

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

JUSTIN ALEXANDER JAMES NEALS & STEPHANIE LYN

Telephone Res. / Bus:

(905) 259-5142 /

Decor Advisor:

Caroline Rajcsanyi

Property:

Block 159 Unit 3Phase: 2 of Plan - S-C-2007-004

Project:

2174372 Ontario Ltd.

Model and Elevation:

The Everton (T-4) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv1 - Slab PVC - White Sugar	Madura Pearl 4922K-52	9677 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	77 cm - Standard

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") Roman Ogee	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	Lv1 -TXP135 Lv1 - T04	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	Lv1 -TXP135 Lv1 - T04		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	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
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Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-12x12, Venina, White			
Main Hall	1-12x12, Venina, White			
Kitchen/Breakfast	1-12x12, Venina, White			
Powder Room	1-12x12, Venina, White			
Laundry	1-12x12, Venina, White			
		Kitchen Backsplash	N/A	<input type="checkbox"/>
		Pwdr Wall if Applicable	N/A	<input type="checkbox"/>

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Reflex, White	1-8x10 Reflection, White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Alpes, White	N/A	1-8x10 Alpes, White	1-13x13, Alpes, White	1-8x10 Alpes, White	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Opt. Tile Extras

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Telephone Res. / Bus: (905) 259-5142 / Project: 2174372 Ontario Ltd.  
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## PLUMBING / FAUCETS

Powder Room	Standard	
Main Bath	Standard	
Master Ensuite	Standard	
2nd Ensuite	N/A	
R.I. Bath	*3 Piece	
Kitchen Sink	*Undermount GTS - 200	
Kitchen Faucet	Standard	
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Supply and install all toilet paper holders, towel bars and soap dishes	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Whirlpool		
Shower - Upgrade Floor		
Opt. Plumbing Extras		

## PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained	*Stained	Carpet On Stair
Opt. Paint Extras				
NOTE ----- STAIN RAILING, PICKETS AND STRINGERS THE SAME AS HARDWOOD IN THE DECOR CENTRE *** (OAK, MURANO, LAUZON)				

## 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	Opt. Side Door	NA	Stair Type	Standard
Interior Doors	Standard - Classique	Int. Door Hardware	*1 - Elite Pewter Lever	Ext. Door Hardware	*Pewter Exterior package
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No	Trim Style	Standard - 2 1/4in Case & 3in Baseboard	Cold Cellar	<input type="checkbox"/>
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No	Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Supply and Install Standard Mirrors	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Misc.					

## HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch			
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Gas Provisions for BBQ	<input checked="" type="radio"/> Yes <input type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No

### Exterior Colour Scheme:

Pre-selected By Vendor

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

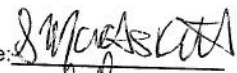
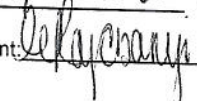
- Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) acknowledge that the Builder's selection will be final.
- 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.
- 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
- 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: 7/15/2015

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Signature:  Date: July 15 '15  
Builder's Agent:  Date: July 15 '15





## Highcastle Homes Décor Centre Disclaimers

Lot#: Block 159 Unit 3 Model: The Everton (T-4) Elev B in Northglenn (H) - 2174372 Ontario Ltd.

PURCHASERS: JUSTIN ALEXANDER JAMES NEALS and STEPHANIE LYNN MacASKILL

TEL: RES.: 905-259-5142

*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: 07/15/2015

Block 159-3  
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 8 Maalskott

Date 07'15'2015

Sign [Signature]

Date 07'15'2015

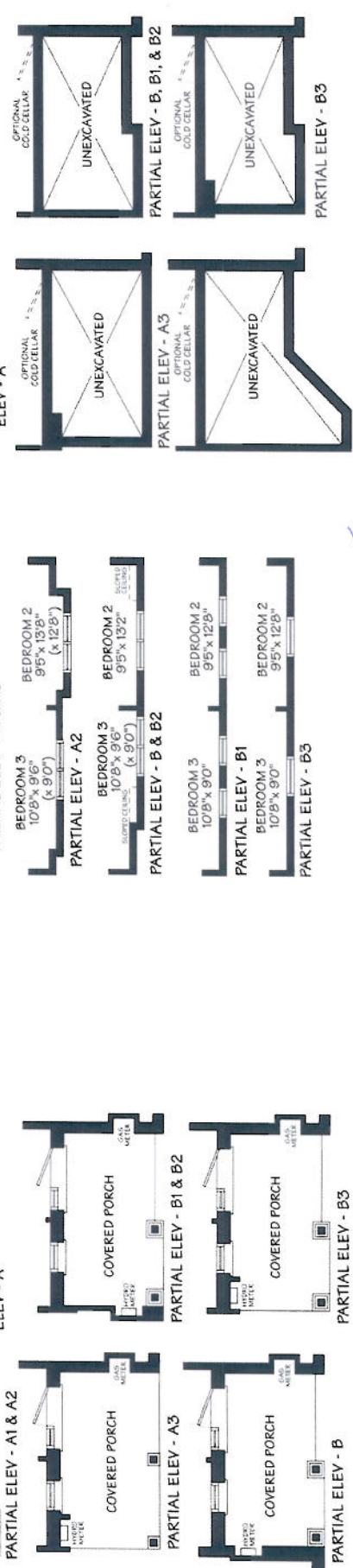


BUCK 159.3  
Model T4-Link  
PH 2.

B Bell  
C Cable  
P Pendant R/L  
R Receptacle

CHANGE 1 WINDOW TO 2 SEPARATE WINDOWS.  
GAS LINE R/L BBQ  
The Everton  
wall for future wall mount tv  
Elevation B - 1435 sq. ft.  
Elevation A - 1437 sq. ft.

NORTHGLENN  
OPTIONAL GAS FIREPLACE  
CONDITION



MAIN FLOOR  
SECOND FLOOR  
BASEMENT  
Date 07/10/2011  
Date 07/10/2011

ALL PLANS, DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. AT THE START OF THE FLOOR, SOME MAY VARY FROM A STATED FLOOR AREA. ALL REVISIONS AND LANDSCAPE DESIGNS ARE AN ARTIST'S CONCEPT.



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: JUSTIN ALEXANDER JAMES NEALS and STEPHANIE LYNN MacASKILL  
TEL: RES.: 905-259-5142

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 159 Unit 3 / 2	S-C-2007-004	The Everton (T-4) Elev B		05-Jul-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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Block 159 Unit 3 / 2	S-C-2007-004	The Everton (T-4) Elev B		05-Jul-16

1) CONSTRUCTION

1 - GREAT ROOM - CHANGE STANDARD LARGE SINGLE WINDOW TO 2 SMALLER WINDOWS (SEE PLAN) LEAVE ROOM FOR A FUTURE FIREPLACE AFTER CLOSING 15Jul15 Note: 11,058/29283	
1 - DO NOT SUPPLY OR INSTALL MIRRORS IN ALL BATHROOMS 15Jul15 Note: 11,058/29268	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR BBQ (SEE PLAN FOR LOCATION) OUTSIDE OF BREAKFAST AREA 15Jul15 Note: 11,058/29273	
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4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 15Jul15 Note: 11,058/29281	
1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR - CHROME - MASTER ENSUITE 15Jul15 Note: 11,058/29277	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL) - GTS - 200 15Jul15 Note: 11,058/29275	

5) ELECTRICAL

1 - GREAT ROOM - ADD PLUG BESIDE CABLE AT APPROXIMATELY 5 FT BETWEEN WINDOWS FOR PURCHASERS FUTURE WALL MOUNT TV (SEE PLAN) 10Aug15 Note: 11,085/29432	
1 - SWITCH - DECORA SWITCHES AND PLUGS THROUGHOUT (BUILDER DISCOUNT) 15Jul15 Note: 11,058/29282	
1 - POT LIGHT - WATERPROOF SHOWER POTLIGHT WITH LED ENERGY STAR BULB (MASTER ENSUITE) 15Jul15 Note: 11,058/29272	
2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH - OVER ISLAND BREAKFAST BAR FOR FUTURE PENDANT LIGHTS (SEE PLAN FOR LOCATION) 15Jul15 Note: 11,058/29270	

6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS THROUGHOUT 15Jul15 Note: 11,058/29267	
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8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR **NOTE - TO MATCH HARDWOOD AT DECOR CENTRE **** (LAUZON, OAK, MURANO) 15Jul15 Note: 11,058/29278	
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9) CABINETRY

1 - OPTIONAL BREAKFAST BAR (GRANITE) 15Jul15 Note: 11,058/29269	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 15Jul15 Note: 11,058/29266	



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9) CABINETRY

1 - SLIDE IN STOVE PREP FOR GRANITE 15Jul15 Note: 11,058/29264	
1 - CABINETS - KITCHEN - LEVEL 2 15Jul15 Note: 11,058/29263	

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE) 15Jul15 Note: 11,058/29265	
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TRIM / DOORS & HARDWARE

1 - DOOR HANDLE - UPGRADE TO PEWTER ELITE LEVERS 15Jul15 Note: 11,058/29279	
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WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 15Jul15 Note: 11,058/29280	
1 - GREAT ROOM - CHANGE STANDARD LARGE SINGLE WINDOW TO 2 SMALLER WINDOWS (SEE PLAN) LEAVE ROOM FOR A FUTURE FIREPLACE AFTER CLOSING 15Jul15 Note: 11,058/29262	

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