

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

PRIYANGA PARAMANANTHAM & THIRAVIYAM SUKIRTHAN

(647) 886-9498 /

Caroline Rajcsanyi

Property: 124Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Windsor (40-8) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Toronto Maple - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv1 - Camden Oak - Shale Grey CL	Calcutta Marble 4925K-07	9677 Handle
Ensuite 2	Lv1 - Slab PVC - Coffee Bean	Milano Quartz 4726K-52	9677 Handle
Ensuite 3/4	Lv1 - Slab PVC - Coffee Bean	Milano Quartz 4726K-52	9677 Handle
Opt. Breakfast Bar	NA	Kitchen Hood Fan Standard	
		Kitchen Upper Height 100 cm	

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	Single Edge (3/4") Top Bevelled	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T03
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Murano	Bedroom 2	Lv1 -TXP135 Lv1 - T03
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T03
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Murano	Bedroom 4	Lv1 -TXP135 Lv1 - T03
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T03		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	Lv1 -TXP135 Lv1 - T03	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			
Powder Room	1-12x12, Venina, White	Kitchen Backsplash N/A	<input type="checkbox"/>	<input type="checkbox"/>
Laundry	1-12x12, Venina, White	Pwdr Wall if Applicable N/A	<input type="checkbox"/>	<input type="checkbox"/>

	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, Serpentine White	N/A	1-8x10, Serpentine White	1-13x13, Serpentine White	1-8x10, Serpentine White	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 2	1-13x13, Serpentine Cream	1-8x10, Serpentine Cream	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 3/4	1-13x13, Serpentine Cream	1-8x10, Serpentine Cream	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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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

N/A

Standard

Standard

*3 Piece

Ensuite 3/4

Standard

Kitchen Sink

Kitchen Faucet

*Undermount

Standard

Drain for 2nd floor Laundry

Waterline for fridge

☐ Yes

☒ No

☒ 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

*Stained as Floor

*Stained as Floor

*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

No

*Pewter Knob

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

Basement Windows Upgrade

Stair Type

Ext. Door Hardware

*Pewter Exterior package

Cold Cellar

*Oak

☐

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

Misc.

☒ Yes

☐ No

☐ Yes

☒ No

☒ Yes

☐ No

☐ Yes

☐ No

HEATING

Fireplace

Great Room

Type

Mantle

Surround

Hearth

36"

Standard - Paint Grade

N/A

N/A

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

☒ Yes

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☒ Yes

☐ No

Gas Provisions for BBQ

Humidifier

☐ Yes

☒ No

☐ 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) charge/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: [Signature] Date: 03/01/16

Printed 3/7/2016 11:13:45

Signature: [Signature] Date: Mar 7 16

Builder's Agent: [Signature] Date: Mar 7 16



Highcastle Homes Décor Centre Disclaimers

Lot#: 124 Model: The Windsor (40-8) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: PRIYANGA PARAMANANTHAM and THIRAVIYAM SUKIRTHAN

TEL: RES.: 647-886-9498

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.

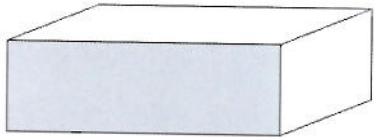
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): S. Priyanga T. Sukirthan Date: 07.03.2016

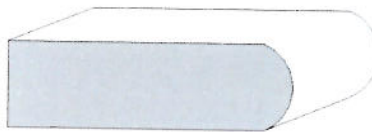
LOT 124
PH2

MOSCONE
MARBLE

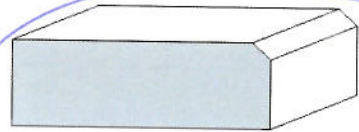
STANDARD EDGE



Single Straight polished 3/4"

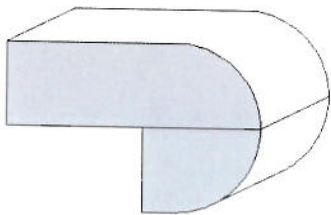


Single Bullnose 3/4"

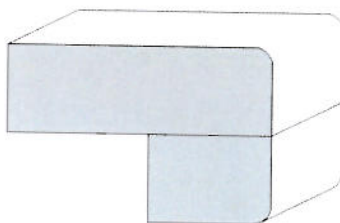


Single Bevel 1/4" top bevel 3/4" thick

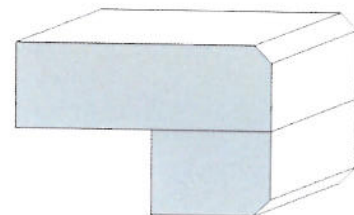
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

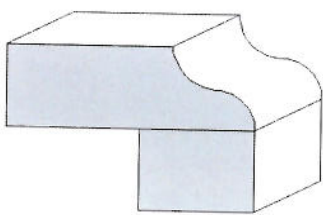


Double Pencil 1.5" thick

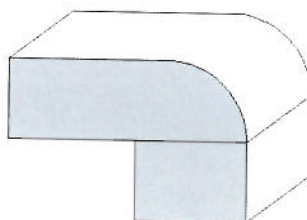


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign S. Prigeng
Sign T. Prigeng

Date 03.07.2016
Date 03.07.16

LOT 124

- PH 2

Model 40-8

B Bell
A Cabb
B Recepte

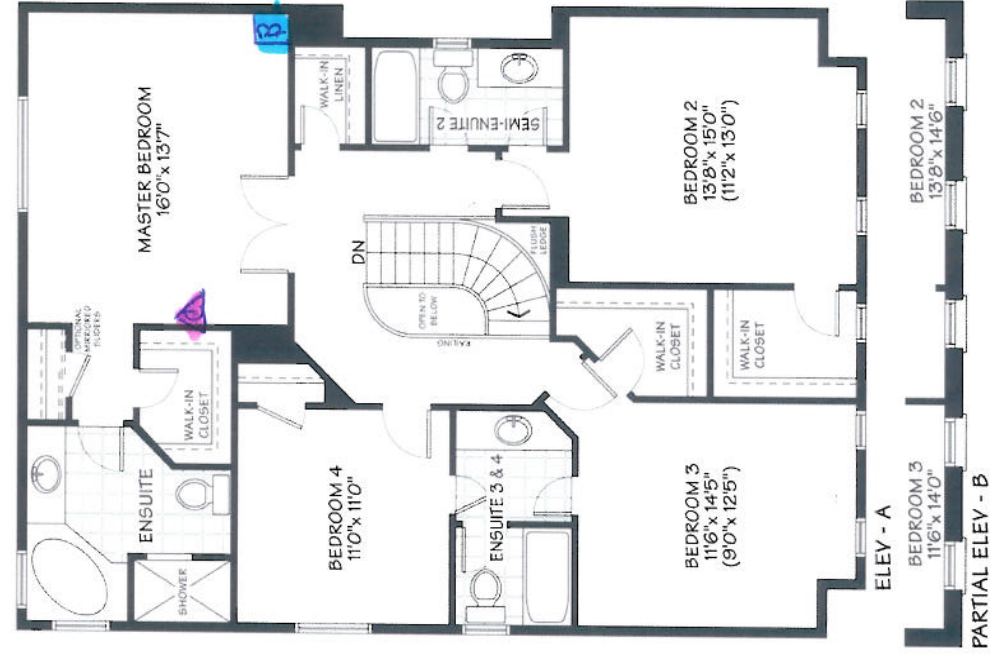
Schedule "D"

+R over fip for future wall
The Windsor mount tv

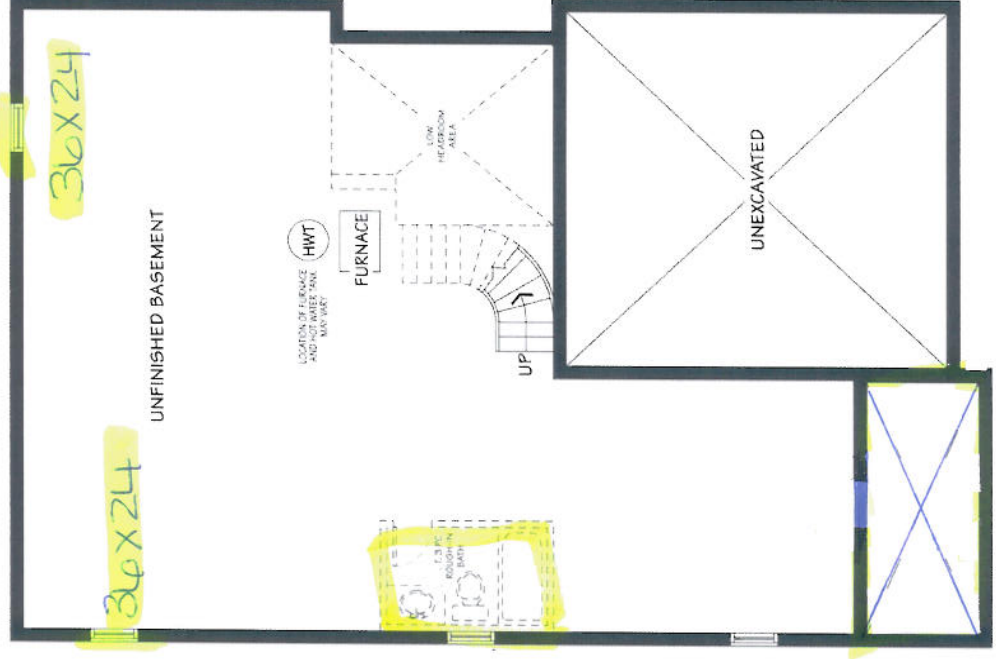
Elevation A - 2602 sq.ft. • Elevation B - 2614 sq.ft.



MAIN FLOOR



SECOND FLOOR



BASEMENT

Date 10/12/15
Date 16/12/15

Sgt. T. Sullivan
Sgt. S. Pinyagin



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: PRIYANGA PARAMANANTHAM and THIRAVIYAM SUKIRTHAN

TEL: RES.: 647-886-9498

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
124 / 2	S-C-2007-004	The Windsor (40-8) Elev B		06-Dec-16

Agreement of Purchase and Sale

CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
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> Note:	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
GAS FIREPLACE IN GREAT ROOM (AS PER PLAN) <i>Worksheet</i> Note:	
GARAGE DOOR ENTRANCE AS PER PLAN (WHERE GRADE PERMITS) <i>Worksheet</i> Note:	
ROUGH-IN 3 PIECE IN BASEMENT (AS PER PLAN) <i>Worksheet</i> Note:	



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LOT / PHASE 124 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Windsor (40-8) Elev B	CLOSING DATE 06-Dec-16
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 07Mar16 Note: 11,130/30653	
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4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 07Mar16 Note: 11,130/30245	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) 07Mar16 Note: 11,130/30244	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL BESIDE CABLE IN GREAT ROOM OVER FIREPLACE FOR FUTURE WALL MOUNT TV 07Mar16 Note: 11,130/30239	
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6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - DINING ROOM (UPGRADE FROM CARPET) 07Mar16 Note: 11,130/30650	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 07Mar16 Note: 11,130/30243	

8) FINISHING

1 - STAIN STAIR & RAILING PER FLOOR 07Mar16 Note: 11,130/30652	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING) 07Mar16 Note: 11,130/30651	

9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPERS - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2 07Mar16 Note: 11,130/30241	
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WINDOWS AND DOORS

2 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (SEE PLAN) 07Mar16 Note: 11,130/30248	
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