

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

HAI-TAO RAN & QING-CAI RAN // YAN-HUA LI

Telephone Res. / Bus:

(416) 283-8348 /

Decor Advisor:

Caroline Rajcsanyi

Property: Block 35Phase: 2 of Plan - Draft Plan 21T-9005B

Project: 2073737 Ontario Inc.

Model and Elevation: Arbour Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Soapstone CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv2 - Simcoe 3DL - Ontario White	1876K-52 Spring Carnival	9677 Handle
Ensuite 2	Lv2 - Simcoe 3DL - Ontario White	1876K-52 Spring Carnival	9677 Handle
Ensuite 3/4	Lv2 - Simcoe 3DL - Ontario White	1876K-52 Spring Carnival	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 standard 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)

Counter top Edge

Kitchen	Double Edge (1 1/2") Double Bevelled	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv2 - Sweet Dreams1 Lv2 - 718 Putty
Great Room	N/A	Bedroom 2	Lv2 - Sweet Dreams1 Lv2 - 718 Putty
Living / Formal Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Natural	Bedroom 3	Lv2 - Sweet Dreams1 Lv2 - 718 Putty
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Natural	Bedroom 4	Lv2 - Sweet Dreams1 Lv2 - 718 Putty
Family Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Natural		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv2 - Sweet Dreams1 Lv2 - 718 Putty		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Natural	Basement Landing	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Natural
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	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	1-13x13, Serpentine White			
Main Hall	1-13x13, Serpentine White			
Kitchen/Breakfast	1-13x13, Serpentine White	Kitchen Backsplash Lv1 - 4.25 x 4.25 Tender Grey Bright	<input type="checkbox"/>	<input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable N/A	<input type="checkbox"/>	<input type="checkbox"/>
Laundry	1-13x13, Serpentine White			

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

Laundry

Ensuite 3/4

Standard

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

*Wrought Iron

Natural

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - UPGRADE 1 - 1/2in Wrought iron black square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

*Yes-Grade Permitting

Carrera

Opt. Side Door

Int. Door Hardware

Trim Style

No

*Straight Pewter Lever

*1 - 3in Case W/Backband & 5in Base

Stair Type

Ext. Door Hardware

*Pewter Exterior package

Oak

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

☒ Yes

☐ No

☒ Yes

☐ No

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ No

Cold Cellar

☒

Misc.

HEATING

Fireplace

Family Room

Type

Mantle

Surround

Hearth

36" Standard

Standard - Paint Grade

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) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature:

Date:

Signature:

Date:

Builder's Agent:

Date:

Printed 8/8/2016 11:24:41



Highcastle Homes Décor Centre Disclaimers

Lot#: Block 35 Model:Arbour Elev B in Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: HAI-TAO RAN and QING-CAI RAN // YAN-HUA LI

TEL: RES.: 416-283-8348

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

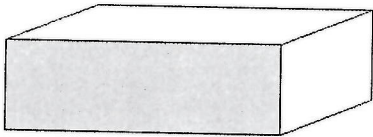
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending 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.

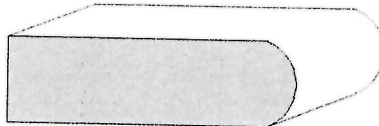
Purchasers Signature(s):   Date: 

MOSCONE
MARBLE

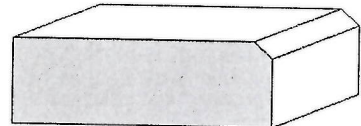
STANDARD EDGE



Single Straight polished 3/4"

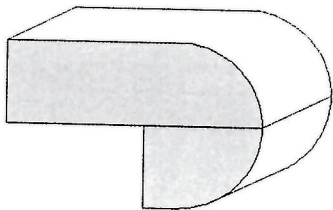


Single Bullnose 3/4"

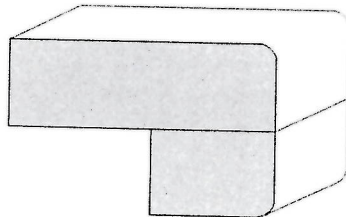


Single Bevel 1/4" top bevel 3/4" thick

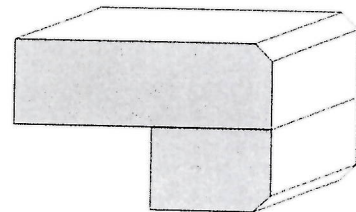
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

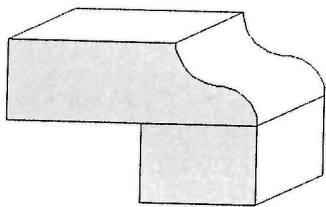


Double Pencil 1.5" thick

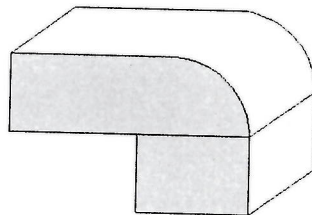


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



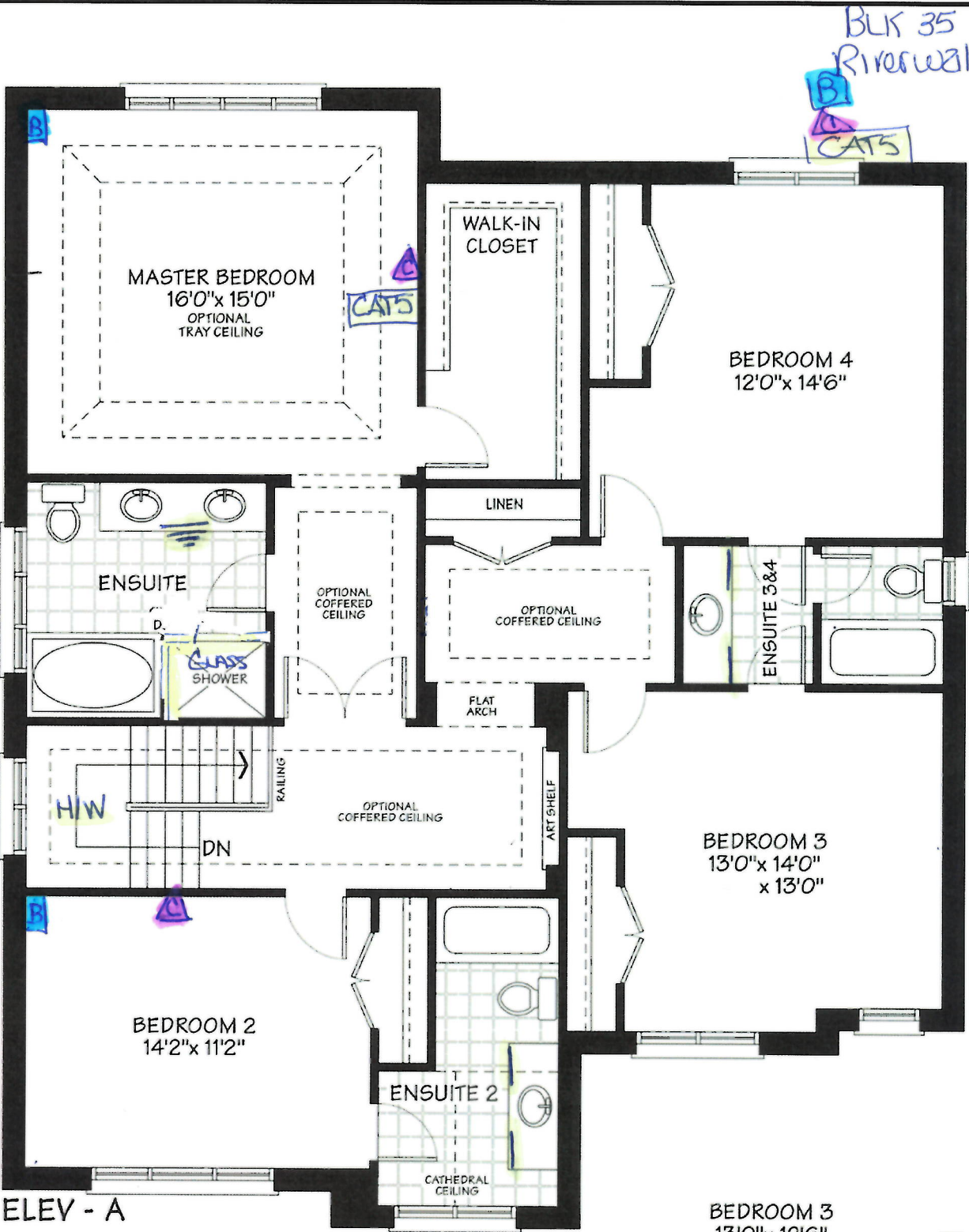
Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

Sign hi Yu lu
Sign Run Bigoni

Date Aug 8, 2016
Date Aug 8, 2016



ELEV - A

PARTIAL ELEV - B

PARTIAL ELEV - C

SECOND FLOOR

Signed: [Signature]
SIGNED: [Signature]

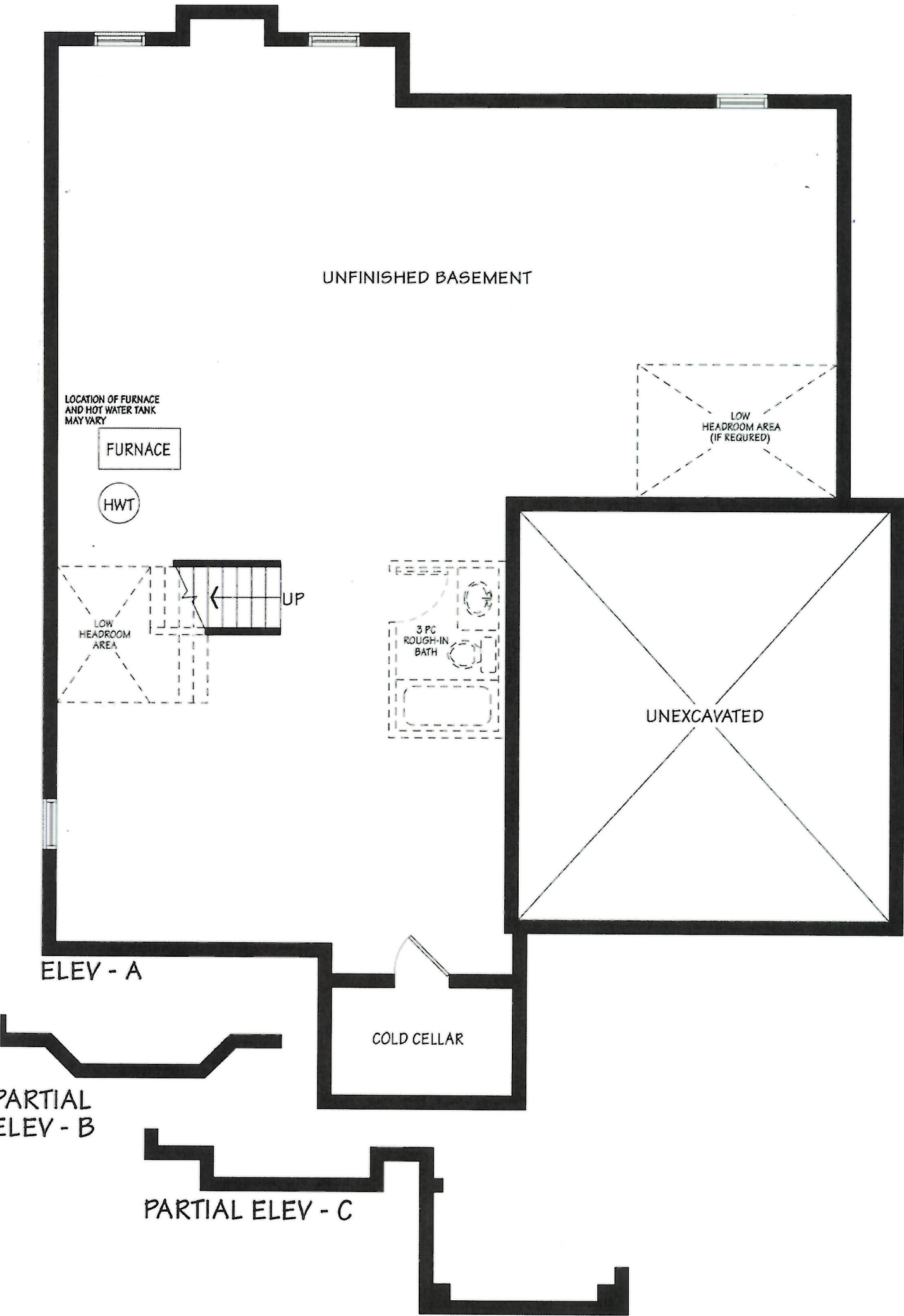
Date: Aug 8, 2016
Date: Aug 8, 2016

Date Aug 8, 2016

3042 sq.ft.

BLK 35
Riverwalk II

SCHEMATIC - RP



SGP M. Yelverton
SGP R. M. O'Connell
BASEMENT

Date Aug 8, 2016
Date Aug 8, 2016



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: HAI-TAO RAN and QING-CAI RAN // YAN-HUA LI

TEL: RES.: 416-283-8348

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 35 / 2	Draft Plan 21T-9005B	Arbour Elev B		01-Dec-16

Agreement of Purchase and Sale

Kitchen, Rough-In gas line to stove including receptacle. <i>Worksheet</i> Note:	
Side door entrance (where grade permits), as per plan. <i>Worksheet</i> Note:	
Waffle ceiling in the family room, as per plan. <i>Worksheet</i> Note:	
Master bedroom ensuite, framless glass shower enclosure-as per plan. <i>Worksheet</i> Note:	
Coffered ceiling in the foyer, as per plan. <i>Worksheet</i> Note:	
INCLUDES WALKOUT BASEMENT CONDITION <i>Worksheet</i> Note:	



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: HAI-TAO RAN and QING-CAI RAN // YAN-HUA LI

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 35 / 2	Draft Plan 21T-9005B	Arbour Elev B		01-Dec-16

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR	
08Aug16 Note:	
11,206/31650	

3) HEATING / AIR CONDITIONING

1 - R/I BBQ LINE AS PER AGREEMENT (OUTSIDE OF BREAKFAST AREA)	
08Aug16 Note:	
11,206/31934	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY	
08Aug16 Note:	
11,206/31654	

5) ELECTRICAL

6 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (6 MINIMUM - PRICE IS EACH) - FAMILY ROOM	
08Aug16 Note:	
11,206/31933	
1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH (LIVING ROOM)	
08Aug16 Note:	
11,206/31652	

9) CABINETRY

1 - UPPER CABINETS-FRIDGE CABINET COUNTER DEPTH 66CM (1 GABLES & CABINET 66CM DEEP)	
08Aug16 Note:	
11,206/31646	
1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO	
08Aug16 Note:	
11,206/31645	

CABINETRY - BATHROOM

2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (ENSUITE 3/4)	
08Aug16 Note:	
11,206/31649	
2 - VANITY CABINETS-VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWERS)-LEVEL 1 OR LEVEL 2 (ENSUITE 2)	
08Aug16 Note:	
11,206/31648	
1 - VANITY CABINETS-VANITY BANK OF DRAWERS (55CM MAX)-LEVEL 1 OR LEVEL 2 (MASTER ENSUITE)	
08Aug16 Note:	
11,206/31647	

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