



INTERIOR COLOUR SCHEME

Purchasers: Marsha Viciana & Xavier Viciana
Telephone Res. / Bus: (613) 822-0536 / (613) 799-1957
Decor Advisor: Rebecca VanderMeulen

Project: Shadow Ridge - 2
Lot: 79 - Street 2
Model and Elevation: GREGORIAN (S1) ELEV B 3 BED

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

1. Cabinetry

Style and Colour	Counter	Hardware
Kitchen / Breakfast Venezia - Pearl	Silver Pearl	see comments
Laundry Room N/S		
Powder Room Mission - Black	7734-38 Jamocha Granit	HU120
Main Bathroom Mission - Shadow Oak Grain	MT280 Rocky Road	See comments
Ensuite Bathroom Mission - Espresso Choco	3523-38 Giallo Granite	See comments

Cabinet Valence

☐ Yes ☒ No

Appliances

☐ Yes ☒ No

Fridge Standard

☐ Yes ☒ No

Hood Fan

Microhood fan

Built in Oven

Slide inStove

Opening Standard

37"x69"

Valence Electrical

Gas Stove

Micro-Hood

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

Comment

Kitchen Hardware - Drawers (HN54) & Doors (KN44)
Main & Ensuite Hardware - Drawers (HN56) & Doors (KN51)

2. Flooring

Selection
Foyer CERAMIC - Midgley West Limestone Coal 13x13 (Grout: Grey)
Main Hall CARPET - Cameo Parc III - Churned Honey 6341
Kitchen / Breakfast VINYL - Tarkett 86022
Laundry Room VINYL - Tarkett 86022
Powder Room VINYL - Tarkett 86022
Main Bathroom VINYL - Tarkett 86022
Master Ensuite Bathroom CERAMIC - Sarana Sissi Beige Claro 33x33 (Grout: Grey)
Finished Basement N/A
Other Room - Specify N/A
Living Room CARPET - Cameo Parc III - Churned Honey 6341
Dining Room CARPET - Cameo Parc III - Churned Honey 6341
Family Room N/A
Den / Library / Study N/A
Basement Stairs N/A
Stairs CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Upper Hall CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Master Bedroom CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Bedroom #2 CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Bedroom #3 CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Bedroom #4 CARPET - Level 3 Berber - W1188 Fame & Fortune H333 Terra Firma
Bedroom #5

Upgrade Underpad

Type: 11mm Memory Foam

Comment

Area: Stairs & 2nd Floor

3. Railings and Spindles

Railing Package

Natural Maple rail w/ maple modern spindles & 3.5" maple posts

Railing Colour

Natural Maple

Spindle Colour

Natural Maple

Wood Stairs

☒ No ☐ Oak ☐ Maple

Tread Colour

Comment

Natural Maple Stringer
Natural Maple Nosing



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4. Plumbing Fixtures

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

5. Wall Tile

Selection	Listello	Insert	Describe
Main Bathroom Master Ensuite	☐	☐	EURO Pasha Romance Cream 10x16
Tub Deck	☐	☐	Sarana Sissi Beige Claro 33x33
Shower Walls	☐	☐	Sarana Sissi Beige Claro 25x33
Tub Walls	☐	☐	Sarana Sissi Beige Claro 25x33
Custom Show Floor	☐	☐	N/A

Grout Colour

Rooms
Floors throughout
Walls throughout

Kitchen Backsplash ☐ Yes ☒ No DELETE 4" of standard granite

Comment

6. Fireplace

	Living Room		Family Room		Great Room	
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☐	☐	☐	☐
Mantle Type						Standard Gas
Colour / Stain						Model 500
Surround						White
Hearth						Ceramic - see comments
Insert						Raised Ceramic - see comm.
Comment						Stainless trim kit

Raised Ceramic hearth & Fireplace Surround - Ceratec Eliane Tibet Mist (Grey/Green) Grout: grey

7. Trim Carpentry

Interior Doors	Standard (see comments)	Door Handles	Standard
Interior Trim	Standard		

Comment

Colonial Sliding closet doors in bedroom 2&3
Granite cap on 1/2 wall @ Foyer - Granite - Silver Pearl

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: *Rebecca VanderMeulen* Date: 9 Dec 15 2012 Signature: *Q. L. L.* Date: 9 Dec 15 2012

Design Consultant: *Rebecca VanderMeulen* Date: Dec 15/12



Phoenix Homes Décor Centre Disclaimers

Lot#: 79 Model: GREGORIAN (S1) ELEV B 3 BED in Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Marsha Viciana and Xavier Viciana

TEL: RES.: 613-822-0536 BUS.: 613-799-1957

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

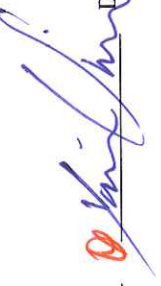
Variations in subcontractors across different sites and varying site conditions may result in house exteriors that differ from the artist renderings. We cannot be responsible for results which differ from the artists' renderings of elevations.

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.

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:  Dec 15, 2012