come as close to the sample as possible, but cannot be responsible for results which differ from the samples.

Stain on pre-finished hardwood floors will not be an exact match to the stain colours available on stairs, pickets and rails. The purchaser is responsible for choosing the stain on these areas to their satisfaction.

Appliances

All fridge openings are set to builder's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets is required for any built - in appliances. The purchaser is responsible for costs and fees associated with changes to pre-manufactured kitchens made subsequent to colour appointments.

Kitchen Cabinets

The kitchen you order/purchase will undoubtedly contain slight colour variations. The degree of these variations is virtually impossible to determine before the kitchen is installed in its intended location. The amount of and type of lighting will also affect various highlights in the finish. Note: No two pieces of wood are identical. Variations in colour tone and grain patterns make a perfect colour match virtually impossible. It is generally agreed that these variations add to the natural beauty of a wood kitchen.

Plaster Mouldings and Medallions

Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

Built In Appliances

All built in appliance provision orders must be accompanied by specifications at time of provision purchase.

Reselections

It is not uncommon for flooring, such as tile, to become discontinued prior to its installation. Therefore it may be necessary to make a reselection of your flooring choice sometime during the build process. We cannot assure you that another choice approximating your selection will be available.

Granite

Granite is a naturally occurring product, and as such will have variations in colour and pattern and may not match the sample. We will make every attempt to come as close to the samples as possible, but cannot be responsible for results which differ from the samples.

House Exteriors

Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. We cannot be responsible for results which differ from the artists renderings of elevations.

In-wall Conduit for Audio/Video Cables

It is important to note that due to the variation in framing requirements in different parts of your home, conduit lengths and routing can vary. In virtually all instances of ground floor installation (i.e. above a fireplace), conduit will first travel down into the basement below the floor joists, over to the termination point and back up into the main floor. As a result, it is best to measure the length of the conduit after occupancy with a "pull wire" before purchasing your cables. For above-fireplace installations, the conduit wall plate will be installed approximately 10" above the Fireplace Mantle, unless otherwise specified in the Construction Summary.

Plans

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E.& O.E.

I hereby acknowledge reading and understanding the above copy and will not hold Phoenix Homes responsible for any issues in relation to above.

Purchaser's Signature(s) 

Date: Mar. 17/14