



INTERIOR COLOUR SCHEME

Purchasers: Alexander John Monteith & Amy Elizabeth Monteith Project: Shadow Ridge - 2
Telephone Res. / Bus: (613) 301-1422 / (613) 739-9028 Lot: 89 - Street 2
Decor Advisor: Trish Ward Model and Elevation: Tuscana (B-6) Elev A 3 Bedroom

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

1. Cabinetry

Style and Colour	Counter	Hardware
Kitchen / Breakfast LINE 2 VENEZIA MAPLE WENGE	OXFORD BROWN	HU-120 HANDLE
Laundry Room		
Powder Room LINE 2 VENEZIA MAPLE WENGE	JAMOCHA 7734-58	KN-51 KNOB
Main Bathroom LINE 2 MISSION THERMOFOIL WHITE	PERLATO 3522-38	KN-44 KNOB
Ensuite Bathroom LINE 2 VENEZIA MAPLE WENGE	NAT. CANVAS 7022-38	KN-51(DRS)/HU-120(DRWRS)

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		Opening Standard	☐ Yes ☒ No	

Comment

2. Flooring

	Selection
Foyer	EURO 13x13 PASHA MANTOVA WALNUT (GROUT: SMOKE)
Main Hall	N/A
Kitchen / Breakfast	EURO 13x13 PASHA MANTOVA WALNUT (GROUT: SMOKE)
Laundry Room	VINYL 86053
Powder Room	EURO 13x13 PASHA MANTOVA WALNUT (GROUT: SMOKE)
Main Bathroom	VINYL 86053
Master Ensuite Bathroom	SARANA 13x13 DENVER COLORADO NOCE (GROUT: SMOKE)
Finished Basement	N/A
Other Room - Specify	N/A
Living Room	N/A
Dining Room	CAMEO PARC III (DUNE WHITE 4477)
Family Room	CAMEO PARC III (DUNE WHITE 4477)
Den / Library / Study	N/A
Basement Stairs	CAMEO PARC III (DUNE WHITE 4477)
Stairs	CAMEO PARC III (DUNE WHITE 4477)
Upper Hall	CAMEO PARC III (DUNE WHITE 4477)
Master Bedroom	CAMEO PARC III (DUNE WHITE 4477)
Bedroom #2	CAMEO PARC III (DUNE WHITE 4477)
Bedroom #3	CAMEO PARC III (DUNE WHITE 4477)
Bedroom #4	N/A
Bedroom #5	N/A

Upgrade Underpad Type: 11MM MEMORY FOAM Area: SEE CONSTRUCTION SUMMARY

Comment
STANDARD 9MM UNDERPAD TO BE INSTALLED IN DINING ROOM

3. Railings and Spindles

Railing Package	STANDARD		
Railing Colour	NATURAL OAK	Spindle Colour	NATURAL OAK
Wood Stairs	☒ No ☐ Oak ☐ Maple	Tread Colour	

Comment

Initials



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4. Plumbing Fixtures

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

5. Wall Tile

Selection	Listello	Insert	Describe
Main Bathroom EURO 10x16 PASHA ROMANCE WHITE	☐	☐	GROUT: STANDARD WHITE
Master Ensuite N/A	☐	☐	
Tub Deck OLYMPIA 8x10 SPLENDOUR TAUPE	☐	☐	GROUT: SMOKE
Shower Walls N/A	☐	☐	
Tub Walls N/A	☐	☐	
Custom Show Floor N/A	☐	☐	

Grout Colour **Rooms**

SMOKE CERAMIC FLOORING THROUGHOUT, ENSUITE SHOWER WALLS

STANDARD WHITE MAIN BATH WALLS

Kitchen Backsplash ☐ Yes ☒ No DELETE STANDARD 4" BACKSPLASH

Comment

6. Fireplace

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

Comment

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			

8. Paint

9. Additional Comments

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 ~~of materials~~ 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: Dec. 11/12 Signature: Date: Dec. 11/12
Design Consultant: Date: Dec. 11/12



Phoenix Homes Décor Centre Disclaimers

Lot#: **89** Model: **Tuscana (B-6)** Elev **A 3 Bedroom** in **Shadow Ridge - DCR Phoenix Development Corporation Limited**

PURCHASERS: Alexander John Monteith and Amy Elizabeth Monteith

TEL: RES.: 613-301-1422 BUS.: 613-739-9028

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. 11/12