

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

MIRZA MAKHMOOR BAIG & SABA MAKHMOOR BAIG

Property: Block 50 Unit 1Phase: 4 of Plan - 40M-2633

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Scarlett Oak (T-4) End Unit Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Shale Grey CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		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)

Counter top Edge

Kitchen

Single Edge (3/4") Single Top Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A	Parlour	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T15		
Upper Hall	N/A		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T15	Basement Landing	Lv1 -TXP135 Lv1 - T15
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	Lv1 Underpad-standard

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White		
Main Hall	1-13x13, Serpentine White		
Kitchen/Breakfast	1-13x13, Serpentine White		
Powder Room	1-13x13, Serpentine White		
Laundry	1-13x13, Serpentine White		

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<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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Scarlett Oak (T-4) End Unit Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

NA

Laundry

Standard

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

22 Warm Grey

Trim Colour

Standard

Railing Colour

Natural

Pickets Colour

Natural

Stair Colour

Carpet On Stair

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

No

Stair Type

Standard

Interior Doors

Standard - Classique

Int. Door Hardware

\*Pewter Knob

Ext. Door Hardware

\*Pewter Exterior package

Smooth Ceiling 1st Floor

☒ Yes

☐ No

Smooth Ceiling 2nd Floor

☒ Yes

☐ No

Supply and install Standard Mirrors

☒ Yes

☐ No

Trim Style

\*1 - 2 3/4in Case & 4in Baseboard

Basement Windows Upgrade

☐ Yes

☒ No

Cold Cellar

☐

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:

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

e) 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: Mirza Baig

Date: OCT 11, 2019

Signature: Saba Baig

Date: OCT 11, 2019

Signature: Caroline Rajcsanyi

Date: OCT 11, 2019

Builder's Agent: Caroline Rajcsanyi

Date: OCT 11, 2019

Printed 10/11/2019 12:15:58



## Highcastle Homes Décor Centre Disclaimers

Lot#: Block 50 Unit 1 Model:Scarlett Oak (T-4) End Unit Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: MIRZA MAKHMOOR BAIG and SABA MAKHMOOR BAIG

TEL:

*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

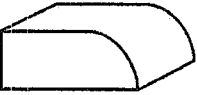

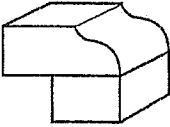
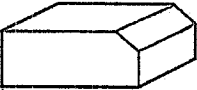
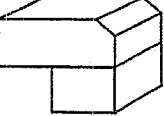





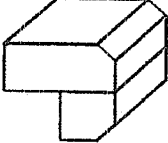
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending 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: Oct 11, 2019.

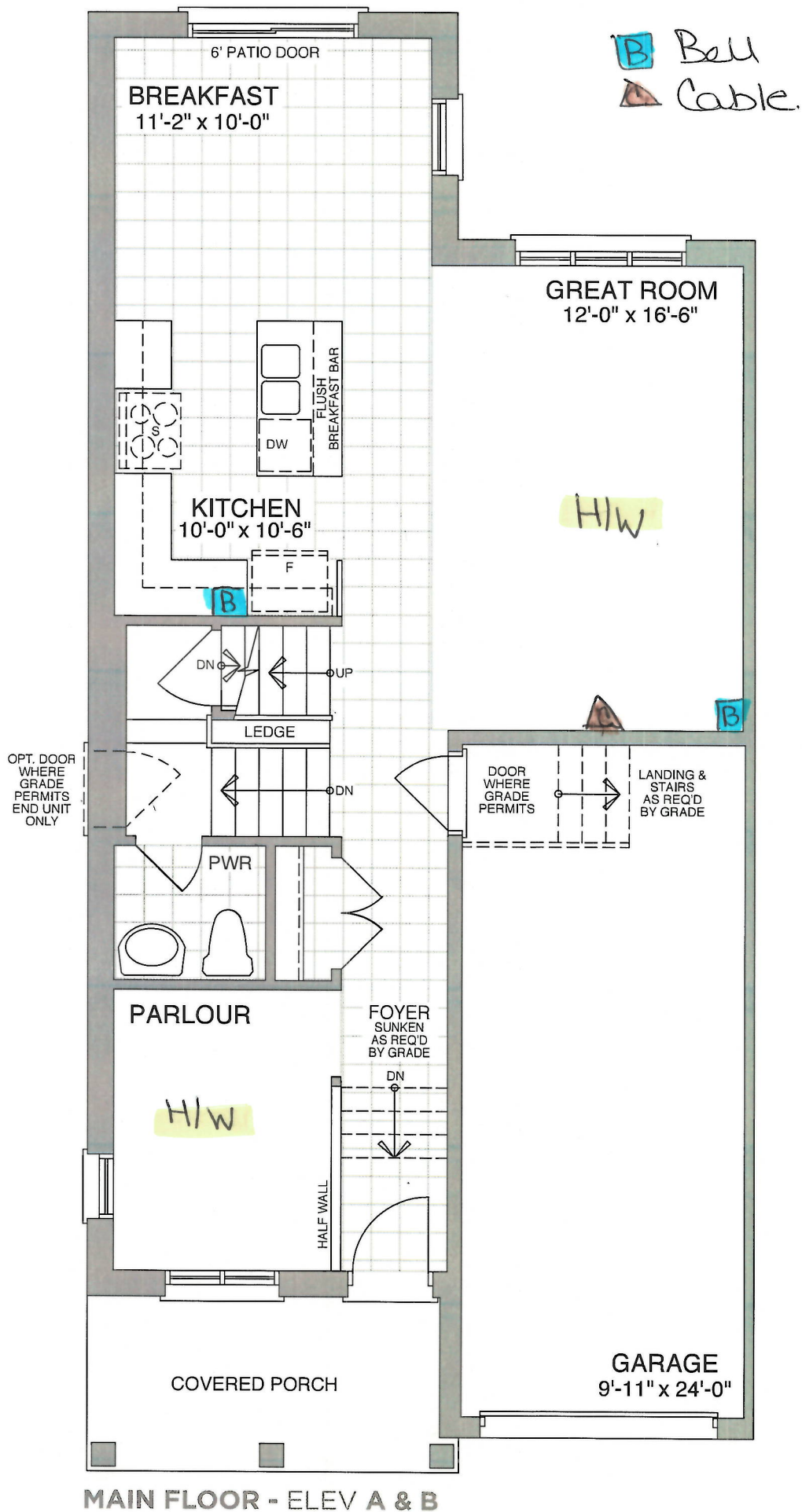
STONE EDGE PROFILES - HIGHCASTLE HOMES

<u>STANDARD EDGE</u> <u>Approx 2CM or 3/4"</u>	<u>1st UPGRADE</u> <u>4CM or 1.5"</u> <u>SEAMS WILL BE VISIBLE</u>	<u>2ND UPGRADE</u> <u>Approx 4CM or 1.5"</u> <u>SEAMS WILL BE VISIBLE</u>
		
		
		
		
		
		

Sign  
by  
H/ab  
12

Date  
by  
H/ab  
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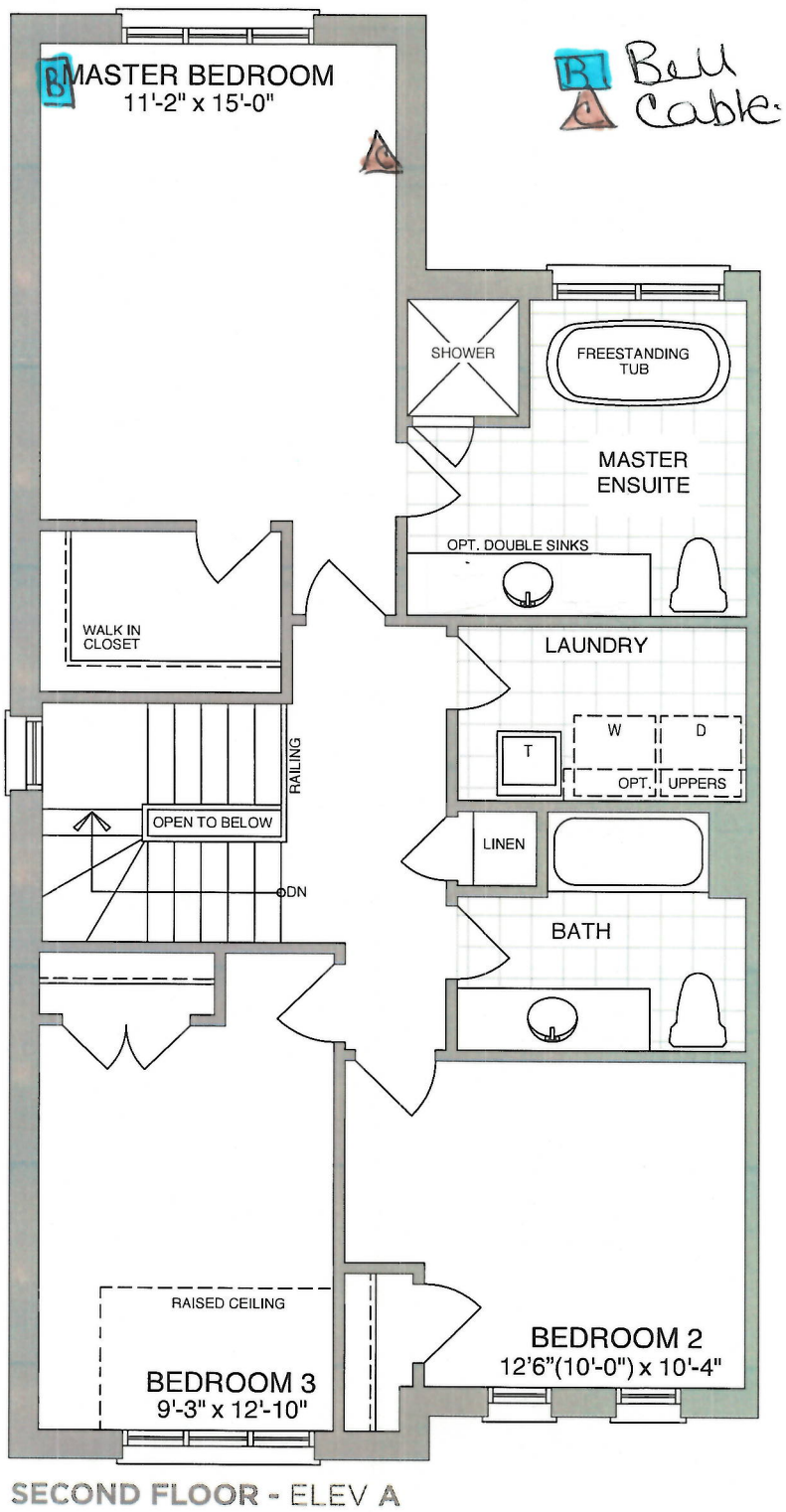


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Maury

Date  
Date

OCT 11, 2019



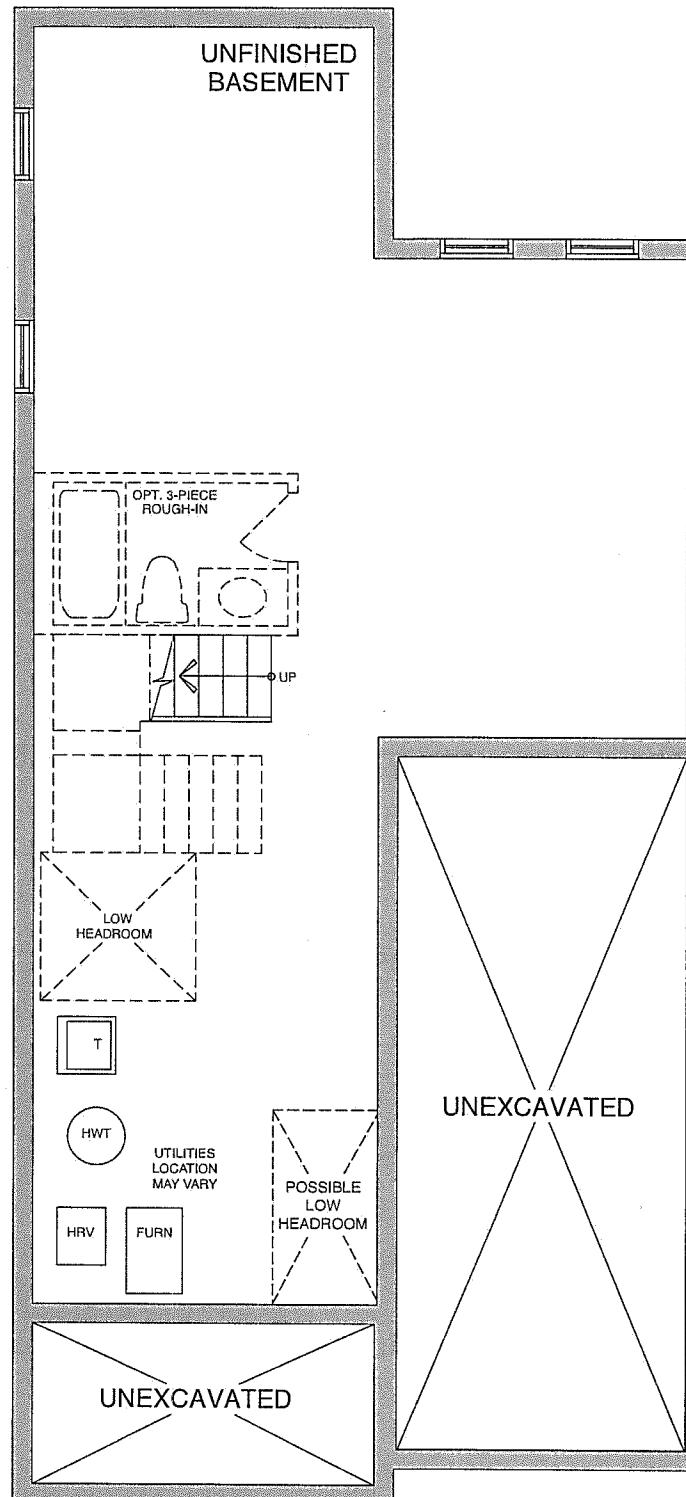
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OCT 11, 2019

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**BASEMENT - ELEV A & B**

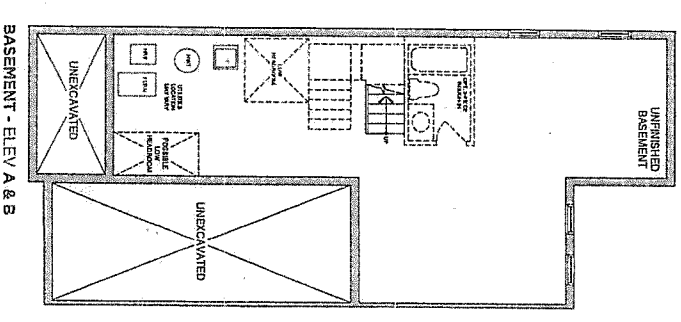
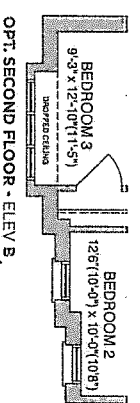
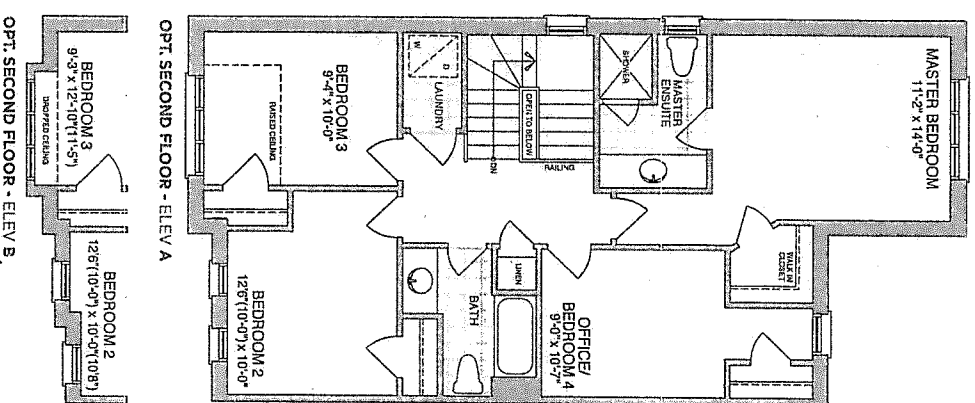
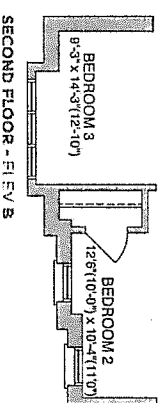
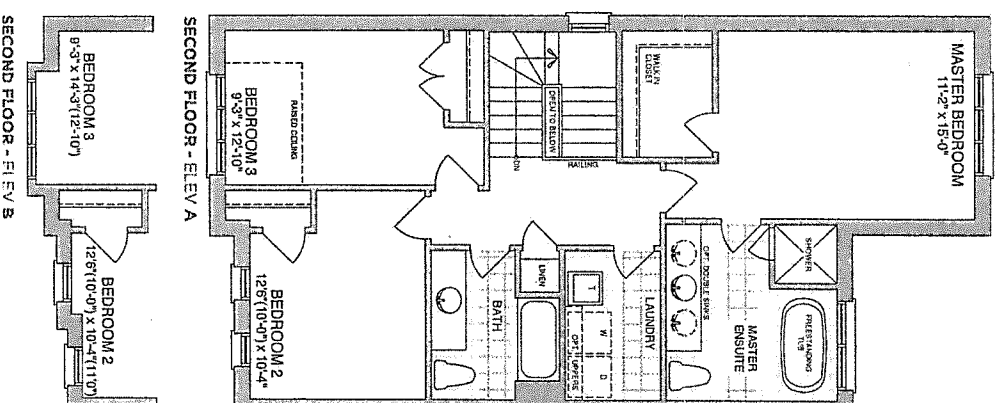
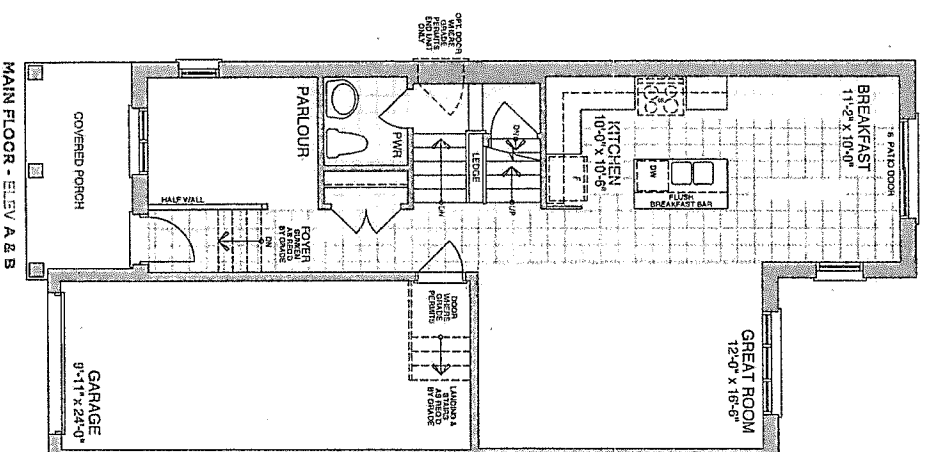
Sign  
Sign

Alan Baig

Date  
Date: Oct, 11, 2019

**SCHEDULE FP**

ELEVATION A - **1751** SQ.FT. | ELEVATION B - **1763** SQ.FT.



PURCHASER'S INITIALS:

VENDOR'S INITIALS: \_\_\_\_\_







CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: MIRZA MAKHMOOR BAIG and SABA MAKHMOOR BAIG

TEL:

LOT / PHASE Block 50 Unit 1 / 4	REG. PLAN # 40M-2633	HOUSE TYPE Scarlett Oak (T-4) End Unit Elev A		CLOSING DATE 20-May-20
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Agreement of Purchase and Sale

BONUS: 5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE Worksheet Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). Worksheet Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: \$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) Worksheet Note:	

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (TOWNHOUSE MODELS) 11Oct19 Note: 11,400/34774	
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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 11Oct19 Note: 11,400/34775	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) 11Oct19 Note: 11,400/34766	

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