

HIGHCASTLE HOMES - COLOUR SCHEDULE

AS DELETE
PREV COLOUR CHART

Purchaser:IAN CAMERON ROBERTS

Telephone Res. / Bus:(905) 622-8283 /

Decor Advisor:Caroline Rajcsanyi

Property: 119Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Thornbury (33-5) Elev B Alt 4 Bed

DOB 7-16

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Soapstone CL	Lv1 - GR-Grigio Sardo	9677 Handle
Main Bathroom	Lv2 - Simcoe - Cafe Noir	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv2 - Simcoe - Cafe Noir	Inukshuk Taupe P-345-LM	9677 Handle
Opt. Breakfast Bar	NA	Kitchen Hood Fan	Accommodate for over-range microwave
		Kitchen Upper Height	77 cm - Standard

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 x71 height (townhouses)
- if not specified will be set to builders minimum opening of approximately 36 x 71 height (singles)

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 - T04
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	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	1-12x12, Venina, White
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
NA	Lv1 Underpad-standard	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	*3-12X24, New Byzantine, Grey			
Main Hall	*3-12X24, New Byzantine, Grey			
Kitchen/Breakfast	*3-12x24, New Byzantine, Grey	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	*3-12x24, New Byzantine, Grey	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	N/A			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-12x12Banff LtGrey	1-8x10 Weave, White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, New Reeds, Silver	N/A	1-8x10 New Reeds, Silver	1-13x13, New Reeds, Silver	1-8x10 New Reeds, Silver	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

MAIN FLOOR 12 X 24 TILE (SEE PLAN FOR DIRECTIONS), BRICK PATTERN

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PLUMBING / FAUCETS

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

Kitchen Sink
Kitchen Faucet

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

Opt. Paint Extras

MISCELLANEOUS

Railing Style
Opt. Garage Door Opt. Side Door Stair Type
Interior Doors Int. Door Hardware Ext. Door Hardware
Trim Style 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:

- 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: X Ian Cameron Roberts Date: Nov 7 2016

Printed 11/7/2016 13:05:15

Builder's Agent:

Date: Nov 7 2016



Highcastle Homes Décor Centre Disclaimers

Lot#: 119 Model:The Thornbury (33-5) Elev B Alt 4 Bed in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: IAN CAMERON ROBERTS

TEL: RES.: 905-622-8283

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.

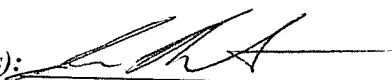
Plaster Mouldings and Medallions

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: FEB 11/16

LOT 119
PH 2

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



Date DEC 11 2015

NORTHGLEN

The Thornbury

Model 33-5

Elevation A - 1763 sq. ft. • Elevation B - 1811 sq. ft.

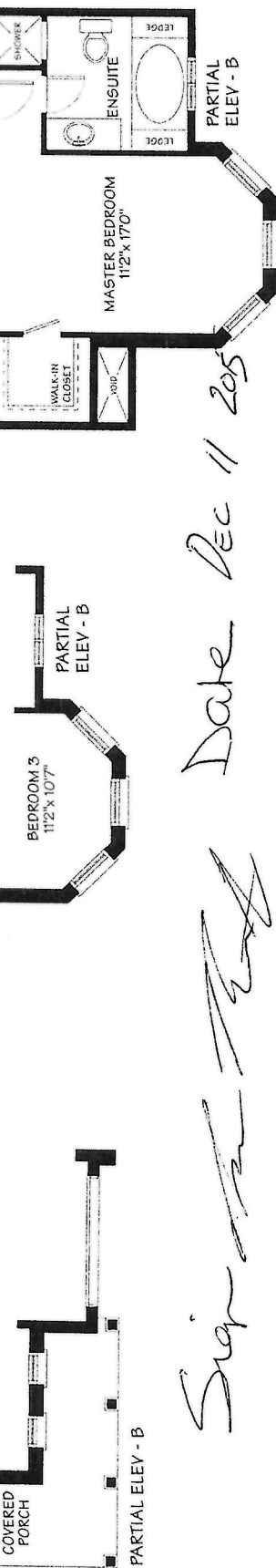
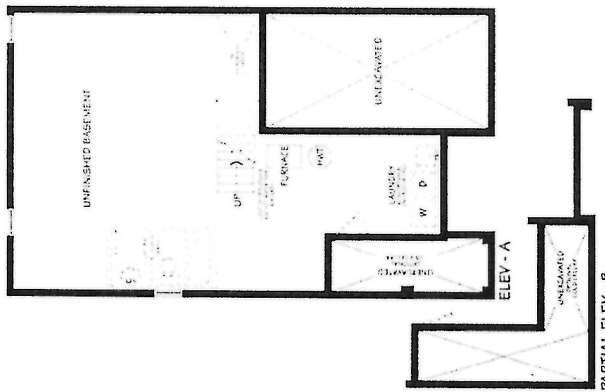
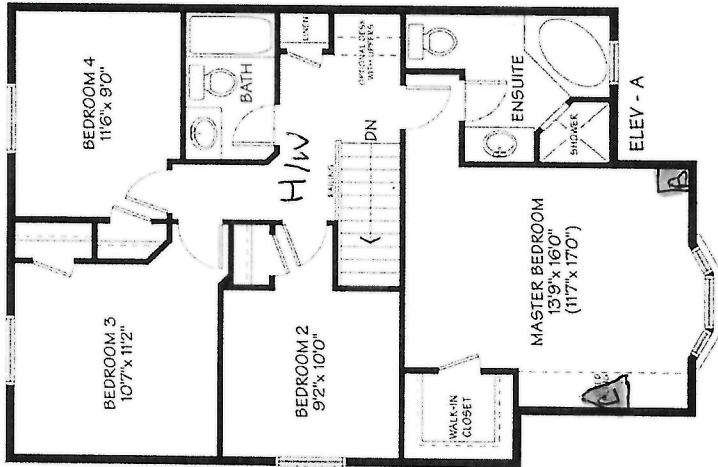
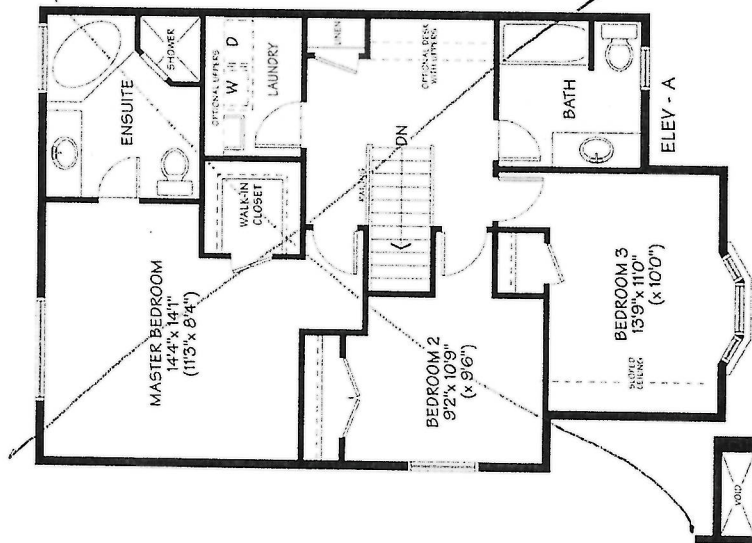
LOT 119
PH 2.

Bell
Cable

NOV 7/10

TILE Laid HORIZONTAL (BRICK)

OPTIONAL GAS FIREPLACE
CONDITION



MAIN FLOOR

SECOND FLOOR

ALTERNATIVE 4-BEDROOM

Sign the Draft Date Dec 11 2005



PLS DELETE
PREV COOS SUMMARY
NOV 7 16

CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: IAN CAMERON ROBERTS

TEL: RES.: 905-622-8283

LOT / PHASE 119 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Thornbury (33-5) Elev B Alt 4 Bed		CLOSING DATE 29-Dec-16
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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:	
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:	



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1) CONSTRUCTION

1 - CREDIT FOR CHANGE TO FRAMELESS GLASS SHOWER ENCLOSURE TO FRAMELESS GLASS SHOWER FRONT 07Nov16 Note: 11,149/32698	
1 - CEILING - SMOOTH FINISH - PER FLOOR - 1ST FLOOR 11Feb16 Note: 11,126/30499	

4) PLUMBING

1 - MASTER ENSUITE - CHANGE FRAMELESS SHOWER ENCLOSURE WITH DOOR TO FRAMELESS GLASS FRONT WITH DOOR 07Nov16 Note: 11,149/32697	
1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR - CHROME - MASTER ENSUITE 11Feb16 Note: 11,126/30215	

6) FLOORING & WALL TILE

1 - INSTALL IN A BRICK PATTERN - - POWDER ROOM 07Nov16 Note: 11,149/32748	* NOTE *	
1 - INSTALL IN A BRICK PATTERN - - KITCHEN & BREAKFAST 07Nov16 Note: 11,149/32747	* NOTE *	
1 - INSTALL IN A BRICK PATTERN - - FOYER & MAIN STAIR HALL 07Nov16 Note: 11,149/32746	* NOTE *	
1 - UPGRADE - - POWDER ROOM - 12 X 24 TILES LAID SAME AS FOYER (TO FLOW THROUGH) SEE PLAN 07Nov16 Note: 11,149/32745	* NOTE *	
1 - UPGRADE - - KITCHEN & BREAKFAST - 12 X 24 TILES LAID HORIZONTAL (SEE PLAN) 07Nov16 Note: 11,149/32744	* NOTE *	
1 - UPGRADE - - FOYER & MAIN STAIR HALL - 12 X 24 TILES LAID HORIZONTAL WHEN ENTERING (SEE PLAN) 07Nov16 Note: 11,149/32743	* NOTE *	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 11Feb16 Note: 11,126/30223		
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - FORMAL ROOM (UPGRADE FROM CARPET) 11Feb16 Note: 11,126/30214		
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 11Feb16 Note: 11,126/30213		
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES- DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 11Feb16 Note: 11,126/30205		

8) FINISHING

1 - RAILING - UPGRADE 2 - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 11Feb16 Note: 11,126/30498	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING) 11Feb16 Note: 11,126/30219	



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
119 / 2	S-C-2007-004	The Thornbury (33-5) Elev B Alt 4 Bed		29-Dec-16

8) FINISHING

1 - STAIN STAIR & RAILING PER FLOOR	
11Feb16 Note:	
11,126/30218	

9) CABINETRY

1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO	
11Feb16 Note:	
11,126/30203	
1 - CABINETS - MASTER ENSUITE - LEVEL 2	
11Feb16 Note:	
11,126/30202	
1 - CABINETS - MAIN BATH - LEVEL 2	
11Feb16 Note:	
11,126/30201	
1 - CABINETS - KITCHEN - LEVEL 2	
11Feb16 Note:	
11,126/30200	

TRIM & HARDWARE

1 - TRIM - UPGRADE 1 - 2 3/4 INCH CASING & 4 1/4 INCH BASEBOARD	
11Feb16 Note:	
11,126/30500	

This Document is Extremely Time Sensitive - Printed 7 Nov 16 at 13:05