

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: MUHAMMAD, AZEEM ASLAM

Telephone Res. / Bus: (416) 893-7199 /

Decor Advisor: Caroline Rajcsanyi

Property: 138Phase: 2 of Plan - S-C-2007-004

Project: 2174372 Ontario Ltd.

Model and Elevation: The Carlisle (40-7) Opt Ensuite Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Soapstone CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv1 - Rideau 3DL - Ontario White	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv1 - Rideau 3DL - Ontario White	Calcutta Marble 4925K-07	9677 Handle
Ensuite 3/4	Lv1 - Rideau 3DL - Ontario White	Calcutta Marble 4925K-07	9677 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan Standard	
		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

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	Lv1 -TXP135 Lv1 - T15	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Lv1 -TXP135 Lv1 - T15		
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	Lv1 -TXP135 Lv1 - T15	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	Decor	Listello
Front Foyer	1-13x13 Serpentine White		
Main Hall	1-13x13 Serpentine White		
Kitchen/Breakfast	1-13x13 Serpentine White		
Powder Room	1-13x13 Serpentine White		
Laundry	1-13x13 Serpentine White		

Kitchen Backsplash N/A

Pwdr Wall if Applicable N/A

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13 Serpentine Grey	1-8x10 Serpentine Grey	N/A	N/A	NA		
Master Ens	1-13x13 Serpentine Grey	N/A	1-8x10 Serpentine Grey	1-13x13 Serpentine Grey	1-8x10 Serpentine Grey		
Ensuite 3/4	1-13x13 Serpentine Grey	1-8x10 Serpentine Grey	N/A	N/A	NA		

Shower - Upgrade Floor

Opt. Tile Extras

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

NA

Ensuite 3/4

Standard

Kitchen Sink

Kitchen Faucet

Standard

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

Natural

Natural

Carpet On Stair

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

*Yes-Grade Permitting

*Pewter Knob

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

Stair Type

Ext. Door Hardware

*Pewter Exterior package

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

Basement Windows Upgrade

Cold Cellar

☐ Yes

☒ No

☐

Misc.

HEATING

Fireplace

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

Type

☒ *Yes

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☐ Yes

☒ No

Mantle

Surround

Hearth

Standard - Paint Grade

N/A

N/A

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) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: 

Date: Feb 18, 2016

Printed 2/18/2016 10:38:57

Builder's Agent: 

Date: Feb 18, 2016



Highcastle Homes Décor Centre Disclaimers

Lot#: 138 Model:The Carlisle (40-7) Opt Ensuite Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MUHAMMAD, AZEEM ASLAM

TEL: RES.: 416-893-7199

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.

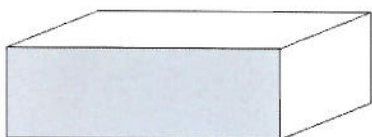
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):  _____ Date: Feb 18, 2016

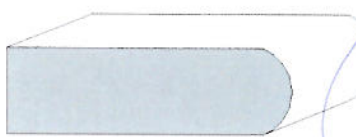
LOT 138.
PH-2.

MOSCONE
MARBLE

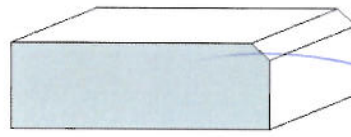
STANDARD EDGE



Single Straight polished 3/4"

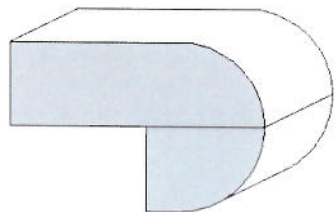


Single Bullnose 3/4"

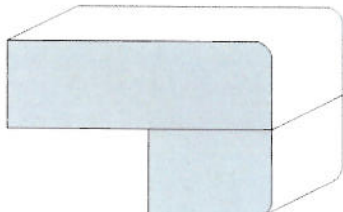


Single Bevel 1/4" top bevel 3/4" thick

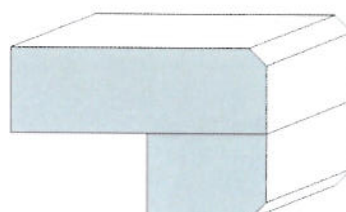
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

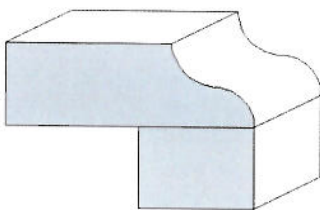


Double Pencil 1.5" thick

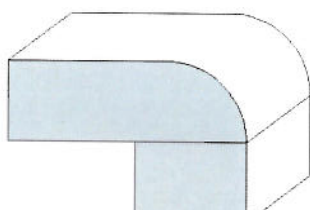


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



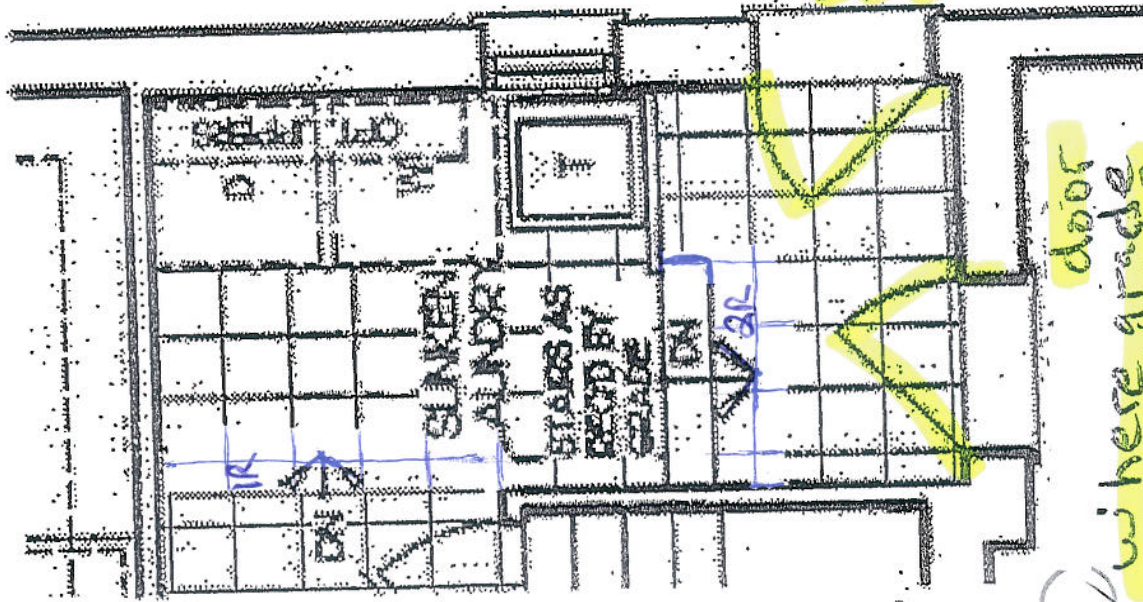
Double Quarter Moon 1.5" thick

Sign
Mr

Date
Feb 18, 2016

LOT 138

VSchedule D-1
modified laundry room
with optional side door entrance.



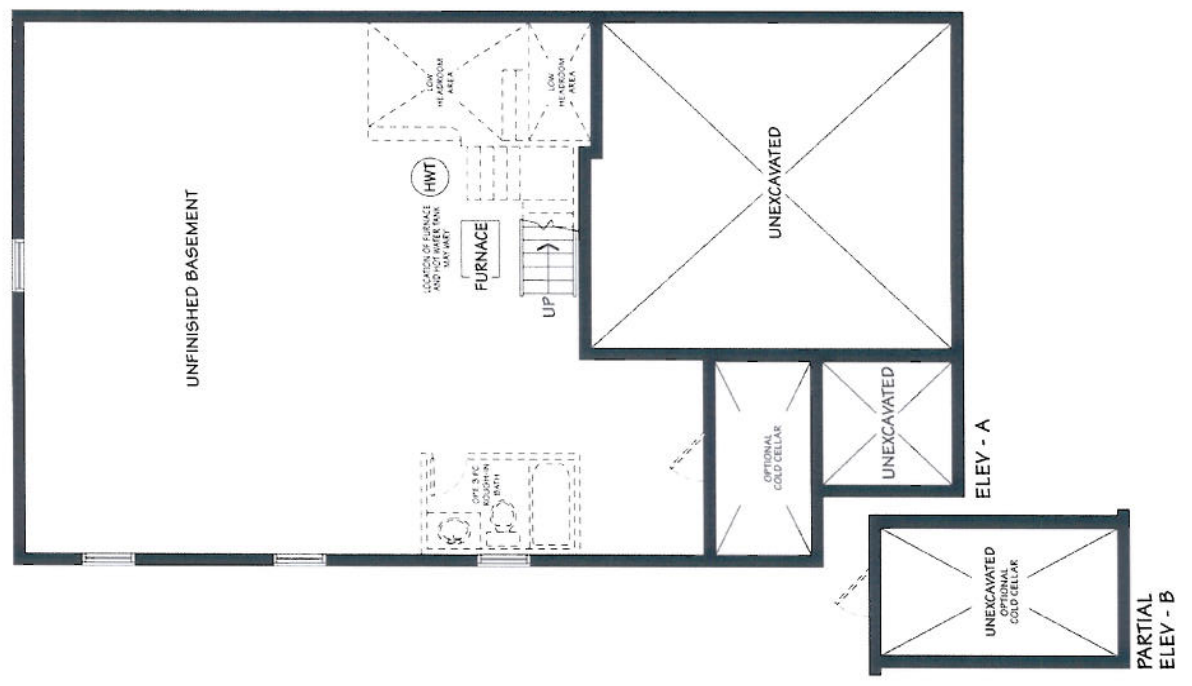
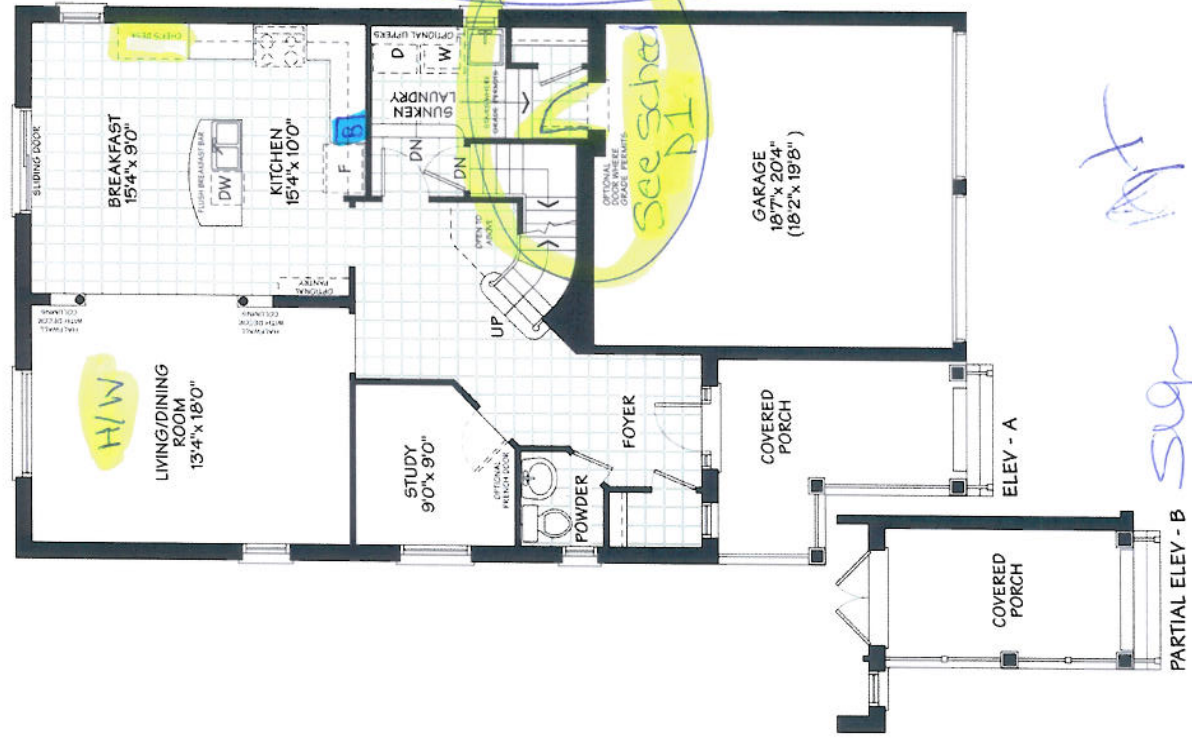
Date
Feb 18, 2016

Sign *apl*

Lot 138.
Model 40-7
Bell Cable

The Carlisle

Elevation A - 2532 sq. ft. • Elevation B - 2528 sq. ft.



MAIN FLOOR

SECOND FLOOR

BASEMENT



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: MUHAMMAD, AZEEM ASLAM

TEL: RES.: 416-893-7199

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
138 / 2	S-C-2007-004	The Carlisle (40-7) Opt Ensuite Elev B		01-Dec-16

Agreement of Purchase and Sale

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

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