

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: MICHAEL MAZZOTTA & ROZANA MAZZOTTA **Property:** 135Phase: 2 of Plan - S-C-2007-004
Telephone Res. / Bus: (905) 259-7262 / **Project:** 2174372 Ontario Ltd.
Decor Advisor: Caroline Rajcsanyi **Model and Elevation:** The Windsor (40-8) Elev B

KITCHEN AND VANITIES

[illegible]

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") Roman Ogee

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv2-Sweet Dreams - 728 Manilla Tan
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 2	Lv2-Sweet Dreams - 728 Manilla Tan
Living / Formal Room	N/A	Bedroom 3	Lv2-Sweet Dreams - 728 Manilla Tan
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 4	Lv2-Sweet Dreams - 728 Manilla Tan
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv2-Sweet Dreams - 728 Manilla Tan		
Upper Hall	Lv2-Sweet Dreams - 728 Manilla Tan		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Basement Stairs	Paint Grade (Grey)
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

Underpad 2nd Floor

Underpad Main Stairs

Underpad 2nd Floor		Underpad Main Stairs
Lv1 Underpad-standard	Lv2 Underpad- Supreme White	Lv2 Underpad- Supreme White

Opt. Flooring Extras

FLOOR AND WALL TILES

[illegible]

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listel
Main Bathroom	N/A	N/A	N/A	N/A	NA		
Master Ens	1-13x13, New Reeds, Brown	N/A	1-8x10 New Reeds, Brown	1-13x13, New Reeds, Brown	1-8x10 New Reeds, Brown		
Ensuite 2	1-13x13, Reflex, DK Brown	1-8x10 Reflection, DK Brown	N/A	N/A	NA		
Ensuite 3/4	1-13x13, Reflex, DK Brown	1-8x10 Reflection, DK Brown	N/A	N/A	NA		

Shower - Upgrade Floor

Opt. Tile Extras

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Property: 135Phase: 2 of Plan - S-C-2007-004

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PLUMBING / FAUCETS

Powder Room	Standard	Ensuite 3/4	Standard
Main Bath	N/A		
Master Ensuite	Standard		
2nd Ensuite	Standard		
R.I. Bath	NA		
Kitchen Sink	Standard		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Supply and install all toilet paper holders, towel bars and soap dishes	<input type="radio"/> Yes <input checked="" type="radio"/> 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	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	<input checked="" type="radio"/> 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
		Trim Style	Standard - 2 1/4in Case & 3in Baseboard		Cold Cellar <input checked="" type="checkbox"/>
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 type="radio"/> Yes <input checked="" type="radio"/> No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> Yes <input checked="" 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 Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<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

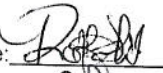
d) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

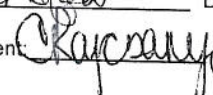
A \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature:  Date: Nov 9/15

Printed 11/9/2015 12:57:45

Signature:  Date: Nov 9/15

Builder's Agent:  Date: Nov 9/15



Highcastle Homes Décor Centre Disclaimers

Lot#: 135 Model: The Windsor (40-8) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: MICHAEL MAZZOTTA and ROZANA MAZZOTTA

TEL: RES.: 905-259-7262

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: Nov 9 115

LOT 135

Feb 04 2015 5:19PM

GRANITEC INC.

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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 
Sign 

Date Nov 9 / 15
Date Nov 9 / 15



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: MICHAEL MAZZOTTA and ROZANA MAZZOTTA

TEL: RES.: 905-259-7262

LOT / PHASE 135 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Windsor (40-8) Elev B		CLOSING DATE 14-Dec-16
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Agreement of Purchase and Sale

FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
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> <i>Note:</i>	
5 APPLIANCE PACKAGE - INCLUDES WHITE: FRIDGE, STOVE, BUILT IN DISHWASHER, CLOTHES WASHER/DRYER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	



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1) CONSTRUCTION

1 - DO NOT SUPPLY OR INSTALL ALL MIRRORS IN BATHROOMS 09Nov15 Note: 11,112/29981	
1 - COLD CELLAR 09Nov15 Note: 11,112/29976	

4) PLUMBING

1 - DOOR - FRAMELESS SHOWER ENCLOSURE WITH DOOR AND CHOICE OF HARDWARE COLOUR (CHROME), INCLUDING WALL BESIDE TUB TO BE FRAMELESS 09Nov15 Note: 11,112/29982	
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5) ELECTRICAL

1 - POT LIGHT - WATERPROOF SHOWER POTLIGHT WITH LED ENERGY STAR BULB 09Nov15 Note: 11,112/29983	
10 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (10 MINIMUM - PRICE IS EACH) GREAT ROOM X 4 (LEAVE STANDARD CEILING LIGHT AND 6 X KITCHEN (DELETE STANDARD CEILING LIGHT) 09Nov15 Note: 11,112/29971	
3 - CABLE JACK - ADDITIONAL - ROUGH-IN - ADD CABLE TO BEDROOM #2, BEDROOM #3, BEDROOM #4 (SEE PLAN FOR LOCATION) 09Nov15 Note: 11,112/29958	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET- - LIBRARY (UPGRADE FROM CARPET) 09Nov15 Note: 11,112/29984	
1 - UNDERPAD - LEVEL 2 - 2ND FLR & STAIRS 09Nov15 Note: 11,112/29980	
1 - CARPET - LEVEL 2 - 2ND FLR & STAIRS 09Nov15 Note: 11,112/29979	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - DINING ROOM (UPGRADE FROM CARPET) 09Nov15 Note: 11,112/29974	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) 09Nov15 Note: 11,112/29973	
1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 09Nov15 Note: 11,112/29970	

8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR 09Nov15 Note: 11,112/29975	
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9) CABINETRY

2 - UPPER CABINETS-UPPER ANGLE CORNER CABINET PER UNIT-LEVEL 1 OR LEVEL 2 09Nov15 Note: 11,112/29969	
1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (1 GABLES & CABINET 66CM DEEP) 09Nov15 Note: 11,112/29968	



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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPERS - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2 09Nov15 Note: 11,112/29967	
2 - BASE CABINETS-BASE PIE CUT CORNER-LEVEL 1 OR LEVEL2 09Nov15 Note: 11,112/29966	
1 - ACCESSORIES - LIGHT VALANCE (INCLUDING ELECTRICAL) 09Nov15 Note: 11,112/29965	
1 - ACCESSORIES - CROWN MOULDING STANDARD 09Nov15 Note: 11,112/29964	
1 - PANTRY - OPT. PANTRY AS PER PLAN - LEVEL 2 09Nov15 Note: 11,112/29963	

WINDOWS AND DOORS

1 - DOOR - GARAGE TO INTERIOR - INCLUDING 3 WAY DOOR CLOSER 09Nov15 Note: 11,112/29978	
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