



INTERIOR COLOUR SCHEME

Purchasers: KEVIN MOSCATEL & TRACY MOSCATEL Project: New Heritage Hills - Fernbank
Telephone Res. / Bus: (613) 818-0852 / Lot: 35 -
Decor Advisor: Rebecca VanderMeulen Model and Elevation: BRADFORD (35-4) ELEVA (ALT) 4 BED

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

1. Cabinetry

Style and Colour	Counter	Hardware
Kitchen / Breakfast VENEZIA - OAK - ELEGANT	GIALLO ST. CECILIA	HU120
Laundry Room N/A		
Powder Room PEDASTAL SINK		
Main Bathroom COMO - ROVERE LOVE	3523-38 Giallo Granite	HU80
Ensuite Bathroom OXFORD - MAPLE - WENGÉ	AG381-N Mineral Talc	HU80
Shared Bath COMO - BIANCO	1771-38 Ivory Dust	HU62

Cabinet Valence	☒ Yes ☐ No	Hood Fan	OTR/MICRO	Valence Electrical	☐ Yes ☒ No
Appliances	Built in Cooktop ☐ Yes ☒ No	Built in Oven ☐ Yes ☒ No	Slide inStove ☐ Yes ☒ No	Gas Stove	Micro-Hood ☒ Yes ☐ No
Fridge Standard	☐ Yes ☒ No	33"X71"	Opening Standard	☐ Yes ☒ No	34"X72"

Comment

2. Flooring

	Selection
Foyer	CERAMIC - CENTURA MAX AL SERIES BIANCO 12X12 (GROUT: SILVER GREY)
Main Hall	CARPET - ORGANICS II - PRALINES 3659
Kitchen / Breakfast	CERAMIC - CENTURA MAX AL SERIES BIANCO 12X12 (GROUT: SILVER GREY)
Laundry Room	CERAMIC - EURO PASHA ROCCOCO WHITE CS-011 (GROUT: SILVER GREY)
Powder Room	CERAMIC - CENTURA MAX AL SERIES BIANCO 12X12 (GROUT: SILVER GREY)
Main Bathroom	CERAMIC - CERATEC GRANISER FASHION BROWN 13X13 (GROUT: SILVER GREY)
Master Ensuite Bathroom	CERAMIC - CERATEC BRAVO FOREVER DUSK 13X13 (GROUT: SILVER GREY)
Finished Basement	N/A
Other Room - Specify	SHARED BATHROOM - CERAMIC - CENTURA PANGA SERIES LIGHT GREY 13X13 (GROUT: GREY)
Living Room	CARPET - ORGANICS II - PRALINES 3659
Dining Room	CARPET - ORGANICS II - PRALINES 3659
Family Room	CARPET - ORGANICS II - PRALINES 3659
Den / Library / Study	N/A
Basement Stairs	N/A
Stairs	CARPET - ORGANICS II - PRALINES 3659
Upper Hall	CARPET - ORGANICS II - PRALINES 3659
Master Bedroom	CARPET - ORGANICS II - PRALINES 3659
Bedroom #2	CARPET - ORGANICS II - PRALINES 3659
Bedroom #3	CARPET - ORGANICS II - PRALINES 3659
Bedroom #4	CARPET - ORGANICS II - PRALINES 3659
Bedroom #5	

Upgrade Underpad Type: STANDARD Area:

Comment

3. Railings and Spindles

Railing Package	STANDARD OAK COLONIAL RAIL, SPINDLES & POSTS		
Railing Colour	MINWAX EARLY AMERICAN	Spindle Colour	MINWAX EARLY AMERICAN
Wood Stairs	☒ No ☐ Oak ☐ Maple	Tread Colour	

Comment

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	EURO PASHA ROMANCE CREAM 10X16	☐	☐	
Master Ensuite				
Tub Deck	CERATEC BRAVO FOREVER DUSK 13X13	☐	☐	
Shower Walls	CERATEC BRAVO FOREVER DUSK 10X16	☐	☐	
Tub Walls	CERATEC BRAVO FOREVER DUSK 10X16	☐	☐	
Custom Show Floor	N/A	☐	☐	

Grout Colour

	Rooms
STANDARD SILVER GREY	FLOORS THROUGHOUT
STANDARD WHITE	WALL TILE THROUGHOUT

Kitchen Backsplash	☒ Yes ☐ No	SARANA GLASS & STONE GL-ST #5 STRIPS (NO 4" GRANITE)
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Comment

SHARED BATH WALL TILE - CENTURA PANGA SERIES LIGHT GREY 8X10

6. Fireplace

	Living Room	Family Room	Dining Room						
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☒	☐
Mantle Type				STANDARD 2-SIDED GAS			STANDARD 2-SIDED GAS		
Colour / Stain				STANDARD OAK			STANDARD OAK		
Surround				MINWAX EARLY AMERICAN			MINWAX EARLY AMERICAN		
Hearth				N/A			N/A		
Insert				N/A			N/A		
Comment				STAINLESS TRIM KIT			STAINLESS TRIM KIT		

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			

8. Paint

STANDARD	

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. 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: [Signature] Date: Oct 21, 2013 Signature: [Signature] Date: Oct 21, 2013
Design Consultant: [Signature] Date: Oct 21/13



Phoenix Homes Décor Centre Disclaimers

Lot#: 35 Model:BRADFORD (35-4) ELEV A (ALT) 4 BED in New Heritage Hills - 2287420 Ontario Inc.

PURCHASERS: KEVIN MOSCATEL and TRACY MOSCATEL

TEL: RES.: 613-818-0852

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 10-21-2013