

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:	BRIAN ONEIL JENNINGS	Property:	137Phase. 2 of Plan - S-C-2007-004
Telephone Res. / Bus:	(905) 903-3696 /	Project:	2174372 Ontario Ltd.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	The Ashby (40-2) Elev A

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Soapstone CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Madura Pearl 4922K-52	9677 Handle
Ensuite Bathroom	Lv1 - Belwood 3DL - Ontario White	Inukshuk Taupe P-345-LM	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 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 - T15
Great Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"- Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T15		
Upper Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Graphite		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T15	Basement Landing	1-13x13, New Reeds, Brown
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
Lv1 Underpad-standard	Lv1 Underpad-standard	Lv1 Underpad-standard

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	
Front Foyer	1-13x13, New Reeds, Brown		Decor Listello
Main Hall	1-13x13, New Reeds, Brown		
Kitchen/Breakfast	1-13x13, New Reeds, Brown	Kitchen Backsplash	N/A
Powder Room	1-13x13, New Reeds, Brown	Pwdr Wall if Applicable	N/A
Laundry	1-13x13, Serpentine Grey		
			Decor Listello
	Floor	Tub Wall	Shower Wall
Main Bathroom	1-13x13, Serpentine Grey	1-8x10 Serpentine Grey	N/A
Master Ens	1-13x13, Serpentine White	N/A	Deck Skirt
			N/A
			Deck Splash
			NA
			1-8x10, Serpentine White

Shower - Upgrade Floor

Opt. Tile Extras

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(905) 903-3696 /

Caroline Rajcsanyi

Property: 137Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Ashby (40-2) Elev A

PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

\*3 Piece

Kitchen Sink

\*Undermount

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

Opt. Paint Extras

Trim Colour

Standard

Railing Colour

\*Stained as Floor

Pickets Colour

\*Stained as Floor

Stair Colour

Carpet On Stair

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

Interior Doors

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

\*Yes-Grade Permitting

\*Pewter Knob

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

Stair Type

Standard

Ext. Door Hardware

\*Pewter Exterior package

Cold Cellar

Smooth Ceiling 1st Floor

☐ Yes

No

Smooth Ceiling 2nd Floor

☐ Yes

No

Supply and Install Standard Mirrors

☐ Yes

No

Misc.

Basement Windows Upgrade

☒ Yes

No

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: \_\_\_\_\_ Date: \_\_\_\_\_

Printed 3/21/2016 12:42:12

Builder's Agent: \_\_\_\_\_ Date: Mar 21 16





## Highcastle Homes Décor Centre Disclaimers

Lot#: 137 Model: The Ashby (40-2) Elev A in Northglen (II) - 2174372 Ontario Ltd.

PURCHASER: BRIAN ONEIL JENNINGS

TEL: RES.: 905-903-3696

*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.

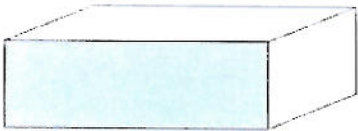
Purchasers Signature(s): 

Date: 3/17/16

Lot 137  
PH-2

**MOSCONE**  
MARBLE

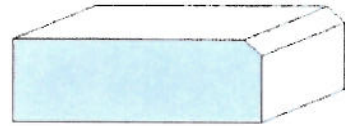
**STANDARD EDGE**



Single Straight polished 3/4"

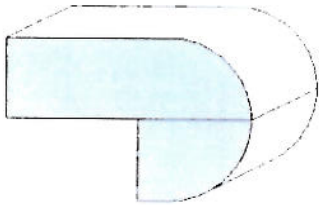


Single Bullnose 3/4"



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

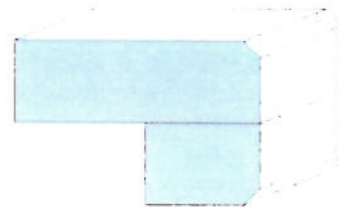
**UPGRADE #1 EDGES**



Double Bullnose 1.5" thick

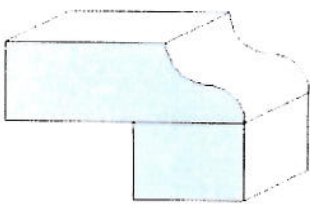


Double Pencil 1.5" thick

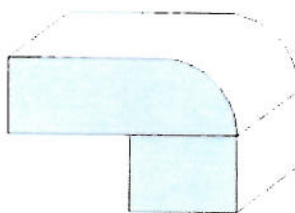


Double Bevel 1/4" top&bottom 1.5" thick

**UPGRADE #2 EDGES**



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign  
R

RS

Date  
3-4-16

3.17.16



LOT 137-PH 2

Schedule "D"

Model 40-2  
Bell Cable

The Ashby

Elevation A - 1850 sq.ft. • Elevation B - 1003 sq.ft.

NORTHGLEN



MAIN FLOOR

PARTIAL ELEV - B

Date 3/17/16

Sign: [Signature]



SECOND FLOOR

PARTIAL ELEV - B



BASEMENT



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: BRIAN ONEIL JENNINGS

TEL: RES 905-903-3696

LOT / PHASE 137 / 2	REG. PLAN # S-C-2007-004	HOUSE TYPE The Ashby (40-2) Elev A	CLOSING DATE 17-Nov-16
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Agreement of Purchase and Sale

CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) Worksheet Note	
GRANITE KITCHEN COUNTER TOP (FROM BUILDERS STANDARD SAMPLES) Worksheet Note	
FIRST LEVEL UPGRADE KITCHEN CABINETS (FROM BUILDERS STANDARD SAMPLES) Worksheet Note	
2 1/4 INCH x 3/4 INCH NATURAL OAK HARDWOOD FLOORING IN GREAT ROOM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note	
GARAGE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN). Worksheet Note	
SIDE DOOR ENTRANCE WHERE GRADE PERMITS (AS PER PLAN) Worksheet Note	



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137 / 2	S-C-2007-004	The Ashby (40-2) Elev A	17-Nov-16

### 1) CONSTRUCTION

1 - AT 2ND FLOOR FRONT ELEVATION, DELETE DECORATIVE TRIM (+)

21Mar16 Note:

11,160/30722

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR

21Mar16 Note:

11,160/30627

### 4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT

21Mar16 Note:

11,160/30680

1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL)

21Mar16 Note:

11,160/30637

### 6) FLOORING & WALL TILE

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET)

21Mar16 Note:

11,160/30727

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - DINING ROOM (UPGRADE FROM CARPET)

21Mar16 Note:

11,160/30726

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD)

21Mar16 Note:

11,160/30724

1 - TOWEL BAR/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT

21Mar16 Note:

11,160/30628

### 8) FINISHING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY PER FLOOR

21Mar16 Note:

11,160/30725

### 9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPpers - 100CM HIGH IN LIEU OF 77CM HIGH - LEVEL 2

21Mar16 Note:

11,160/30723

1 - BASE CABINETS-BASE PIE CUT CORNER-LEVEL 1 OR LEVEL 2

21Mar16 Note:

11,160/30648

1 - PANTRY - OPT. PANTRY AS PER PLAN - LEVEL 2

21Mar16 Note:

11,160/30645

1 - BASE CABINETS-POTS & PANS DRAWER (MIN. 60CM MAX. 90CM SIZE SUBJECT TO FLOOR PLAN)-LEVEL 1 OR LEVEL 2

21Mar16 Note:

11,160/30643

1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO

21Mar16 Note:

11,160/30624

### CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE)

21Mar16 Note:

11,160/30642





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137 / 2	S-C-2007-004	The Ashby (40-2) Elev A		17-Nov-16

TRIM DOORS AND HARDWARE - INTERIOR

1 - TRIM - UPGRADE 1 - 2 3/4 INCH CASING & 4 1/4 INCH BASEBOARD	
21Mar16 Note:	
11,160/30720	

WINDOWS AND DOORS - EXTERIOR

3 - WINDOW - BASEMENT - ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL.	
21Mar16 Note:	
11,160/30679	

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