



INTERIOR COLOUR SCHEME

BW

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MAGS INVESTMENTS INC

647-449-9697

Daneya Zambri

12-Jul-16

Property: 1 Left

Project: B-W Homes (Brock-Rossland) Inc.

Model and Elevation: Appleby 3 Elev B - Alt 4 Bedroom

Plan #:

Layout Changes:

Sketch Attached:

Exterior Colour Scheme:

☐ Yes ☒ No

☒ Yes ☐ No

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1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN OAK SHALE GREY	9677
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	CAMDEN OAK NOCE NERO	9677
BATH	PVC SLAB BROWN SUGAR	9677

Comment

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	BIANCO SARDO	STD
Laundry Room	N/A	N/A
Powder Room	N/A	N/A
Master Ensuite Bathroom	SANTA CECILIA	STD
BATH	SERENTATA	STD

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	BALLINA GREY 46-140 13 X13	
Main Hall	BALLINA GREY 46-140 13 X13	
Kitchen / Breakfast	BALLINA GREY 46-140 13 X13	
Laundry Room	N/A	
Powder Room	BALLINA GREY 46-140 13 X13	
Master Ensuite Bathroom	13X13 KEATON IVORY	
BATH	CINQ CREAM 46-146 13 X13	
LOWER LANDING	BALLINA GREY 46-140 13 X13	

Comment



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4. Ceramic Wall Tile		
Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	8X10 KEATON IVORY	
Tub Deck	8X10 KEATON IVORY	
Tub Deck Skirt	8X10 KEATON IVORY	
Shower Stall	8X10 KEATON IVORY	
BATH	CINQ CREAM 52-172 8 X 10	
Kitchen Backsplash		

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)    ☐ Yes    ☒ No

Comment

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting		
Main Hall	SEE CERAMIC DETAILS	
Living Room	SEE HARDWOOD DETAILS	
Dining Room	SEE HARDWOOD DETAILS	
Family Room	SEE HARDWOOD DETAILS	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	SEE CERAMIC DETAILS	
Upper Landing	SEE HARDWOOD DETAILS	
Upper Hall	TXP140 - T13	
Master Bedroom	TXP140 - T13	
Bedroom #2	TXP140 - T13	
Bedroom #3	TXP140 - T13	
Bedroom #4	TXP140 - T13	
Bedroom #5	N/A	
Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NONE	NONE

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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	SEE CERAMIC DETAILS
Living Room	TORLYS LAMINATE- PIER 7- LAVA ROCK OAK - TL-NEU01296
Dining Room	TORLYS LAMINATE- PIER 7- LAVA ROCK OAK - TL-NEU01296
Family Room	TORLYS LAMINATE- PIER 7- LAVA ROCK OAK - TL-NEU01296
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	SEE CERAMIC DETAILS
Upper Landing	2 1/4 RED OAK GRAPHITE SELECT V PEARL
Upper Hall	SEE CARPET DETAILS
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
ENSUITE	BATH. SINK STANDARD-L4621
bath	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

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Decor Advisor:	Daneya Zambri	Model and Elevation:	Appleby 3 Elev B - Alt 4 Bedroom
Lock Date:	12-Jul-16	12-Jul-16	Plan #:

8. Trim Carpentry

Interior Doors	STD	Front Door Glass Inserts	STD	Door Handles	STD
Interior Trim	STANDARD				

Comment

\*\* Refer to Construction Summary

9. Electrical

Plugs and Switches	<input checked="" type="radio"/> White			
Hood Fan	APPLIANCE PACKAGE			
Custom Fan Insert				
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
Comment	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> OTR <input checked="" type="radio"/> No

\*\* Refer to Construction Summary

10. Railings and Pickets

Railing Type	OAK	Colour	STAIN TO MATCH HARDWOOD
SpindleType	UPGRADE 2 LEVEL 1 WROUGHT IRON	Colour	BLACK
Stringer / Riser	STAIN TO MATCH HARDWOOD	Treads	STAIN TO MATCH HARDWOOD
Comment	Oak Stairs	<input checked="" type="radio"/> Yes <input type="radio"/> No	

STAIN TO MATCH 2 1/4 RED OAK GRAPHITE SELECT V PEARL

Refer to Construction Summary

Initial: MM



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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

\*\* Refer to Construction Summary

12. Wall Paint

Main Floor	SW7011 NATURAL CHOICE
Second Floor	SW7011 NATURAL CHOICE

Smooth Ceilings First Floor    ☐ Yes    ☒ No

Comment

\*\* Refer to Construction Summary

13. Fireplace

	<div>Living Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/>    <input type="radio"/>    <input checked="" type="radio"/></div>	<div>Family Room</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/>    <input checked="" type="radio"/>    <input type="radio"/></div>	<div>Other Room - Specify</div> <div>PurchasedAs Per Plan N/A</div> <div><input type="radio"/>    <input type="radio"/>    <input checked="" type="radio"/></div>
Fireplace Type	D.V GAS		
Mantle Type	M1 STANDARD		
Colour / Stain	PAINTED WHITE		
Surround	SW7011 NATURAL NERO MARBLE		
Hearth			

Comment

\*\* Refer to Construction Summary







**Bayview Wellington Homes Décor Centre Disclaimers**

Lot#: 1 Left Model: Appleby 3 Elev B - Alt 4 Bedroom in Cornerbrook - B-W Homes (Brock-Rossland) Inc.

PURCHASER: MAGS INVESTMENTS INC

TEL: RES.: 047 4499697

The following disclaimers apply to all of the Purchaser's Extra Forms and all Interior Colour Scheme forms. The Purchaser(s) acknowledges that the following items may affect matters relating to their dwelling unit:

**Natural Stone**

The Purchaser acknowledges that natural stone products such as granite, marble and quartz that are installed in their dwelling may vary in shading, pattern, texture, veining, pores, colour and fissures from the sample in the Vendor's Décor Centre despite both having the same name. Marble is not recommended in high traffic areas, such as the kitchen, as marble is a more porous stone than granite and will stain and scratch easier than a granite surface.

**Fireplaces**

Fireplace Mantles: Man made stone fireplace elements may vary from Vendor's sample in texture, pattern, and fissure location.

**Ceramic Tile**

Many variables affect tile colour, pattern and/or design which means that installed tiles may not be identical to the samples. As a result of the manufacturing process, tiles with the same name but of different sizes, may have different colours, pattern or design and will not be an exact match to each other. Furthermore, the staggered pattern of the laid tiles will vary due to size of the tile. Purchaser accepts tiles as laid by Vendor.

**Hardwood/Laminate Flooring**

Cupping and shrinkage are characteristics of hardwood/laminate flooring normally appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage.

**Landings**

The finishing and colour of all landings are independent of the finishing and colour of the staircase. As such, where landing finish or colour is not specifically specified in the schedules to the Agreement of Purchase and Sale, such landings will be finished in standard material as determined by the Vendor and may not match the finish or colour of the staircase.

**Stain Colours**

Many factors such as density, age, humidity, air temperature, and the uniqueness of each piece of wood may result in wide variations in darkness or lightness of a stain colour on wood components of the house including, but not limited to staircases, railings, cabinet doors and fireplaces. Stain and/or finish on pre-finished hardwood/laminate floors will not be an exact match to the stain colours or finish available on risers, treads, pickets and rails (staircases). Stain sheen is standard semi-gloss.

**Appliances**

All appliance openings are set to Vendor's standard width. Please advise Décor Centre at time of colour appointment if custom sizing of cabinets and openings are required for any appliance. The Purchaser is responsible for costs and fees associated with changes to standard kitchen cabinets and openings and shall provide the Vendor with appliance specifications prior to completion of colour chart.

**Cabinets**

The appearance of cabinets may vary depending on the location where they are installed, variations in man made or natural occurrences including colour tone and grain patterns, the presence of natural and artificial lighting and adjacent finishes. Natural components within cabinets may vary, including but not limited to, grain patterns, shading and acceptance of stain finishes, within anyone item and between items. Cabinet and/or drawer size and location subject to verification on job site and will be adjusted and/or relocated to fit site conditions.

**Rough-Ins**

Plumbing: The rough-in plumbing for the dishwasher will be installed up to and including the trap. Rough-in plumbing for any washrooms in basement will be brought to the disconnect. The Purchaser acknowledges that they are responsible for completing connection to plumbing fixtures and or appliances and may be required to hire their own contractor to do so.

Electrical/Alarm/HVAC: Exposed wires are a hazard, therefore all wires will be brought to the approximate location as required for connection and the Purchaser will be required to cut through the finished drywall/floors to feed the wires as required. Purchasers acknowledge that the Vendor will determine the location of all rough-ins.

**Mouldings and Medallions**

Mouldings/medallions will not be installed in "open to above" area(s) or areas with a 2 storey element.

**Metal Spindles**

Due to the characteristics of metal railing production, it is possible for the metal to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the metal picket is painted, the paint may, in effect, amplify the iron scale depending on the colour chosen. This is a natural effect of metal pickets and should not be construed as a defect or damage. (Please note: Metal pickets are not installed on pine stairs covered in broadloom.)

The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions.

Purchaser acknowledges that items selected may be on back-order or discontinued. At that time purchaser is to re-select item to meet the closing date.

*The undersigned has read and understood the above and will accept the property as delivered subject to any variations to the finishes as contemplated herein and according to the terms to the Agreement of Purchase and Sale. The Purchaser acknowledges and agrees that while Décor Centre consultants may comment on the Purchaser's selections, the Purchaser is solely responsible for the final selection of colours and finishes.*

Purchaser's Signature(s): 

Date: July 12, 2016