

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

NICOLE M. DROLET-RUSSELL & RONALD RUSSELL

Telephone Res. / Bus:

(416) 667-1013 /

Decor Advisor:

Caroline Rajcsanyi

Property: Block 160 Unit 5Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Wakefield (T-5) Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Timberlake CL	Lv1 - GR-Tan Brown	151 Knob
Main Bathroom	Lv1 - Camden Oak - Oyster CL	Kalahari Topaz 4588K-07	9661 Handle
Ensuite Bathroom	Lv1 - Camden Oak - Oyster CL	Kalahari Topaz 4588K-07	9661 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 - T07
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Chocolate	Bedroom 2	Lv1 -TXP135 Lv1 - T07
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T07
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T07		
Upper Hall	Lv1 -TXP135 Lv1 - T07		
Com. Centre/Home Office	N/A		
Main Stair Landing	Lv1 -TXP135 Lv1 - T07	Basement	N/A
Library/Den/Study	N/A	Basement Landing	N/A
In Law Suite	N/A	Basement Stairs	Paint Grade (Grey)

Carpet Runner

☐ Yes☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

NA	Lv1 Underpad-standard	Lv1 Underpad-standard
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Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile		
Front Foyer	1-13x13, La Riserva, Taupe			
Main Hall	1-13x13, La Riserva, Taupe			
Kitchen/Breakfast	1-13x13, La Riserva, Taupe			
Powder Room	1-13x13, La Riserva, Taupe			
Laundry	1-13x13, New Reeds, Cream			
		Kitchen Backsplash	LvL 1 - 489 - 4x4 Travertino 10-G	<input type="checkbox"/>
		Pwdr Wall if Applicable	N/A	<input type="checkbox"/>

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

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 *3 Piece

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 25 Oyster Trim Colour Standard Railing Colour *Stained as Floor Pickets Colour *Stained as Floor 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 NA Stair Type Standard
Interior Doors Standard - Classique Int. Door Hardware *Pewter Knob 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
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: *Nicole M. Drolet-Russell* Date: *June 05, 2015*

Printed 6/5/2015 15:34:27

Signature: *Ronald Russell* Date: *June 5 2015*

Builder's Agent: *Caroline Rajcsanyi* Date: *June 5 15*



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 160 Unit 5 Model: The Wakefield (T-5) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: NICOLE M. DROLET-RUSSELL and RONALD RUSSELL

TEL: RES.: 416-667-1013

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: June 05, 2015

Block 140, Unit 5

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

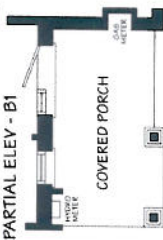
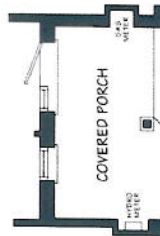
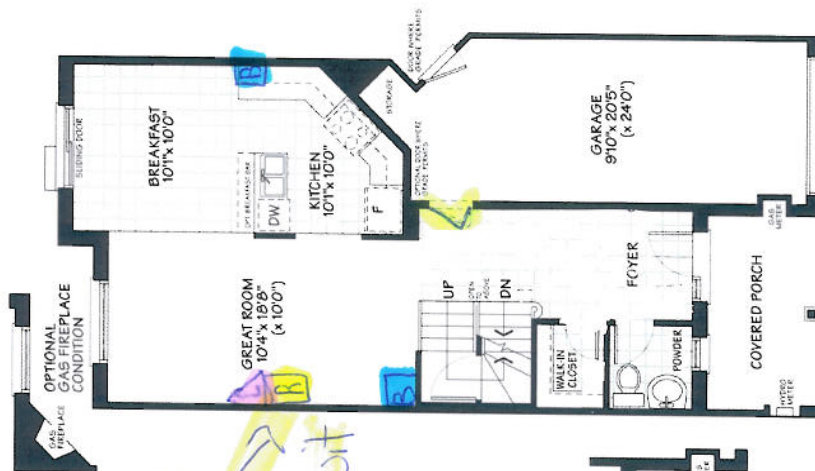
Sean Nicole Pratt-Russell
Sean Russell

Date June 5, 2015
Date June 5, 2015

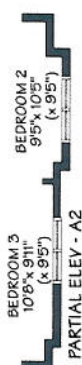
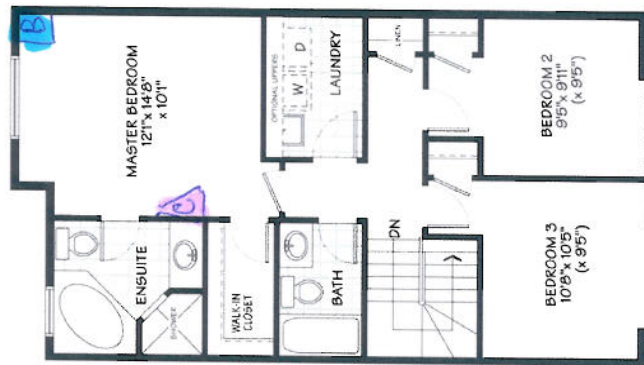
The Wakefield

Elevation A - 1463 sq.ft. • Elevation B - 1461 sq.ft.

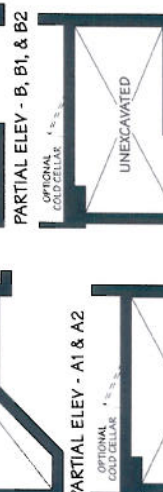
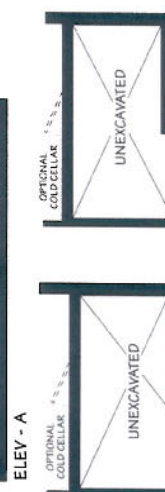
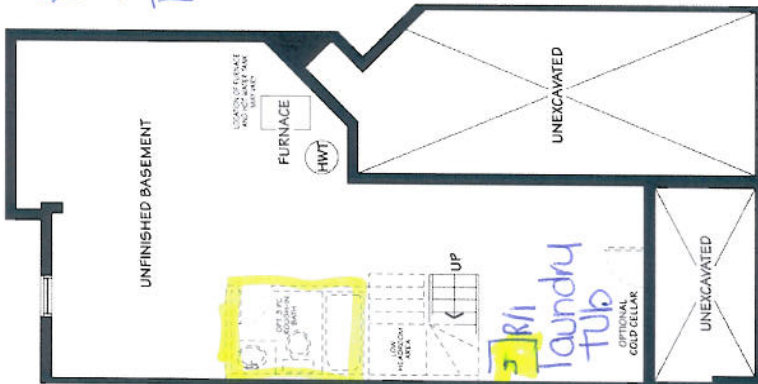
Block 160 - Unit 5
Model T5-Link PH 2.



MAIN FLOOR



SECOND FLOOR



BASEMENT



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

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TEL: RES.: 416-667-1013

LOT / PHASE Block 160 Unit 5 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Wakefield (T-5) Elev A	CLOSING DATE 12-Apr-16
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Agreement of Purchase and Sale

GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
INCLUDES LOOK OUT BASEMENT CONDITION <i>Worksheet</i> Note:	



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Block 160 Unit 5 / 2	S-C-2007-004	The Wakefield (T-5) Elev A		12-Apr-16

4) PLUMBING

1 - KITCHEN FAUCET - CAMERIST 1 HOLE WITH PULLOUT SPOUT, 7545SRS 05Jun15 Note: 11,059/29010	
1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR (CHROME) MASTER ENSUITE 05Jun15 Note: 11,059/29006	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) GT 100 05Jun15 Note: 11,059/29005	
1 - 3 PIECE ROUGH IN BASEMENT 05Jun15 Note: 11,059/29004	
1 - LAUNDRY IN BASEMENT - ROUGH-IN (NO TUB) - SEE PLAN FOR LOCATION BY STAIRS (SEE PLAN) 05Jun15 Note: 11,059/28996	
1 - LAUNDRY FLOOR DRAIN - ADD FLOOR DRAIN (NO SLOPED FLOOR OR LINER) 05Jun15 Note: 11,059/28995	

5) ELECTRICAL

1 - PLUG ADDED FOR CABLE BOX IN GREAT ROOM AT FLOOR HEIGHT FOR CONDUIT 05Jun15 Note: 11,059/28994	
1 - CONDUIT PIPE FOR FUTURE WALL MOUNT TV IN GREAT ROOM DROP IS TO END AT THE CABLE BOX LOCATION (SAME FLOOR, SAME AREA) 05Jun15 Note: 11,059/28993	
1 - PLUG - INTERIOR RECEPTICAL IN GREAT ROOM ON WALL BESIDE CABLE FOR FUTURE WALL MOUNT TV. 05Jun15 Note: 11,059/28992	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - GREAT ROOM (UPGRADE FROM CARPET) 05Jun15 Note: 11,059/29011	
1 - LEVEL 1 - KITCHEN BACKSPLASH (TOWNHOME MODEL) 05Jun15 Note: 11,059/29002	
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 05Jun15 Note: 11,059/29001	

8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR 05Jun15 Note: 11,059/29007	
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9) CABINETRY

1 - KITCHEN COUNTER - UPGRADE 3/4" SINGLE EDGE TO 1 1/2" DOUBLE EDGE 05Jun15 Note: 11,059/29003	
1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (1 GABLES & CABINET 66CM DEEP) 05Jun15 Note: 11,059/29000	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 05Jun15 Note: 11,059/28999	



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9) CABINETRY

1 - ACCESSORIES - LIGHT VALANCE (APPROX. 2" OR 50MM HIGH, MAKE SURE LIGHT FIXTURES USED WILL BE CONCEALED BY THE VALANCE)(WITH ELECTRICAL) 05Jun15 Note: 11,059/28998	
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WINDOWS AND DOORS

1 - GARAGE DOOR OPENER WITH TWO REMOTES AND KEYPAD 05Jun15 Note: 11,059/29009	
1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 05Jun15 Note: 11,059/29008	

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