

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:
Telephone Res. / Bus:
Decor Advisor:

CONG THANH NGUYEN
(416) 670-6071 /
Caroline Rajcsanyi

Property: 113Phase: 2 of Plan - S-C-2007-004
Project: 2174372 Ontario Ltd.
Model and Elevation: The Carlisle (40-7) Opt Ensuite Elev B

KITCHEN AND VANITIES

Cabinet

Counter

Hardware

Kitchen
Main Bathroom
Ensuite Bathroom
Ensuite 3/4

Lv2 - Manchester Maple - Soapstone CL
Lv1 - Manchester Oak - Oyster CL
Lv1 - Manchester Oak - Oyster CL
Lv1 - Manchester Oak - Oyster CL

Lv1 - GR-San Gabriel
St. Lawrence Bedrock P-277-LM
St. Lawrence Bedrock P-277-LM
St. Lawrence Bedrock P-277-LM

9677 Handle
181 Knob
181 Knob
181 Knob

Opt. Breakfast Bar

Counter Height/Flush
Kitchen Hood Fan
Kitchen Upper Height

Standard
77 cm - Standard

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

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast
Great Room
Living / Formal Room
Dining Room
Family Room
Main Hall
Main Stairs
Upper Hall
Com. Centre/Home Office
Main Stair Landing
Library/Den/Study
In Law Suite

N/A
*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite
*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite
*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite
N/A
N/A
Oak
Lv1 -TXP135 Lv1 - T15
N/A
N/A
*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite
N/A

Master Bedroom
Bedroom 2
Bedroom 3
Bedroom 4

Lv1 -TXP135 Lv1 - T15
Lv1 -TXP135 Lv1 - T15
Lv1 -TXP135 Lv1 - T15
Lv1 -TXP135 Lv1 - T15

Basement
Basement Landing
Basement Stairs

N/A
N/A
Paint Grade (Grey)

Carpet Runner

☐ Yes
☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

NA
Lv1 Underpad-standard
NA

Opt. Flooring Extras

FLOOR AND WALL TILES

Floor Tile

Wall Tile

Front Foyer
Main Hall
Kitchen/Breakfast
Powder Room
Laundry

1-13x13, Alpes, White
1-13x13, Alpes, White
1-13x13, Alpes, White
1-13x13, Alpes, White
1-13x13, Alpes, White

Kitchen Backsplash
Pwdr Wall if Applicable

Lv2-3x6Colour&Dimension(Grp 1-BR) Grey
N/A

Main Bathroom
Master Ens
Ensuite 3/4

1-12x12, Banff, Cream
1-12x12, Banff, Cream
1-12x12, Banff, Cream

Tub Wall
Shower Wall

1-6x8 Banff, Cream
N/A
1-6x8 Banff, Cream
N/A

Deck Skirt
Deck Splash

N/A
NA
1-12x12, Banff, Cream
1-6x8 Banff, Cream
N/A

Decor

Listello

☐
☐
☐
☐
☐
☐

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room	Standard	Ensuite 3/4	Standard
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	N/A		

Kitchen Sink *Undermount GT 100
Kitchen Faucet Upgrade

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

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Stained as Floor	*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 NA
Int. Door Hardware *Pewter Knob
Trim Style Standard - 2 1/4in Case & 3in Baseboard
Stair Type *Oak
Ext. Door Hardware *Pewter Exterior package
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

HEATING

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

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: Cong Thanh Nguyen Date: Aug 17/15

Printed 8/17/2015 12:46:02

Builder's Agent:

Caroline Rajcsanyi Date: Aug 17.15



Highcastle Homes Décor Centre Disclaimers

Lot#: 113 Model: The Carlisle (40-7) Opt Ensuite Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: CONG THANH NGUYEN

TEL: RES.: 416-670-6071

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): Cong Nguyen Aug 17/15 Date: _____

Lot 113.
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 Copy/Sign

Date Aug 17/15

LST 113.

B Bell
A Cable
R Receptacle

Model 40-7

The Carlisle

Elevation A - 2532 sq.ft. • Elevation B - 2528 sq.ft.

Schedule "D"



BASEMENT

SECOND FLOOR

MAIN FLOOR

Segi

Cyflyper

Aug 17/15

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: CONG THANH NGUYEN

TEL: RES.: 416-670-6071

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
113 / 2	S-C-2007-004	The Carlisle (40-7) Opt Ensuite Elev B		31-May-16

Agreement of Purchase and Sale

CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
\$9350.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	
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> Note:	
GARAGE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN). <i>Worksheet</i> Note:	
GAS FIREPLACE IN GREAT ROOM (AS PER PLAN). <i>Worksheet</i> Note:	
BUILDER TO CHANGE VINYL SIDING TO BRICK ON SIDE AND REAR OF HOUSE (EXCLUDING ALL GABLES & BOX OUT WINDOWS, IF APPLICABLE). <i>Worksheet</i> Note:	



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1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 17Aug15 Note: 11,033/29463	
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4) PLUMBING

1 - KITCHEN FAUCET - ALIGN 7565 CHROME, 1 HOLE APPLICATION 17Aug15 Note: 11,033/29472	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) - GT 100 17Aug15 Note: 11,033/29471	

5) ELECTRICAL

1 - LIVING ROOM/DINING ROOM - CENTRE STANDARD CEILING LIGHT FROM DINING ROOM AND CENTRE IN WHOLE ROOM (SEE PLAN) 17Aug15 Note: 11,033/29458	
4 - CABLE JACK - ADDITIONAL - ROUGH-IN (BEDROOM #2, #3, #4 AND LIVING ROOM) 17Aug15 Note: 11,033/29457	
1 - PLUG - INTERIOR RECEPTICAL BESIDE CABLE IN GREAT ROOM ON WALL FOR FUTURE WALL MOUNT TV 17Aug15 Note: 11,033/29456	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET- - STUDY (UPGRADE FROM CARPET) 17Aug15 Note: 11,033/29467	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - LIVING / DINING ROOM (UPGRADE FROM CARPET) 17Aug15 Note: 11,033/29466	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 17Aug15 Note: 11,033/29465	
1 - LEVEL 2 - KITCHEN BACKSPLASH (40 MODEL) 17Aug15 Note: 11,033/29464	

7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 17Aug15 Note: 11,033/29473	
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8) FINISHING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH 17Aug15 Note: 11,033/29469	
1 - STAIN STAIR & RAILING PER FLOOR 17Aug15 Note: 11,033/29468	

9) CABINETRY

1 - BASE CABINETS-POTS & PANS DRAWER (MIN. 60CM MAX. 90CM SIZE SUBJECT TO FLOOR PLAN)-LEVEL 1 OR LEVEL2 17Aug15 Note: 11,033/29461	
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CABINETRY - BATHROOM



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CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE) 17Aug15 Note: 11,033/29462	
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