

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: RAKESH YOGALINGAM
Telephone Res. / Bus: (289) 242-8398 /
Decor Advisor: Caroline Rajcsanyi

Property: 112Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Sutton (40-5) Opt Ensuite Elev B

KITCHEN AND VANITIES

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen	Lv2 - Camden Maple - Espresso CL	Lv1 - GR-Serenata	9677 Handle	
Main Bathroom	Lv1 - Slab PVC - White Sugar	Girona Cavern 4897K-52	9660 Handle	
Ensuite Bathroom	Lv1 - Slab PVC - Coffee Bean	Milano Quartz 4726K-52	9671 Handle	
Ensuite 2/3	Lv1 - Rideau 3DL - Coconut	Girona Cavern 4897K-52	197 Knob	

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 - T15
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Murano	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	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	N/A	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
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Opt. Flooring Extras

FLOOR AND WALL TILES

FLOOR AND WALL TILES		Floor Tile	Wall Tile	Decor	Listello
Front Foyer	13 x 13 Serpentine Beyaz (White)				
Main Hall	13 x 13 Serpentine Beyaz (White)				
Kitchen/Breakfast	13 x 13 Serpentine Beyaz (White)				
Powder Room	13 x 13 Serpentine Beyaz (White)				
Laundry	13 x 13 Serpentine Beyaz (White)				
		Kitchen Backsplash	N/A		
		Powdr Wall if Applicable	N/A		

Decor Listello

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Lists
Main Bathroom	1-13x13, New Reeds, Brown	1-8x10 New Reeds, Brown	N/A	N/A	NA		
Master Ens	13x13SerpentineCrea	N/A	8x10SerpentineCrea	13x13SerpentineCrea	8x10SerpentineCrea		
Ensuite 2/3	1-13x13, Reflex, DK Brown	1-8x10 Weave, Ivory	N/A	N/A	NA		

Shower - Upgrade Floor

Opt. Tile Extras

MASTER ENSUITE - 13 X 13 SERPENTINE CREAM ON FLOOR, DECK AND SKIRT AND 8 X 10 SERPENTINE CREAM ON SHOWER WALL AND DECK SPLASH

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*3 Piece

Ensuite 2/3

Standard

Kitchen Sink

Kitchen Faucet

Standard

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

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

48 Cameo White

Standard

*Stained as Floor

*Stained as Floor

*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

*Yes-Grade Permitting

*1 - Clermont

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

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

Stair Type

Ext. Door Hardware

*Pewter Exterior package

*Oak

Smooth Ceiling 1st Floor

☒ Yes

☐ No

Smooth Ceiling 2nd Floor

☒ Yes

☐ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Misc.

Basement Windows Upgrade

☒ Yes

☐ No

Cold Cellar

☐

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

☒ *Yes

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☒ Yes

☐ No

Gas Provisions for BBQ

Humidifier

☐ Yes

☒ No

☐ 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: Y.R

Date: Jan 24 / 16

Printed 1/27/2016 11:53:49

Builder's Agent: Caroline Rajcsanyi Date: Jan 24 / 16



Highcastle Homes Décor Centre Disclaimers

Lot#: 112 Model:The Sutton (40-5) Opt Ensuite Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: RAKESH YOGALINGAM

TEL: RES.: 289-242-8398

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.

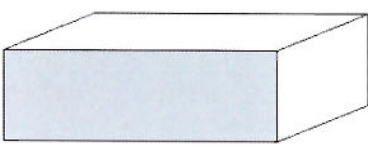
Purchasers Signature(s): 

Date: Jan 27 / 16

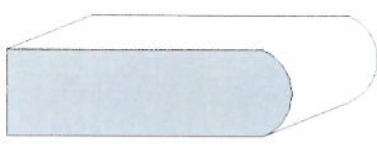
LOT 112.
PH 2



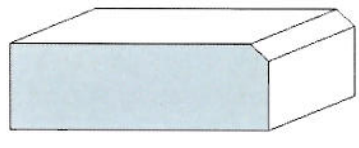
STANDARD EDGE



Single Straight polished 3/4"

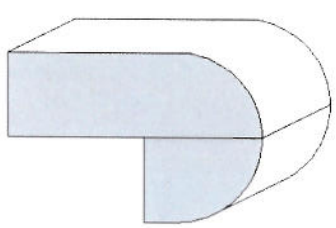


Single Bullnose 3/4"

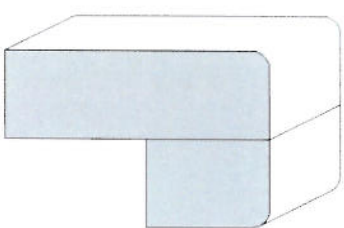


Single Bevel 1/4" top bevel 3/4" thick

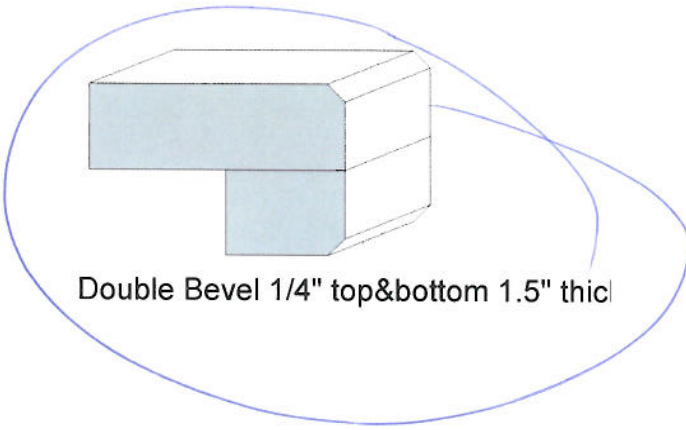
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

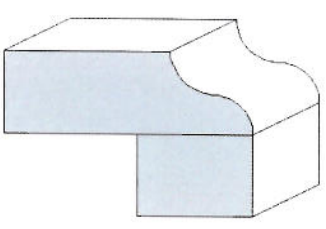


Double Pencil 1.5" thick

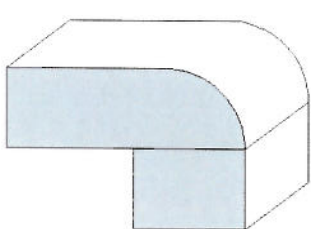


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Signature

Date. Jan 27/16

LOT 112.



The Sutton

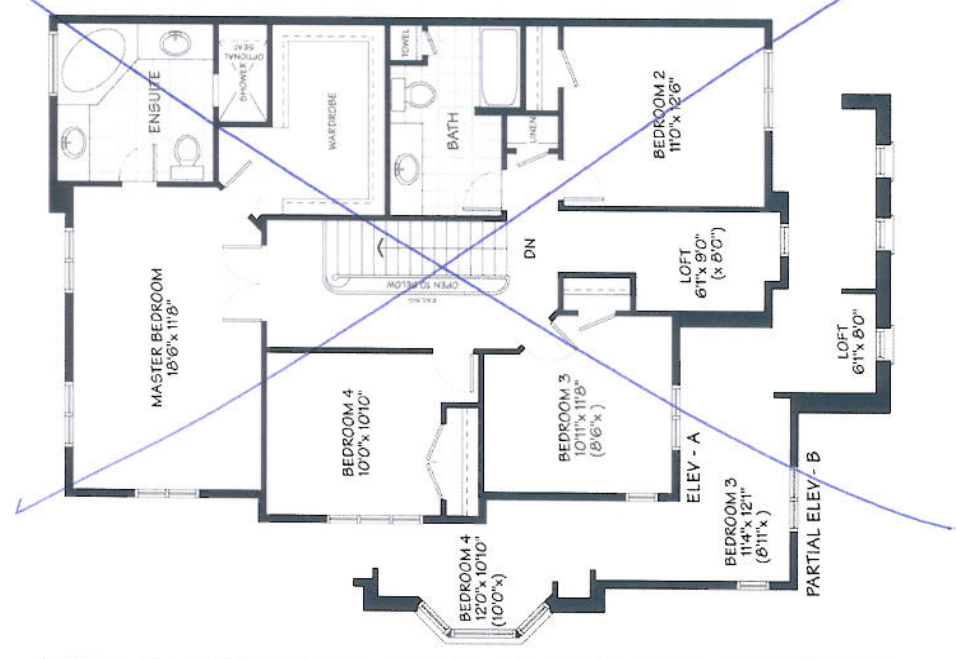
Model 40-5

Elevation A - 2445 sq.ft. • Elevation B - 2525 sq.ft.

B Bell
C Cable.
CATS



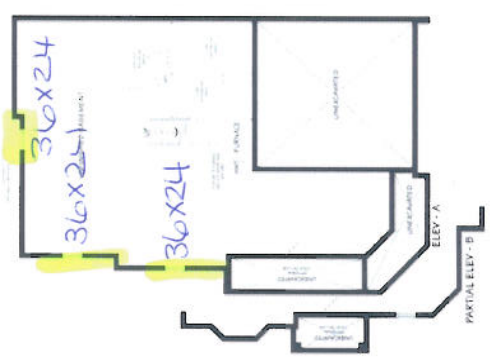
MAIN FLOOR



SECOND FLOOR



OPTIONAL SECOND



BASEMENT

Date Jan 27/16

Sign *[Signature]*

ALL PLANS, DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS AND LANDSCAPE DESIGNS ARE AN ARTIST'S CONCEPT ONLY.



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: RAKESH YOGALINGAM

TEL: RES.: 289-242-8398

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
112 / 2	S-C-2007-004	The Sutton (40-5) Opt Ensuite Elev B		08-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:	



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1) CONSTRUCTION

1 - HOUSE TO BE ALL BRICK (EXCLUDING GABLE ON TOP) 27Jan16 Note: 11,111/30426	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 27Jan16 Note: 11,111/29854	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 27Jan16 Note: 11,111/29874	
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4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 27Jan16 Note: 11,111/29877	
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5) ELECTRICAL

1 - NETWORK JACK - ADDITIONAL - CAT5E ROUGH-IN -ADDED TO MASTER BEDROOM AND GREAT ROOM (SEE PLAN) 27Jan16 Note: 11,111/30425	
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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 27Jan16 Note: 11,111/29865	
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7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 27Jan16 Note: 11,111/29887	
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8) FINISHING

1 - STAIN STAIR & RAILING PER FLOOR 27Jan16 Note: 11,111/29885	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING) 27Jan16 Note: 11,111/29884	

9) CABINETRY

1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE 27Jan16 Note: 11,111/29856	
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WINDOWS AND DOORS

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 27Jan16 Note: 11,111/29891	
1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 27Jan16 Note: 11,111/29890	

This Document is Extremely Time Sensitive - Printed 27 Jan 16 at 11:53