

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: JENNIFER VERONICA BOSSE & LUKE ROMAN CHARY: **Property:** 108Phase: 2 of Plan - S-C-2007-004
Telephone Res. / Bus: (905) 431-6346 / **Project:** 2174372 Ontario Ltd.
Decor Advisor: Caroline Rajcsanyi **Model and Elevation:** The Dalton (40-6) Elev B

KITCHEN AND VANITIES

[illegible]

Stove opening – if not specified will be set to builders standard 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 - T15
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	Lv1 -TXP135 Lv1 - T15	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	Lv1 -TXP135 Lv1 - T15	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	N/A		
Main Stairs	*Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	Lv1 -TXP135 Lv1 - T15		
Main Stair Landing	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Basement	N/A
Library/Den/Study	N/A	Basement Landing	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural
In Law Suite	N/A	Basement Stairs	Paint Grade (Grey)

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

Lv1 Underpad-standard	Lv1 Underpad-standard	NA	Underpad 2nd Floor	Underpad Main Stairs
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Opt. Flooring Extras

FLOOR AND WALL TILES

[illegible]

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Tibet, Beige	1-8x10 Uniwall, Taupe	N/A	N/A	NA		
Master Ens	1-13x13, Alpes, White	N/A	1-8x10 Alpes, White	1-13x13, Alpes, White	1-8x10 Alpes, White		
Shower, Master Bn							

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

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

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 Unfinished Pickets Colour Unfinished Stair Colour Unfinished
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 Standard - Classique
Opt. Side Door *Yes-Grade Permitting
Int. Door Hardware *Pewter Knob
Trim Style Standard - 2 1/4in Case & 3in Baseboard
Smooth Ceiling 1st Floor ☒ Yes ☐ No
Smooth Ceiling 2nd Floor ☒ Yes ☐ No
Supply and Install Standard Mirrors ☒ Yes ☐ No
Misc. ☒ Cold Cellar
Basement Windows Upgrade ☒ Yes ☐ No

HEATING

Fireplace Type *Standard 36" Mantle Standard - Paint Grade Surround N/A Hearth N/A
Great Room
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:

- 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.

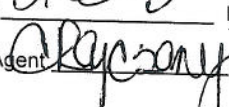
A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature:  Date: Oct 16 2015.

Printed 10/16/2015 14:39:45

Signature:  Date: Oct 16/2015

Builder's Agent:  Date: Oct 16 '15



Highcastle Homes Décor Centre Disclaimers

Lot#: 108 Model: The Dalton (40-6) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: JENNIFER VERONICA BOSSE and LUKE ROMAN CHARYSZ

TEL: RES.: 905-431-6346

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: Oct 16 2015

Lot 108
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 [Signature]
Sign [Signature]

Date Oct. 16 2015
Date Oct 16 2015

Lot 108
-Ph-2.





CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: JENNIFER VERONICA BOSSE and LUKE ROMAN CHARYSZ

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
108 / 2	S-C-2007-004	The Dalton (40-6) Elev B		31-May-16

Agreement of Purchase and Sale

\$15,000 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> <i>Note:</i>	
2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM - AS PER PLAN (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>	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	



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1) CONSTRUCTION

1 - COLD CELLAR 16Oct15 Note: 11,036/29342	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 16Oct15 Note: 11,036/29338	
1 - MASTER BEDROOM - CHANGE 2 WALK IN CLOSETS TO 1 LARGE WALK IN CLOSET AND RELOCATE LINEN FROM COMPUTER AREA AND RELOCATE OUTSIDE OF MASTER BEDROOM. LINEN TO HAVE 18" DOUBLE DOORS (SEE PLAN) 16Oct15 Note: 11,036/29324	

3) HEATING / AIR CONDITIONING

1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED ON BUMP-OUT FOUNDATION - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) - GREAT ROOM 16Oct15 Note: 11,036/29341	
1 - KITCHEN - IF POSSIBLE, CENTRE DUCT FOR PURCHASERS FUTURE CHIMNEY HOOD FAN 16Oct15 Note: 11,036/29327	

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL) 16Oct15 Note: 11,036/29764	
1 - 3 PIECE ROUGH IN BASEMENT 16Oct15 Note: 11,036/29343	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL - GREAT ROOM - OVER FIREPLACE BESIDE CABLE FOR PURCHASERS FUTURE WALL MOUNT TV 16Oct15 Note: 11,036/29330	
1 - PLUG - INTERIOR RECEPTACLE - MASTER BEDROOM ON WALL BESIDE CABLE AT 5 1/2 FT FOR PURCHASERS FUTURE WALL MOUNT TV 16Oct15 Note: 11,036/29329	
1 - CENTRE STANDARD CEILING LIGHT IN KITCHEN OVER BREAKFAST BAR (SEE PLAN) 16Oct15 Note: 11,036/29328	

6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS AND SOAP DISHES THROUGHOUT 16Oct15 Note: 11,036/29339	
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7) TRIM

4 - 8 FT HOLLOW CORE, CLASSIQUE 1ST FLOOR DOORS (WIC IN FOYER, POWDER ROOM, DOOR TO LAUNDRY AND LAUNDRY CLOSET) 16Oct15 Note: 11,036/29332	
1 - PILLARS - LIVING RM/DINING ROOM AND GREAT ROOM COLUMNS TO BE CHANGED TO 8" HALF HEIGHT FLUTED COLUMN IN LIEU OF STANDARD COLUMNS AND TO BE BUMPED OUT ABOVE AND BELOW (INCLUDING CAPPING AND TRIM) SEE ATTACHED PICTURE 16Oct15 Note: 11,036/29325	

8) FINISHING



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8) FINISHING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH NATURAL STRIP LANDING) - LEAVE UNFINISHED, RAILING, PICKETS AND STAIR - 16Oct15 Note: 11,036/29346	
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9) CABINETRY

1 - KITCHEN - DELETE UPPERS OVER STOVE FOR FUTURE CHIMNEY HOOD FAN 16Oct15 Note: 11,036/29326	
1 - BASE CABINETS-DESK WITH DRAWER & GRANITE COUNTERTOP MAX 3FT. (90CM) WIDE-LEVEL 1 OR LEVEL2 (IN AREA WHICH WAS OPTIONAL FOR A PANTRY) 16Oct15 Note: 11,036/29323	

WINDOWS AND DOORS

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 16Oct15 Note: 11,036/29349	
1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT 16Oct15 Note: 11,036/29348	
1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 16Oct15 Note: 11,036/29347	

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