

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

NESSA MARCIA ABRAHAM

Property: 125Phase: 2 of Plan - S-C-2007-004

Telephone Res. / Bus:

(905) 626-0576 /

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: The Nottingham (40-3) Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Camden Maple - Soapstone CL	Lv1 - GR-Grigio Sardo	9677 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Inukshuk Taupe P-345-LM	9677 Handle
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	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 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	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Lv1 -TXP135 Lv1 - T15	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	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	Lv1 -TXP135 Lv1 - T15		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
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

Lv1 Underpad-standard

Lv1 Underpad-standard

NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-12x12, Venina, White			
Main Hall	1-12x12, Venina, White			
Kitchen/Breakfast	1-12x12, Venina, White	Kitchen Backsplash	N/A	<input type="checkbox"/>
Powder Room	1-12x12, Venina, White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-12x12, Venina, White			

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

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PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

NA

Kitchen Sink

Standard

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

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

Natural

Natural

Natural

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

Opt. Side Door

NA

Stair Type

Standard

Interior Doors

*1 - Clermont

Int. Door Hardware

*1 - Elite Pewter Lever

Ext. Door Hardware

*Pewter Exterior package

Trim Style

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

Cold Cellar

☐

Smooth Ceiling 1st Floor

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☒ Yes

☐ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Misc.

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Great Room

36"

Standard - Paint Grade

N/A

N/A

Air Conditioning

☒ Yes

☐ No

Gas Provisions for BBQ

☐ Yes

☒ No

Hood Fan Duct

☒ 6 inch

☐ 8 inch

☐ 10 inch

Humidifier

☒ Yes

☐ No

Gas Provisions for Dryer

☐ Yes

☒ No

Gas Provisions for Stove

☒ 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 notwithstanding 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.

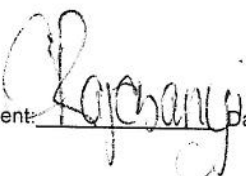
A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: 

Date: Feb 22 / 16

Printed 2/22/2016 10:22:01

Builder's Agent:  Date: Feb 22, 16



Highcastle Homes Décor Centre Disclaimers

Lot#: 125 Model: The Nottingham (40-3) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: NESSA MARCIA ABRAHAM

TEL: RES.: 905-626-0576

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):

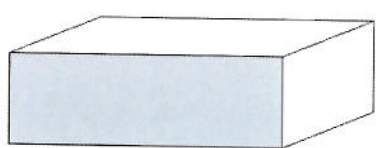
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11/01/2015

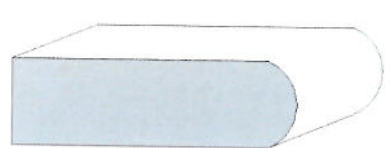
LOT 125
PH-2



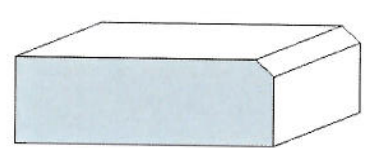
STANDARD EDGE



Single Straight polished 3/4"

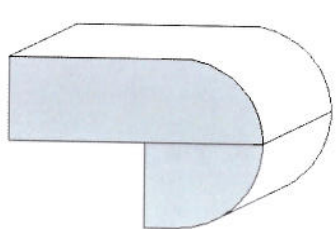


Single Bullnose 3/4"

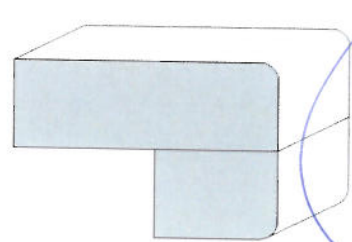


Single Bevel 1/4" top bevel 3/4" thick

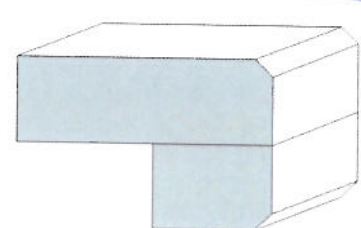
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

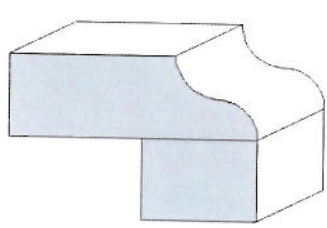


Double Pencil 1.5" thick

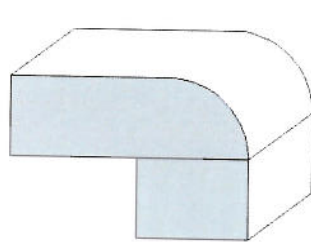


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick


Sign

Feb 22, 2016
Date





CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: NESSA MARCIA ABRAHAM

TEL: RES.: 905-626-0576

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
125 / 2	S-C-2007-004	The Nottingham (40-3) Elev A		29-Dec-16

Agreement of Purchase and Sale

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>	
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>	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
GARAGE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN). <i>Worksheet</i> <i>Note:</i>	



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125 / 2	S-C-2007-004	The Nottingham (40-3) Elev A		29-Dec-16

1) CONSTRUCTION

1 - BUILDER DISCOUNT 22Feb16 Note: 11,117/30549	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 22Feb16 Note: 11,117/30045	

3) HEATING / AIR CONDITIONING

1 - HUMIDIFIER - LENOX MODEL WB2-12 (UP TO 2500 SQ. FT.) 22Feb16 Note: 11,117/30546	
1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 22Feb16 Note: 11,117/30544	
1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED ON BUMP-OUT FOUNDATION - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) 22Feb16 Note: 11,117/30049	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 22Feb16 Note: 11,117/30545	
1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR (CHROME) MASTER ENSUITE 22Feb16 Note: 11,117/30054	

6) FLOORING & WALL TILE

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 22Feb16 Note: 11,117/30047	
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7) TRIM

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 22Feb16 Note: 11,117/30548	
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9) CABINETRY

1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE 22Feb16 Note: 11,117/30547	
1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (1 GABLES & CABINET 66CM DEEP) 22Feb16 Note: 11,117/30044	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 22Feb16 Note: 11,117/30043	
1 - PANTRY - OPT. PANTRY AS PER PLAN - LEVEL 2 22Feb16 Note: 11,117/30038	

TRIM & HARDWARE

1 - DOOR HANDLE - UPGRADE TO PEWTER ELITE LEVERS 22Feb16 Note: 11,117/30543	
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