

Purchaser:	ORLANDO G. K. DIAS	Property:	Block 158 Unit 3Phase: 2 of Plan - S-C-2007-004
Telephone Res. / Bus:	(289) 388-7273 /	Project:	2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	The Bradford (T-2) Opt Second Flr Elev A

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Shale Grey CL	Lv1 - GR-Serenata	9677 Handle	
Main Bathroom	Lv1 - Camden Oak - Shale Grey CL	Madura Pearl 4922K-52	9677 Handle	
Ensuite Bathroom	Lv1 - Camden Oak - Shale Grey CL	Madura Pearl 4922K-52	9677 Handle	
Opt. Breakfast Bar	NA	Kitchen Hood Fan Standard		
		Kitchen Upper Height 77 cm - Standard		

Stove opening – if not specified will be set to builders standard 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

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Lv1 -TXP135 Lv1 - T15	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T15		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
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
Lv1 Underpad-standard	Lv1 Underpad-standard	Lv1 Underpad-standard

Opt. Flooring Extras

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

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, New Reeds, Brown	1-8x10 New Reeds, Brown	N/A	N/A	NA		
Master Ens	1-13x13, New Reeds, Brown	1-8x10 New Reeds, Brown	N/A	N/A	NA		

Shower - Upgrade Floor

Opt. Tile Extras

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:ORLANDO G. K. DIAS

Telephone Res. / Bus:(289) 388-7273 /

Decor Advisor:Caroline Rajcsanyi

Property: Block 158 Unit 3Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Bradford (T-2) Opt Second Flr Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

N/A

Kitchen Sink

Standard

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

22 Warm Grey

Trim Colour

Standard

Railing Colour

Natural

Pickets Colour

Natural

Stair Colour

Carpet On Stair

Opt. Paint Extras

MISCELLANEOUS

Railing Style

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

Opt. Garage Door

*Yes-Grade Permitting

Interior Doors

Standard - Classique

Opt. Side Door

NA

Int. Door Hardware

*Pewter Knob

Trim Style

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

Stair Type

Standard

Ext. Door Hardware

*Pewter Exterior package

Cold Cellar

☐

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Misc.

Basement Windows Upgrade

☐ Yes

☒ No

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:  Date: 22 October 2015

Printed 10/22/2015 10:45:47

Builder's Agent:  Date: Oct 22 15



Highcastle Homes Décor Centre Disclaimers

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

PURCHASER: ORLANDO G. K. DIAS

TEL: RES.: 289-388-7273

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: 22 October 2015

Block 158-3
PH-2

Feb 04 2015 5:19PM

GRANITEC INC.

9058569192

p. 1

granitec

Edge Profiles

Single Edge (3/4")



3/4" Square Edge



3/4" Top Bevel



3/4" Bullnose



3/4" Roman Ogee

Double Edge Standard (1 1/2")



1 1/2" Square Edge



1 1/2" Top Bevel



1 1/2" Double Bevel

Double Edge Upgrade (1 1/2")



1 1/2" Bullnose



1 1/2" Ogee Flush



1 1/2" Ogee Step Out

8001 Weston Road #3, Woodbridge, Ontario Tel: 905.856.0615 Fax: 905.856.9192
www.granitec.ca sales@granitec.ca

Sign

22 October 2015

Date



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: ORLANDO G. K. DIAS

TEL: RES.: 289-388-7273

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 158 Unit 3 / 2	S-C-2007-004	The Bradford (T-2) Opt Second Flr 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:	
GARAGE DOOR TO HOUSE ENTRANCE (WHERE GRADE PERMITS - AS PER PLAN). <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 22 Oct 15 at 10:46