

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:
Telephone Res. / Bus:
Decor Advisor:

BRYAN CHARLES GRIGG & LUCIA ROTI
(905) 433-1470 /
Caroline Rajcsanyi

Property: Block 160 Unit 2Phase: 2 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Everton (T-4) Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	LV 1 - Manchester - Oak- Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	LV 1 - Manchester - Oak- Shale Grey CL	Madura Pearl 4922K-52	113B Knob
Ensuite Bathroom	LV 1 - Manchester - Oak- Noce Nero CL	Madura Pearl 4922K-52	113B Knob

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

Double Edge (1 1/2") Double Bevelled

Opt. Kitchen
Extras

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"-Murano	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

NA

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

Lv3 Underpad- Grey Goose (synthetic rubber)

Lv3 Underpad- Grey Goose (synthetic rubber)

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	
Front Foyer	1-13x13, Alpes, White		
Main Hall	1-13x13, Alpes, White		Decor Listello
Kitchen/Breakfast	1-13x13, Alpes, White		
Powder Room	1-13x13, Alpes, White	Kitchen Backsplash	N/A
Laundry	1-13x13, Alpes, White	Pwdr Wall if Applicable	N/A

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

Shower - Upgrade Floor

Opt. Tile Extras

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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 GT 100
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 *Stained as Floor
Pickets Colour *Stained as Floor
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 No
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.

HEATING

Fireplace Type
Great Room *Standard 33"
Mantle Standard - Paint Grade
Surround N/A
Hearth N/A
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:

- 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: Lucia Roti Date: Mar. 1/16

Printed 2/29/2016 09:44:00

Signature: [Signature] Date: Mar 1/16

Builder's Agent: [Signature] Date: Feb 29 16



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 160 Unit 2 Model: The Everton (T-4) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: BRYAN CHARLES GRIGG and LUCIA ROTI

TEL: RES.: 905-433-1470

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: June 5, 2015

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

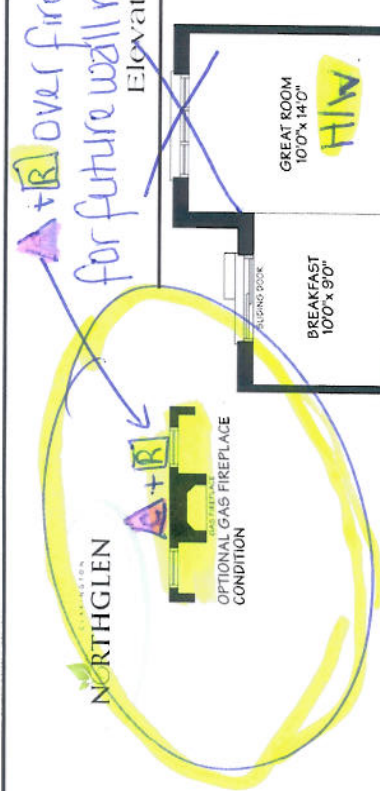
San M...
San J... R...

Date June 5/15
Date June 5/15

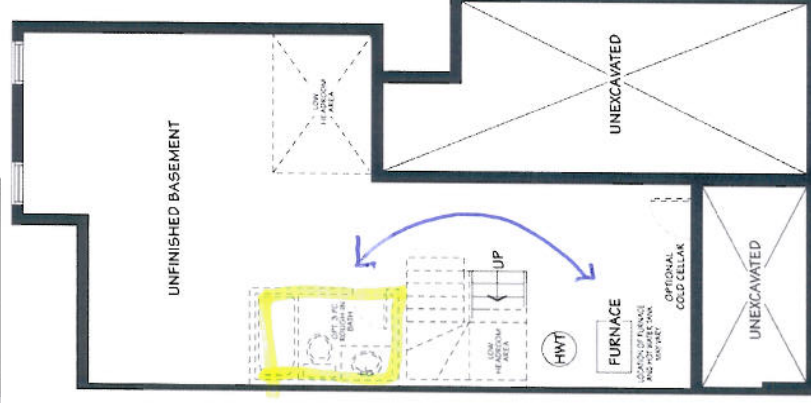
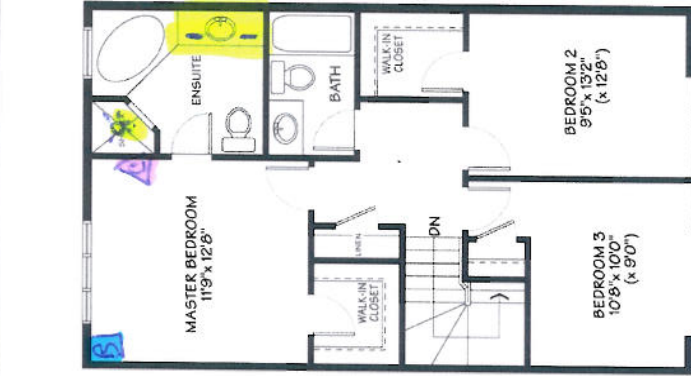
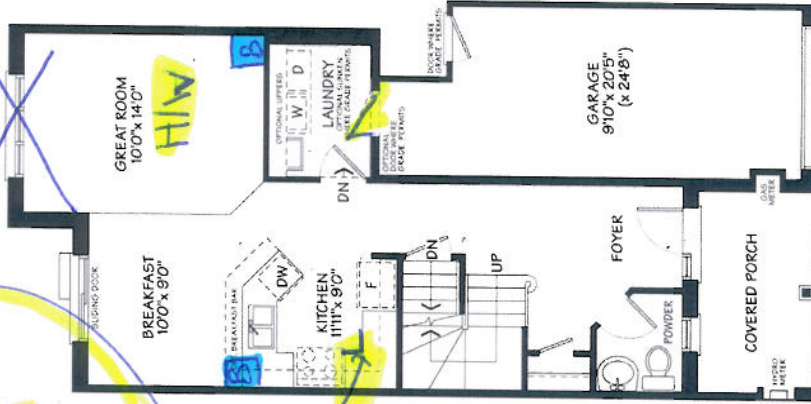
△+R over fireplace (including conduit)
for future wall mount. The EVERTON

Block 160-Unit 2
Model T4-Link
Ph 2.

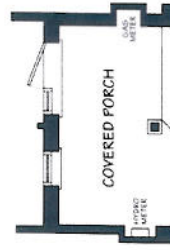
Elevation A - 1437 sq.ft. • Elevation B - 1435 sq.ft.



Base R/C
Cut



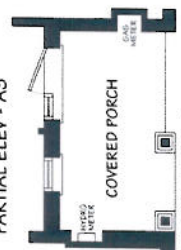
Bell
Cable



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

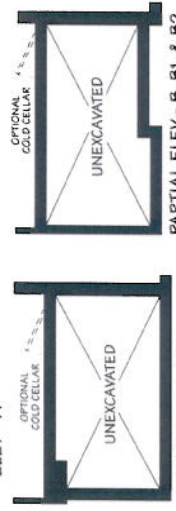


PARTIAL ELEV - B1

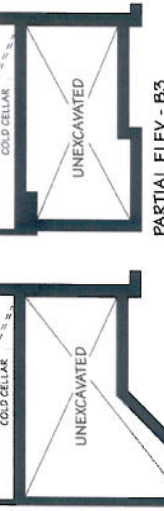


PARTIAL ELEV - B3

SECOND FLOOR



PARTIAL ELEV - A3



PARTIAL ELEV - B, B1, & B2

BASEMENT

Sign: [Signature]
Date: June 5/15

Sign: [Signature]
Date: June 5/15



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: BRYAN CHARLES GRIGG and LUCIA ROTI

TEL: RES.: 905-433-1470

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
Block 160 Unit 2 / 2	S-C-2007-004	The Everton (T-4) Elev A	21-Apr-16

Agreement of Purchase and Sale

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



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3) HEATING / AIR CONDITIONING

1 - FIREPLACE - GAS - 33 INCH SINGLE SIDED STANDARD - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE)

12Jun15 Note:

11,044/28988

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY

29Feb16 Note:

11,158/30587

1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR - CHROME - MASTER ENSUITE SHOWER

12Jun15 Note:

11,044/28984

1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) GT 100

12Jun15 Note:

11,044/28982

1 - 3 PIECE ROUGH IN BASEMENT

12Jun15 Note:

11,044/28981

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL ADDED FOR CABLE BOX IN GREAT ROOM AT FLOOR HEIGHT FOR CONDUIT

12Jun15 Note:

11,044/28990

1 - ADD CONDUIT PIPE AT TV LOCATION IN GREAT ROOM, DROP IS TO END AT THE CABLE BOX LOCATION (SAME FLOOR, SAME AREA)

12Jun15 Note:

11,044/28989

1 - PLUG - INTERIOR RECEPTICAL BESIDE CABLE OVER FIREPLACE FOR FUTURE WALL MOUNT TV IN GREAT ROOM

12Jun15 Note:

11,044/28977

1 - POT LIGHT - WATERPROOF SHOWER POTLIGHT WITH LED ENERGY STAR BULB - MASTER ENSUITE SHOWER

12Jun15 Note:

11,044/28976

6) FLOORING & WALL TILE

1 - UNDERPAD - LVL 3 - GREY GOOSE - 2ND FLOOR & STAIRS

12Jun15 Note:

11,044/28991

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - GREAT ROOM (UPGRADE FROM CARPET)

12Jun15 Note:

11,044/28968

8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR

12Jun15 Note:

11,044/28985

9) CABINETRY

1 - OPTIONAL BREAKFAST BAR (GRANITE)

12Jun15 Note:

11,044/28975

1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE

12Jun15 Note:

11,044/28974

1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO

12Jun15 Note:

11,044/28972



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9) CABINETRY

1 - BASE CABINETS-BASE PIE CUT CORNER-LEVEL 1 OR LEVEL2

12Jun15 Note:

11,044/28970

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 - MASTER ENSUITE

12Jun15 Note:

11,044/28971

WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER

12Jun15 Note:

11,044/28987

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