



INTERIOR COLOUR SCHEME

Purchasers: Jeff Wolfson & Stephanie Wong
Telephone Res. / Bus: (613) 263-9533 /
Decor Advisor: Trish Ward

Project: Shadow Ridge - 2
Lot: 57 - Street 3
Model and Elevation: Tuscana (S-6) Elev C 3 Bedroom + Den

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

1. Cabinetry

Style and Colour	Counter	Hardware
LINE 2 OXFORD MAPLE WENGÉ	ZODIAC CREIMA MARFIL	HU-120 HANDLE
LINE 2 OXFORD MAPLE WENGÉ	KALAHARI 4588-7	KN-51 KNOB
LINE 2 OXFORD MAPLE WENGÉ	KALAHARI 4588-7	HN-56 HANDLE
LINE 2 OXFORD MAPLE WENGÉ	NAT CANVAS 7022-38	HN-56 HANDLE

Cabinet Valence ☐ Yes ☒ No Hood Fan STANDARD Valence Electrical ☐ Yes ☒ No
Appliances Built in Cooktop ☐ Yes ☒ No Built in Oven ☐ Yes ☒ No Slide in Stove Gas Stove Micro-Hood ☐ Yes ☒ No
☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No ☐ Yes ☒ No

Fridge Standard ☒ Yes ☐ No 33"W x 72"H Opening Standard ☒ Yes ☐ No
Comment

2. Flooring

	Selection
Foyer	CERATEC 13x13 GRANISER FASHION BEIGE (GROUT: PEARL)
Main Hall	CAMEO PARC III (4477 DUNE WHITE)
Kitchen / Breakfast	CERATEC 13x13 GRANISER FASHION BONE (GROUT: PEARL)
Laundry Room	VINYL 86054
Powder Room	CERATEC 13x13 GRANISER FASHION BEIGE (GROUT: PEARL)
Main Bathroom	VINYL 86054
Master Ensuite Bathroom	EURO 13x13 PASHA MANTOVA WALNUT (GROUT: PEARL)
Finished Basement	N/A
Other Room - Specify	N/A
Living Room	N/A
Dining Room	CAMEO PARC III (4477 DUNE WHITE)
Family Room	CAMEO PARC III (4477 DUNE WHITE)
Den / Library / Study	CAMEO PARC III (4477 DUNE WHITE)
Basement Stairs	N/A
Stairs	CAMEO PARC III (4477 DUNE WHITE)
Upper Hall	CAMEO PARC III (4477 DUNE WHITE)
Master Bedroom	CAMEO PARC III (4477 DUNE WHITE)
Bedroom #2	CAMEO PARC III (4477 DUNE WHITE)
Bedroom #3	CAMEO PARC III (4477 DUNE WHITE)
Bedroom #4	N/A
Bedroom #5	N/A

Upgrade Underpad Type: 11MM MEMORY FOAM Area: STAIRS ONLY
Comment

STANDARD 9MM UNDERPAD TO BE USED IN ALL OTHER CARPETED AREAS

3. Railings and Spindles

Railing Package	MODERN RAILINGS AND NEWEL POSTS
Railing Colour	SYMMETRY CHOCO BROWN Spindle Colour SYMMETRY CHOCO BROWN
Wood Stairs	☒ No ☐ Oak ☐ Maple Tread Colour
Comment	

Initials



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4. Plumbing Fixtures

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

5. Wall Tile

Selection	
Main Bathroom	SARANA 10x13 PADOVA BROWN (GROUT: PEARL)
Listello	N/A
Master Ensuite	
Tub Deck	N/A
Tub Walls	N/A
Tub Listello	N/A
Shower Walls	OLYMPIA 8x10 SPLENDOUR TAUPE (GROUT: PEARL)
Shower Floor	N/A
Shower Listello	N/A
Ensuite #2 / Other	N/A
Listello	N/A
Kitchen Backsplash	NO 4" BACKSPLASH

Comment

6. Fireplace

	Living Room		Family Room			
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☐	☐	☐	☒
Mantle Type			3-SIDED			
Colour / Stain			MDF CAP			
Surround			WHITE			
Hearth			N/A			
Insert			N/A			
Comment			N/A			

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	STANDARD		
Comment			

8. Paint

9. Additional Comments

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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. See 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-25/13 Signature: [Signature] Date: Oct-25/13
Design Consultant: frank Date: Oct-25/13



Phoenix Homes Décor Centre Disclaimers

Lot#: 57 Model: Tuscana (S-6) Elev C 3 Bedroom + Den in Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Jeff Wolfson and Stephanie Wong

TEL: RES.: 613-263-9533

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-25/13