

INTERIOR COLOUR SELECTIONS - LOT 12, PHASE 1

	LOT # / PHASE 12, PHASE 1		
PROJECT NAME:	BALMORAL	MODEL:	MANOR, ELEVATION C
PURCHASER(S) NAME:	MODEL HOME		
TELEPHONE / CELL #S:	905-832-3326		
EMAIL	DESIGN@LORMELHOMES.COM		

EXTERIOR DOOR HARDWARE			
FRONT ENTRY DOOR GRIPSET	DOOR FROM GARAGE	SIDE DOOR (if available)	GARDEN DOORS (if applicable)
LEADING EDGE MATTE BLACK & PROFESSIONAL SELECT SQUARE DEADBOLT, WITH PACE LINE INTERIOR TRIM (SQUARE ROSE)	PROFESSIONAL SELECT SQUARE DEADBOLT & PACE LINE (SQUARE ROSE) INTERIOR TRIM, MATTE BLACK	N/A	PROFESSIONAL SELECT SQUARE DEADBOLT & PACE LINE (SQUARE ROSE) INTERIO TRIM, MATTE BLACK
<i>Please note – Hardware for patio sliding doors is standard, handle on the interior of the patio sliders is white, the exterior handle will match the colour of the exterior patio slider</i>			

INTERIOR TRIM AND INTERIOR DOORS	
INTERIOR DOOR STYLE: LIVINGSTON	INTERIOR DOOR HANDLES: PACE LINE, SQUARE ROSE, MATTE BLACK WITH MATCHING HINGES AND DOOR STOP
INTERIOR TRIM PACKAGE: CONTEMPORARY CRAFTSMAN 7 1/4" X 5/8" (1693757) BASEBOARD, 3 1/2"X3/4" (1692433) CASINGS, 1 1/4"X1/2" (MP2114-08/1448206) DOOR STOP	WAFFLE MOULDING: FAMILY ROOM CANAMOLD - CTR-B59: 8" W BY 7" H -
ARCHITRAVE: N/A	CROWN MOULDING: CANAMOLD TIC-424A - FOYER, MAIN HALL, DINING RM, LIVING ROOM, STUDY, POWDER ROOM, UPPER HALL, PRIMARY BDRM
OTHER:	

FLOORING – HARDWOOD / LAMINATE / VINYL / CARPET	
MAIN FLOOR AND MID/LOWER STAIR LANDINGS (Except for standard tiled areas): THROUGHOUT	VINTAGE: 5"X30"X3/4" WHITE OAK, NORTHERN SOLID SAWN, SCULPTED, HERRINGBONE, CHARACTER, UVF, NAUTILUS
KITCHEN/DINETTE/SERVERY – (If Applicable):	VINTAGE: 5"X30"X3/4" WHITE OAK, NORTHERN SOLID SAWN, SCULPTED, HERRINGBONE, CHARACTER, UVF, NAUTILUS
UPPER HALLWAY (2 ND FLOOR):	VINTAGE: 5"X30"X3/4" WHITE OAK, NORTHERN SOLID SAWN, SCULPTED, HERRINGBONE, CHARACTER, UVF, NAUTILUS
SECOND FLOOR ROOMS THROUGHOUT (Except for standard tiled areas):	VINTAGE: 5"X30"X3/4" WHITE OAK, NORTHERN SOLID SAWN, SCULPTED, CHARACTER, UVF, NAUTILUS
FINISHED AREA – If applicable (Except for standard tiled areas):	N/A
Note:	Stain Colour for staircase(s) will be selected by the contractor. Any flooring with shade variances, the stain colour will automatically complement the darker shade in the flooring sample, unless otherwise specified. As per NWFA Guidelines, solid and engineered flooring is to be installed perpendicular to the floor joist direction as much as possible. This is best practice. ALL LAMINATE AND VINYL FLOORING MAY BE FINISHED WITH MATCHING T-CAP.

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STAIRS / PICKETS / RAILINGS

STAIRS

STAIRS - Main (Main to 2 nd Floor)	Red Oak STAINED TO COMPLEMENT THE HARDWOOD** Complete Staircase	STAIN FINISH (IF APPLICABLE) Nautilus-Matte, Vintage
STAIRS – (Main to Basement – OPEN TO BELOW)	Red Oak STAINED TO COMPLEMENT THE HARDWOOD** Complete Staircase	STAIN FINISH (IF APPLICABLE) Nautilus-Matte, Vintage
STAIRS – (Main to Basement with Door to Basement)	N / A	STAIN FINISH (IF APPLICABLE) N/A
STAIRS – Service Stairs to Basement (if applicable)	N / A	STAIN FINISH (IF APPLICABLE) N/A
OTHER:		

PICKETS / RAILINGS

STAIN

MAIN TO 2 nd FLOOR	LEVEL 6 - 1/2" SQUARE STEEL ALTERNATING BETWEEN A SLIM SINGLE RECTANGLE MODERN TUBULAR PICKET NO.PTM1S-B AND A PLAN STRAIGHT ONE NO.PDPLAIN-B" BUT BOTH HAVING A NO.PS1239-B CONTEMPAORY HALF COLLAR FOR THE BASE-SATIN BLACK (B) POWDER COAT FINISH, 2 3/4" X 1-5/8" RECTANGUALR HANDRAIL R4M (W/STEEL BAR INSERT)-OAK, 3-1/2" X 3-1/2" SQUARE NEWEL POST #P-990 WITH A DECORATIVE CAP	RAILING/POST(S): SAME AS STAIRS PICKETS: METAL
MAIN to BASEMENT Open to Below	SAME AS ABOVE	RAILING/POST(S): SAME AS STAIRS PICKETS: N / A
SERVICE STAIRS (to Basement if applicable)	N/A	RAILING/POST(S): Not Applicable PICKETS: N / A

Note: The stain colour for the staircase(s) will be selected by the contractor. In cases where there are shade variances in the flooring, the stain colour will automatically complement the darker shade in the flooring sample unless otherwise specified. The same stain colour selected for the staircase(s) will also be applied to the railing and pickets, if applicable. However, the purchaser acknowledges and accepts that the hardwood flooring, laminate and vinyl flooring are all pre-finished in a factory in a controlled environment and that the stairs are finished on site. The Builder will do their best to complement the colour between the stairs and the floor, but it is not possible to have an identical match and there may be shade differences.

If the purchaser chooses to stain the stairs, railing, and pickets themselves, they understand that the stairs, railing, and pickets will be left unsanded and unfinished, which may include the removal of protective paper and staples. The purchaser will be responsible for completing this work after the closing date, at their own expense and risk. Any damages to the stairs that occur during this process will be the purchaser's sole responsibility.

For models with a door from the main floor to the basement, the basement stairs will be constructed with standard pine grade stairs and painted (typically cement gray or similar). The builder will adhere to building code guidelines, which may require railings and/or pickets to be installed only where necessary. In some cases, only a railing will be installed on one side of the stairs. The type of railing is standard but may differ from the option used on the main floor.

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BATHROOM VANITY MIRRORS - Supply and Install (check one)

POWDER ROOM	PRIMARY ENSUITE BATH	ENSUITE 2, (BDRM 2)	ENSUITE 3, (BDRM 3)	ENSUITE 4, (BDRM 4)	N / A,	N / A,
Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☒ No ☐	Yes ☐ No ☐	Yes ☐ No ☐
NOTE:	1. ALL MIRRORS ARE GLUED ON AND NOT EASILY REMOVED. 2. SHOULD PURCHASER CHOOSE NOT HAVE MIRRORS INSTALLED, THEY WILL NOT BE SUPPLIED. 3. BATHROOM ACCESSORIES (TOWEL BARS, SOAP DISH, TOILET PAPER HOLDER) – PURCHASER TO SUPPLY AND INSTALL ON THEIR OWN AFTER CLOSING					

FIREPLACE/MANTLE	INTERIOR PAINT	
FIREPLACE: GAS	ONE COLOUR ON WALLS THROUGHOUT BENJAMIN MOORE - CHANTILLY LACE	
MANTLE STYLE/FINISH: NF-30		
SURROUND/HEARTH:	CEILING PAINT	
OTHER:	TRIM/DOORS PAINT	

PLUMBING – KITCHEN, POWDER ROOM, LAUNDRY

KITCHEN		POWDER ROOM	
FAUCET	LITZE-BRIDGE FAUCET 62544LF-BLGL	LAV FAUCET	BRIZO, ROOK, 65360LF-GLLHP/HX5361-GL
SINK	FRANKE - SINGLE BOWL - BSU1831-9	LAV SINK	CONTRAC CATENA - 4210CIY
POT FILLER	BRIZO, LITZE-POT FILLER, 62844LF-BLGL	LAV PEDESTAL	N/A
SERVERY SINK	N/A	TOILET	CONTRAC-CARLAW 4710BAVU
SERVERY FAUCET	N/A	TOILET SEAT	
ISLAND SINK	N/A	OTHER	
ISLAND FAUCET	N/A		
SOAP DISPENSER	N/A	LAUNDRY FAUCET	ESSA - SINGLE HOLE - PULL DOWN 9613-BL-DST
WATER FILTER DISPENSER	N/A	LAUNDRY SINK	FRANKE - MARIS - MAG61023L-MBK-S
OTHER	N/A	OTHER	N/A

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PLUMBING - BATHROOMS

Note: All toilets, sinks, tubs to be white unless otherwise specified

PRIMARY ENSUITE	LAV FAUCET	BRIZO, LITZE, 65332LF-GLLHP / HL5332-GL-NM
	LAV SINK	CONTRAC - EMERY 4220CGY
	FREESTANDING TUB	MIROLIN - SKYE-CF1012 FREESTANDING
	FREESTANDING TUB FIXTURE	BRIZO, LITZE, FLOOR MOUNT - T70135 -GLLHP, HL7032-GL, R70100
	SEPARATE SHOWER FIXTURE	BRIZO - LITZE - T75535 - GLLHP / HL7532-GL / R75000 - RP81434GL / 87435-GL - 85735-GL
	TOILET	CONTRAC, CARLAW 4710BAVU
ENSUITE 2, (BDRM 2)	LAV FAUCET	BRIZO, ROOK, 65360LF-GLLHP / HL5360-GL
	LAV SINK	CONTRAC, CALVIN 4220CFY
	BATHTUB	MIROLIN, AUSTIN - STANDARD
	TUB / SHOWER FIXTURE	BRIZO, ROOK, T60461-GL, R60000-UNBX
	TOILET	CONTRAC, CARLAW, 4710BAVU
ENSUITE 3, (BDRM 3)	LAV FAUCET	BRIZO, ROOK, 65360LF-GLLHP/ HL5360-GL
	LAV SINK	CONTRAC, CATENA - 4210CIY
	BATHTUB	N/A
	TUB / SHOWER FIXTURE	BRIZO, ROOK, T75561-GL/R75000/RP78580GL/87495-GL/88761-GL
	TOILET	CONTRAC, CARLAW, 4710BAVU
ENSUITE 4, (BDRM 4)	LAV FAUCET	BRIZO, ROOK, 65360LF-GLLHP/ HL5360-GL
	LAV SINK	CONTRAC, CATENA - 4210CIY
	BATHTUB	N/A
	TUB / SHOWER FIXTURE	BRIZO, ROOK, T75561-GL/R75000/RP78580GL/87495-GL/88761-GL
	TOILET	CONTRAC, CARLAW, 4710BAVU
N / A,	LAV FAUCET	
	LAV SINK	
	BATHTUB	
	TUB / SHOWER FIXTURE	
	TOILET	
N / A,	LAV FAUCET	
	LAV SINK	
	BATHTUB	
	TUB / SHOWER FIXTURE	
	TOILET	
,		

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CERAMIC FLOOR & WALL TILES			
ALL TILES FINISHED WITH METAL EDGE		GROUT	INSTALL DETAIL
FOYER:	Olympia: ETERNA NERO MARQUINA MATTE - 24" X 24"	CHARCOAL	
MAIN HALLWAY FLOOR:			
POWDER ROOM FLOOR	Olympia: NEW VINTAGE, DECORO 7 - 8" X 8"	BONE	
LAUNDRY ROOM, AT GARAGE ENTRY	Olympia: NEW VINTAGE, DECORO 7 - 8" X 8"	BONE	
BASEMENT FOYER (FIN AREA ONLY)			
KITCHEN			
KITCHEN/ DINETTE/ SERVERY FLOOR	SEE HARDWOOD		
BACKSPLASH	SEE STONE COUNTERTOPS		
SERVERY BACKSPLASH			
PRIMARY ENSUITE			
BATHROOM FLOOR	Olympia: ETERNA CALACATTA TAUPE MATTE- 24" X 24"	WHITE	
SHOWER WALL	Olympia: ETERNA CALACATTA TAUPE MATTE- 12"X24"	WHITE	VERTICAL STACKED
SHOWER FLOOR	Olympia: ETERNA CALACATTA TAUPE MATTE- HEXAGON MOSAIC	WHITE	
SHOWER JAMB:	(If Applicable): Ricon: White		
ENSUITE 2 (BDRM 2)			
BATHROOM FLOOR	Centura: RAPOLANO MATTE WHITE 12" X 24"	WHITE	STACKED PARALLEL WITH VANITY
SHOWER / TUB WALL	Centura: PENNY ECOSTONE GRAFITO- 12"X12" MOSAIC, #PE2005018	WHITE	
SHOWER FLOOR	NOT APPLICABLE		
SHOWER JAMB	(If Applicable): Ricon: White		
ENSUITE 3 (BDRM 3)			
BATHROOM FLOOR	Olympia: ETERNA BONE MATTE - 12" X 24"	BONE	STACKED PARALLEL WITH VANITY
SHOWER / TUB WALL	Centura: ETERNA BONE MATTE - 12" X 24"	WHITE	
SHOWER FLOOR	Centura: PENNY ECOSTONE CALACATTA GOLD - 12"X12" MOSAIC, #PE2005018	WHITE	
SHOWER JAMB	(If Applicable): AMG/Ricon: Silestone - Persian White-Suede		
ENSUITE 4 (BDRM 4)			
BATHROOM FLOOR	Centura: SCULTOREA HEXAGON DARK DIAMOND MATTE- 8.5"X10"	JET BLACK	
SHOWER / TUB WALL	Olympia: ROMA STATUARIO - 10"X30"	WHITE	VERTICAL STACKED
SHOWER FLOOR	Olympia: PENNY ROUND MOSAIC, SNOW WHITE, #WB.PR.SWT.1212.MT	WHITE	
SHOWER JAMB	(If Applicable): Ricon: White		
N / A			
BATHROOM FLOOR			
SHOWER / TUB WALL	;		
SHOWER FLOOR	;		
SHOWER JAMB	(If Applicable):		
OTHER: ;			

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KITCHEN AND VANITIES – CABINET STYLE/COLOUR AND HARDWARE		
KITCHEN	Cabinet Style / Colour	QUADRA - PAINTED MDF - WHITE
	Hardware	CH 66
	Hood Fan	STANDARD CANOPY
	Other	
ISLAND	Cabinet Style / Colour	QUADRA MAPLE - BLACKBERRY
	Hardware	CH-66
SERVERY	Cabinet Style / Colour	N/A
	Hardware	
WALK IN PANTRY	OPEN SHELVES – STANDARD WHITE	
POWDER ROOM	Vanity cabinet is provided	
	Cabinet Style / Colour	QUADRA MAPLE- BLACKBERRY
	Hardware	CH-60
LAUNDRY MAIN FLOOR	Cabinet Style / Colour	SAN ANTONIO - PAINTED MDF - WHITE
	Hardware	CH-61
PRIMARY ENSUITE	Cabinet Style / Colour	QUADRA MAPLE- BLACKBERRY
	Hardware	CS2-30
ENSUITE 2,	Cabinet Style / Colour	PRESTON - PAINTED MDF - FOG GREY
	Hardware	CS2-30
ENSUITE 3, (BDRM 3)	Cabinet Style / Colour	CAROLINA OAK - BLACKBERRY
	Hardware	CS2-30
ENSUITE 4, (BDRM 4)	Cabinet Style / Colour	CAROLINA OAK - BLACKBERRY
	Hardware	CS2-30
,	Cabinet Style / Colour	
	Hardware	
,	Cabinet Style / Colour	
	Hardware	
OTHER	Cabinet Style / Colour	
	Hardware	
Notes/Comments:		

If any items below have been answered "YES", refer to Purchaser Extras (PE) List							
Two Tone Kitchen	STD. ☐	YES ☒	NO ☐	Waterfall Legs	STD. ☐	YES ☒	NO ☐
Crown Moulding in Kitchen	STD. ☐	YES ☒	NO ☐	Light Valance in Kitchen	STD. ☒	YES ☐	NO ☐
Built-In Appliances	STD. ☐	YES ☒	NO ☐	Hood Fan Canopy	STD. ☒	YES ☐	NO ☐
Panel Ready Appliances	STD. ☐	YES ☒	NO ☐	Hood Fan Upgrade	STD. ☒	YES ☐	NO ☐
Kitchen Layout Changes	STD. ☐	YES ☒	NO ☐	Kitchen Accessories Upgrades	STD. ☐	YES ☒	NO ☐
Custom Closet Organizers	STD. ☐	YES ☒	NO ☐				

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COUNTERTOP SELECTIONS		
	COLOUR	PROFILE
KITCHEN PERIMETER	SILESTONE, ET NOIR	MITERED EDGE, 4CM
KITCHEN ISLAND	SILESTONE, ET CALACATTA GOLD	MITERED EDGE, 4CM
ISLAND FEATURES	WATERFALL LEGS	BOTH SIDES
KITCHEN BACKSPLASH	SILESTONE, ET NOIR (UP TO CANOPY)	2CM/A2 SINGLE SQUARE
SERVERY	N/A	
SERVERY BACKSPLASH	N/A	
POWDER ROOM	SILESTONE, WHITE ZEUS	VANITY 2CM, A-2
LAUNDRY ROOM	SILESTONE, CINDER CRAZE	VANITY 2CM, A-2
PRIMARY ENSUITE	SILESTONE, WHITE ZEUS	VANITY 2CM, A-2
ENSUITE 2, (BDRM 2)	SILESTONE, WHITE ZEUS	VANITY 2CM, A-2
ENSUITE 3, (BDRM 3)	SILESTONE, PERSIAN WHITE-SUEDE	VANITY 2CM, A-2
ENSUITE 4, (BDRM 4)	SILESTONE, WHITE ZEUS	VANITY 2CM, A-2
,		
,		
OTHER: ENSUITE 3 - BDRM 3	SHOWER JAMB:SILESTONE, PERSIAN WHITE-SUEDE	

APPLIANCE INFORMATION		
Purchaser(s) accepted Vendor's Standard Appliance Package, as per Agreement of Purchase and Sale. (*Note: Standard specifications provided to kitchen company)	☐ Yes	☐ No
Purchaser(s) selected Upgraded Appliance Package Offered through Vendor. Specifications will be provided to the kitchen company upon upgrade.	☒ Yes	☐ No
Purchaser to provide Appliances (Please read below) The purchaser(s) are fully responsible for supplying and installing their own appliances (excluding the hood fan**). They must provide the builder with detailed appliance specifications from the manufacturer at the time of colour selections. If these specifications are not supplied, the builder will proceed with standard openings, and no further adjustments will be made. It is important to note that upon review of the provided specifications, additional requirements may be identified, such as the need for a gas line, built-in refrigerators, provisions for slide-in ranges, or other modifications. Any such requirements will incur additional costs, which will be the sole responsibility of the purchaser. **Note: The builder will not accept any hood fans supplied by the purchaser. Upgrade options for hood fans are available directly through the builder, with associated charges for both supply and installation.	☐ Yes	☐ No

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ELECTRICAL & HVAC				
Hood Fan	STANDARD		Valance Lighting-Lower	☒ YES ☐ NO
Dishwasher Rough-In	YES		Valance Lighting-Upper	☐ YES ☒ NO
Appliances	Built in Cooktop ☒ YES ☐ NO	Built in Oven ☒ YES ☐ NO	Gas Stove ☒ YES ☐ NO	B/I Microwave or Shelf ☒ YES ☐ NO
Hood Venting	STANDARD		Gas Provisions Stove	☒ YES ☐ NO
Other	N / A		Gas Provisions Barbecue	☒ YES ☐ NO
			Gas Provisions Dryer	☐ YES ☒ NO

DISCLAIMERS AND NOTES

Specific Terms

- Material Colours:** The colours of materials will closely match the Vendor's samples but may not be identical due to variations in materials, colour processes, or manufacturing methods.
- Preselected/Installed Items:** Due to construction progress, some items may already be preselected and/or installed. In such cases, the Purchaser(s) must accept the Vendor's selection.
- Upgrades and Optional Selections:** No upgrades or optional selections will be processed unless accompanied by a signed Purchaser's Extra Form with payment attached.
- Dishwasher Space:** Purchaser(s) acknowledge that space will be provided for a future dishwasher. A cabinet for this space is optional.
- Carpet Selection:** Carpet selections are based on the Purchaser(s) choice of one (1) colour throughout the property.
- Laundry Base Cabinets:** If applicable, laundry base cabinets will feature white laminate countertops, plain white melamine doors, and standard knob cabinet hardware, unless otherwise specified.
- Availability of Selections:** Some selections may become unavailable or discontinued. If so, the Purchaser(s) may be required to reselect. The Vendor reserves the right to make substitutions where necessary.
- Paint Colours:** All interior walls will be painted in the Builder's standard off-white colour. Interior trim and doors will be painted white.
- Plumbing Fixtures:** All plumbing fixtures will be standard white unless accompanied by a signed Purchaser's Extras Form.
- Oral Representations:** Oral representations form no part of this Agreement.
- Tile Colour Variations:** Tile colours may vary from piece to piece and between production runs. Variations in colour and shading are normal and contribute to a blended aesthetic.
- Hardwood Variations:** Hardwood flooring will vary in colour and grain based on the species and may change over time from the sample. Exact grades and characteristics may not be fully represented in samples.
- Laminate/Vinyl Floor:** Flooring will vary in colour and grain from piece to piece and may change over time from the sample. Exact colours, grades and characteristics may not be fully represented in samples.

ACKNOWLEDGEMENTS:

- Purchaser hereby warrants that all colour selections and finishes have been individually reviews as documented and all selections, codes, descriptions are correct. Purchaser has instructed, Lormel Homes Design Studio to proceed accordingly.
- Any extras listed above are null and void unless accompanied by a separate Purchaser's Extras Form (PE)/amendment. Said PE must be paid in full.
- The Purchaser(s) acknowledge and agree that any upgrades installed or constructed by the Vendor, its servants, agents, or contractors, must be paid for as an extra in advance of the closing date. If not paid in advance, the Purchaser(s) covenant and agree to pay the cost of such upgrades as an adjustment on closing.
- The Purchaser acknowledges and agrees that this colour selection is final and that no changes, deletions or alternations will be permitted or entertained other than re-selection due to unavailability.
- In the event, the Builder is willing to entertain any changes to the signed colour chart, that may or may not contain upgrades, the Purchaser(s) acknowledge that any changes to the colour chart are subject to a **\$500.00 administration fee**.

Purchaser Name:		Purchaser Signature:	
Purchaser Name:		Purchaser Signature:	
Purchaser Name:		Purchaser Signature:	
Purchaser Name:		Purchaser Signature:	

Purchaser(s) Initials: _____