

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

ASGHAR MUHAMMED & ASGHAR NUZHAT

Telephone Res. / Bus:

(289) 801-1212 / (905) 913-1246

Decor Advisor:

Caroline Rajcsanyi

Property: Block 34Phase: 2 of Plan - Draft Plan 21T-9005B

Project: 2073737 Ontario Inc.

Model and Elevation: Riverside Elev A Opt 5 Bed

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Camden Maple - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv2 - Manchester Maple - Avocado CL	Kalahari Topaz 4588K-07	9677 Handle
Ensuite 2/3	Lv2 - Manchester Maple - Soapstone CL	Inukshuk Grey P-344-LM	9677 Handle
Ensuite 4/5	Lv2 - Toronto Maple - Espresso CL	Milano Quartz 4726K-52	9671 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	100 cm

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)

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	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Great Room	N/A	Bedroom 2	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Living / Formal Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Murano	Bedroom 3	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Murano	Bedroom 4	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Family Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Murano	Bedroom 5	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Murano	Basement Landing	13x13La Riserva Grey-cr
Library/Den/Study	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Murano	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	1-13x13, La Riserva, Grey			
Main Hall	1-13x13, La Riserva, Grey			
Kitchen/Breakfast	1-13x13, La Riserva, Grey	Kitchen Backsplash	4.25x4.25 C&D, Bright 1, Silver Grey	<input type="checkbox"/>
Powder Room	1-13x13, La Riserva, Grey	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, La Riserva, Grey			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	N/A	N/A	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Reflex, Taupe	N/A	1-8x10, Reflection, Taupe	1-13x13, Reflex, Taupe	1-8x10, Reflection, Taupe	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 2/3	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 4/5	1-13x13, Reflex, Bone	1-8x10, Reflection, Bone	N/A	N/A	NA	<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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Riverside Elev A Opt 5 Bed

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

N/A

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

*3 Piece

Ensuite 2/3

Standard

Ensuite 4/5

Standard

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

*Stained as Floor

Pickets Colour

*Wrought Iron

Stair Colour

*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

RAILING - UPGRADE 1 - 1/2in Wrought iron BLACK square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

Opt. Garage Door

*Yes-Grade Permitting

Opt. Side Door

*Yes-Grade Permitting

Stair Type

Oak

Interior Doors

Standard-Carrera

Int. Door Hardware

*Straight Pewter Lever

Ext. Door Hardware

*Pewter Exterior package

Trim Style

3in Case W/Backband & 5in Base

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

Misc.

HEATING

Fireplace

Type

Standard 36"

Mantle

Standard - Paint Grade

Surround

N/A

Hearth

N/A

Air Conditioning

☐ *Yes

☒ No

Hood Fan Duct

☒ 6 inch

☐ 8 inch

☐ 10 inch

Gas Provisions for BBQ

☐ Yes

☒ No

Gas Provisions for Dryer

☐ Yes

☒ No

Gas Provisions for Stove

☐ Yes

☒ No

Humidifier

☐ 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:



Date:

July 14/2016

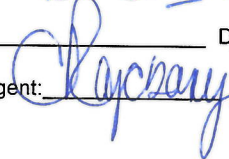
Signature:



Date:

July 14/2016

Builder's Agent:



Date:

June 27/16

Printed 6/23/2016 12:30:32



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 34 Model:Riverside Elev A Opt 5 Bed in Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: ASGHAR MUHAMMED and ASGHAR NUZHAT

TEL: RES.: 289-801-1212 BUS.: 905-913-1246

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.

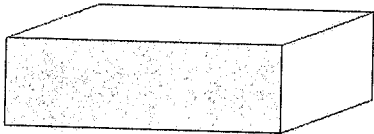
Purchasers Signature(s):

Date: May 4/16.

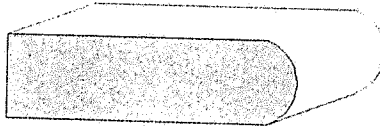
BLK 34
Riverwalk II

MOSCONE
MARBLE

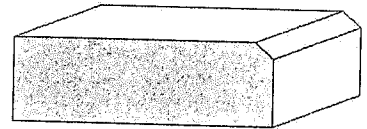
STANDARD EDGE



Single Straight polished 3/4"

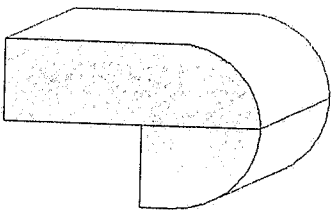


Single Bullnose 3/4"

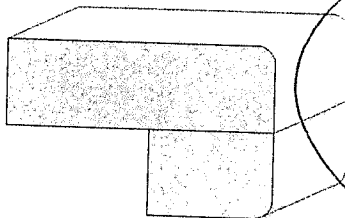


Single Bevel 1/4" top bevel 3/4" thick

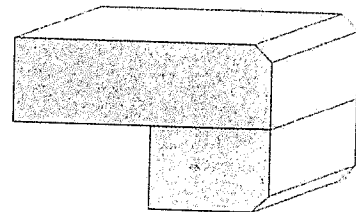
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

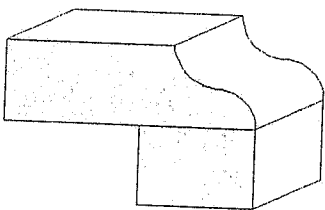


Double Pencil 1.5" thick

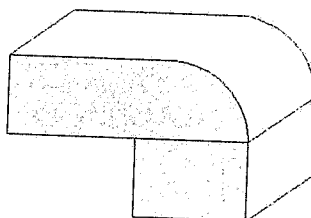


Double Bevel 1/4" top&bottom 1.5" thick


UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign 
Sign

Date 04/11/2016
Date
Ruzhat April 11/2016.

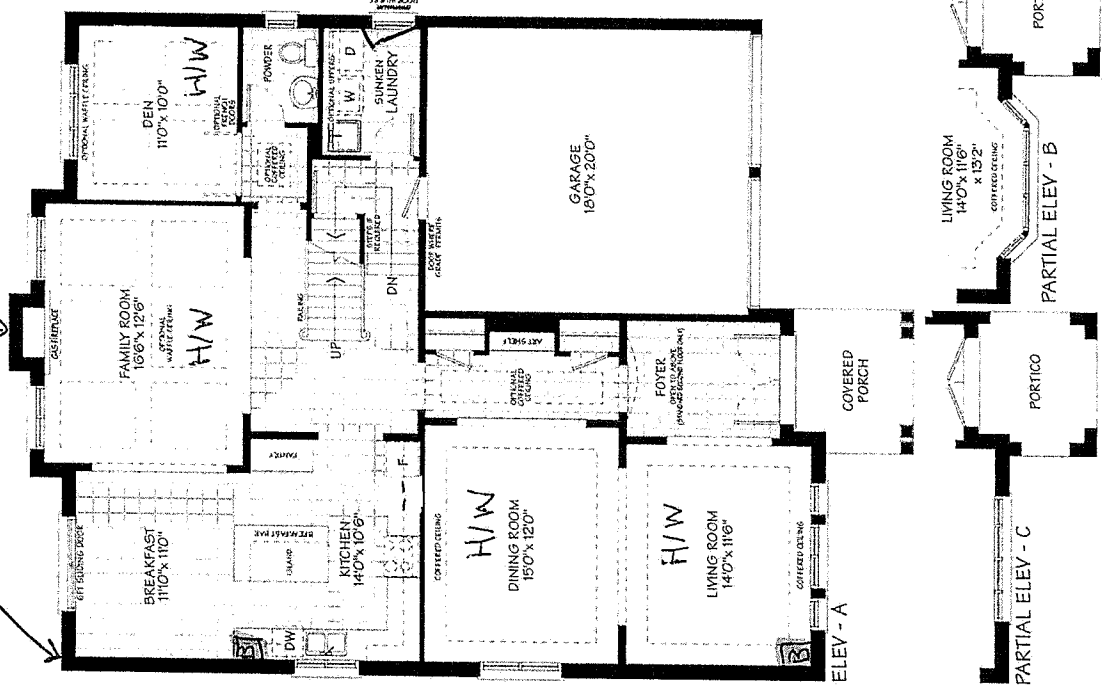
BUR 34.
Bull Cable
Model 50-3 CAT5

Schedule "FP"

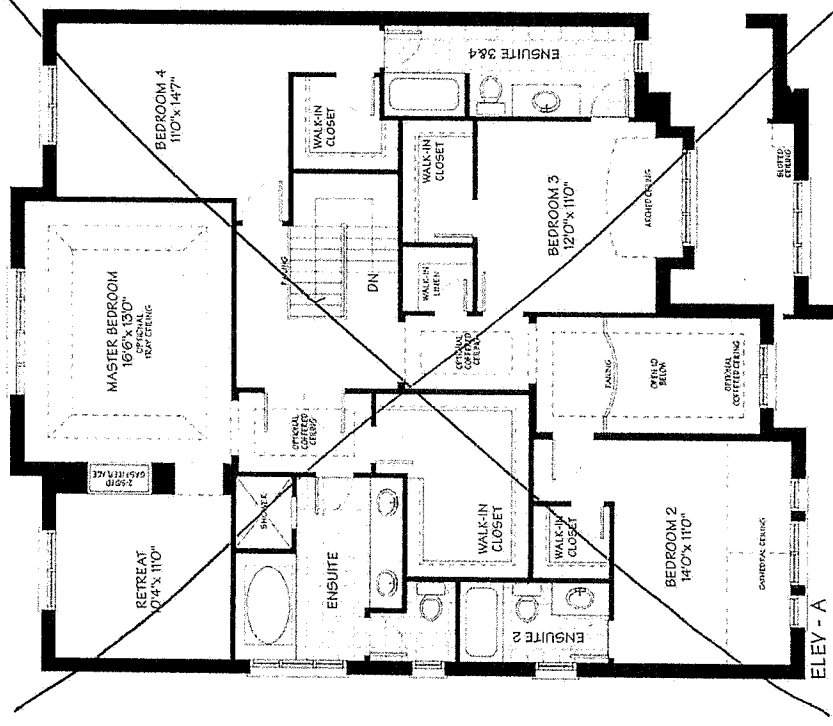
above flp for future wall mount Riverside
(no receptacle beside)

Elevation A - 3445 sq.ft. • Elevation B - 3431 sq.ft. • Elevation C - 3445 sq.ft.

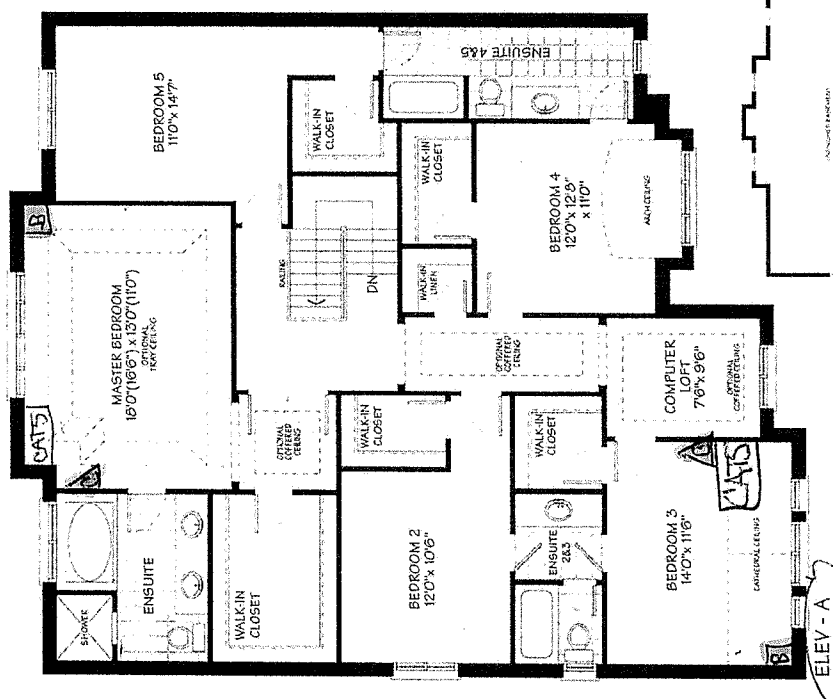
GAS LIVER I



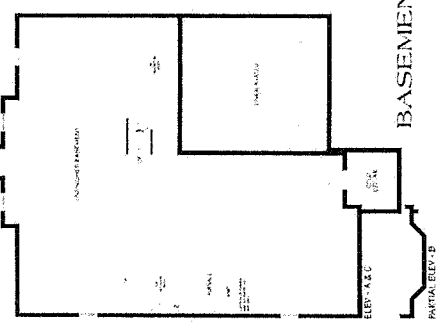
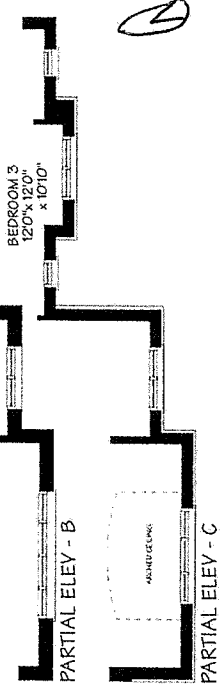
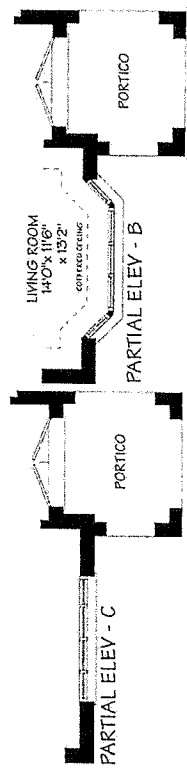
MAIN FLOOR



SECOND FLOOR



OPTIONAL
SECOND FLOOR
5-BEDROOM
CONDITION



BASEMENT

Quoted: APRIL 11/2016

Date

Date: 04/11/2016

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 CONCEPT. E&OE.



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: ASGHAR MUHAMMED and ASGHAR NUZHAT

TEL: RES.: 289-801-1212 BUS.: 905-913-1246

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 34 / 2	Draft Plan 21T-9005B	Riverside Elev A Opt 5 Bed		30-Mar-17

Agreement of Purchase and Sale

3 1/4 INCH X 3/4 INCH STAINED OAK HARDWOOD ON THE MAIN FLOOR (EXCLUDING THE TILED AREA) FROM BUILDERS STANDARD SAMPLES <i>Worksheet</i> Note:	
SIDE DOOR AS PER PLAN (WHERE GRADE PERMITS) <i>Worksheet</i> Note:	
INCLUDES WALKOUT BASEMENT CONDITION <i>Worksheet</i> Note:	
STAINED OAK STAIRS (MAIN FLOOR TO SECOND FLOOR) COLOUR SAME AS OAK HARDWOOD FLOORING. <i>Worksheet</i> Note:	

3) HEATING / AIR CONDITIONING

1 - GAS LINE R/I AS PER AGREEMENT (OUTSIDE OF BREAKFAST AREA) SEE PLAN <i>04May16</i> Note: 11,169/30816	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>04May16</i> Note: 11,169/30817	
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5) ELECTRICAL

1 - FAMILY ROOM - CABLE ABOVE FIREPLACE (NO ELECTRICAL PLUG) <i>04May16</i> Note: 11,169/31038	
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