

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:	JASON LAWRENCE FOSTER & NICOLE AGNES FOSTE	Property:	107Phase: 2 of Plan - S-C-2007-004
Telephone Res. / Bus:	(905) 550-8700 /	Project:	2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	The Windsor (40-8) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Soapstone CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	White Carrara 4924-38	151 Knob
Ensuite 2	Lv1 - Belwood 3DL - Ontario White	Calcutta Marble 4925K-07	151 Knob
Ensuite 3/4	Lv1 - Belwood 3DL - Ontario White	Calcutta Marble 4925K-07	151 Knob
Opt. Breakfast Bar	NA	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	100 cm

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	
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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	Lv1 -TXP135 Lv1 - T04	Bedroom 4	Lv1 -TXP135 Lv1 - T04
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	Lv1 -TXP135 Lv1 - T04	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	NA

Opt. Flooring Extras	
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FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-13x13, New Reeds, Brown			
Main Hall	1-13x13, New Reeds, Brown			
Kitchen/Breakfast	1-13x13, New Reeds, Brown	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	1-13x13, New Reeds, Brown	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, New Reeds, Brown			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	N/A	N/A	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	13X13SerpentineWhit	N/A	8X10SerpentineWhite	13X13SerpentineWhit	8X10SerpentineWhite	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 2	1-13x13, Reflex, DK Brown	1-8x10 Weave, White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 3/4	1-13x13, Reflex, DK Brown	1-8x10 Weave, White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

MASTER ENSUITE - 13 X 13 SERPENTINE BEYAZ (WHITE) AND 8 X 10 SERPENTINE BEYAZ (WHITE)

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Property:

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PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

N/A

Master Ensuite

Standard

2nd Ensuite

Standard

R.I. Bath

*3 Piece

Ensuite 3/4

Standard

Kitchen Sink

*Undermount

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

*Stained as Floor

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

*1 - Clermont

Opt. Side Door

No

Int. Door Hardware

*1 - Elite Pewter Lever

Trim Style

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

Stair Type

*Oak

Ext. Door Hardware

*Pewter Exterior package

Basement Windows Upgrade

☒ Yes

☐ No

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

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: [Signature] Date: Jan 21/16

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Signature: [Signature] Date: Jan 21/16
Builder's Agent: [Signature] Date: Jan 21/16



Highcastle Homes Décor Centre Disclaimers

Lot#: 107 Model: The Windsor (40-8) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: JASON LAWRENCE FOSTER and NICOLE AGNES FOSTER

TEL: RES.: 905-550-8700

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.

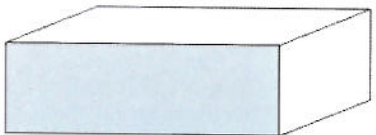
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): N. Foster Nicole Agnes Foster Date: Jan. 21/16.

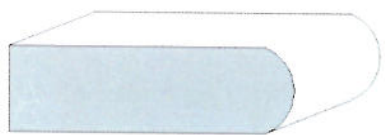
Lot 107
PH-2



STANDARD EDGE



Single Straight polished 3/4"

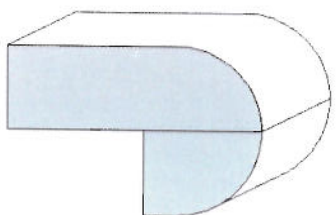


Single Bullnose 3/4"

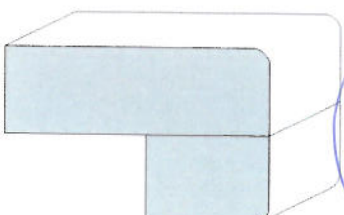


Single Bevel 1/4" top bevel 3/4" thick

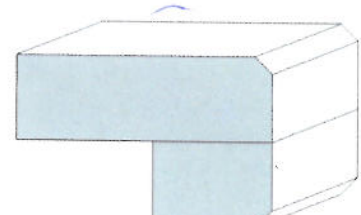
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

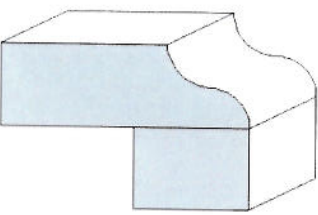


Double Pencil 1.5" thick

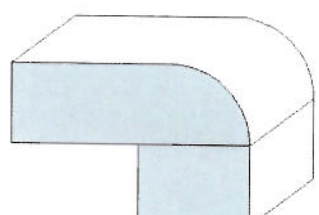


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign N. Foster
Sign [Signature]

Date Jan 21/16
Date Jan 21/16

B Bell
C Cable

LOT 107-PA2

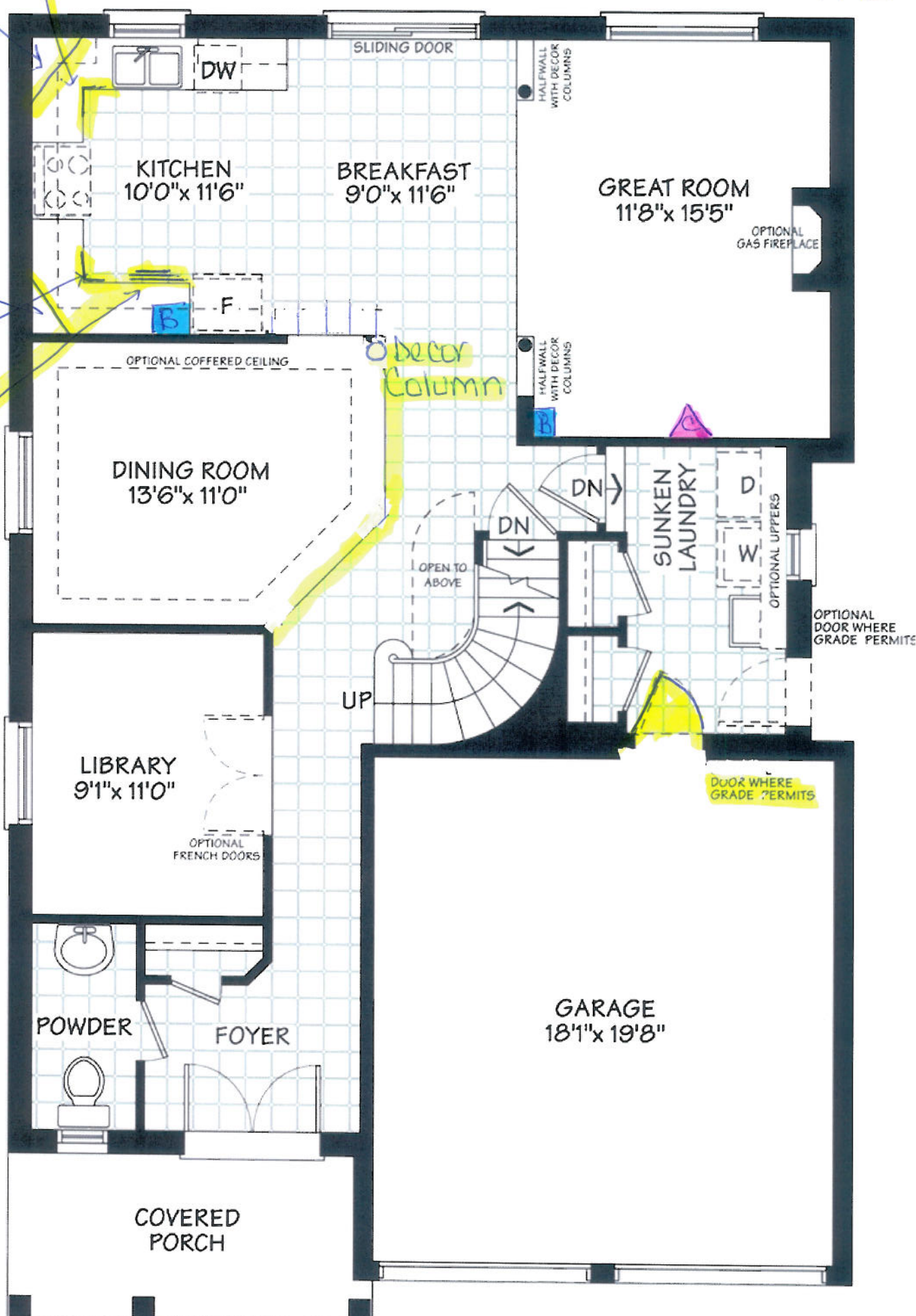
Upper Circle

Base Pic Cut

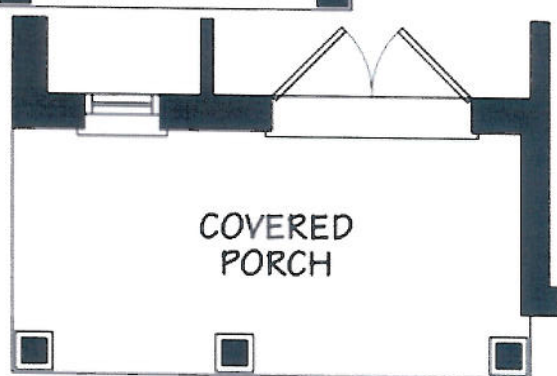
Upper Circle

Base Pic Cut

Pots + Pans



ELEV - A



PARTIAL ELEV - B

MAIN FLOOR

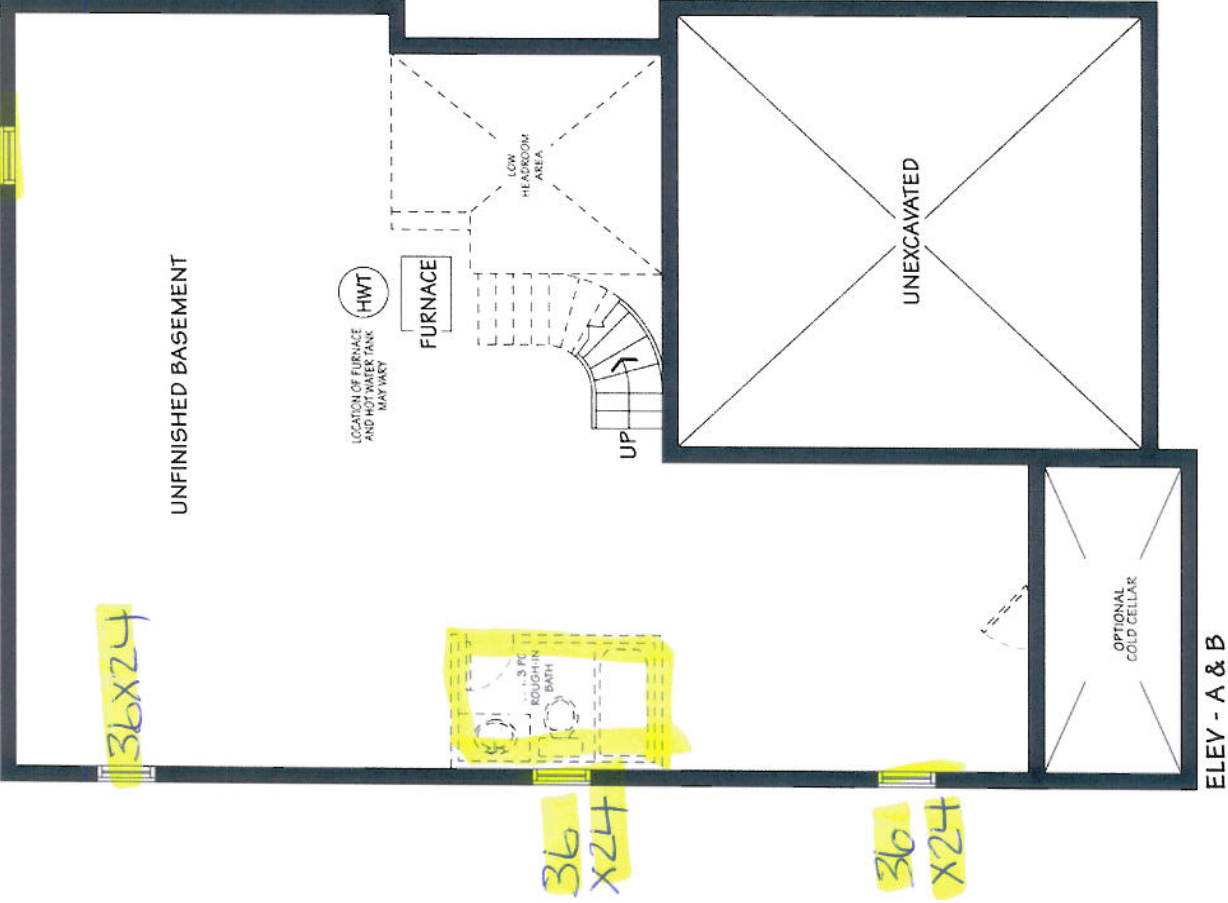
Sign N. Foster
Sign from tree

Date Jan. 2/16
Date Jan. 8/16



Sign N. Foster
Sign John Foster

SECOND FLOOR



Date Jan 8/16
Date Jan 8/16

BASEMENT



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: JASON LAWRENCE FOSTER and NICOLE AGNES FOSTER TEL: RES.: 905-550-8700

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
107 / 2	S-C-2007-004	The Windsor (40-8) Elev B		03-Nov-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> Note:	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GARAGE DOOR ENTRANCE TO HOUSE (AS PER PLAN - WHERE GRADE PERMITS). <i>Worksheet</i> Note:	



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107 / 2	S-C-2007-004	The Windsor (40-8) Elev B		03-Nov-16

1) CONSTRUCTION

1 - DELETE BULKHEAD ABOVE KITCHEN CABINETS (IF POSSIBLE) 01Mar16 Note: 11,156/30618	
1 - DINING ROOM - REMOVE CORNER PARTITIONS BETWEEN DINING ROOM AND MAIN HALL. ADD FULL DECOR COLUMN (SAME STYLE AS GREAT ROOM DECOR COLUMNS) WITH STRUCTURAL SUPPORT (SEE PLAN) 01Mar16 Note: 11,156/30617	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 21Jan16 Note: 11,120/30341	
1 - MASTER BEDROOM - DELETE CLOSET IN MASTER BEDROOM (SEE PLAN) 21Jan16 Note: 11,120/30331	

3) HEATING / AIR CONDITIONING

1 - HUMIDIFIER - LENOX MODEL WB2-17 (UP TO 4000 SQ. FT.) 21Jan16 Note: 11,120/30344	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) 21Jan16 Note: 11,120/30346	
1 - 3 PIECE ROUGH IN BASEMENT 21Jan16 Note: 11,120/30345	

6) FLOORING & WALL TILE

1 - HARDWOOD IN AGREEMENT HAS BEEN CHANGED FROM GREAT ROOM TO UPPER HALL 21Jan16 Note: 11,120/30354	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 2 1/4 x 3/4" NATURAL HARDWOOD - - UPPER HALL (UPGRADE FROM 2 1/4 X 3/4" NATURAL HARDWOOD) 21Jan16 Note: 11,120/30353	
1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS THROUGHOUT 21Jan16 Note: 11,120/30342	

7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 21Jan16 Note: 11,120/30350	
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8) FINISHING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING) 21Jan16 Note: 11,120/30349	
1 - STAIN STAIR & RAILING PER FLOOR 21Jan16 Note: 11,120/30347	

9) CABINETRY

1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE 21Jan16 Note: 11,120/30343	
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9) CABINETRY

2 - UPPER CABINETS-UPPER ANGLE CORNER CABINET PER UNIT-LEVEL 1 OR LEVEL 2 21Jan16 Note: 11,120/30340	
1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (2 GABLES & CABINET 66CM DEEP) 21Jan16 Note: 11,120/30339	
1 - UPPER CABINETS - EXTENDED UPPERS - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2 21Jan16 Note: 11,120/30338	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 21Jan16 Note: 11,120/30337	
1 - BASE CABINETS-POTS & PANS DRAWER (MIN. 60CM MAX. 90CM SIZE SUBJECT TO FLOOR PLAN)-LEVEL 1 OR LEVEL2 21Jan16 Note: 11,120/30335	
2 - BASE CABINETS-BASE PIE CUT CORNER-LEVEL 1 OR LEVEL2 21Jan16 Note: 11,120/30334	

TRIM & HARDWARE

1 - DOOR HANDLE - UPGRADE TO PEWTER ELITE LEVERS 21Jan16 Note: 11,120/30351	
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WINDOWS AND DOORS

4 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 21Jan16 Note: 11,120/30352	
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