

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: MOHD NASIM YUSUFI
Telephone Res. / Bus: (416) 879-6335 / (416) 798-7070
Decor Advisor: Caroline Rajcsanyi

Property: Block 161 Unit 5 Phase: 2 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Newcastle (T-8) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Toronto Maple - Espresso CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Toronto Oak - Oyster CL	St. Lawrence Bedrock P-277-LM	9661 Handle
Ensuite Bathroom	Lv1 - Camden Oak - Noce Nero CL	Milano Quartz 4726K-52	9661 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 - T13
Great Room	Lv1 -TXP135 Lv1 - T13	Bedroom 2	Lv1 -TXP135 Lv1 - T13
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T13
Dining Room	Lv1 -TXP135 Lv1 - T13	Bedroom 4	Lv1 -TXP135 Lv1 - T13
Family Room	N/A		
Main Hall	Lv1 -TXP135 Lv1 - T13		
Main Stairs	Lv1 -TXP135 Lv1 - T13		
Upper Hall	Lv1 -TXP135 Lv1 - T13		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T13	Basement Landing	1-13x13, La Riserva, Grey
Library/Den/Study	Lv1 -TXP135 Lv1 - T13	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	1-13x13, La Riserva, Grey			
Main Hall	N/A			
Kitchen/Breakfast	1-13x13, La Riserva, Grey	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	1-13x13, La Riserva, Grey	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, La Riserva, Grey			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-12x12, Venina, Beige	1-6x8 Banff, Cream	N/A	N/A	NA	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Reflex, Bone	N/A	1-8x10 Reflection, Bone	1-13x13, Reflex, Bone	1-8x10 Reflection, Bone	<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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PLUMBING / FAUCETS

Powder Room	<input type="text" value="Standard"/>	<input type="text"/>
Main Bath	<input type="text" value="Standard"/>	<input type="text"/>
Master Ensuite	<input type="text" value="Standard"/>	<input type="text"/>
2nd Ensuite	<input type="text" value="N/A"/>	<input type="text"/>
R.I. Bath	<input type="text" value="*3 Piece"/>	<input type="text"/>

Kitchen Sink:
 Kitchen Faucet:

Drain for 2nd floor Laundry: Yes No
 Supply and install all toilet paper holders, towel bars and soap dishes: Yes No

Whirlpool:

Shower - Upgrade Floor:

Opt. Plumbing Extras:

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
<input type="text" value="22 Warm Grey"/>	<input type="text" value="Standard"/>	<input type="text" value="Natural"/>	<input type="text" value="Natural"/>	<input type="text" value="Carpet On Stair"/>

Opt. Paint Extras:

MISCELLANEOUS

Railing Style:
 Opt. Garage Door: Opt. Side Door: Stair Type:
 Interior Doors: Int. Door Hardware: Ext. Door Hardware:
 Trim Style: Cold Cellar:

Smooth Ceiling 1st Floor: Yes No
 Smooth Ceiling 2nd Floor: Yes No
 Supply and Install Standard Mirrors: Yes No
 Basement Windows Upgrade: Yes No

Misc.:

HEATING

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Air Conditioning: *Yes No Gas Provisions for BBQ: Yes No
 Hood Fan Duct: 6 inch 8 inch 10 inch Humidifier: Yes No
 Gas Provisions for Dryer: Yes No
 Gas Provisions for Stove: Yes No

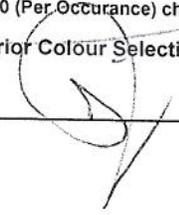
Exterior Colour Scheme: Pre-selected By Vendor

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

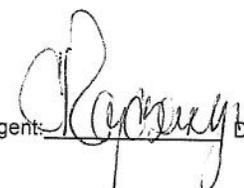
- Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) 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:  Date: 7/23/2015

Printed 7/23/2015 11:27:23

Builder's Agent:  Date: July 23, 15



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 161 Unit 5 Model:The Newcastle (T-8) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MOHD NASIM YUSUFI

TEL: RES.: 416-879-6335 BUS.: 416-798-7070

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:

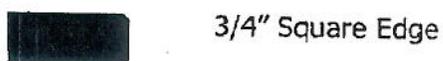
7/23/2015

Block 161. Unit 5.
PH 2

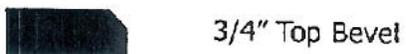
granitec

Edge Profiles

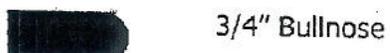
Single Edge (3/4")



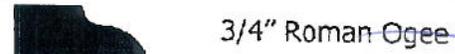
3/4" Square Edge



3/4" Top Bevel

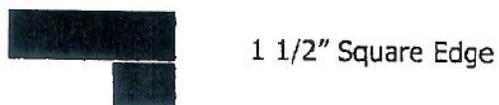


3/4" Bullnose



3/4" Roman Ogee

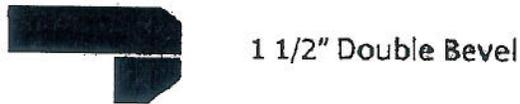
Double Edge Standard (1 1/2")



1 1/2" Square Edge



1 1/2" Top Bevel

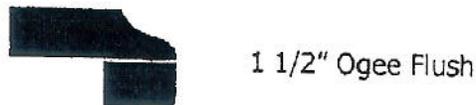


1 1/2" Double Bevel

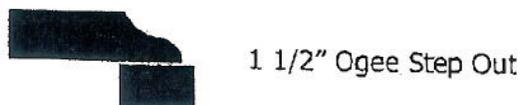
Double Edge Upgrade (1 1/2")



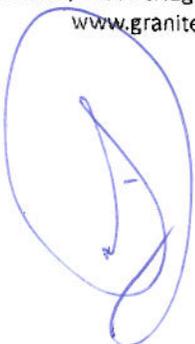
1 1/2" Bullnose



1 1/2" Ogee Flush



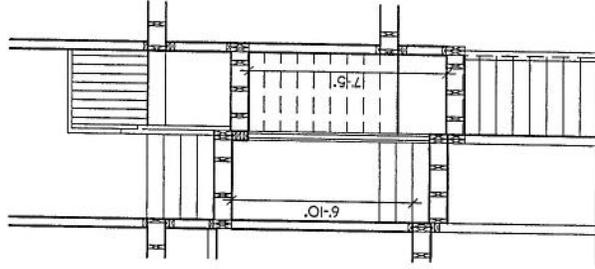
1 1/2" Ogee Step Out

Sign 

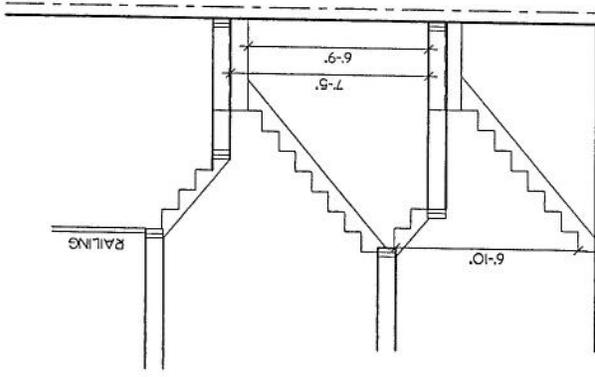
7/23/2015 Date

Block 161, Units

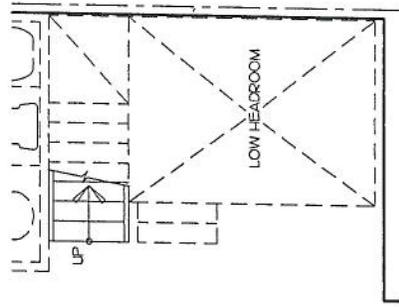
PH 2.



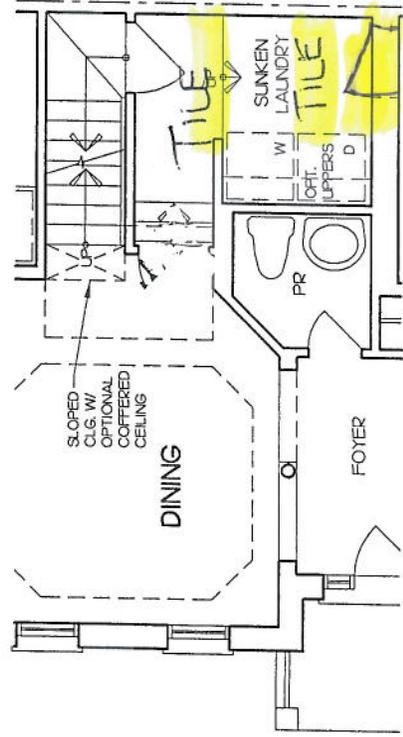
SECTION THROUGH STAIR
FRONT TO BACK



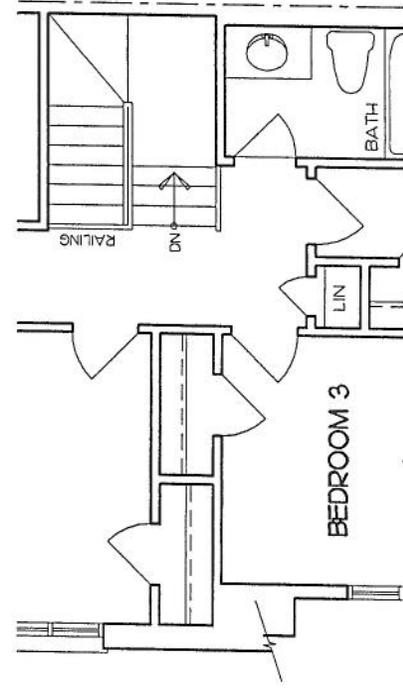
SECTION THROUGH STAIR
LEFT TO RIGHT



PARTIAL BASEMENT PLAN



PARTIAL GROUND FLOOR PLAN



PARTIAL SECOND FLOOR PLAN

Date. 7/23/2016

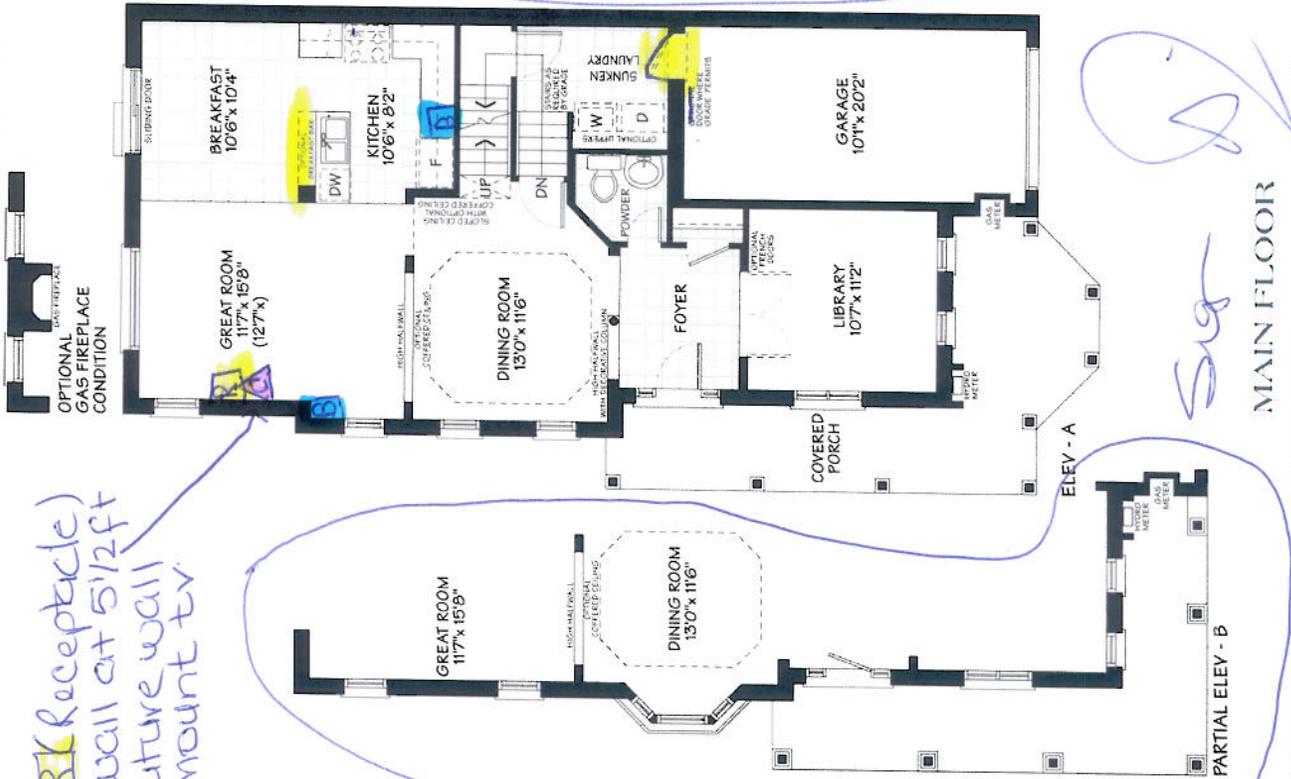
Sign

Block 161, Unit 5
PH 2

+ [B] [R] Receptacle
on wall at 5'12ft
for future wall
mount tv

[B] Bell
[A] Cable
[R] Receptacle

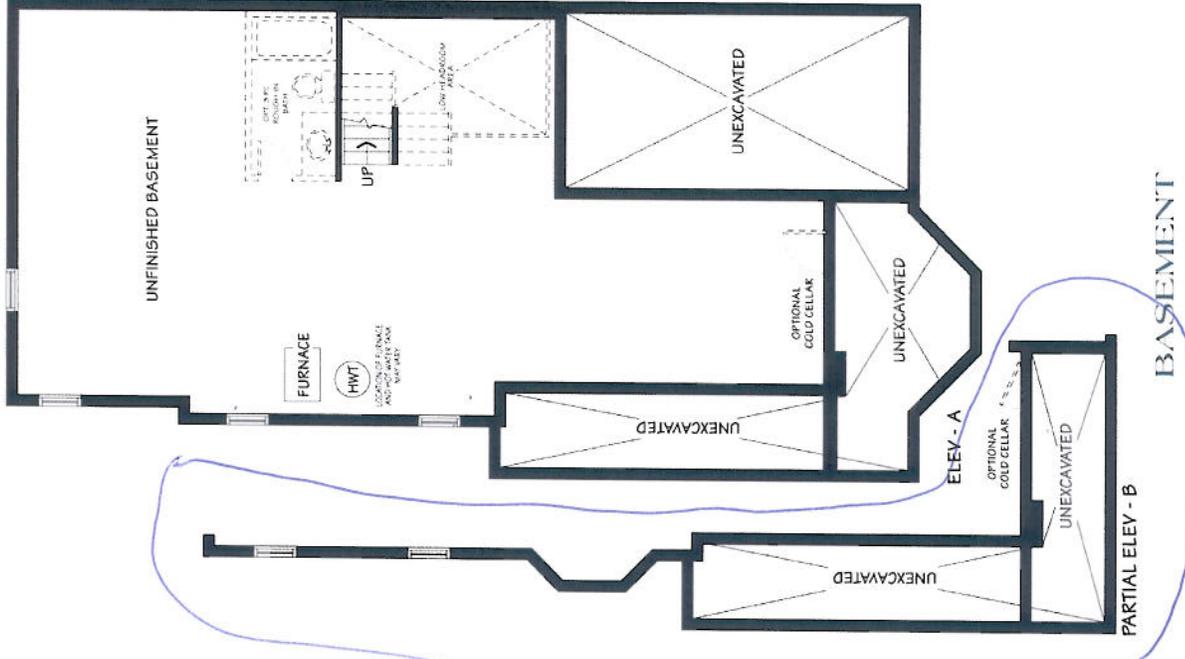
Schedule "D"



MAIN FLOOR



SECOND FLOOR



BASEMENT

ALL PLANS, DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL FINISHINGS AND LANDSCAPE DESIGNS ARE AN ARTIST CONCEPTUAL.



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MOHD NASIM YUSUFI

TEL: RES.: 416-879-6335 BUS.: 416-798-7070

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
Block 161 Unit 5 / 2	S-C-2007-004	The Newcastle (T-8) Elev B	21-Apr-16

Agreement of Purchase and Sale

INCLUDES LOOK OUT BASEMENT CONDITION. <i>Worksheet Note:</i>	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
GARAGE DOOR ENTRANCE TO HOUSE (AS PER PLAN - WHERE GRADE PERMITS). <i>Worksheet Note:</i>	

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR <i>23Jul15 Note:</i> 11,080/29321	
1 - ***SEE REVISED STAIR LAYOUT ATTACHED, FOR GARAGE TO HOUSE DOOR*** <i>23Jul15 Note:</i> 11,080/29320	

4) PLUMBING

1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR - CHROME - MASTER ENSUITE <i>23Jul15 Note:</i> 11,080/29319	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) - GT 100 <i>23Jul15 Note:</i> 11,080/29318	
1 - 3 PIECE ROUGH IN BASEMENT <i>23Jul15 Note:</i> 11,080/29317	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL - PLUG BESIDE CABLE ON WALL OF GREAT ROOM AT 5 1/2 FT FOR PURCHASERS FUTURE WALL MOUNT TV <i>23Jul15 Note:</i> 11,081/29322	
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9) CABINETRY

1 - OPTIONAL BREAKFAST BAR (GRANITE) <i>23Jul15 Note:</i> 11,080/29316	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO <i>23Jul15 Note:</i> 11,080/29312	
1 - ACCESSORIES - CROWN MOULDING STANDARD <i>23Jul15 Note:</i> 11,080/29310	
1 - CABINETS - KITCHEN - LEVEL 2 <i>23Jul15 Note:</i> 11,080/29309	

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE) <i>23Jul15 Note:</i> 11,080/29311	
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