

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: COLTON HUGH MONK KIRKUP & LAYNE ANN FARRELL **Property:** Block 162 Unit 6Phase: 2 of Plan - S-C-2007-004
Telephone Res. / Bus: (905) 550-2837 / **Project:** 2174372 Ontario Ltd.
Decor Advisor: Caroline Rajcsanyi **Model and Elevation:** The Newport (T-3) END UNIT Elev A

KITCHEN AND VANITIES

KITCHEN AND VANITIES			
	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Slab PVC - White Sugar	Girona Cavern 4897K-52	197 Knob
Ensuite Bathroom	Lv1 - Manchester Oak - Avocado CL	Milano Quartz 4726K-52	12801 Handle

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 x 71 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	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"-Murano	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T04		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	Basement Landing	N/A
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
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Opt. Flooring Extras

FLOOR AND WALL TILES

[illegible]

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	N/A

Kitchen Sink	Standard
Kitchen Faucet	Standard

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	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Stained as Floor	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		
Smooth Ceiling 1st Floor	<input type="radio"/> Yes	<input checked="" type="radio"/> No	Basement Windows Upgrade	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes	<input checked="" type="radio"/> No			
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes	<input type="radio"/> No			
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> 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: [Signature] Date: June 19, 2019

Printed 6/19/2015 11:42:46

Signature: [Signature] Date: June 11, 2000

Builder's Agent: CO KINCORP Date: June 19, 05



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 162 Unit 6 Model: The Newport (T-3) END UNIT Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: COLTON HUGH MONK KIRKUP and LAYNE ANN FARRELL

TEL: RES.: 905-550-2837

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 19 2015

Block 162-6
PH 2.

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

Sign *Paul*
Sign *Anthony*

Date *June 19/15*
Date *June 19/15*

Block 162-6
PH2.



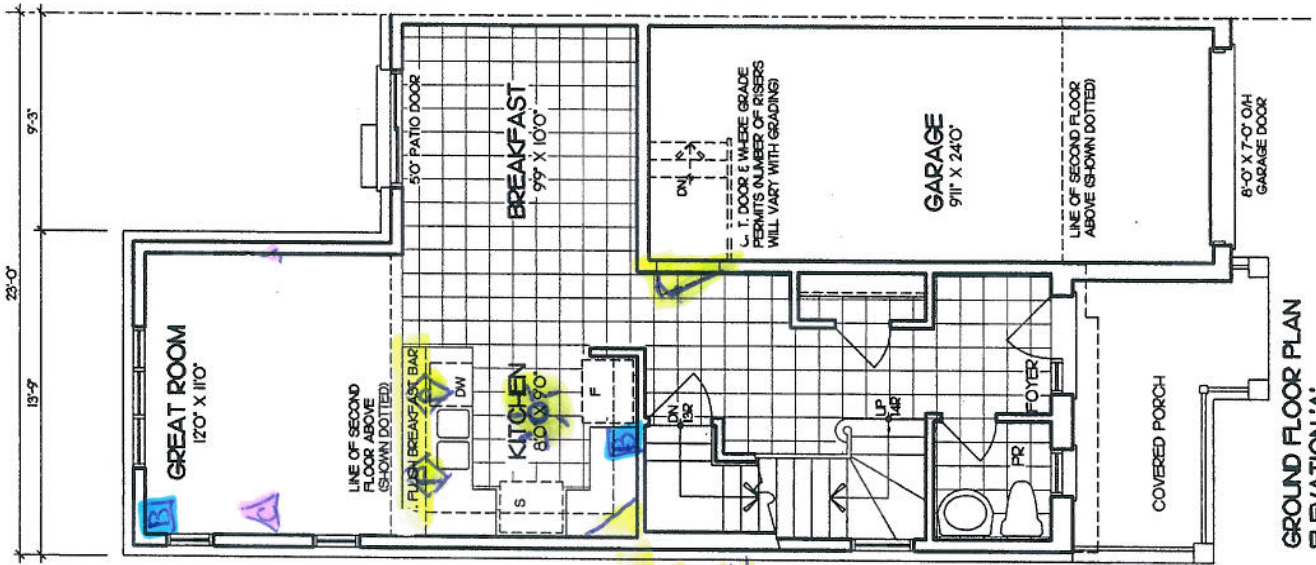
Beu
Cable
Pendant

FULL PARTYWALL SERIES
T3 UPGRADED END
THE NEWPORT

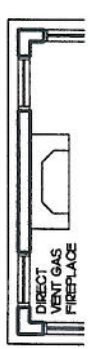
EL. 'A' = XXSF

HIGHCASTLE HOMES
NORTHGLEN
BOWMANVILLE
CASSIDY & CO.
PROJECT 2008-65

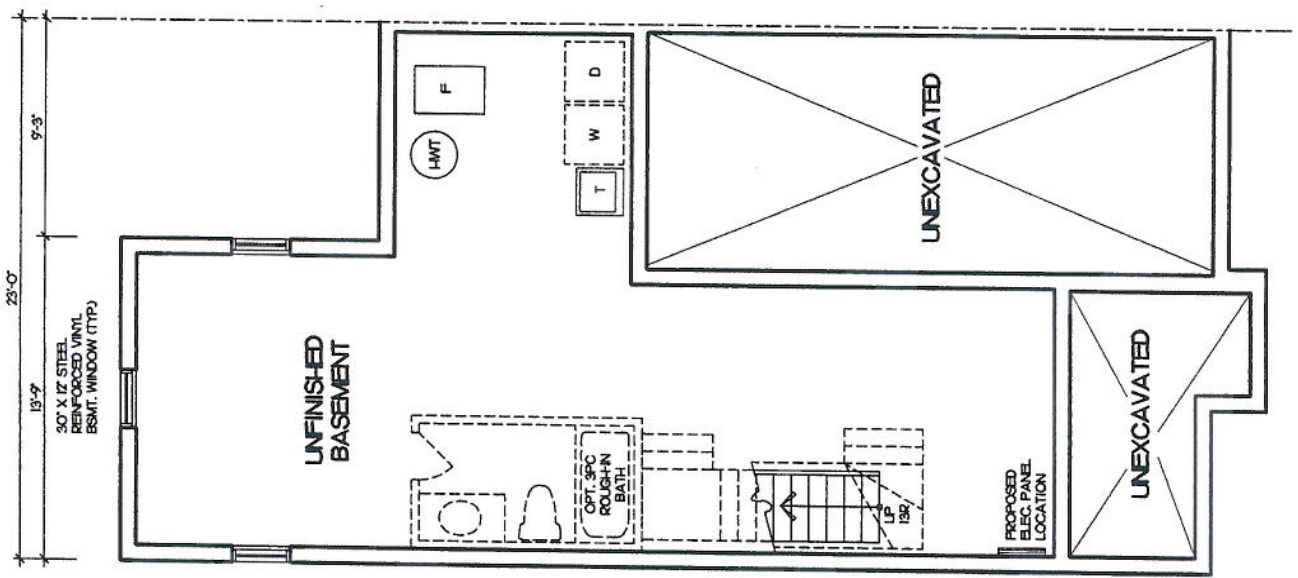
BLK 162-6



GROUND FLOOR PLAN
ELEVATION 'A'
GROUND FLOOR AREA = XX SF
COVERED PORCH = XX SF
COVERED INCL PORCH = XX SF



PARTIAL GROUND FLOOR PLAN
W/ OPT. FIREPLACE



BASEMENT PLAN
ELEVATION 'A'

Sign- Signature
Sign- in file
Date-
Date

Block 162-6
PH 2



B Bell
A Cable

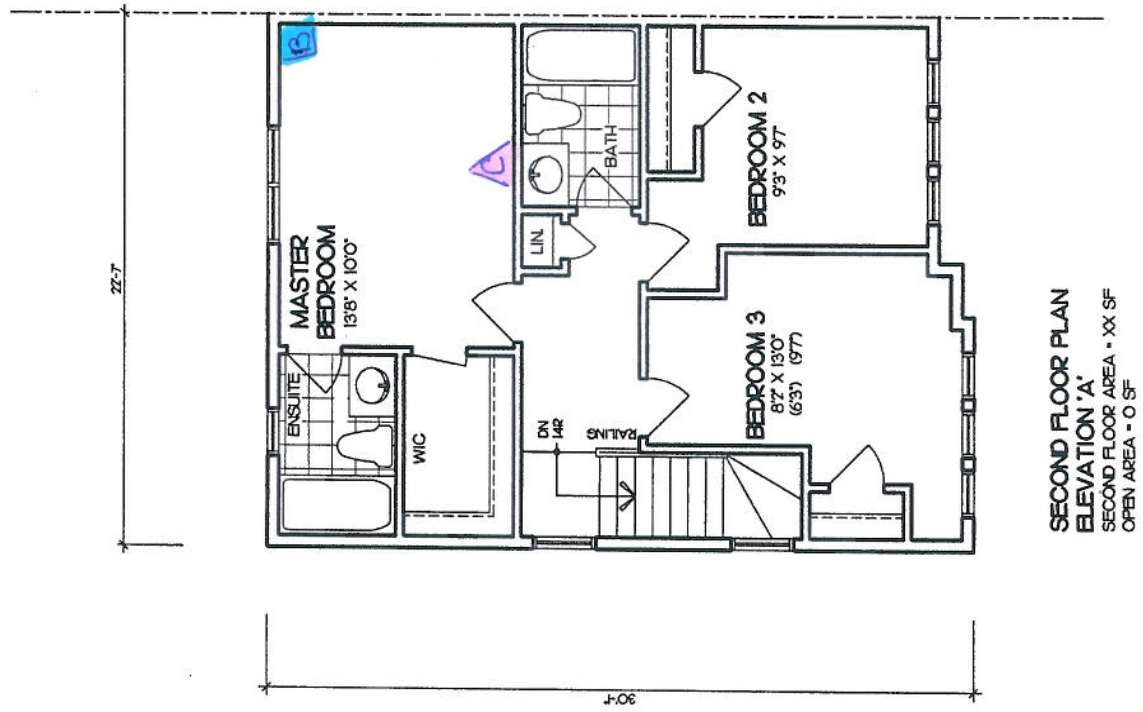
FULL PARTYWALL SERIES
T3 UPGRADED END
THE NEWPORT

EL. 'A' = XXSF

HIGHCASTLE HOMES
NORTHGLEN
BOWMANVILLE

CASSIDY & CO.
PROJECT 2008-65

JULY 20/15 TB
JULY 21/15 TB



Sign- Signature
Sign In file

Date
Date



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: COLTON HUGH MONK KIRKUP and LAYNE ANN FARRELL

TEL: RES.: 905-550-2837

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 162 Unit 6 / 2	S-C-2007-004	The Newport (T-3) END UNIT Elev A		19-Apr-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>	
INCLUDES LOOK OUT BASEMENT CONDITION. <i>Worksheet</i> <i>Note:</i>	

5) ELECTRICAL

1 - CENTRE STANDARD CEILING LIGHT IN KITCHEN (SEE PLAN) <i>19Jun15</i> <i>Note:</i> 11,022/29136	
2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH - OVER ISLAND FOR FUTURE PENDANT LIGHTS <i>19Jun15</i> <i>Note:</i> 11,022/29135	

6) FLOORING & WALL TILE

1 - LEVEL 2 - KITCHEN BACKSPLASH (TOWNHOME MODEL) <i>19Jun15</i> <i>Note:</i> 11,022/29140	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - GREAT ROOM (UPGRADE FROM CARPET) <i>19Jun15</i> <i>Note:</i> 11,022/29137	
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT <i>19Jun15</i> <i>Note:</i> 11,022/29132	

8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR <i>19Jun15</i> <i>Note:</i> 11,022/29139	
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9) CABINETRY

1 - OPTIONAL BREAKFAST BAR (GRANITE) <i>19Jun15</i> <i>Note:</i> 11,022/29134	
1 - UPPER CABINETS-UPPER ANGLE CORNER CABINET PER UNIT-LEVEL 1 OR LEVEL 2 <i>19Jun15</i> <i>Note:</i> 11,022/29131	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO <i>19Jun15</i> <i>Note:</i> 11,022/29130	

WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER <i>19Jun15</i> <i>Note:</i> 11,022/29138	
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