

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

DANIELLE ALEXANDRA FOSTER & LUCIANA FOSTER

Property: 38Phase: 4 of Plan - 40M-2633

Telephone Res. / Bus:

/

Project: 2174372 Ontario Ltd.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: Ginger (33-1) Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv3 - Camden Paint - Winter White	Lv1 - GR-Bianco Sardo (Grigio)	9677 Handle
Main Bathroom	Lv2 - Simcoe - Ontario White	Calcutta Marble 4925K-07	9677 Handle
Ensuite Bathroom	Lv2 - Simcoe - Ontario White	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

Double Edge (1 1/2") Pencil Round (see att sheet)

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Corn. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
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	3-12x24, Callisto, White			
Main Hall	3-12x24, Callisto, White			
Kitchen/Breakfast	N/A	Kitchen Backsplash	N/A	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	3-12x24, Callisto, White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	3-12x24, Callisto, White			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	3-12X24,Callisto,Whit	1-8x10, Uniwall, White	N/A	N/A	NA	<input type="checkbox"/> <input type="checkbox"/>	
Master Ens	3-12x24,Callisto,Whit	1-8x10, Uniwall, White	N/A	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

MAIN BATH AND MASTER ENSUITE FLOOR - 12 X 24 CALLISTO WHITE

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	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	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input type="radio"/> Yes <input checked="" 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			

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	RAILING - UPGRADE 1 - 1/2in Wrought iron 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	*Yes-Grade Permitting	Stair Type	*Oak
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard	Cold Cellar	<input checked="" type="checkbox"/>
Smooth Ceiling 1st Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No	Basement Windows Upgrade	<input checked="" type="radio"/> Yes <input 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
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 type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" 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

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: [Signature] Date: Oct 18/19

Printed 10/18/2019 15:41:21

Signature: [Signature] Date: Oct. 18/19
Builder's Agent: [Signature] Date: Oct 18.19



Highcastle Homes Décor Centre Disclaimers

Lot#: 38 Model:Ginger (33-1) Elev B in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DANIELLE ALEXANDRA FOSTER and LUCIANA FOSTER

TEL:

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

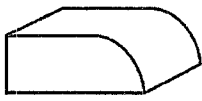
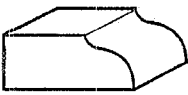
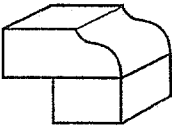
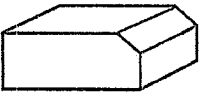
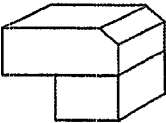
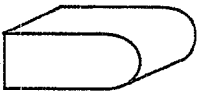
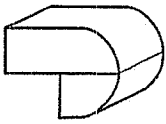

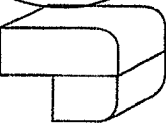
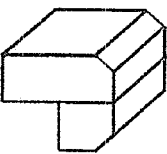
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending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

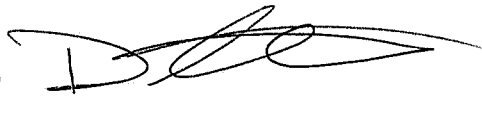
Purchasers Signature(s):  L. Foster Date: Oct. 18/19

Lot 38
Ginger - (33-1)
Elev B

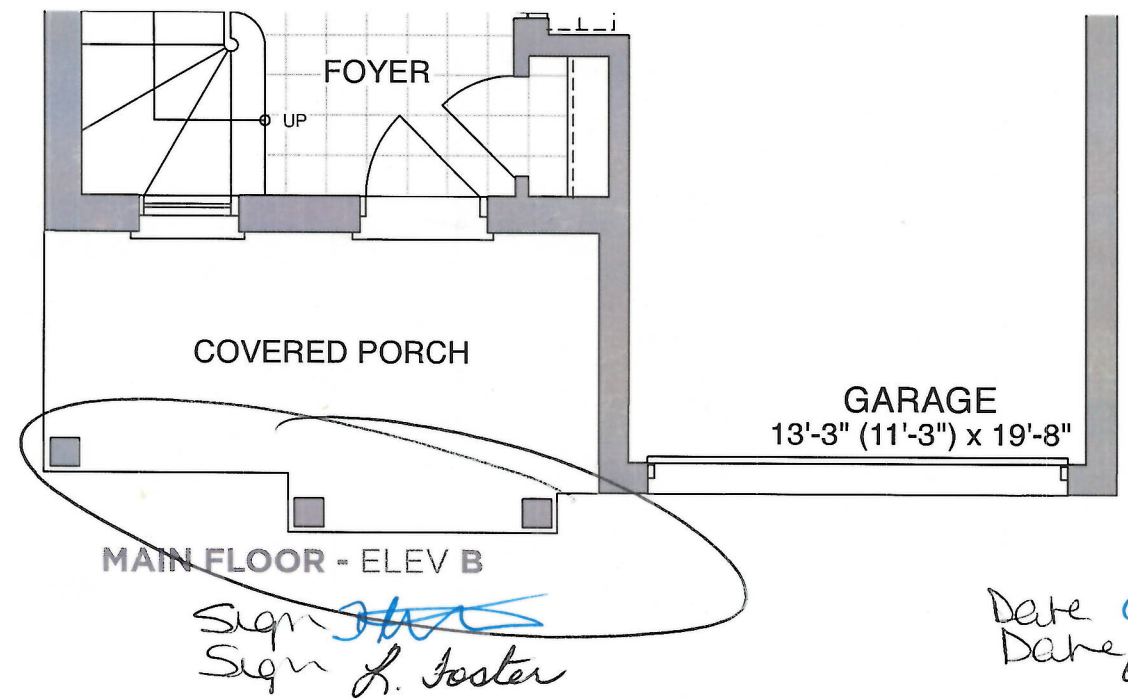
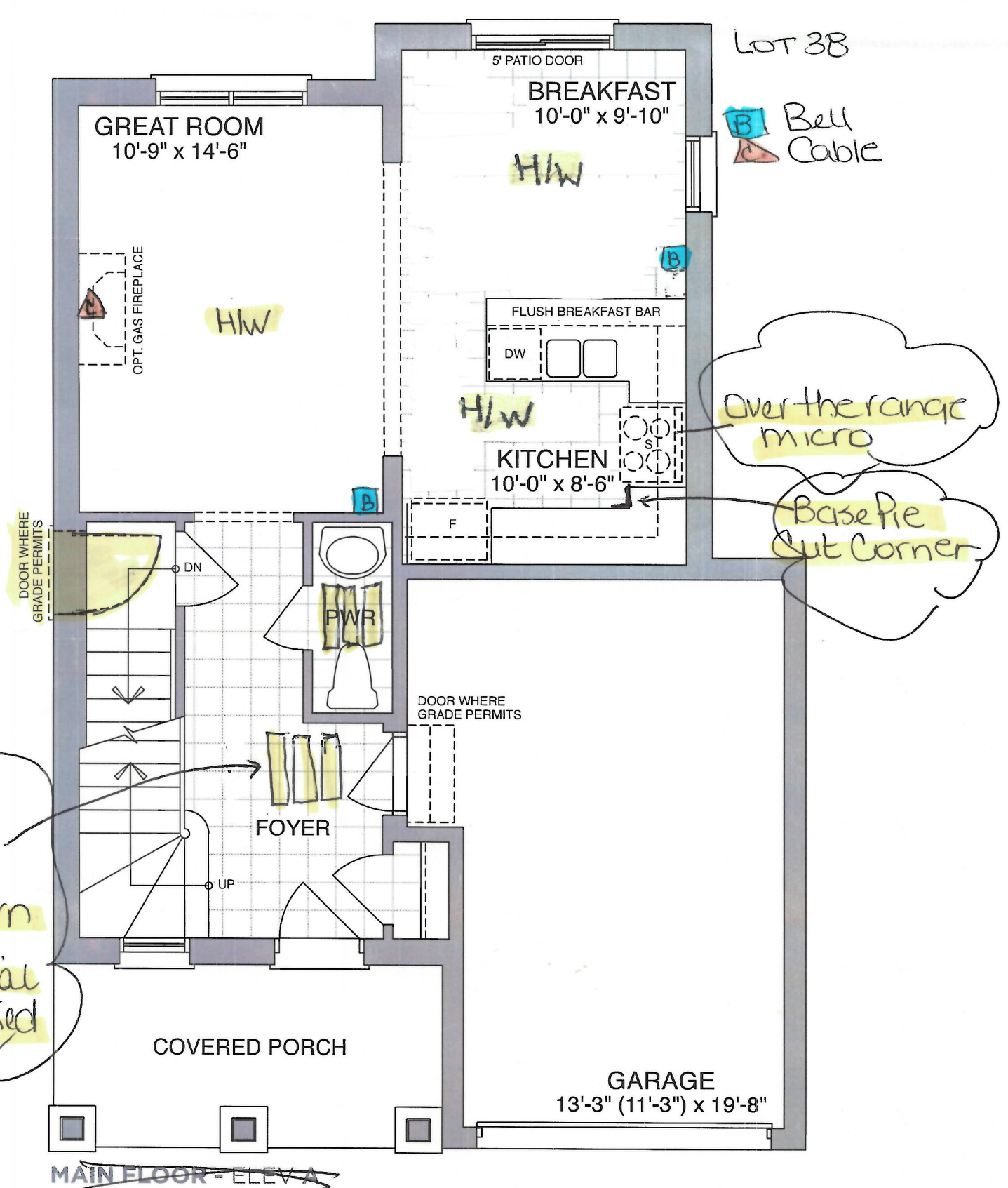
STONE EDGE PROFILES - HIGHCASTLE HOMES

<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
		
		
		
		
		

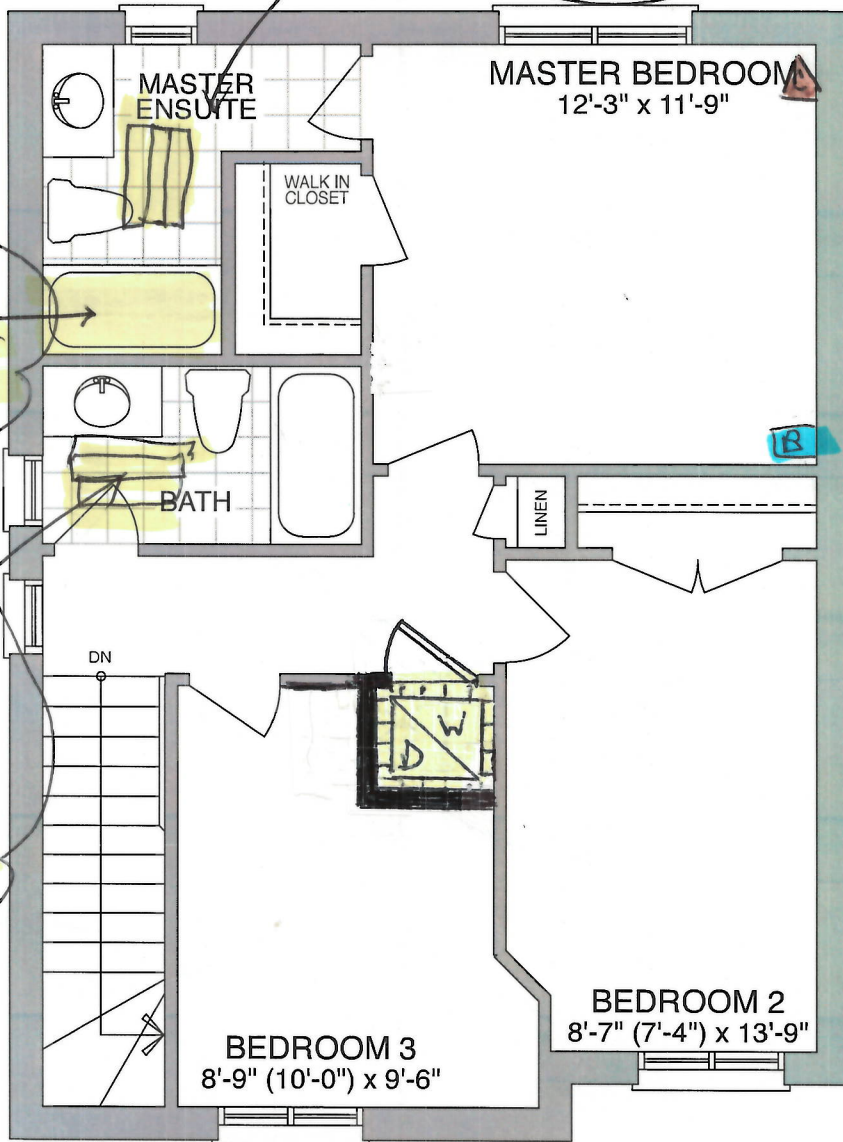
Pencil Round.

Sign 
Sign L. Foster

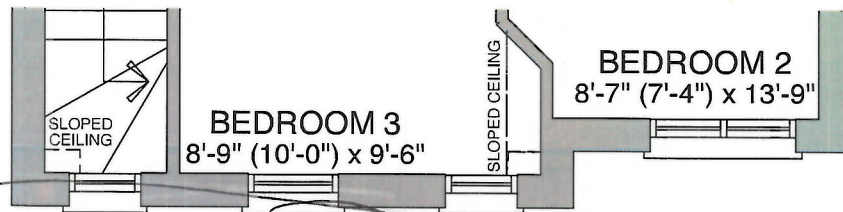
Date Oct 18/19
Date Oct. 18/19



LOT 38



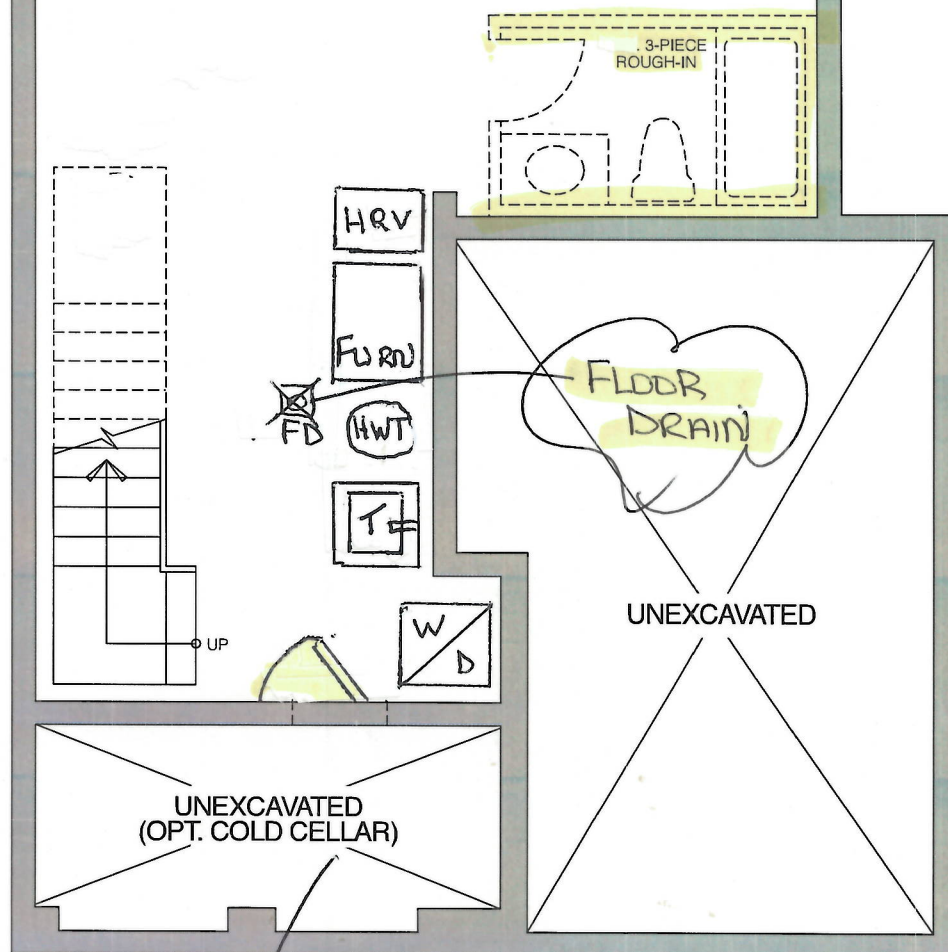
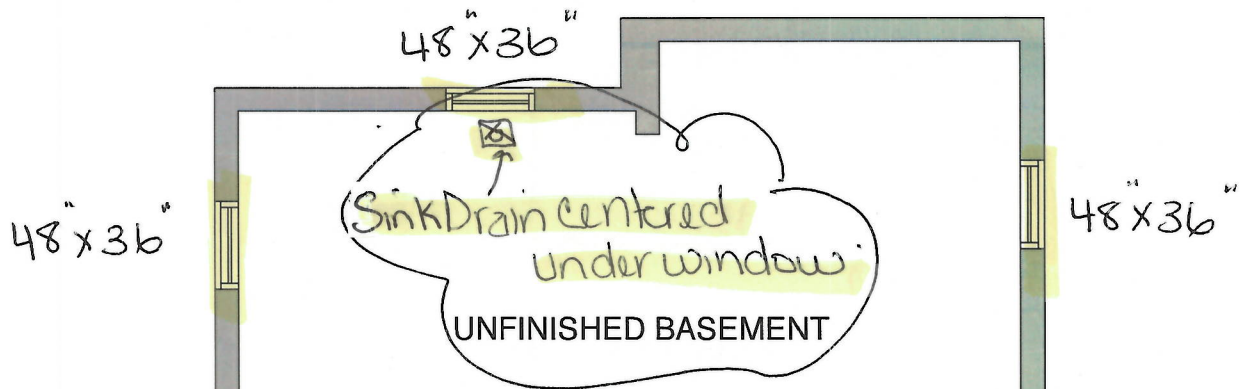
SECOND FLOOR - ELEV A



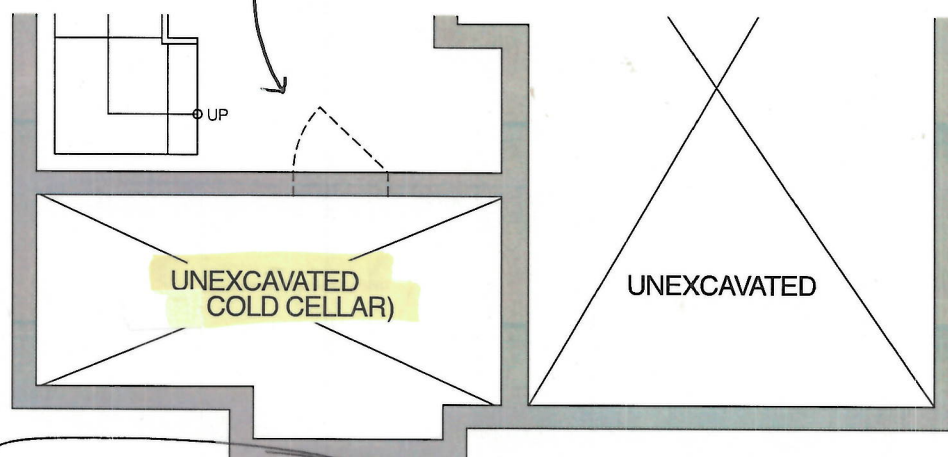
SECOND FLOOR - ELEV B

Sign Oct 18/19
Sign L. Foster

Date Dlt
Date Oct. 18/19



~~BASEMENT - ELEV A~~



BASEMENT - ELEV B

Sign *[Signature]*
 Sign L. Foster

Date Oct 18/19
 Date Oct. 18/19



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Cons Summary

CONSTRUCTION SUMMARY

Oct 29. 19.
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Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DANIELLE ALEXANDRA FOSTER and LUCIANA FOSTER

TEL:

LOT / PHASE 38 / 4	REG. PLAN # 40M-2633	HOUSE TYPE Ginger (33-1) Elev B	CLOSING DATE 15-Apr-20
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Agreement of Purchase and Sale

BONUS: 5 APPLIANCE PACKAGE - INCLUDES STAINLESS STEEL: FRIDGE, STOVE, BUILT-IN DISHWASHER: WHITE: WASHER/DRYER-BUILDERS STANDARD PACKAGE Worksheet Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). Worksheet Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) Worksheet Note:	
BONUS: \$15,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) Worksheet Note:	



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38 / 4	40M-2633	Ginger (33-1) Elev B	15-Apr-20

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (33 FOOT MODELS) 18Oct19 Note: 11,401/34804	
1 - RELOCATE BASEMENT WASHER AND DRYER INTO ALCOVE ALONG UNEXCAVATED AREA BESIDE THE COLD CELLAR (SEE PLAN FOR LOCATION) 18Oct19 Note: 11,399/34694	
1 - 2ND FLOOR - ROUGH IN FOR STACKABLE WASHER/DRYER IN CLOSET OF BEDROOM #3 WITH A DOORWAY INTO THE HALLWAY (SEE PLAN FOR LOCATION) ****THIS INCLUDES THE STACKABLE WASHER/DRYER****, 18Oct19 Note: 11,399/34692	
1 - COLD CELLAR 18Oct19 Note: 11,399/34691	
1 - ***RELOCATE FURNACE/HRV/HWT AND TO RELOCATE THE DRAIN*** (SEE PLAN FOR LOCATION) 18Oct19 Note: 11,399/34690	

10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 18Oct19 Note: 11,401/34789	
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4) PLUMBING

1 - LAUNDRY FLOOR DRAIN - ADD FLOOR DRAIN TO 2ND FLOOR LAUNDRY 29Oct19 Note: 11,403/34812	* NOTE *
1 - MASTER ENSUITE - SOAKER TUB- 60 INCH X 32 INCH ACRYLIC EXTRA DEEP TUB TO REPLACE REGULAR TUB 18Oct19 Note: 11,401/34796	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 18Oct19 Note: 11,401/34795	
1 - ***NOTE*** SUPPLY AND INSTALL SINK DRAIN IN BASEMENT (***CENTERED UNDER REAR WINDOW***) SEE PLAN 18Oct19 Note: 11,399/34776	
1 - 2ND FLOOR NEW LAUNDRY LOCATION - RUN WATERLINE TO THE STACKABLE WASHER/DRYER 18Oct19 Note: 11,399/34693	
1 - 3 PIECE ROUGH IN BASEMENT 18Oct19 Note: 11,399/34689	

6) FLOORING & WALL TILE

1 - UPGRADE FLOOR TILE TO LEVEL 3 - - MAIN BATH (LAID HORIZONTAL WHEN ENTERING) SEE PLAN 18Oct19 Note: 11,401/34811	
1 - UPGRADE FLOOR TILE TO LEVEL 3 - - UPPER HALL LAUNDRY (NEW LOCATION, SEE PLAN WITH STACKABLE WASHER/DRYER) - LAID HORIZONTAL WHEN ENTERING 18Oct19 Note: 11,401/34810	
1 - UPGRADE FLOOR TILE TO LEVEL 3 - - ENSUITE (LAID HORIZONTAL WHEN ENTERING) - SEE PLAN 18Oct19 Note: 11,401/34809	
1 - TOWEL BAR/TOILET PAPER HOLDERS/SOAP DISHES - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS AND TOWEL BARS AND SOAP DISHES THROUGHOUT 18Oct19 Note: 11,401/34808	



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6) FLOORING & WALL TILE

1 - OAK HARDWOOD 3/4" X 2 1/4" - NATURAL - UPGRADE FROM CERAMIC TILE - - KITCHEN AND BREAKFAST (UPGRADE FROM CERAMIC) 18Oct19 Note: 11,401/34806	
1 - UPGRADE FLOOR TILE TO LEVEL 3 - - FOYER AND MAIN HALL - LAID VERTICAL WHEN ENTERING (SEE PLAN) 18Oct19 Note: 11,401/34802	
1 - UPGRADE FLOOR TILE TO LEVEL 3 - - POWDER ROOM (TILE DIRECTION, ** SAME AS FOYER**) 18Oct19 Note: 11,401/34801	

8) FINISHING

1 - RAILING - UPGRADE 2 - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 18Oct19 Note: 11,401/34797	
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9) CABINETRY

1 - CABINETS - KITCHEN - LEVEL 3 18Oct19 Note: 11,401/34803	
1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 18Oct19 Note: 11,401/34786	
1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4 18Oct19 Note: 11,401/34781	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) 18Oct19 Note: 11,401/34780	
1 - CABINETS - MASTER ENSUITE - LEVEL 2 18Oct19 Note: 11,401/34779	
1 - CABINETS - MAIN BATH - LEVEL 2 18Oct19 Note: 11,401/34778	

CABINETRY - HARDWARE

17 - CABINET HARDWARE - INTEGRATED BLUMOTION (SOFT-CLOSE) HINGE FOR DOORS EACH 18Oct19 Note: 11,401/34785	
4 - CABINET HARDWARE - INTEGRATED BLUMOTION (SOFT-CLOSE) TRACKS FOR DRAWERS EACH 18Oct19 Note: 11,401/34783	

STAIR AND RAILING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (EXCLUDING LANDING) 18Oct19 Note: 11,401/34799	
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WINDOWS AND DOORS - EXTERIOR

1 - DOOR - EXTERIOR - SIDE ENTRANCE - INCLUDES EXTERIOR LIGHT 18Oct19 Note: 11,399/34688	
1 - ACCOMMODATE GRADING AND WINDOW WELLS FOR EGRESS WINDOWS 18Oct19 Note: 11,399/34687	



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38 / 4	40M-2633	Ginger (33-1) Elev B		15-Apr-20

WINDOWS AND DOORS - EXTERIOR

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 48" X 36" (SLIDER) EGRESS WINDOWS	
18Oct19 Note:	
11,399/34686	

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