

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: MILDRED P MORRIS
Telephone Res. / Bus: (647) 865-0815 /
Decor Advisor: Caroline Rajcsanyi

Property: Block 162 Unit 3Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Wakefield (T-5) Elev A

KITCHEN AND VANITIES

KITCHEN AND VANITIES			
	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - 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 - Coffee Bean	Milano Quartz 4726K-52	9677 Handle

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") Top Bevelled

Opt. Kitchen
Extras

PARQUET / HARDWOOD OR BROADLOOM

FINISHED OR BROADCAST			
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		
Main Stair Landing	Lv1 -TXP135 Lv1 - T15	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	Lv1 Underpad-standard

Opt. Flooring Extras

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FLOOR AND WALL TILES

FLOOR AND WALL TILES	Floor Tile		Wall Tile		Decor Listello
Front Foyer	1-13x13, Alpes, White				
Main Hall	1-13x13, Alpes, White				
Kitchen/Breakfast	1-13x13, Alpes, White				
Powder Room	1-13x13, Alpes, White		Kitchen Backsplash	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Alpes, White		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	1-13x13, Alpes, White	1-8x10 Alpes, White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, La Riserva, Taupe	N/A	1-8x10 LaRiserva, Taupe	1-13x13, La Riserva, Taupe	1-8x10 LaRiserva, Taupe	<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						<input type="checkbox"/>	<input type="checkbox"/>

Opt. Tile Extras

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Powder Room	Standard	
Main Bath	Standard	
Master Ensuite	Standard	
2nd Ensuite	N/A	
R.I. Bath	*3 Piece	

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

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	Natural	Natural	Carpet On Stair

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

Fireplace	Type	Mantle	Surround	Hearth
Great Room	*Standard 33"	Standard - Paint Grade	N/A	N/A
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 type="radio"/> Yes <input checked="" 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:

- 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 notwithstanding 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: [Signature] Date: 13/7/15

Printed 7/9/2015 14:38:48

Builder's Agent

Date: _____



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 162 Unit 3 Model: The Wakefield (T-5) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MILDRED P MORRIS

TEL: RES.: 647-865-0815

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: 13/7/15

Block 162, Unit 3
PH2

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



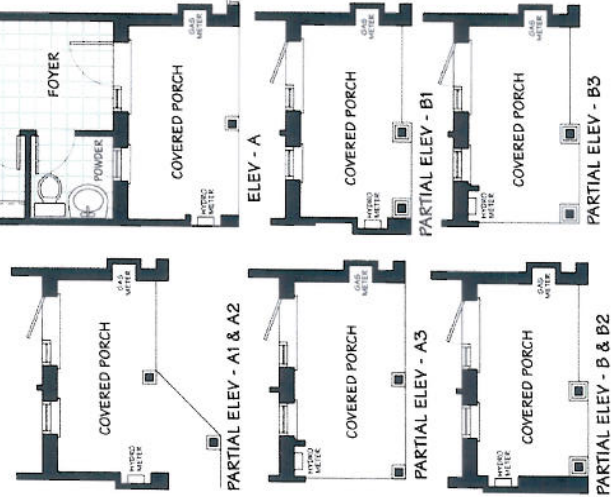
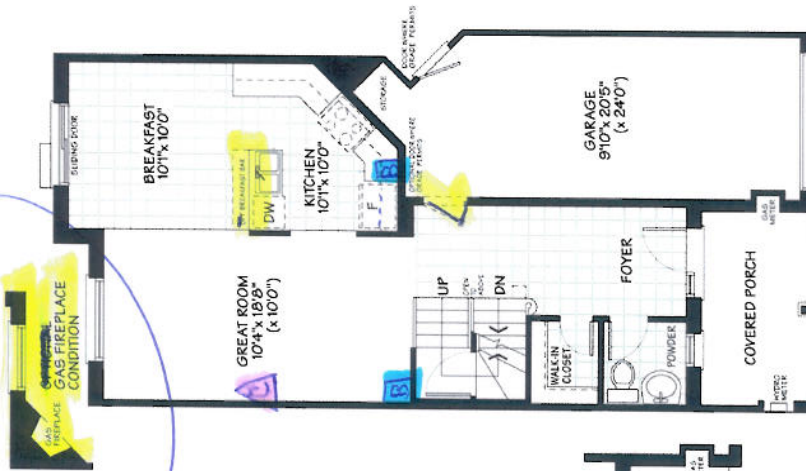
1 1/2" Ogee Flush



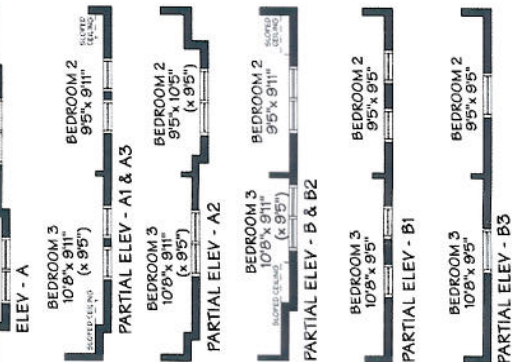
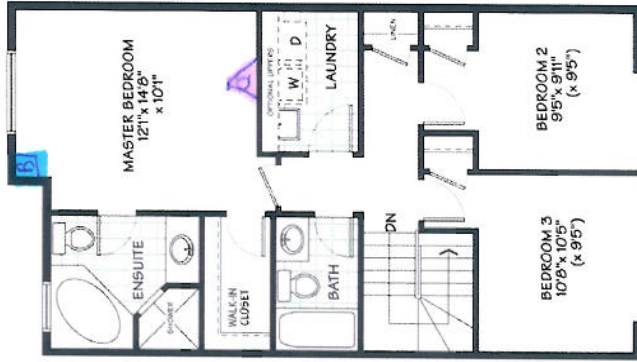
1 1/2" Ogee Step Out

Sign: *Nyhmorris*

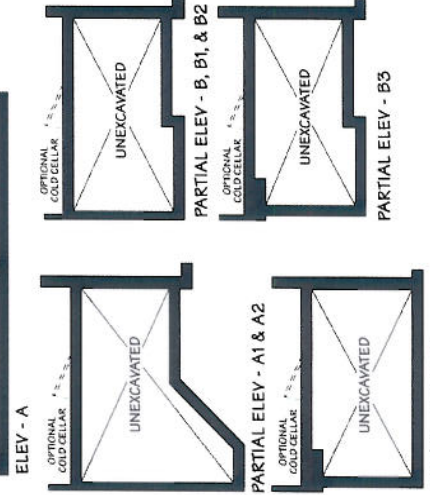
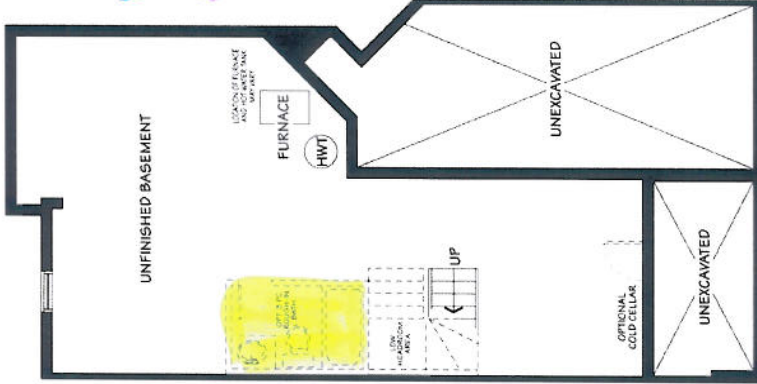
Date: *13/7/15*



MAIN FLOOR



SECOND FLOOR



BASEMENT

Bell Cable



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MILDRED P MORRIS

TEL: RES.: 647-865-0815

LOT / PHASE Block 162 Unit 3 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Wakefield (T-5) Elev A	CLOSING DATE 31-May-16
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Agreement of Purchase and Sale

GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
INCLUDES LOOK OUT BASEMENT CONDITION Worksheet Note:	
GAS FIREPLACE IN GREAT ROOM (AS PER PLAN) Worksheet Note:	
ROUGH-IN 3 PIECE BATH IN BASEMENT (AS PER PLAN). Worksheet Note:	
GARAGE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN). Worksheet Note:	
GRANITE KITCHEN BREAKFAST BAR (FROM BUILDERS STANDARD SAMPLES) (AS PER PLAN). Worksheet Note:	

6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS THROUGHOUT 09.Jul15 Note: 11,077/29229	
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