

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: BEVERLY G. ABBEY
Telephone Res. / Bus: (905) 831-4619 /
Decor Advisor: Caroline Rajcsanyi

Property: Block 162 Unit 1Phase: 2 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Bradford (T-2) END UNIT Elev A

KITCHEN AND VANITIES

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen		Lv1 - Belwood 3DL - Ontario White	Lv1 - GR-San Gabriel	9677 Handle
Main Bathroom		Lv1 - Camden Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom		Lv1 - Camden Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Opt. Breakfast Bar		NA	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 x 71 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

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		
Main Stair Landing	N/A	Basement	N/A
Library/Den/Study	N/A	Basement Landing	N/A
In Law Suite	N/A	Basement Stairs	Paint Grade (Grey)

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

Underpad 1st Floor	Underpad 2nd Floor	Underpad Main Stairs
Lv1 Underpad-standard	Lv1 Underpad-standard	Lv1 Underpad-standard

Opt. Flooring Extras

FLOOR AND WALL TILES

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

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-12x12Banff LtGrey	6x8NewLimogesWH	N/A	N/A	N/A		
Master Ens	1-12x12Banff LtGrey	6x8NewLimogesWH	N/A	N/A	N/A		
Opt. Tile Extras							

Opt. Tile Extras

****WALL TILE FOR MAIN BATH AND MASTER ENSUITE TUB WALL - 6 X 8 New Limoges White (GLOSS)

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2174372 Ontario Ltd.

Model and Elevation:

The Bradford (T-2) END UNIT Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

NA

Kitchen Sink

Standard

Kitchen Faucet

Standard

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

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

Opt. Side Door

NA

Stair Type

Standard

Interior Doors

Standard - Classique

Int. Door Hardware

*Pewter Knob

Ext. Door Hardware

*Pewter Exterior package

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

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

Basement Windows Upgrade

☐ Yes

☒ No

Misc.

Cold Cellar

☐

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

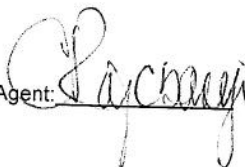
d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

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

This Interior Colour Selection is final and approved by:

Signature: _____ Date: _____

Printed 8/4/2015 13:47:57

Builder's Agent:  Date: Aug 4-15



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 162 Unit 1 Model: The Bradford (T-2) END UNIT Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: BEVERLY G. ABBEY

TEL: RES.: 905-831-4619

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): Beverly Abbey Date: June 25, 2015

Block 162-1
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 Te:905.856.0615 Fax:905.856.9192
www.granitec.ca sales@granitec.ca

Sign Beverly Abbey

Date June 25, 2015

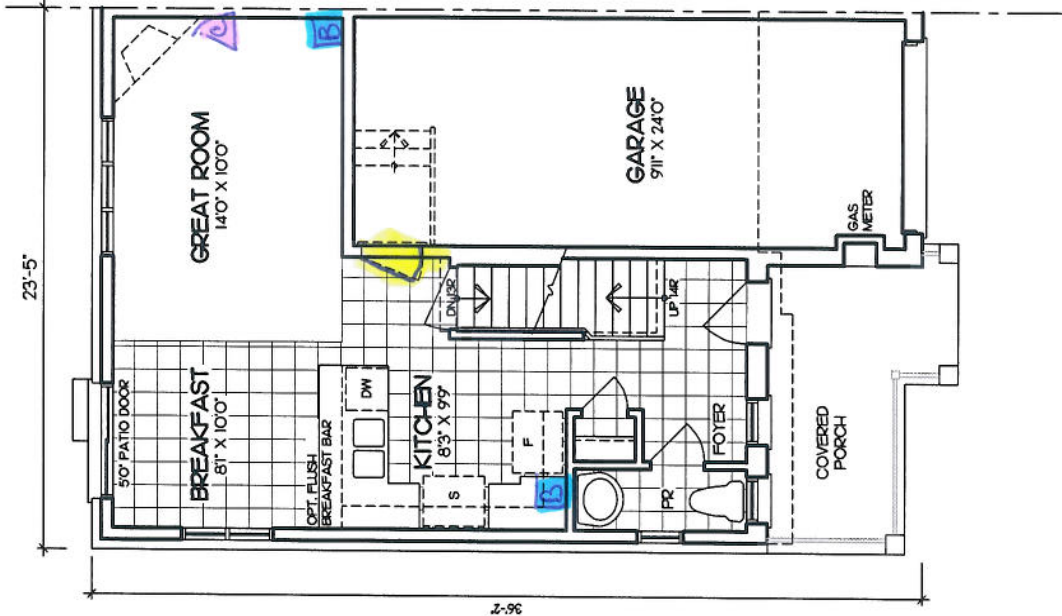
142-1



FULL PARTYWALL SERIES
T2 INT. END
BRADFORD
EL. 'A' = 1180 SF

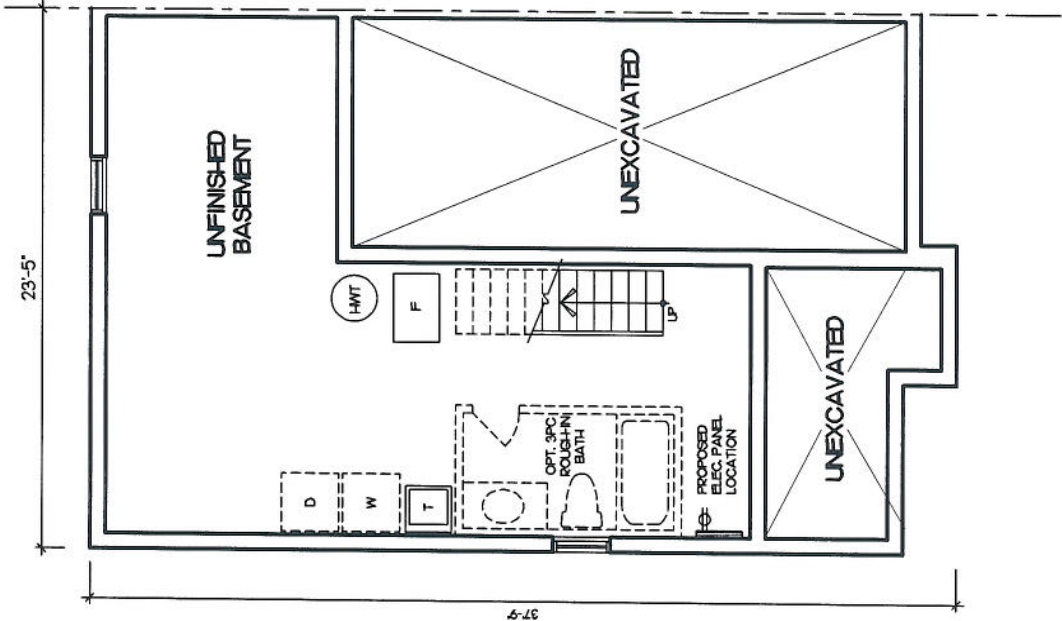
DELPARK/ HIGHCASTLE HOMES
NORTHGLEN
BOWMANVILLE

CASSIDY & CO.
PRO. IECT 2008-65



GROUND FLOOR PLAN
ELEVATION 'A'
GROUND FLOOR AREA = 505 SF
COVERAGE = 763 SF
COVERAGE INCL PORCH = 852 SF

Date



BASEMENT PLAN
ELEVATION 'A'

Sign



EL. 'A' = 1180 SF

**DELPARK/ HIGHCASTLE HOMES
NORTHGLEN
BOWMANVILLE**

CASSIDY & CO.
PROJECT 2008-65



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CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: BEVERLY G. ABBEY

TEL: RES.: 905-831-4619

LOT / PHASE Block 162 Unit 1 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Bradford (T-2) END UNIT Elev A	CLOSING DATE 05-May-16
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Agreement of Purchase and Sale

GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
INCLUDES OPTIONAL 2ND FLOOR PLAN <i>Worksheet</i> Note:	
INCLUDES LOOK OUT BASEMENT <i>Worksheet</i> Note:	
GARAGE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN) <i>Worksheet</i> Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	

9) CABINETRY

1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 04Aug15 Note: 11,069/29350	
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