

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

KUHEN NESHAN

(647) 588-9584 /

Caroline Rajcsanyi

Property: 16Phase: 2 of Plan - Draft Plan 21T-9005B

Project: 2073737 Ontario Inc.

Model and Elevation: Elgin Elev C Opt 5 Bed

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	NA	N/A	N/A
Ensuite Bathroom	Lv2 - Manchester Maple - Espresso CL	Calcutta Marble 4925K-07	9677 Handle
Ensuite 2/3	Lv2 - Simcoe 3DL - Coconut	Cipollino Bianco 1881K-52	9677 Handle
Ensuite 4/5	Lv2 - Simcoe 3DL - Cafe Noir	Cippollino Grigio 1882K-52	9677 Handle
Powder Room	Lv2 - Manchester Maple - Noce Nero CL	Calcutta Marble 4925K-07	9677 Handle
Laundry	Lv2 - Simcoe 3DL - Cafe Noir	Calcutta Marble 4925K-07	9677 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		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	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal
Great Room	N/A	Bedroom 2	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Living / Formal Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Bedroom 3	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Bedroom 4	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Family Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Bedroom 5	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Main Hall	N/A		
Main Stairs	Oak	Fin Bsmt Area	*1-Laminate-8mm SF Trend 4 7/8" x 5/16" - Midnight
Upper Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Utility Stairs	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Basement Landing	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal
Library/Den/Study	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Basement Stairs	Oak
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

Front Foyer

Main Hall

Kitchen/Breakfast

Powder Room

Laundry

3-18x18, New Byzantine, Grey

3-18x18, New Byzantine, Grey

3-18x18, New Byzantine, Grey

3-18x18, New Byzantine, Grey

3-18x18, New Byzantine, Grey

Decor

Listello

Kitchen Backsplash

Pwdr Wall if Applicable

N/A

N/A

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Decor

Listello

Floor

Tub Wall

Shower Wall

Deck Skirt

Deck Splash

Main Bathroom

Master Ens

Ensuite 2/3

Ensuite 4/5

N/A

2-13x13, Alabastrino, Grey V

2-13x13, Kelly, Bronze

2-12x12, Lily, White

N/A

N/A

3-10x13, Kelly, Bronze

1-8x10, Weave, White

N/A

3-10x13, Alabastrino, Grey V

N/A

N/A

NA

3-10x13, Alabastrino, Grey V

NA

NA

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Shower - Upgrade Floor

Opt. Tile Extras

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Property: 16Phase: 2 of Plan - Draft Plan 21T-9005B
Project: 2073737 Ontario Inc.
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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	N/A	Ensuite 2/3	Standard
Master Ensuite	Standard	Ensuite 4/5	Standard
2nd Ensuite	N/A		
R.I. Bath	*3 Piece		
Kitchen Sink	*Undermount		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input checked="" type="radio"/> Yes <input 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			
Master Ens	*8 Jets for Soaker Tub		

Opt. Plumbing Extras

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Wrought Iron	*Stained as Floor
Opt. Paint Extras				

MISCELLANEOUS

Railing Style	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.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	No	Stair Type	Oak
Interior Doors	Carrera	Int. Door Hardware	*1 - Elite Pewter Lever	Ext. Door Hardware	Standard - Pewter Exterior package
		Trim Style	Step - 7 1/4" 1st flr, 5 1/4" 2nd flr w/ 3 1/2" casing	Cold Cellar	<input checked="" type="checkbox"/>
Smooth Ceiling 1st Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No	Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Smooth Ceiling 2nd Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Family Room	36" standard	*Stonecast	N/A	N/A
Air Conditioning	<input 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 checked="" type="radio"/> Yes <input type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input checked="" type="radio"/> Yes <input 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: 14/9/16. Printed 9/8/2016 12:12:02

Builder's Agent: _____ Date: Sept 14/16



Highcastle Homes Décor Centre Disclaimers

Lot#: 16 Model: Elgin Elev C Opt 5 Bed in Riverwalk II - 2073737 Ontario Inc.

PURCHASER: KUHEN NESHAN

TEL: RES.: 647-588-9584

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):

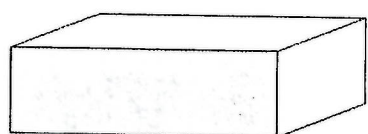
Date:

14/9/16.

Lot 16.
Riverwalk ii

MOSCONE
MARBLE

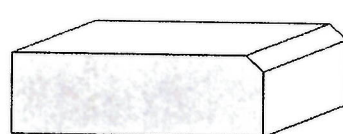
STANDARD EDGE



Single Straight polished 3/4"

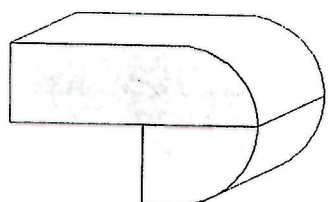


Single Bullnose 3/4"

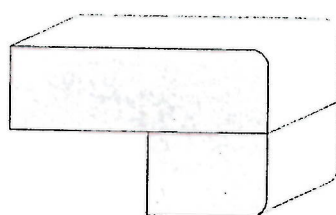


Single Bevel 1/4" top bevel 3/4" thick

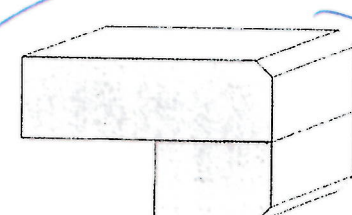
UPGRADE #1 EDGES



Double Bullnose 1.5" thick

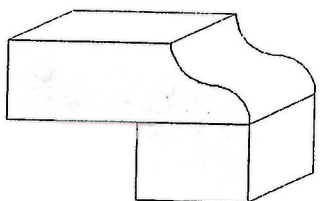


Double Pencil 1.5" thick

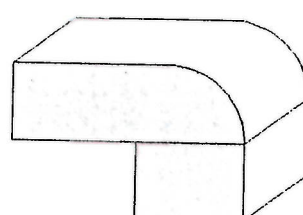


Double Bevel 1/4" top&bottom 1.5" thick

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

KITCHEN.

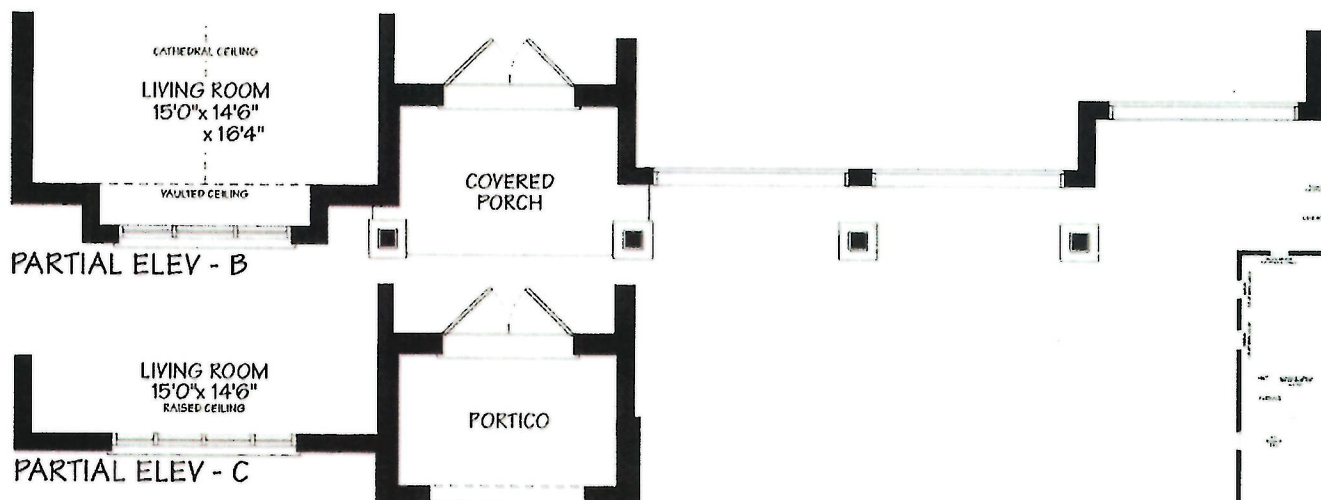
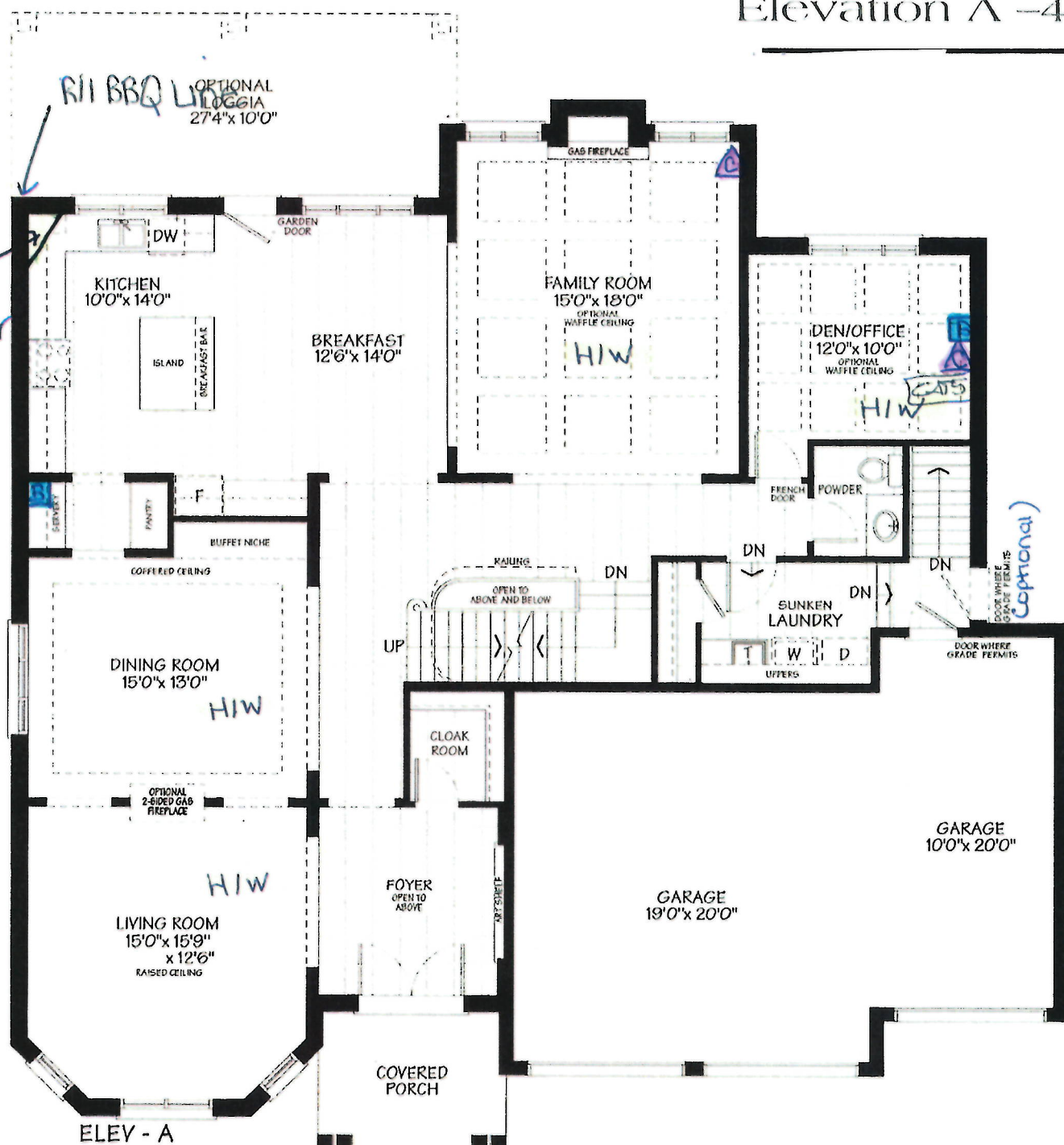
Sign

Date 8/24/16.

Lot 16
Riverwalk II



Elevation A - 42



MAIN FLOOR

Sign

Date 8/9/16

Lot 16
Riverwalk II



OPTIONAL
SECOND FLOOR
5-BEDROOM CONDITION

Sign

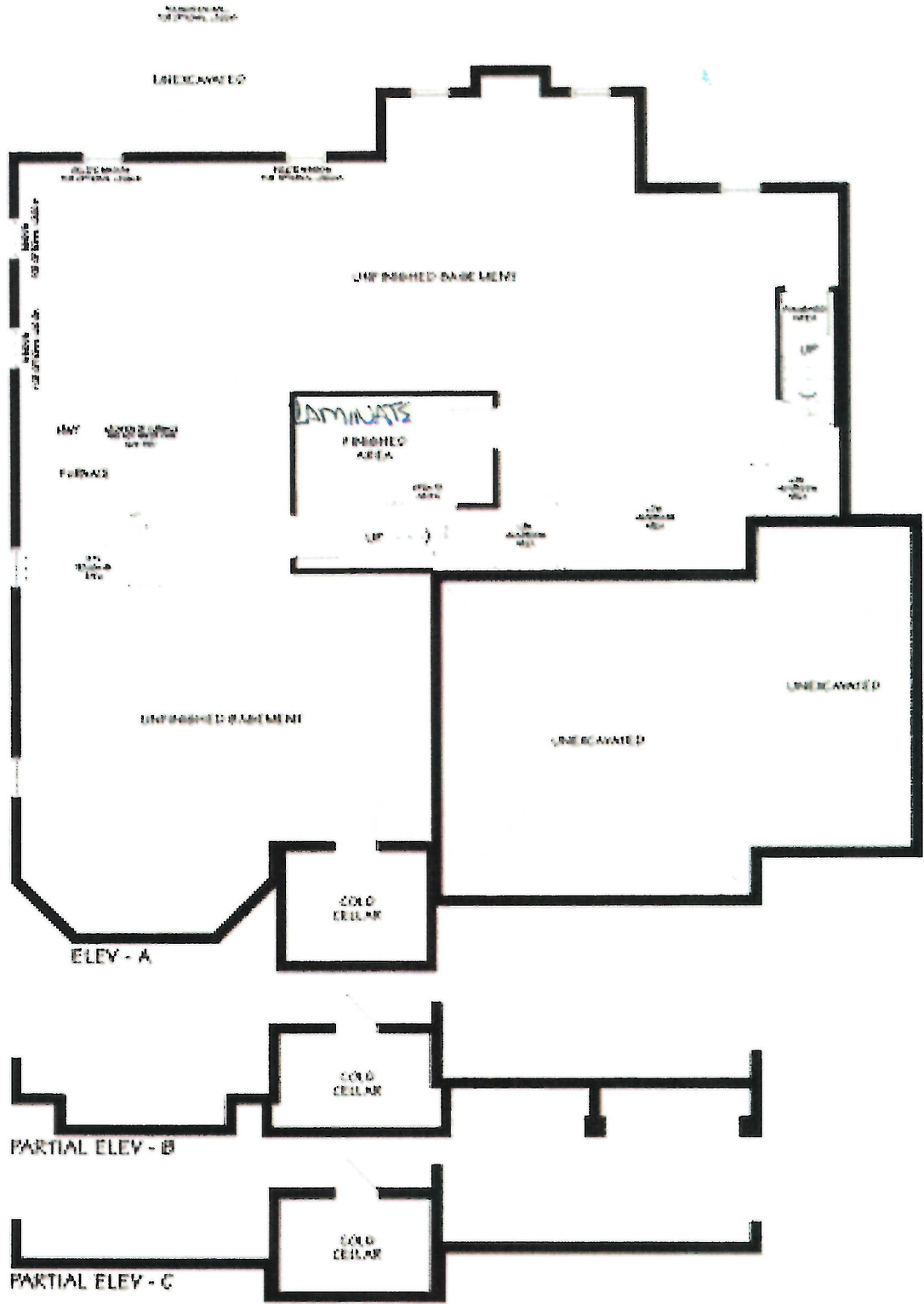
Date

8/9/16

Schedule "FP"

LOT 16
Riverwalk II

PARTIAL ELEV - B



BASEMENT

[Handwritten signature]

8/a/16



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASER: KUHEN NESHAN

TEL: RES.: 647-588-9584

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
16 / 2	Draft Plan 21T-9005B	Elgin Elev C Opt 5 Bed		14-Dec-16

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 2ND FLOOR (65 & 87 MODELS) 08Sep16 Note: 11,150/32315	
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4) PLUMBING

1 - WHIRLPOOL - ADD 8 JET FOR SOAKER TUB 08Sep16 Note: 11,150/32324	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 08Sep16 Note: 11,150/32316	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY 08Sep16 Note: 11,150/32313	

5) ELECTRICAL

1 - KITCHEN - UNDERCOUNTER LIGHTING FOR VALANCE 08Sep16 Note: 11,150/32325	
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6) FLOORING & WALL TILE

1 - KITCHEN AND SERVERY - DO NOT SUPPLY OR INSTALL BACKSPLASH 08Sep16 Note: 11,150/32327	
1 - TOWEL BAR/SOAP DISHES/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 08Sep16 Note: 11,150/32314	

8) FINISHING

2 - STAIN STAIR & RAILING PER FLOOR 08Sep16 Note: 11,150/32323	
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9) CABINETRY

1 - UPPER CABINETS-UPPER ANGLE CORNER CABINET WITH CLEAR GLASS DOOR & MATCHING INTERIOR PER UNIT-LEVEL 1 OR LEVEL 2 08Sep16 Note: 11,150/32326	
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Hardwood

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - UPPER HALL (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32322	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - MASTER (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32321	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - LIVING ROOM (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32320	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - FAMILY ROOM (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32319	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - DINING ROOM (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32318	



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

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LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
16 / 2	Draft Plan 21T-9005B	Elgin Elev C Opt 5 Bed	14-Dec-16

Hardwood

1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM 3/4" X 3 1/8" OAK NATURAL - - DEN / OFFICE (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD)) 08Sep16 Note: 11,150/32317	
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This Document is Extremely Time Sensitive - Printed 8 Sep 16 at 12:12