

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: DENIS SULISTIO

Telephone Res. / Bus: (905) 324-6259 /

Decor Advisor: Caroline Rajcsany

Property: Block 50 Unit 6Phase: 4 of Plan - 40M-2633

Project: 2174372 Ontario Ltd.

Model and Elevation: Black Ash (T-3) End Unit Elev A

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Simcoe - Ontario White	Lv1 - GR-San Gabriel	9677 Handle
Main Bathroom	Lv2 - Simcoe - Café Noir	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv2 - Simcoe - Café Noir	Calcutta Marble 4925K-07	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	Single Edge (3/4") Pencil edge (see atta sheet)	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo
Great Room	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Bedroom 2	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo
Living / Formal Room	N/A	Bedroom 3	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo		
Main Stairs	Oak		
Upper Hall	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo	Basement Landing	Lv1 - BMB Euro08, 4 7/8" x 50-1/2" x 5/16" - Oslo
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	NA	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

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

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

**** FOYER STAIR TILE - 1-13x13, Serpentine White ****

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*3 Piece

Laundry

Standard

Kitchen Sink

Kitchen Faucet

*Undermount

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

*Stained as Floor

*Stained as Floor

*Stained as Floor

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

*1 - Clermont

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

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

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

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

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.

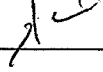
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in full.

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: Oct 4 2019

Printed 10/4/2019 12:59:05

Builder's Agent:  Date: Oct 4 19

Highcastle Homes Décor Centre Disclaimers

Lot#: Block 50 Unit 6 Model:Black Ash (T-3) End Unit Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: DENIS SULISTIO

TEL: RES.: 905-324-6259

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



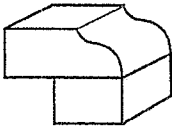
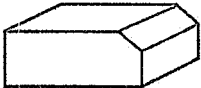
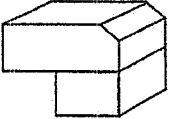

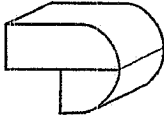
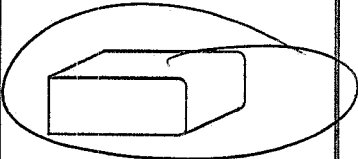
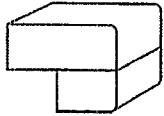

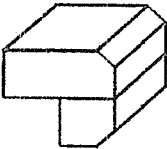
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending 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): [Signature] Date: OCT 9, 2019

BLK 50-6

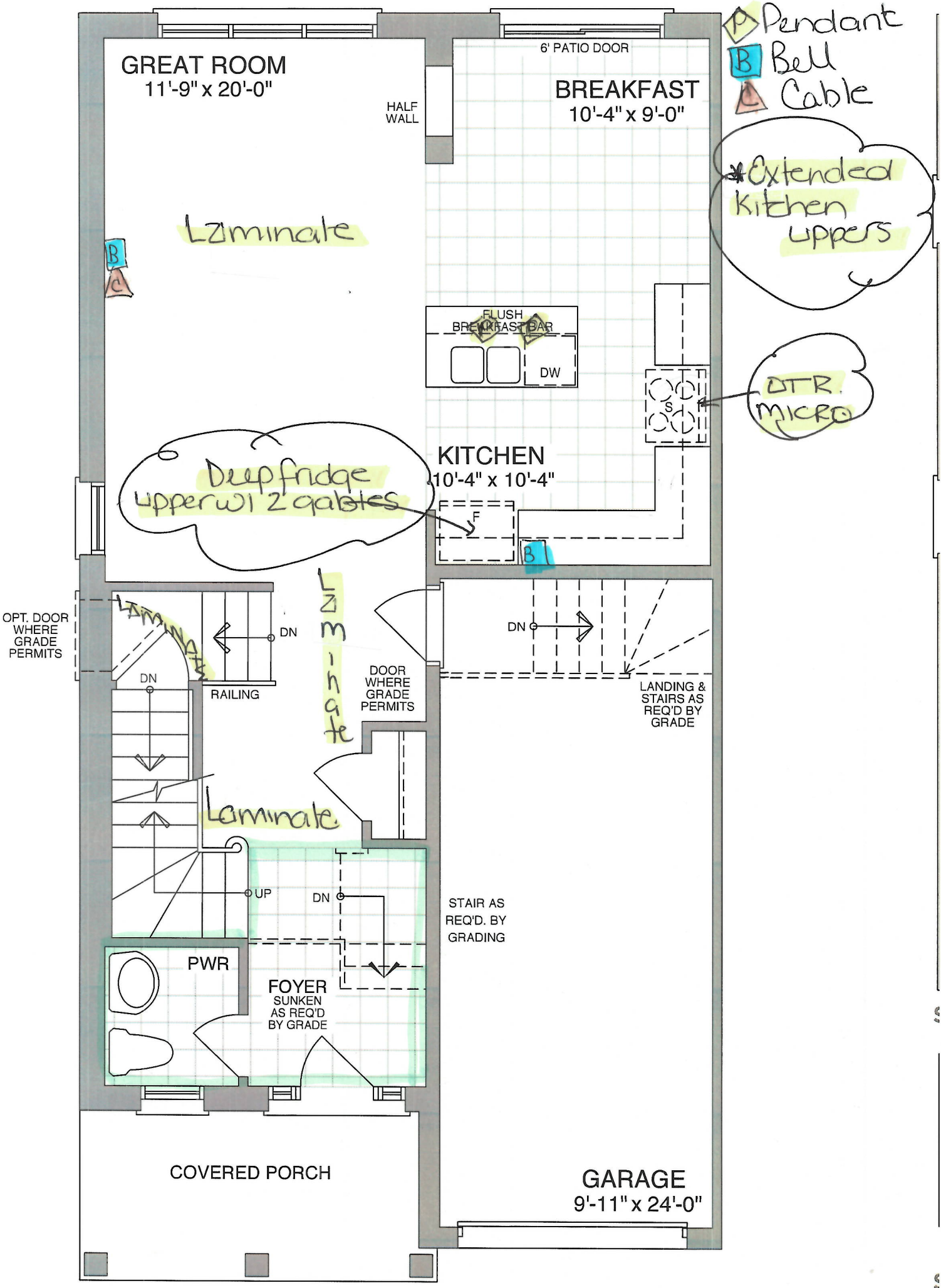
STONE EDGE PROFILES - HIGHCASTLE HOMES

<u>STANDARD EDGE</u> Approx 2CM or 3/4"	<u>1st UPGRADE</u> 4CM or 1.5" SEAMS WILL BE VISIBLE	<u>2ND UPGRADE</u> Approx 4CM or 1.5" SEAMS WILL BE VISIBLE
		
		
		
		
3/4" pencil		
		

Sign
g/h

Date

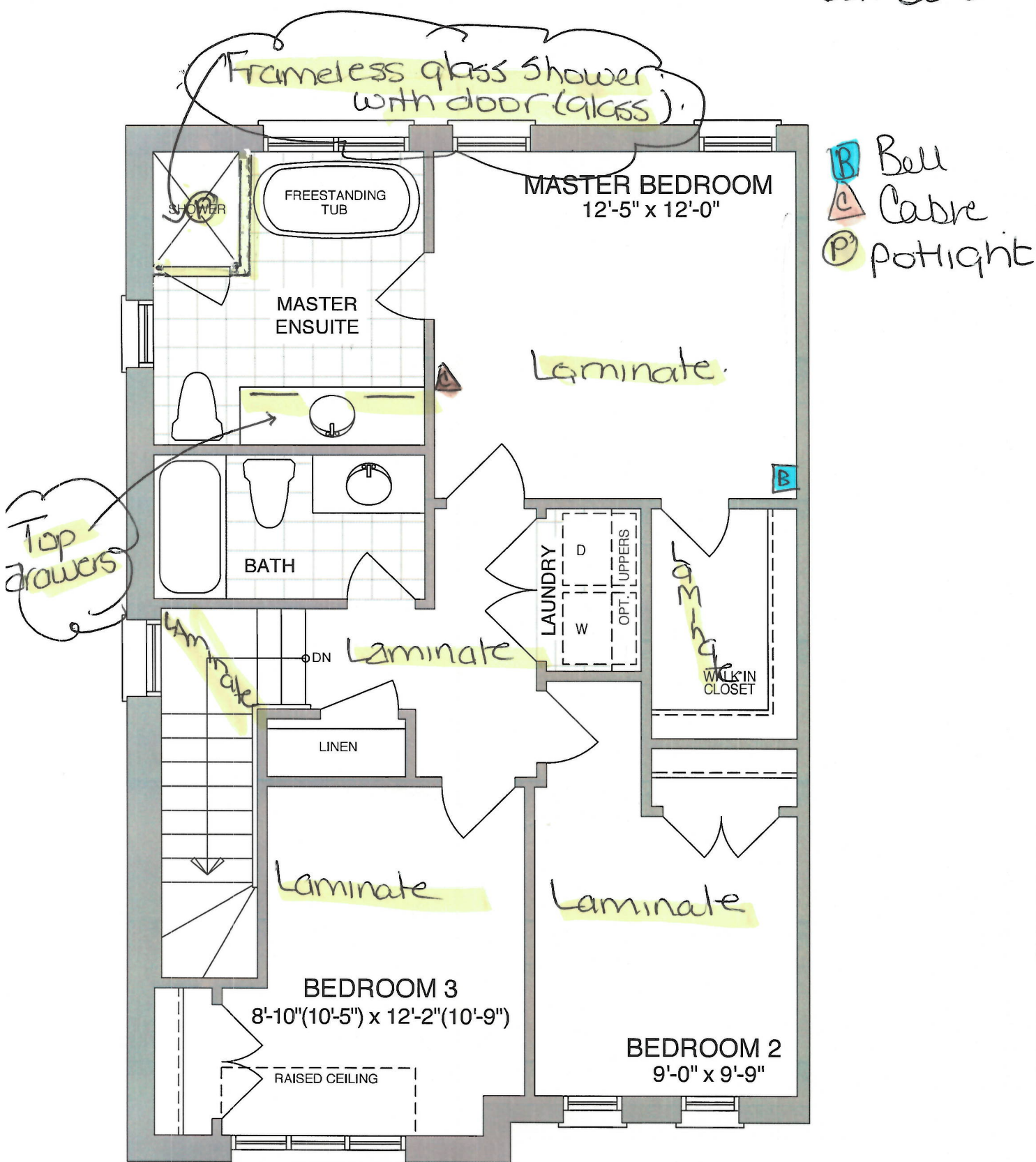
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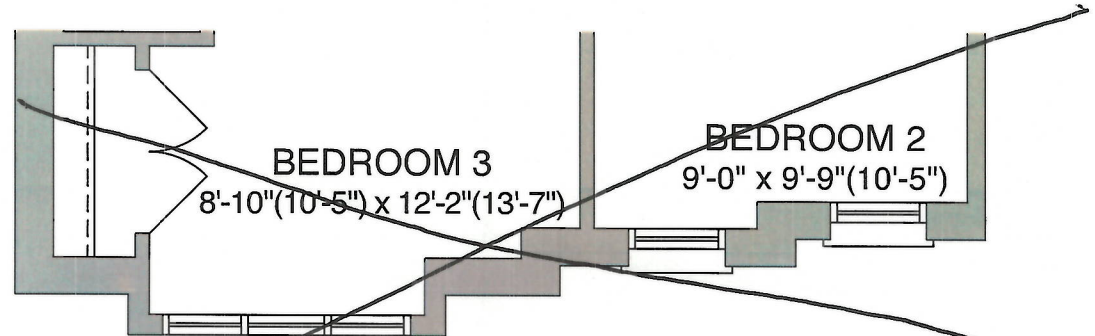
MAIN FLOOR - ELEV A & B

See
1-5

Date
OCT 4, 2019



SECOND FLOOR - ELEV A

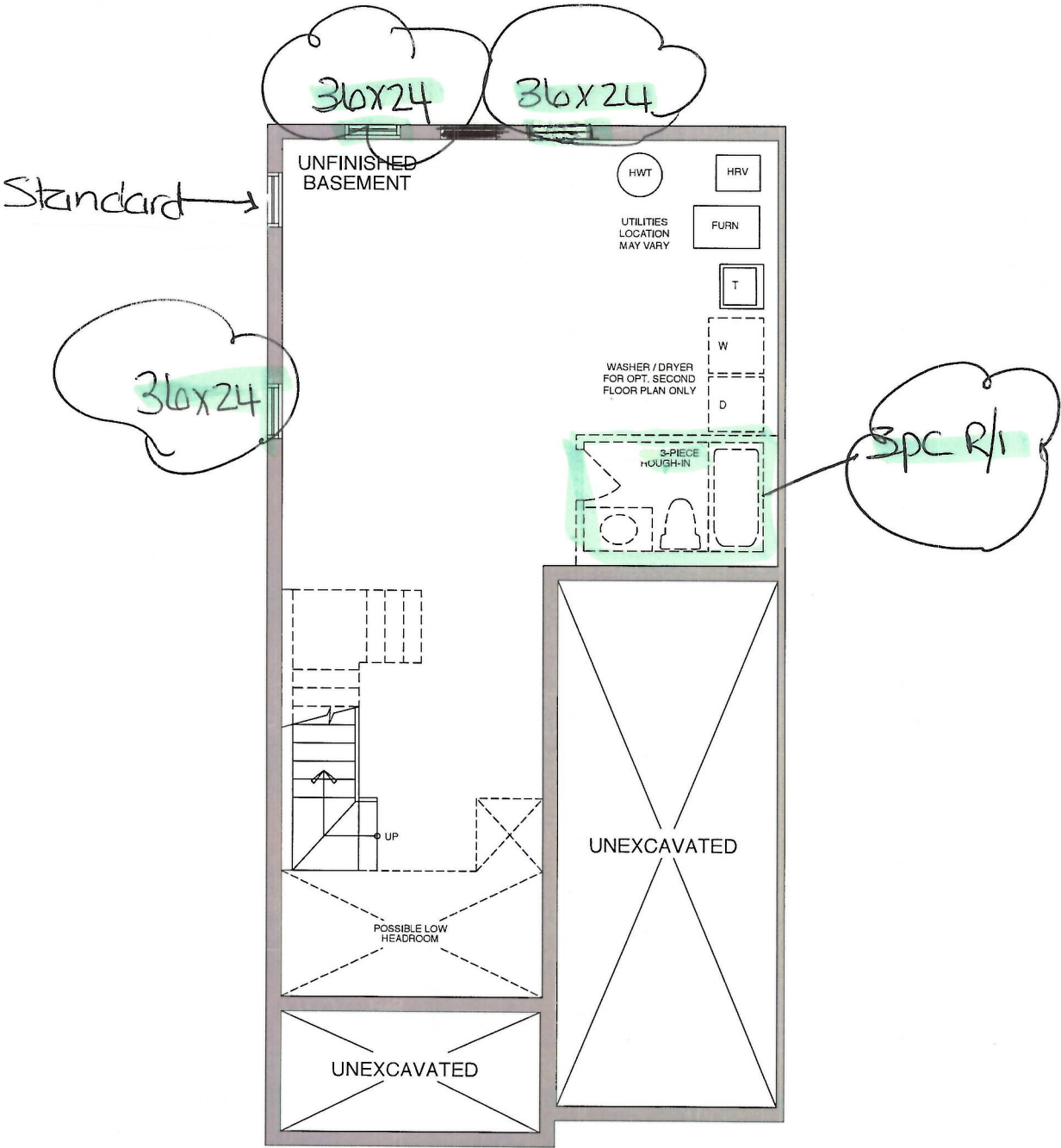


SECOND FLOOR - ELEV B

Sign
1-0

Dave
Oct 4, 2019

OP
V
GE
PE



BASEMENT - ELEV A & B

Sign
plm

Date

OCT 4, 2019



CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: DENIS SULISTIO TEL: RES.: 905-324-6259

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
Block 50 Unit 6 / 4	40M-2633	Black Ash (T-3) End Unit Elev A		15-Apr-20

Agreement of Purchase and Sale

5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE <i>Worksheet</i> Note:	
GRANITE KITCHEN COUNTER TOP, as per plan, (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> Note:	
2 1/4 INCH NATURAL HARDWOOD FLOORING on main floor (excluding all tiled areas), AS PER PLAN, FROM BUILDERS STANDARD SAMPLES. <i>Worksheet</i> Note:	
\$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	
1st upgrade colonial trim, from Builders standard materials. <i>Worksheet</i> Note:	



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Block 50 Unit 6 / 4	40M-2633	Black Ash (T-3) End Unit Elev A		15-Apr-20

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) 04Oct19 Note: 11,398/34757	
1 - 3 PIECE ROUGH IN BASEMENT 04Oct19 Note: 11,398/34685	

5) ELECTRICAL

1 - POT LIGHT - WATERPROOF SHOWER POTLIGHT WITH LED ENERGY STAR BULB (MASTER ENSUITE SHOWER) 04Oct19 Note: 11,398/34751	
2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANTS OVER ISLAND (SEE PLAN) 04Oct19 Note: 11,398/34748	

6) FLOORING & WALL TILE

1 - GREAT ROOM AND MAIN HALL - LAMINATE IN LIEU OF HARDWOOD 04Oct19 Note: 11,398/34764	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - - BEDROOM 3 (UPGRADE FROM CARPET) 04Oct19 Note: 11,398/34755	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - - BEDROOM 2 (UPGRADE FROM CARPET) 04Oct19 Note: 11,398/34754	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - - MASTER BEDROOM (UPGRADE FROM CARPET) 04Oct19 Note: 11,398/34753	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET) 04Oct19 Note: 11,398/34752	
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS AND SOAP DISHES THROUGHOUT 04Oct19 Note: 11,398/34747	

9) CABINETRY

1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) 04Oct19 Note: 11,398/34740	
1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 04Oct19 Note: 11,398/34739	
1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) 04Oct19 Note: 11,398/34738	
1 - CABINETS - MASTER ENSUITE - LEVEL 2 04Oct19 Note: 11,398/34737	
1 - CABINETS - MAIN BATH - LEVEL 2 04Oct19 Note: 11,398/34736	
1 - CABINETS - KITCHEN - LEVEL 2 04Oct19 Note: 11,398/34735	

CABINETRY - VANITY



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CABINETRY - VANITY

2 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (MASTER ENSUITE) 04Oct19 Note: 11,398/34742	
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SHOWERS

1 - SHOWER - CHANGE FRAMED SHOWER TO FRAMELESS GLASS ENCLOSURE (INCLUDES GLASS DOOR) 04Oct19 Note: 11,398/34765	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR 04Oct19 Note: 11,398/34761	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH 04Oct19 Note: 11,398/34760	

TRIM DOORS AND HARDWARE - INTERIOR

1 - CLERMONT DOORS THROUGHOUT (STD. HOLLOW CORE) 04Oct19 Note: 11,398/34762	
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WINDOWS AND DOORS - EXTERIOR

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL (SEE PLAN FOR LOCATIONS) 1 WINDOW HAS MOVED. 04Oct19 Note: 11,398/34684	
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