



Phoenix Homes Décor Centre Disclaimers

Lot#: 77 Model:NODUS (B2) ELEV A (OPEN STAIR) 2 BED in White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Debra Alliston and Douglas Alliston

TEL: RES.: 905-497-3534

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: 2015-08-31



INTERIOR COLOUR SCHEME

Purchasers: Debra Alliston & Douglas Alliston **Project:** White Tail Ridge - 1
Telephone Res. / Bus: (905) 497-3534 / **Lot:** 77 - 127 ANTLER COUR TALMONTE K0A 1A0
Decor Advisor: Trish Ward **Model and Elevation:** NODUS (B2) ELEV A (OPEN STAIR) 2 BED

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

1. Cabinetry

Style and Colour	Counter	Hardware
LINE 3 MANHATTEN SHAKER INDIAN WHITE	CALEDONIA	SEE BELOW
Laundry Room		
Powder Room		
Main Bathroom	JAMOCHA 7734-38	KN-51(DRS)/HU-120(DRWRS)
Ensuite Bathroom	MINERAL AG381-N	KN-51(DRS)/HU-120(DRWRS)

Cabinet Valence	☒ Yes ☐ No	Hood Fan	CHIMNEY	Valence Electrical	☒ Yes ☐ No
Appliances	Built in Cooktop	Built In Oven	Slide in Stove	Gas Stove	Micro-Hood
	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ No	☐ Yes ☐ No	☐ Yes ☒ No
Fridge Standard	☐ Yes ☒ No		Opening Standard	☐ Yes ☒ No	

Comment
KITCHEN HARDWARE: KN-51 KNOB ON UPPEERS / HU-120 HANDLE ON ALL LOWERS & PANTRY

2. Flooring

	Selection
Foyer	CERATEC 13x13 VISUALS SENSATION EARTH (GROUT: SMOKE)
Main Hall	WICKHAM 3-1/4"x3/4" PRE-FINISHED ENGINEERED RED OAK HAZE
Kitchen / Breakfast	CERATEC 13x13 VISUALS SENSATION DESERT (GROUT: SMOKE)
Laundry Room	CERATEC 13x13 VISUALS SENSATION EARTH (GROUT: SMOKE)
Powder Room	N/A
Main Bathroom	CERATEC 13x13 VISUALS SENSATION DESERT (GROUT: SMOKE)
Master Ensuite Bathroom	CERATEC 13x13 VISUALS SENSATION EARTH (GROUT: SMOKE)
Finished Basement	N/A
Other Room - Specify	N/A
Living Room	N/A
Dining Room	WICKHAM 3-1/4"x3/4" PRE-FINISHED ENGINEERED RED OAK HAZE
Family Room	WICKHAM 3-1/4"x3/4" PRE-FINISHED ENGINEERED RED OAK HAZE
Den / Library / Study	W1188 FAME & FORTUNE (H903 SWEET TALK)
Basement Stairs	OAK W/ 03 WICKHAM RED OAK HAZE STAIN
Stairs	N/A
Upper Hall	N/A
Master Bedroom	W1188 FAME & FORTUNE (H903 SWEET TALK)
Bedroom #2	N/A
Bedroom #3	N/A
Bedroom #4	N/A
Bedroom #5	N/A
FOYER & KITCH LISTEL	CERATEC 2.1x11.9 VISUALS SENSATION LISTEL 02CDEP (GROUT: SMOKE)

Upgrade Underpad	Type: 11MM MEMORY FOAM	Area: THROUGHOUT
Comment		

3. Railings and Spindles

Railing Package	3-1/2" OAK MODERN NEWEL POST W/ FLAT CAP		
Railing Colour	03 WICKHAM RED OAK HAZE	Spindle Colour	METAL - SEE BELOW
Wood Stairs	☐ No ☒ Oak ☐ Maple	Tread Colour	03 WICKHAM RED OAK HAZE

Comment
METAL SPINDLES TO ALTERNATE (2) PLAIN, (1) TL106-2-40



INTERIOR COLOUR SCHEME

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Project: White Tail Ridge - 1

Telephone Res. / Bus: (905) 497-3534 /

Lot: 77 - 127 ANTLER COURT ALMONTE K0A 1A0

Decor Advisor: Trish Ward

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4. Plumbing Fixtures

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

5. Wall Tile

Selection	
Main Bathroom	SARANA 25x33 SISSI CINZA CLARO (GROUT: STANDARD WHITE)
Listello	AVENUE MOSAIC CONFECTIONS HOT CHOCOLATE (GROUT: STANDARD WHITE)
Master Ensuite	
Tub Deck	N/A
Tub Walls	N/A
Tub Listello	N/A
Shower Walls	OLYMPIA 8x10 SPLENDOUR TAUPE (GROUT: SMOKE)
Shower Floor	N/A
Shower Listello	CENTURA 12x12 ACCORD SERIES MIX BROWN MB402 (GROUT: SMOKE)
Ensuite #2 / Other	N/A
Listello	N/A
Kitchen Backsplash	SEE BELOW

Comment

KITCHEN: DELETE 4" GRANITE - S/I SARANA 2x4 MARBLE MOSAIC MOSBR489949 HONED BRICK SILVER EMPERADOR MOSAIC (GROUT: STANDARD WHITE)

6. Fireplace

	Living Room	Family Room	
	Purchased ☐ As Per Plan ☐ N/A ☒	Purchased ☐ As Per Plan ☐ N/A ☐	Purchased ☐ As Per Plan ☐ N/A ☒
Fireplace Type		GAS W/ BLACK TRIM	
Mantle Type		MODEL 500 OAK	
Colour / Stain		03 WICKHAM RED OAK HAZE	
Surround		CALEDONIA	
Hearth		N/A	
Insert		N/A	

Comment

7. Trim Carpentry

Interior Doors	STANDARD	Door Handles	STANDARD
Interior Trim	LEVEL 1 BASEBOARDS AND CASINGS		

Comment

8. Paint

AGED STUCCO	70YY 46/053

9. Additional Comments

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 of materials. Purchaser's Initials *[Signature]*
- 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: *[Signature]* Date: 2015-05-31 Signature: *[Signature]* Date: Sep. 11/15Design Consultant: *[Signature]* Date: Sep. 11/15