



INTERIOR COLOUR SCHEME

*** NOTE: This is not an approved document. Document must be locked ***

Purchasers: FIROUZ LAGHAYI & ZAHRA POURNOROUZMIYProperty: 4B Phase-B Plan - 19T-05G07/19T-05G08
Telephone Res. / Bus: (416) 908-6343 / Project: Townsgate Homes Inc.
Decor Advisor: Angela Meagher Model and Elevation: Cedar Ridge 5 Elev C

Layout Changes: ☐ Yes ☒ No Sketch Attached: ☒ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Counter	Hardware
Kitchen / Breakfast	Arctic Thermofoil Cotton	Snow White Quartz w/std edge	232
Kitchen Island			
Laundry Room			
Powder Room	Pedestal White		
Main Bathroom			
Master Ensuite	Oxford Oak Cigar	W4921K-52 Madura Garnet Quarry	116
Ensuite 2	Oxford Oak Lunar	W4925K-07 Calcutta Marble Gloss	116
Ensuite 3/4	Retro Thermofoil Cotton	W4954-22 Italion White Di Pesco	116
Twin Bathroom			
Breakfast Bar	<input type="radio"/> No <input checked="" type="radio"/> Flush <input type="radio"/> Raised	Exhaust Opening <input checked="" type="radio"/> 6" <input type="radio"/> 8"	
Hood Fan	<input type="radio"/> STD <input checked="" type="radio"/> OTR <input type="radio"/> Chimney <input type="radio"/> Canopy		
Comment			

2. Stairs and Railings

Railing Type	Upg H Oak	Picket Colour	Black
Stringer / Riser	Oak	Treads	Oak
Spindle Type	Upg H 1/2" plain/single collar	Oak Stairs	<input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> S/F
Comment	Stain Stairs	Vintage Highland	

3. Floor Tile

	Selection	Grout
Foyer	12x24 Antikas Beige	Smoke
Main Hall		
Kitchen / Breakfast	12x24 Antikas Beige	Smoke
Breakfast		
Laundry Room	13x13 Alpes Cream	Beach Buff
Powder Room	12x24 Antikas Beige	Smoke
Main Bathroom		
Master Ensuite Bathroom	13x13 Malena Ivory	Beach Buff
Skirt and Deck	13x13 Malena Ivory	Beach Buff
Ensuite 2	13x13 Malena Carbon	Silver Grey
Ensuite 3/4	13x13 Alpes White	Silver Grey
Landing to garage	12x24 Antikas Beige	Smoke
Delete Ceramic Accessories	<input type="radio"/> Yes <input checked="" type="radio"/> No	Shower Jamb <input checked="" type="radio"/> Sky White STD <input type="radio"/> Other
		Shower Floor <input checked="" type="radio"/> White STD <input type="radio"/> Other

Comment





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4. Wall Tile

	Selection	Listello/Inserts	Describe
Main Bathroom		<input type="radio"/> Yes <input type="radio"/> No	
Master Ensuite Bathroom			
Tub Splash	8x10 Malena Ivory	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Shower Stall	8x10 Malena Ivory	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Bath Walls		<input type="radio"/> Yes <input type="radio"/> No	
Ensuite 2	8x10 Malena Carbon	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Ensuite 3/4	8x10 Aples White	<input type="radio"/> Yes <input checked="" type="radio"/> No	
		<input checked="" type="radio"/> Yes <input type="radio"/> No	
		<input type="radio"/> Yes <input type="radio"/> No	
Kitchen Backsplash	<input checked="" type="radio"/> Yes <input type="radio"/> No		
	Regal Linear Mosaic Royal Crema		
Laundry Room Backsplash		<input type="radio"/> Yes <input checked="" type="radio"/> No	
Comment			

5. Carpeting

	Upgrade	Description
Main Hall	<input type="checkbox"/>	
Living Room	<input type="checkbox"/>	
Dining Room	<input type="checkbox"/>	
Family Room	<input type="checkbox"/>	
Den/Library/Office	<input type="checkbox"/>	40 oz Colour 21
Upper Hall	<input type="checkbox"/>	
Computer Loft	<input type="checkbox"/>	
Master Bedroom	<input type="checkbox"/>	40 oz Colour 21
Bedroom #2	<input type="checkbox"/>	40 oz Colour 21
Bedroom #3	<input type="checkbox"/>	40 oz Colour 21
Bedroom #4	<input type="checkbox"/>	40 oz Colour 21
Bedroom #5	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
	<input type="checkbox"/>	
Upgrade Underpad	Type Standard	Area All
Carpet on Stairs	Capped	Runner - *Upgrade Not Standard
Comment		

6. Plumbing Fixtures

Kitchen	Standard	Powder Room	Standard	
Main Bath		Ensuite 2	Standard	
Master Ensuite Bathroom	Standard	Ensuite 3/4	Standard	
3PC Rough-in Basement	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Comment				





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7. Hardwood Flooring

	Type and Stain		Type and Stain
Main Hall	5" NSS Sculpted Highland	Upper Landing	
Kitchen / Breakfast		Upper Hall	5" NSS Sculpted Highland
Living Room	5" NSS Sculpted Highland	Computer Loft	
Dining Room	5" NSS Sculpted Highland	Master Bedroom	
Family Room	5" NSS Sculpted Highland	Bedroom #2	
Den/Library/Office		Bedroom #3	
Foyer		Bedroom #4	
Lower Landing (If Applicable)	5" NSS Sculpted Highland	Bedroom #5	

Comment

No Hardwood Flooring☐

8. Walls

Walls Paint Colour

Oyster White

Trim and Doors Paint Colour

Standard White

Smooth Ceilings

☐ Yes ☒ No

Comment

9. Trim Carpentry

Interior Doors

Standard

Interior Door Handles

Standard

Interior Trim

3 1/2" Backband 7 1/4" baseboard

Exterior Front Door Handle

Standard

Comment

96" doors on the main floor - See Purchaser's Extras

10. Cornice Mouldings

Foyer			Kitchen/Breakfast		
Main Hall			Den/Library/Office		
Living Room			Lower Landing		
Dining Room			Master Bedroom		
Family Room			Master Ensuite		
Upper Hallway					

No Mouldings

☒

Waffle Ceiling

☐

Comment

11. Fireplace

Living Room

☐ Purchased ☐ Per Plan ☐ N/A

Family Room

☒ Purchase ☐ Per Plan ☐ N/A

Fireplace Type

Mantle Type

Colour / Stain

Surround 3 PC

Standard

PF 1

White

Grigio Carnico Marble

Comment

F.L



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12. Heating and Air Conditioning

Air Conditioning	<input type="text" value="Not Standard"/>	Gas Provisions Stove	<input type="text" value="Not Standard"/>
Humidifier	<input type="text" value="Not Standard"/>	Gas Provisions Barbecue	<input type="text" value="Not Standard"/>
<div></div>			

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> STD <input type="radio"/> Decora	Kitchen Valance Lighting	<input checked="" type="radio"/> Yes <input type="radio"/> No
Hood Fan	<input checked="" type="radio"/> White <input type="radio"/> Other	Pot Lights	<input checked="" type="radio"/> Yes <input type="radio"/> No
Appliances	<input type="radio"/> Built in Cooktop <input type="radio"/> Built in Oven	Gas Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No
Comment	<input type="radio"/> Yes <input checked="" type="radio"/> No	Microwave	<input checked="" type="radio"/> Yes <input type="radio"/> No
<div>Kitchen Valance Lighting Rough-in only</div>			

14. Miscellaneous

Cold Cellar	<input type="radio"/> Yes <input checked="" type="radio"/> No	Larger Basement Windows	<input type="radio"/> Yes <input checked="" type="radio"/> No
Exterior Basement Door (as per plan)	<input type="radio"/> Yes <input checked="" type="radio"/> No	Exterior Side Door (as per plan)	<input type="radio"/> Yes <input checked="" type="radio"/> No
Garage Door to House (as per plan)	<input checked="" type="radio"/> Yes <input type="radio"/> No	Delete All Bathroom Mirrors	<input type="radio"/> Yes <input checked="" type="radio"/> No
Glass Shower Enclosure	<input type="radio"/> Yes <input checked="" type="radio"/> No	Glass Shower Door	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliance Package	<input checked="" type="radio"/> Yes <input type="radio"/> No	Garage Door Opener	<input type="radio"/> Yes <input checked="" type="radio"/> No

15. Additional Comments

16. 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, deletions or alterations will be permitted or entertained other than re-selection due to unavailability. TL Initial
- The Purchaser acknowledges reading and accepting the "Delpark Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

Arborite Countertop Waiver:

Purchaser acknowledges that counter tops are susceptible to damage/swelling from standing water. Care must be taken to ensure that countertops are kept free of standing water at joints and openings at sinks and faucets. Delamination can also occur caused by excessive heat from appliances and cooking equipment. Therefore, the vendor assumes no responsibility for these conditions if cause by the Purchaser's negligence.

Granite/Marble Waiver:

As granite/marble is a natural product, Purchaser is aware that the actual piece of stone from which their countertop will be made, will not have the exact same colour blend or veining as the sample they chose from in the Design Studio.

Hardwood Floor/Stair Waiver:

Purchaser acknowledges and accepts that the hardwood flooring is pre-finished in a factory in a controlled environment and that the stairs are finished on site. The vendor will do their best to match the colour between the stairs and the floor, but it is not possible to have an identical match and that there may be shade differences.

Berber/Sisals Carpet Waiver:

As with all loop carpet, seams may be visible and cut or seamed ends may unravel. On staircases the use of the staples is an industry standard for the installation of carpet runners and they may be visible. Patterned sisals are not recommended for curving staircases.

Hardwood Floor Waiver:

Hardwood floors installed by the Vendor will be fully warranted for one full year against any defects in workmanship, due to improper installation.

The Purchaser acknowledges and understands that the Vendor will not be responsible to repair the natural drying out of wood that may cause shrinkage.

This Interior Colour Selection is final and approved by:

Signature: [Signature] Date: JAN 30 2024 Signature: _____ Date: _____