



INTERIOR COLOUR SCHEME

Purchasers: Julie Chea & Sina Prak

Telephone Res. / Bus: (613) 823-4282 /

Decor Advisor: Rebecca VanderMeulen

Project: New Heritage Hills - Fernbank

Lot: 33 - Bobolink

Model and Elevation: PLATINA (512) ELEV A 4 BED

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

1. Cabinetry

Style and Colour	Counter	Hardware
Kitchen / Breakfast MISSION - WHITE	SILVER PEARL	HU120
Laundry Room N/A		
Powder Room PEDASTAL SINK		
Main Bathroom MISSION - WHITE	4882-38 Oiled Soapston	HU120
Ensuite Bathroom MISSION - BISCUIT	3526-38 Travertine	HU120
Ensuite # 2 MISSION - BISCUIT	3689-58 Himalayan Slate	HU120
Comp. Center MISSION - BLACK	4779-60 Pewter Brushe	HU120

Cabinet Valence ☐ Yes ☒ No Hood Fan STANDARD ☐ Yes ☒ No Valence Electrical ☐ Yes ☒ No

Appliances ☐ Yes ☒ No 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 - (O) CLASSICO tra 12X12 BEIGE (GROUT: SMOKE)
Main Hall CARPET - ORGANICS II - BARLEY 3655
Kitchen / Breakfast CERAMIC - (O) CLASSICO tra 12X12 BEIGE (GROUT: SMOKE)
Laundry Room CERAMIC - (O) CLASSICO tra 12X12 BEIGE (GROUT: SMOKE)
Powder Room CERAMIC - (O) CLASSICO tra 12X12 BEIGE (GROUT: SMOKE)
Main Bathroom CERAMIC - CENTURA PANGA SERIES ANTRASITE 13X13 (GROUT: GREY)
Master Ensuite Bathroom CERAMIC - CENTURA NILE SERIES - WOOD 13X13 (GROUT: SMOKE)
Finished Basement N/A
Other Room - Specify ENSUITE # 2 - CERAMIC - EURO ANGORA CARISMA ALMOND 13X13 (GROUT: SMOKE)
Living Room CARPET - ORGANICS II - BARLEY 3655
Dining Room CARPET - ORGANICS II - BARLEY 3655
Family Room CARPET - ORGANICS II - BARLEY 3655
Den / Library / Study CARPET - ORGANICS II - BARLEY 3655
Basement Stairs CARPET - ORGANICS II - BARLEY 3655
Stairs CARPET - ORGANICS II - BARLEY 3655
Upper Hall CARPET - ORGANICS II - BARLEY 3655
Master Bedroom CARPET - ORGANICS II - BARLEY 3655
Bedroom #2 CARPET - ORGANICS II - BARLEY 3655
Bedroom #3 CARPET - ORGANICS II - BARLEY 3655
Bedroom #4 CARPET - ORGANICS II - BARLEY 3655
Bedroom #5 CARPET - ORGANICS II - BARLEY 3655
Computer Center CARPET - ORGANICS II - BARLEY 3655

Upgrade Underpad Type: STANDARD Area: CARPETED AREAS THROUGHOUT

Comment

3. Railings and Spindles

Railing Package	STANDARD OAK RAILING W/ COLONIAL SPINDLES		
Railing Colour	MINWAX EARLY AMERICAN	Spindle Colour	MINWAX EARLY AMERICAN
Wood Stairs	☒ No ☐ Oak ☐ Maple	Tread Colour	

Comment

OAK NOSING THROUGHOUT UPPER HALLWAY - TO CONTINUE ACROSS UPPER STEP (MINWAX EARLY AMERICAN)
FINISHED BASEMENT STAIRS W/ OPEN SIDES @ MAIN HALLWAY W/ OAK RAILING, SPINDLES & NOSING

Initials



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4. Plumbing Fixtures

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

5. Wall Tile

	Selection	Listello	Insert	Describe
Main Bathroom	Centura Panga Series White 8x10	☐	☐	
Master Ensuite				
Tub Deck	Centura Nile Series Wood 13x13	☐	☐	
Shower Walls	EURO Angora Casali Crema 10x16	☐	☐	above shower insert
Tub Walls	EURO Angora Casali Crema 10x16	☒	☐	EURO Bliss 5/8 Capuccino NS-341
Custom Show Floor		☐	☐	

Grout Colour

	Rooms
SMOKE	MAIN FLOOR THROUGHOUT, ENSUITE * 2ND ENSUITE FLOORS
WHITE	WALL TILE THROUGHOUT

Kitchen Backsplash ☒ Yes ☐ No See comments

Comment

Ensuite # 2 Wall tile - EURO ANGORA CARISMA ALMOND 10X16
(O) Color & Dimensions 3x6 Warm White w/ Listello - Ceratec Lifestyles Dolomite Diana Royale (see sketch)

6. Fireplace

	Living Room	Family Room	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☐	☒	☐	☐	☐	☒
Mantle Type			STANDARD GAS					
Colour / Stain			STANDARD OAK					
Surround			MINWAX EARLY AMERICAN					
Hearth			n/a					
Insert			n/a					
Comment			STAINLESS STEEL TRIM KIT					

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			

8. Paint

STANDARD	THROUGHOUT HOUSE
SW 6258 Tricorn Black	FRONT DOORS & GARAGE DOORS

9. Additional Comments

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10. Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) 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.
- 4) 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: 09.15/13 Signature: Date: 09.15/13

Design Consultant: Date: 09.15/13



Phoenix Homes Décor Centre Disclaimers

Lot#: 33 Model: PLATINA (512) ELEV A 4 BED in New Heritage Hills - 2287420 Ontario Inc.

PURCHASERS: Julie Chea and Sina Prak

TEL: RES.: 613-823-4282

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.

Plans

Plans are subject to change without notice. Actual usable floor space may vary from the stated floor area. Layout for kitchen, furnace, HWT and laundry tub may vary from plan. Vertical and horizontal bulkhead, which are not shown on plan, may be required for plumbing and heating runs. E. & O.E.

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:  Oct 15 2013