



INTERIOR COLOUR SCHEME

Purchasers: Amy MacInnis & Charles Joseph MacInnis Project: Shadow Ridge - 2
Telephone Res. / Bus: (613) 746-1540 / (613) 240-3946 Lot: 81 - Street 2
Decor Advisor: Rebecca VanderMeulen Model and Elevation: CARDINAL POINT (S4) ELEV A 4 BED

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

1. Cabinetry

Style and Colour	Counter	Hardware
SOHO (NO GROOVES) - WENGÉ	BLACK GALAXY	HU80
N/A		
METRO - EXPRESSO	6218-RD Creme Quartzst	HU80
METRO - EXPRESSO	6218-RD Creme Quartzst	HU80
METRO - EXPRESSO	3450-RD Mineral Jet	HU80
METRO - EXPRESSO	3450-RD Mineral Jet	HU80

Cabinet Valence

☒ Yes ☐ No Hood Fan ☐ standard ☐ Valence Electrical ☐ Yes ☒ No

Appliances

Built in Cooktop ☐ Yes ☒ No Built in Oven ☐ Yes ☐ No Slide inStove ☒ Yes ☐ No Gas Stove ☐ Yes ☐ No Micro-Hood ☐ Yes ☒ No

Fridge Standard

☐ Yes ☒ No ☐ 36"x72" Opening Standard ☐ Yes ☒ No

Comment

2. Flooring

	Selection
Foyer	CERAMIC - Ceratec Parmesa Dante Bianco 18x18 (Grout: Pearl)
Main Hall	HARDWOOD - 3-1/2" SYMMETRY - OAK WALNUT
Kitchen / Breakfast	CERAMIC - Ceratec Parmesa Dante Bianco 18x18 (Grout: Pearl)
Laundry Room	VINYL - TARKETT - 86053
Powder Room	CERAMIC - EURO PASHA ROMANCE WHITE CS-001(GROUT: PEARL)
Main Bathroom	CERAMIC - (O) BANFF LIGHT BEIGE 12X12 (Grout: Pearl)
Master Ensuite Bathroom	CERAMIC - M.W. Marmi Naturali Nero 13x13 (Grout: Grey)
Finished Basement	N/A
Other Room - Specify	2ND ENSUITE - CERAMIC - (O) Banff Black 12x12 (Grout: grey)
Living Room	HARDWOOD - 3-1/2" SYMMETRY - OAK WALNUT
Dining Room	HARDWOOD - 3-1/2" SYMMETRY - OAK WALNUT
Family Room	HARDWOOD - 3-1/2" SYMMETRY - OAK WALNUT
Den / Library / Study	HARDWOOD - 3-1/2" SYMMETRY - OAK WALNUT
Basement Stairs	UPPER BASEMENT STAIRS - CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Stairs	OAK HARDWOOD STAIRS - SYMMETRY OAK WALNUT
Upper Hall	CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Master Bedroom	CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Bedroom #2	CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Bedroom #3	CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Bedroom #4	CARPET - CAMEO PARC III - 6341 CHURNED HONEY
Bedroom #5	

Upgrade Underpad

Type: 11mm MEMORY FOAM

Area: 2ND FLOOR ONLY

Comment

3. Railings and Spindles

Railing Package	OAK BOXED NEWEL POSTS (NO INSET) W/ OAK MODERN SPINDLES		
Railing Colour	SYMMETRY OAK WALNUT	Spindle Colour	SYMMETRY OAK WALNUT
Wood Stairs	☐ No ☒ Oak ☐ Maple	Tread Colour	SYMMETRY OAK WALNUT

Comment

OAK NOSING IN UPPER HALLWAY TO BE SYMMETRTRY OAK WALNUT



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4. Plumbing Fixtures

Main Bathroom	WHITE	Other Room - Specify	Powder Room	WHITEQ
Master Ensuite Bathroom	WHITE	2ND ENSUITE	Other Washroom	

5. Wall Tile

Selection	Listello	Insert	Describe
(O) Splendour 8x10 Bone	☐	☐	
M.W. Marmi Naturali Nero 13x13	☐	☐	
M.W. Marmi Naturali Nero 8x10	☐	☐	
M.W. Marmi Naturali Nero 8x10	☐	☐	
Custom Show Floor	☐	☐	
Grout Colour			
PEARL			FOYER, KITCHEN, POWDER ROOM, MAIN BATHROOM
GREY			MASTER ENSUITE & 2ND ENSUITE
Kitchen Backsplash	● Yes ○ No		SARANA GLASS & STONE MOSAIC V10GMGR
Comment			
2ND ENSUITE WALL TILE - (O) Splendour Black 8x10			

6. Fireplace

Living Room	Family Room	GREAT ROOM
Purchased As Per Plan N/A	Purchased As Per Plan N/A	Purchased As Per Plan N/A
☐	☐	☐
☐	☐	☒
Fireplace Type		STANDARD GAS
Mantle Type		STANDARD BEAM
Colour / Stain		SYMMETRY OAK WALNUT
Surround		N/A
Hearth		N/A
Insert		Stainless Trim Kit
Comment		

7. Trim Carpentry

Interior Doors	SEE COMMENTS	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			
COLONIAL SLIDING CLOSET DOORS TO BE INSTALLED IN BEDROOM # 2 & MASTER BEDROOM HALF WALL @ FOYER TO HAVE GRANITE CAP - BLACK GALAXY GRANITE			

8. Paint

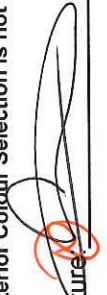
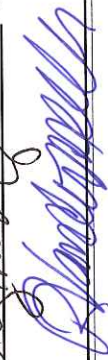
9. Additional Comments

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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. **PN** 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:  Date: Nov 8, 2012 Signature:  Date: Nov 8, 2012
Design Consultant:  Date: Nov 8, 2012



Phoenix Homes Décor Centre Disclaimers

Lot#: 81 Model: CARDINAL POINT (S4) ELEV A 4 BED in Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Amy MacInnis and Charles Joseph MacInnis

TEL: RES.: 613-746-1540 **BUS.:** 613-240-3946

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  Nov 8, 2012