



INTERIOR COLOUR SCHEME

**Purchasers:** Andrea Katrina Gould & Marc Daze  
**Telephone Res. / Bus:** (613) 000-0000 / (613) 739-2084  
**Decor Advisor:** Trish Ward

**Project:** Shadow Ridge - 2  
**Lot:** 91 - Street 2  
**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
Kitchen / Breakfast	SEE COMMENTS BELOW	GIALLO ST. CECILIA	HU-70 HANDLE
Laundry Room			
Powder Room	LINE 2 MISSION THERMOFOL SHADOW OAK V. GRAIN	JAMOCCHA 7734-38	HU-80 HANDLE
Main Bathroom	LINE 2 COMO MELAMINE MARRONE	ROCKY MT280-SUEDE	HU-80 HANDLE
Ensuite Bathroom	LINE 2 COMO QUEENSTON OAK	WHITE 949-58	HU-80 HANDLE

**Cabinet Valence** ☒ Yes ☐ No **Hood Fan** ☐ MICRO/HOOD ☐ Valence Electrical ☐ Yes ☒ No  
**Appliances** **Built In Cooktop** ☐ Yes ☒ No **Built In Oven** ☐ Yes ☒ No **Slide In Stove** ☐ Yes ☐ No **Gas Stove** ☐ Yes ☒ No **Micro-Hood** ☒ Yes ☐ No  
**Fridge Standard** ☐ Yes ☒ No **Opening Standard** ☐ Yes ☒ No

**Comment**

KITCHEN CABINETRY: LINE 2 MISSION THERMOFOL BISCUIT & LINE 3 SOHO MAPLE WENGE (ISLAND ONLY)

2. Flooring

**Selection**

Foyer	EURO 12x24 PASHA GEO GRAY ML003 (GROUT: SMOKE)
Main Hall	N/A
Kitchen / Breakfast	VINYL 86026
Laundry Room	VINYL 86026
Powder Room	EURO 12x24 PASHA GEO GRAY ML003 (GROUT: SMOKE)
Main Bathroom	VINYL 86026
Master Ensuite Bathroom	OLYMPIA 13x13 KELIKER BROWN/MAUVE (GROUT: SMOKE)
Finished Basement	N/A
Other Room - Specify	N/A
Living Room	N/A
Dining Room	CAMEO PARC III (6341 CHURNED HONEY)
Family Room	CAMEO PARC III (6341 CHURNED HONEY)
Den / Library / Study	N/A
Basement Stairs	N/A
Upper Hall	CAMEO PARC III (6341 CHURNED HONEY)
Master Bedroom	CAMEO PARC III (6341 CHURNED HONEY)
Bedroom #2	CAMEO PARC III (6341 CHURNED HONEY)
Bedroom #3	CAMEO PARC III (6341 CHURNED HONEY)
Bedroom #4	CAMEO PARC III (6341 CHURNED HONEY)
Bedroom #5	N/A
	N/A

**Upgrade Underpad**

**Type:**

**Area:**

**Comment**

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

3. Railings and Spindles

**Railing Package**

**Railing Colour**  **Spindle Colour**

**Wood Stairs** ☒ No ☐ Oak ☐ Maple **Tread Colour**

**Comment**

OAK CAP IN BREAKFAST AREA TO BE NATURAL OAK









## Phoenix Homes Décor Centre Disclaimers

Lot#: 91 Model:Tuscana (S-6) Elev C 3 Bedroom + Den in Shadow Ridge - DCR Phoenix Development Corporation Limited

PURCHASERS: Andrea Karina Gould and Marc Daze

TEL: RES.: 613-000-0000 BUS.: 613-739-2084

*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.

### Resections

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.

**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: 2012-12-13