

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:
Telephone Res. / Bus:
Decor Advisor:

ASHLEY NICOLE SHAW & MATTHEW R. C. BATTAMS
(905) 914-4720 /
Caroline Rajcsanyi

Property: 106Phase: 2 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Dalton (40-6) Opt Ensuite Elev A

PLUMBING / FAUCETS

Powder Room
Main Bath
Master Ensuite
2nd Ensuite
R.I. Bath

Standard
N/A
Standard
Standard
*3 Piece

Laundry

Standard

Kitchen Sink
Kitchen Faucet

*Undermount
Standard

Drain for 2nd floor Laundry
Waterline for fridge

☐ Yes
☐ Yes

☒ No
☒ No

Supply and install all toilet paper holders, towel bars and soap dishes

☐ Yes
☒ No

Whirlpool

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

***RAILING, PICKETS AND STRINGERS TO BE STAINED TO MATCH AS CLOSE AS POSSIBLE TO HARDWOOD AT DECOR CENTRE *** LAUZON, GRAPHITE**

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

No

Stair Type

Standard

Interior Doors

*1 - Clermont

Int. Door Hardware

*1 - Elite Pewter Lever

Ext. Door Hardware

*Pewter Exterior package

Trim Style

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

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

Great Room

Standard 36"

Standard - Paint Grade

N/A

N/A

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:

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.

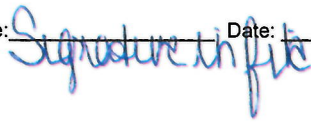
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

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.

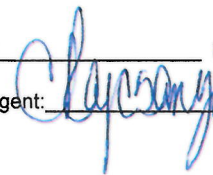
A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: 

Date: _____

Printed 9/9/2016 10:42:35

Signature: 

Date: 2019.16



Highcastle Homes Décor Centre Disclaimers

Lot#: 106 Model:The Dalton (40-6) Opt Ensuite Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: ASHLEY NICOLE SHAW and MATTHEW R. C. BATTAMS

TEL: RES.: 905-914-4720

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: Sept. 30 / 15

LOT 106
- 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 
Sign 

Date 9-30-2015
Date 9.30.2015

The Dalton

Elevation A - 2516 sq.ft. • Elevation B - 2517 sq.ft.

4B - above fip for future wall mount tv

Model 40-6



Bell



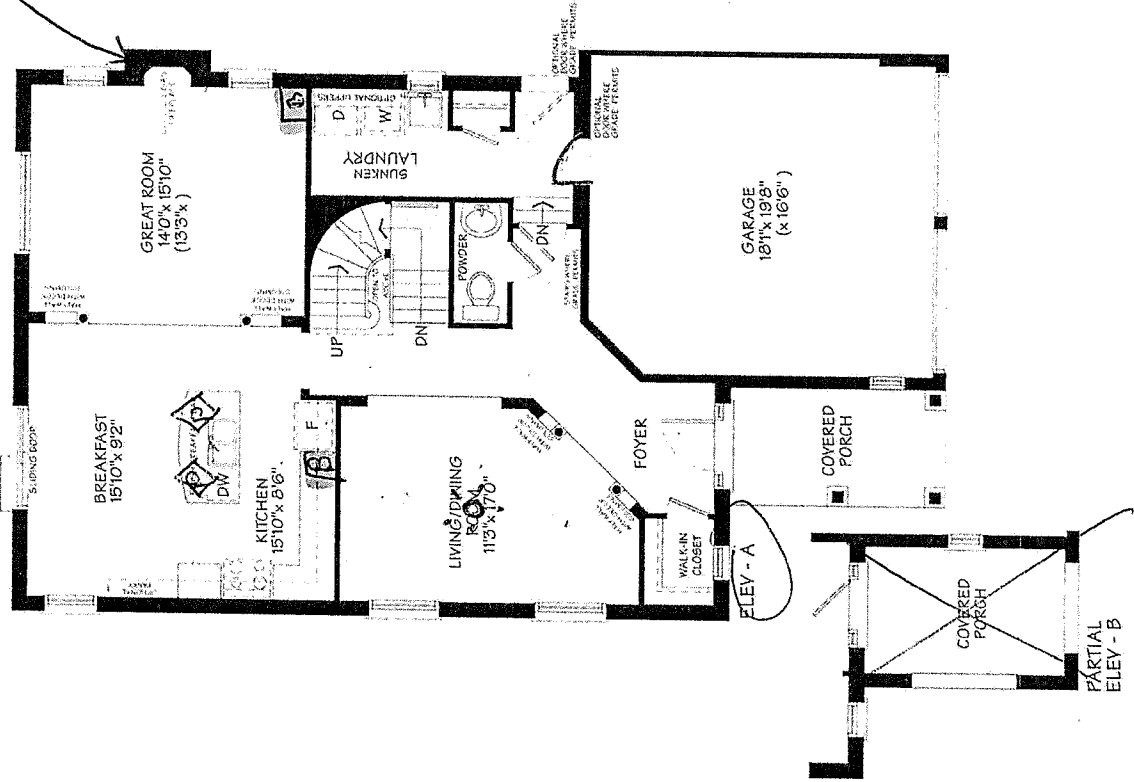
Cable



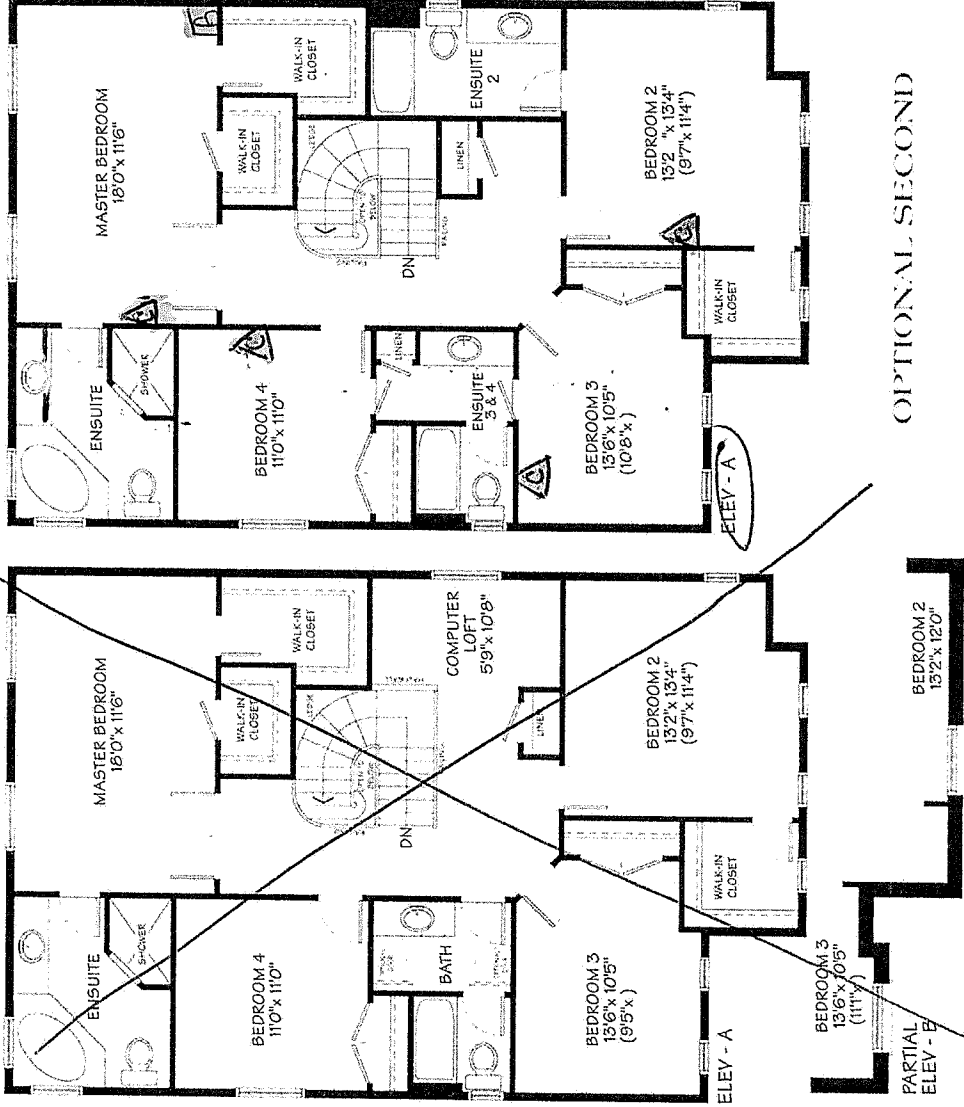
Receptacle



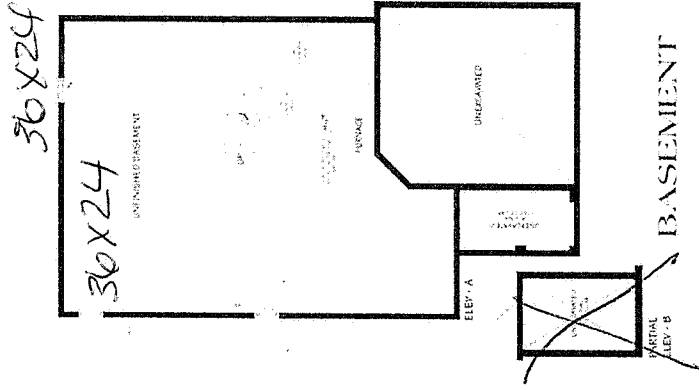
Pendant R11



MAIN FLOOR



SECOND FLOOR



BASEMENT

Date: 9-30-2015

Date: Sept. 30/15

Sign: [Signature]
Sign: [Signature]



<div>CONSTRUCTION SUMMARY</div> <div>Northglen (H) - 2174372 Ontario Ltd.</div> <div>PURCHASERS: ASHLEY NICOLE SHAW and MATTHEW R. C. BATTAMS<div>TEL: RES.: 905-914-4720</div></div>				
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
106 / 2	S-C-2007-004	The Dalton (40-6) Opt Ensuite Elev A		16-Aug-16

Agreement of Purchase and Sale

2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM OR FAMILY ROOM - AS PER PLAN (FROM BUILDERS- STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
GARAGE DOOR ENTRANCE TO HOUSE (WHERE GRADE PERMITS - AS PER PLAN). <i>Worksheet</i> <i>Note:</i>	
3 PC ROUGH-IN IN BASEMENT FOR FUTURE BATH (AS PER PLAN). <i>Worksheet</i> <i>Note:</i>	



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1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 30Sep15 Note: 11,072/29689	
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 30Sep15 Note: 11,072/29692	
1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED ON BUMP-OUT FOUNDATION - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) - GREAT ROOM 30Sep15 Note: 11,072/29680	

4) PLUMBING

1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR (CHROME) - MASTER ENSUITE 30Sep15 Note: 11,072/29695	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 30Sep15 Note: 11,072/29693	

5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH OVER ISLAND FOR FUTURE PENDANT LIGHTS 30Sep15 Note: 11,072/29691	
1 - LIVING ROOM/DINING ROOM - CENTRE STANDARD CAPPED DINING ROOM LIGHT CENTRED IN WHOLE ROOM (SEE PLAN) 30Sep15 Note: 11,072/29683	
1 - PLUG - INTERIOR RECEPTICAL BESIDE CABLE OVER FIREPLACE FOR FUTURE WALL MOUNT TV IN GREAT ROOM 30Sep15 Note: 11,072/29682	
3 - CABLE JACK - ADDITIONAL - ROUGH-IN - ADDED TO BEDROOM #2, #3 AND #4 (SEE PLAN FOR LOCATION) 30Sep15 Note: 11,072/29681	

6) FLOORING & WALL TILE

1 - GREAT ROOM - INSTALL CARPET IN LIEU OF HARDWOOD THAT WAS ON AGREEMENT 30Sep15 Note: 11,072/29694	
1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS AND SOAP DISHES THROUGHOUT 30Sep15 Note: 11,072/29690	

7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 30Sep15 Note: 11,072/29697	
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8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR 16Feb16 Note: 11,110/30518	
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9) CABINETRY

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 (CAESARSTONE)- - KITCHEN 16Feb16 Note: 11,110/30519	
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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPERS - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2 30Sep15 Note: 11,072/29688	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 30Sep15 Note: 11,072/29686	

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE) 30Sep15 Note: 11,072/29685	
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TRIM & HARDWARE

1 - DOOR HANDLE - UPGRADE TO PEWTER ELITE LEVERS 30Sep15 Note: 11,072/29696	
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WINDOWS AND DOORS

2 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (AT REAR, SEE PLAN) 16Feb16 Note: 11,110/30522	
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