

## HIGHCASTLE HOMES - COLOUR SCHEDULE

<b>Purchaser:</b>	VIENGTHA VONGPHACHAN	<b>Property:</b> Block 158 Unit 2Phase: 2 of Plan - S-C-2007-004
<b>Telephone Res. / Bus:</b>	(905) 809-1389 /	<b>Project:</b> 2174372 Ontario Ltd.
<b>Decor Advisor:</b>	Caroline Rajcsanyi	<b>Model and Elevation:</b> The Newport (T-3) Elev A

## KITCHEN AND VANITIES

KITCHEN AND VANITIES			
	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Shale Grey CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv2 - Simcoe 3DL - Cafe Noir	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv2 - Simcoe 3DL - Cafe Noir	Calcutta Marble 4925K-07	9677 Handle
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Stove opening – if not specified will be set to builders stander opening of approximately 30 in width  
Fridge Opening – if not specified will be set to builders minimum opening of approximately 33 x71 height (townhouses)  
- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

Slide in Stove ☐ Yes ☒ No

**Counter top Edge**

Kitchen	Single Edge (3/4") Top Bevelled	

Opt. Kitchen Extras	
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**PARQUET / HARDWOOD OR BROADLOOM**

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

### Underpad Main Floor

### Underpad 2nd Floor

### Underpad Main Stairs

NA	Lv1 Underpad-standard	NA
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### Opt. Flooring Extras

## FLOOR AND WALL TILES

FLOOR AND WALL TILES		Floor Tile	Wall Tile		Decor	Listello
Front Foyer		1-13x13, New Reeds, Brown			<input type="checkbox"/>	<input type="checkbox"/>
Main Hall		1-13x13, New Reeds, Brown			<input type="checkbox"/>	<input type="checkbox"/>
Kitchen/Breakfast		1-13x13, New Reeds, Brown			<input type="checkbox"/>	<input type="checkbox"/>
Powder Room		1-13x13, New Reeds, Brown			<input type="checkbox"/>	<input type="checkbox"/>
Laundry		N/A			<input type="checkbox"/>	<input type="checkbox"/>
			Kitchen Backsplash	N/A	<input type="checkbox"/>	<input type="checkbox"/>
			Powdr Wall if Applicable	N/A	<input type="checkbox"/>	<input type="checkbox"/>

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-12x12, Venina, White	1-8x10 Weave, White	N/A	N/A	NA		
Master Ens	1-12x12, Venina, White	1-8x10 Weave, White	N/A	N/A	NA		

Shower - Upgrade Floor

### Opt. Tile Extras

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Model and Elevation: The Newport (T-3) Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

NA

R.I. Bath

\*3 Piece

Kitchen Sink

\*Undermount

Kitchen Faucet

Standard

Drain for 2nd floor Laundry

☐ Yes

☒ No

Waterline for fridge

☐ Yes

☒ No

Supply and install all toilet paper holders, towel bars and soap dishes

☒ Yes

☐ No

Whirlpool

Opt. Plumbing Extras

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

\*Stained as Floor

\*Wrought Iron

\*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

RAILING - UPGRADE 2- 1/2in Wrought iron square BLACK picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

Opt. Garage Door

\*Yes-Grade Permitting

Opt. Side Door

NA

Stair Type

\*Oak

Interior Doors

\*1 - Clermont

Int. Door Hardware

\*Pewter Knob

Ext. Door Hardware

\*Pewter Exterior package

Trim Style

Standard - 2 1/4in Case & 3in Baseboard

Cold Cellar

☐

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Misc.

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

☒ \*Yes

☐ No

Hood Fan Duct

☒ 6 inch

☐ 8 inch

☐ 10 inch

Gas Provisions for Dryer

☐ Yes

☒ No

Gas Provisions for Stove

☐ Yes

☒ No

Gas Provisions for BBQ

☐ Yes

☒ No

Humidifier

☐ Yes

☒ No

Exterior Colour Scheme:

Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.

b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.

c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

d) The Purchaser(s) further agrees that in the event that the Vendor has preselected colours prior to the purchase of the house, the prescribed colours are final not withstanding that the Purchaser may have completed a colour selection schedule

d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: Viengtha Vongphachan

Date: Jan 22 / 2016

Printed 1/22/2016 15:51:55

Builder's Agent: Caroline Rajcsany Date: Jan 22 / 16





## Highcastle Homes Décor Centre Disclaimers

Lot#: Block 158 Unit 2 Model: The Newport (T-3) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: VIENGTHA VONGPHACHAN

TEL: RES.: 905-809-1389

*Through years of doing business, we at Highcastle 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 normal appearing some time after installation, and no warranty is provided by the flooring supplier with respect to such cupping and shrinkage. The vendor agrees to install any hardwood flooring ordered by the purchaser in good and workmanlike manner, but shall not be responsible for, and is hereby released by the purchaser from responsibility and liability for cupping and shrinkage of hardwood flooring.

Shrinking and expanding/cupping of the hardwood floors may occur if the humidity levels in the home are not kept at industry recommendations. If the hardwood floors shrink or expand due to the homeowner not complying with these levels, the hardwood floor will no longer be under warranty and it will be the homeowner's responsibility to repair the flooring.

### Stain Colours

Due to many variables that can affect the outcome of a stain colour on wood, staircases, railings, and fireplaces, will 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.

Shrinking and expanding of the kitchen cabinets may occur if the humidity levels in the home are not kept at industry recommendations. If the cabinets shrink or expand due to the homeowner not complying with these levels, the cabinets will no longer be under warranty and it will be the homeowner's responsibility to repair the cabinets.


### Plaster Mouldings and Medallions

Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

### Metal Spindles

Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be construed as a defect or damage.

I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): 

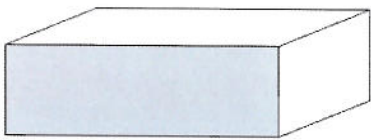
Date: Jan 22/2016

Block 158-2

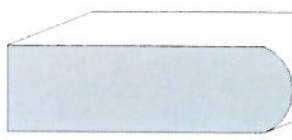
PH-2

**MOSCONE**  
MARBLE

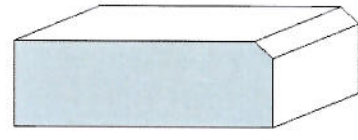
**STANDARD EDGE**



Single Straight polished 3/4"

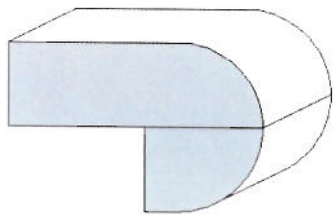


Single Bullnose 3/4"

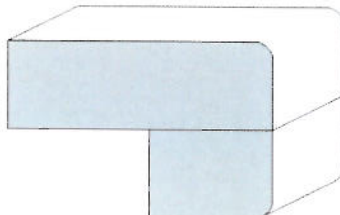


Single Bevel 1/4" top bevel 3/4" thick

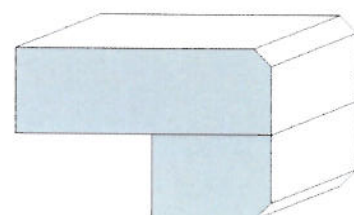
**UPGRADE #1 EDGES**



Double Bullnose 1.5" thick

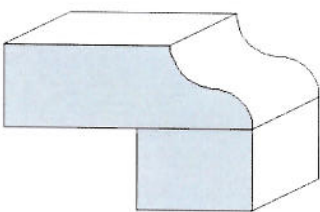


Double Pencil 1.5" thick

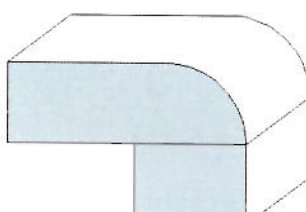


Double Bevel 1/4" top&bottom 1.5" thick

**UPGRADE #2 EDGES**



Double Ogee 1.5" thick



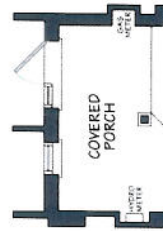
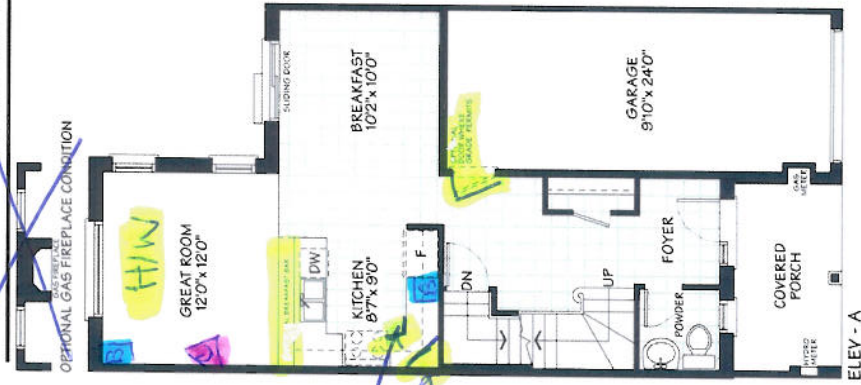
Double Quarter Moon 1.5" thick

Seg  
Wayne

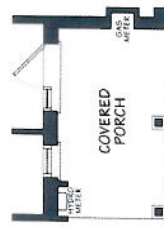
Date

Jan 22 / 2016





PARTIAL ELEV - A1 & A2



PARTIAL ELEV - A3



PARTIAL ELEV - B



PARTIAL ELEV - B1 & B2



PARTIAL ELEV - B3

MAIN FLOOR



ELEV - A



PARTIAL ELEV - A1 & A3



PARTIAL ELEV - A2



PARTIAL ELEV - B & B2

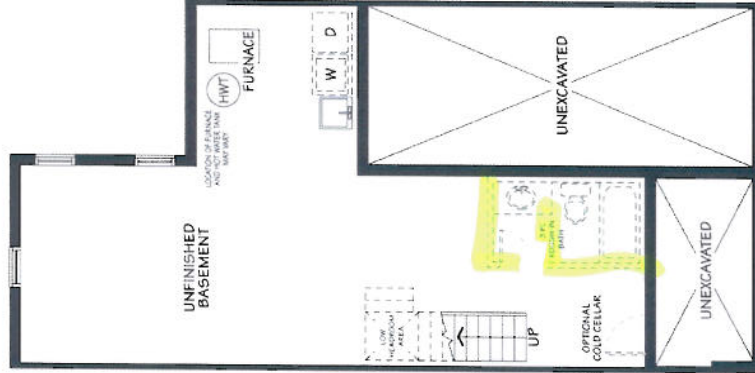


PARTIAL ELEV - B1

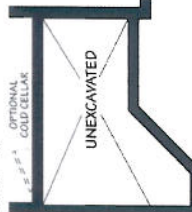


PARTIAL ELEV - B3

SECOND FLOOR



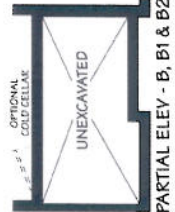
ELEV - A



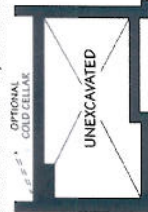
PARTIAL ELEV - A1 & A2



PARTIAL ELEV - A3



PARTIAL ELEV - B1 & B2



PARTIAL ELEV - B3

BASEMENT



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: VIENGTHA VONGPHACHAN

TEL: RES.: 905-809-1389

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 158 Unit 2 / 2	S-C-2007-004	The Newport (T-3) Elev A		15-Sep-16

Agreement of Purchase and Sale

GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
INCLUDES LOOK OUT BASEMENT CONDITION. <i>Worksheet</i> Note:	



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LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
Block 158 Unit 2 / 2	S-C-2007-004	The Newport (T-3) Elev A	15-Sep-16

4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 22Jan16 Note: 11,140/30401	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) 22Jan16 Note: 11,140/30394	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - GREAT ROOM (UPGRADE FROM CARPET) 22Jan16 Note: 11,140/30403	
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7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 22Jan16 Note: 11,140/30408	
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8) FINISHING

1 - STAIN STAIR & RAILING PER FLOOR 22Jan16 Note: 11,140/30404	
1 - RAILING - UPGRADE 2 - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 22Jan16 Note: 11,140/30402	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDING) 22Jan16 Note: 11,140/30400	

9) CABINETRY

1 - CABINETS - MASTER ENSUITE - LEVEL 2 22Jan16 Note: 11,140/30407	
1 - CABINETS - MAIN BATH - LEVEL 2 22Jan16 Note: 11,140/30406	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 22Jan16 Note: 11,140/30405	
1 - BASE CABINETS-BASE PIE CUT CORNER-LEVEL 1 OR LEVEL2 22Jan16 Note: 11,140/30396	
1 - OPTIONAL BREAKFAST BAR (GRANITE) 22Jan16 Note: 11,140/30392	
1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (1 GABLES & CABINET 66CM DEEP) 22Jan16 Note: 11,140/30391	
1 - UPPER CABINETS-UPPER ANGLE CORNER CABINET PER UNIT-LEVEL 1 OR LEVEL 2 22Jan16 Note: 11,140/30390	

WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 22Jan16 Note: 11,140/30398	
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