

# HIGHCASTLE HOMES - COLOUR SCHEDULE

**Purchasers:** DYLAN JAMES ROSS HUNT & TAYLOR JO-ANNE STEVI **Property:** Block 49 Unit 5 Phase: 4 of Plan - 40M-2633  
**Telephone Res. / Bus:** / **Project:** 2174372 Ontario Ltd.  
**Decor Advisor:** Caroline Rajcsanyi **Model and Elevation:** Scarlett Oak (T-4) Elev B2

## KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Charleston CL - Orchid	Lv3 - Caesarstone-Misty Carrera	12881 Handle
Main Bathroom	Lv2 - Charleston CL - Navy Blue	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv2 - Charleston CL - Rain Cloud	Calcutta Marble 4925K-07	12881 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 standard opening of approximately 30 in width  
 Fridge Opening -- if not specified will be set to builders minimum opening of approximately 33 x 71 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") Top Bevelled	

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	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	N/A	Bedroom 4	N/A
Family Room	N/A		
Main Hall	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural		
Main Stairs	Lv1 -TXP135 Lv1 - T04		
Upper Hall	Lv1 -TXP135 Lv1 - T04		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	Basement Landing	Lv1 -TXP135 Lv1 - T04
Library/Den/Study	N/A	Basement Stairs	N/A
In Law Suite	N/A		

Carpet Runner  Yes  No

Underpad Main Floor

NA

Underpad 2nd Floor

Lv1 Underpad-standard

Underpad Main Stairs

Lv1 Underpad-standard

Opt. Flooring Extras

## FLOOR AND WALL TILES

	Floor Tile	Wall Tile	
Front Foyer	1-12x12, Venina, White		
Main Hall	N/A		
Kitchen/Breakfast	N/A		
Powder Room	1-12x12, Venina, White	Kitchen Backsplash	N/A <input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A <input type="checkbox"/> <input type="checkbox"/>

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

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## PLUMBING / FAUCETS

Powder Room <input type="text" value="Standard"/> Main Bath <input type="text" value="Standard"/> Master Ensuite <input type="text" value="Standard"/> 2nd Ensuite <input type="text" value="N/A"/> R.I. Bath <input type="text" value="3 Piece"/>	Laundry	<input type="text" value="Standard"/> <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>
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Kitchen Sink   
 Kitchen Faucet

Drain for 2nd floor Laundry     Yes     No  
 Waterline for fridge     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
<input type="text" value="22 Warm Grey"/>	<input type="text" value="N/A"/>	<input type="text" value="Natural"/>	<input type="text" value="Natural"/>	<input type="text" value="Carpet On Stair"/>

Opt. Paint Extras

## MISCELLANEOUS

Railing Style

Opt. Garage Door <input type="text" value="Yes-Grade Permitting"/>	Opt. Side Door <input type="text" value="NA"/>	Stair Type <input type="text" value="Standard"/>
Interior Doors <input type="text" value="Standard - Classique"/>	Int. Door Hardware <input type="text" value="Straight Pewter Lever"/>	Ext. Door Hardware <input type="text" value="Standard - Pewter Exterior package"/>
	Trim Style <input type="text" value="1 - 2 3/4in Case &amp; 4in Baseboard"/>	Cold Cellar <input type="checkbox"/>

Smooth Ceiling 1st Floor     Yes     No  
 Smooth Ceiling 2nd Floor     Yes     No  
 Supply and Install Standard Mirrors     Yes     No

Misc.

## HEATING

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Air Conditioning     \*Yes     No  
 Hood Fan Duct     6 inch     8 inch     10 inch  
 Gas Provisions for Dryer     Yes     No  
 Gas Provisions for Stove     Yes     No

Gas Provisions for BBQ     Yes     No  
 Humidifier     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
- 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: May 22, 2020

Printed 5/22/2020 14:42:48

Signature: [Signature] Date: May 22, 2020

Builder's Agent: [Signature] Date: May 22, 2020



## Highcastle Homes Décor Centre Disclaimers

Lot#: Block 49 Unit 5 Model:Scarlett Oak (T-4) Elev B2 in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DYLAN JAMES ROSS HUNT and TAYLOR JO-ANNE STEVENSON

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.

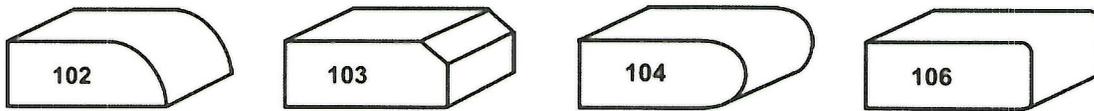
Purchasers Signature(s): 

Date: May 22, 2020

# STONE EDGE PROFILES

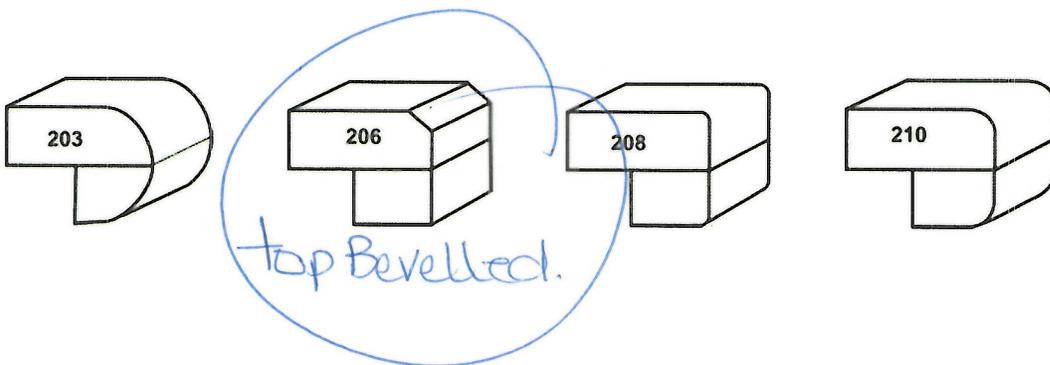
## Approx 2CM or 3/4" Standard Edge

Kitchen



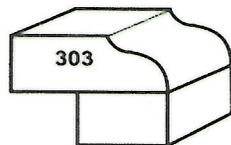
## 1<sup>st</sup> UPGRADE

### Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



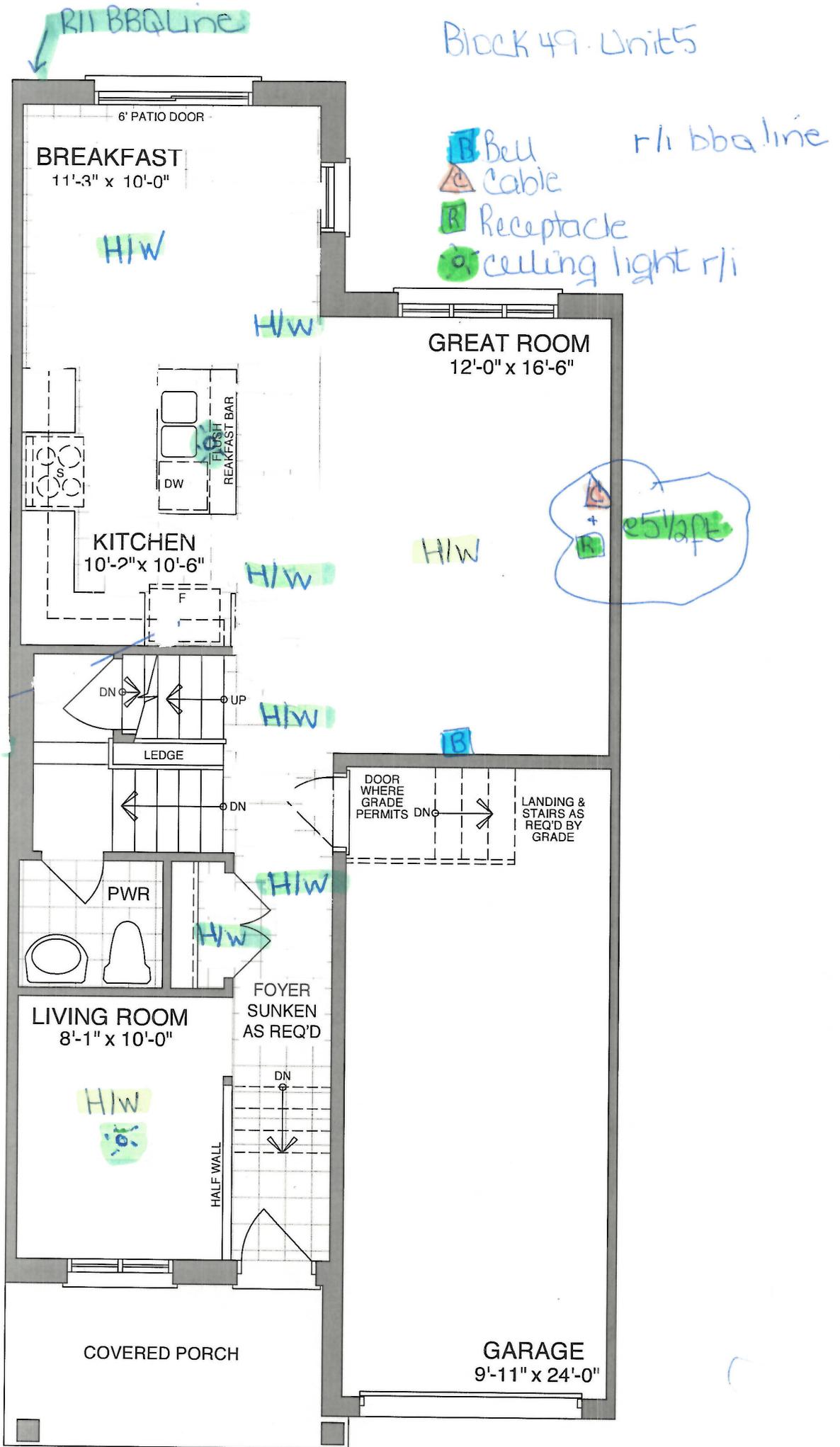
## 2<sup>nd</sup> UPGRADE

### Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign *[Signature]*  
Sign

Date May 22, 2020  
Date

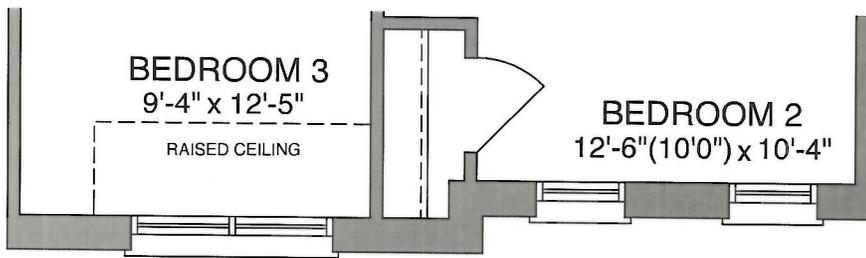


**GROUND FLOOR - ELEV A & B**

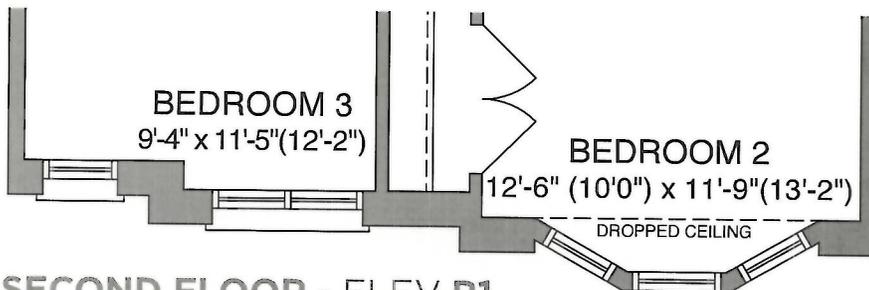
Signature  
 Sign

Date May 22, 2020  
 Date

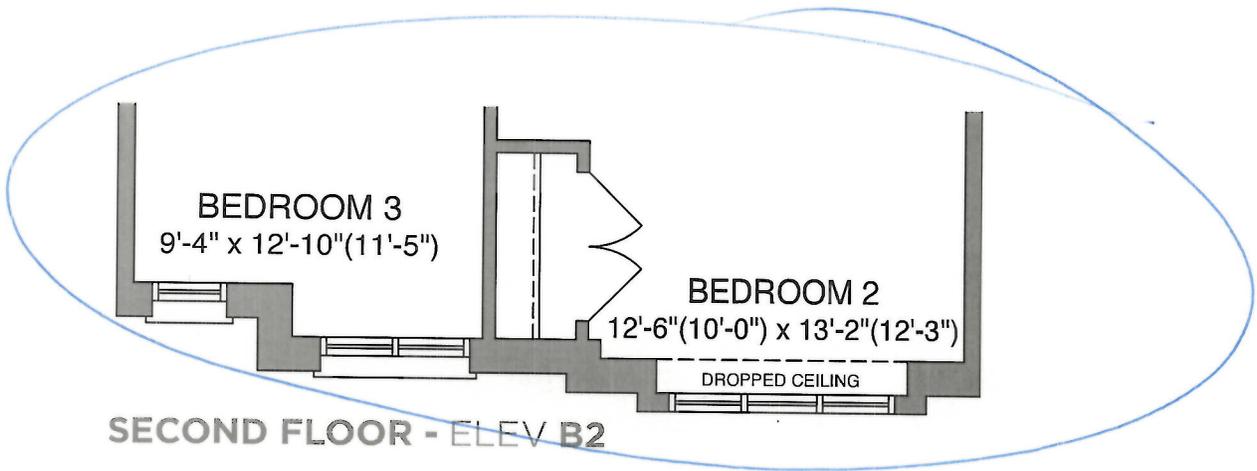
Block 49-5



SECOND FLOOR - ELEV A3 & A4



SECOND FLOOR - ELEV B1

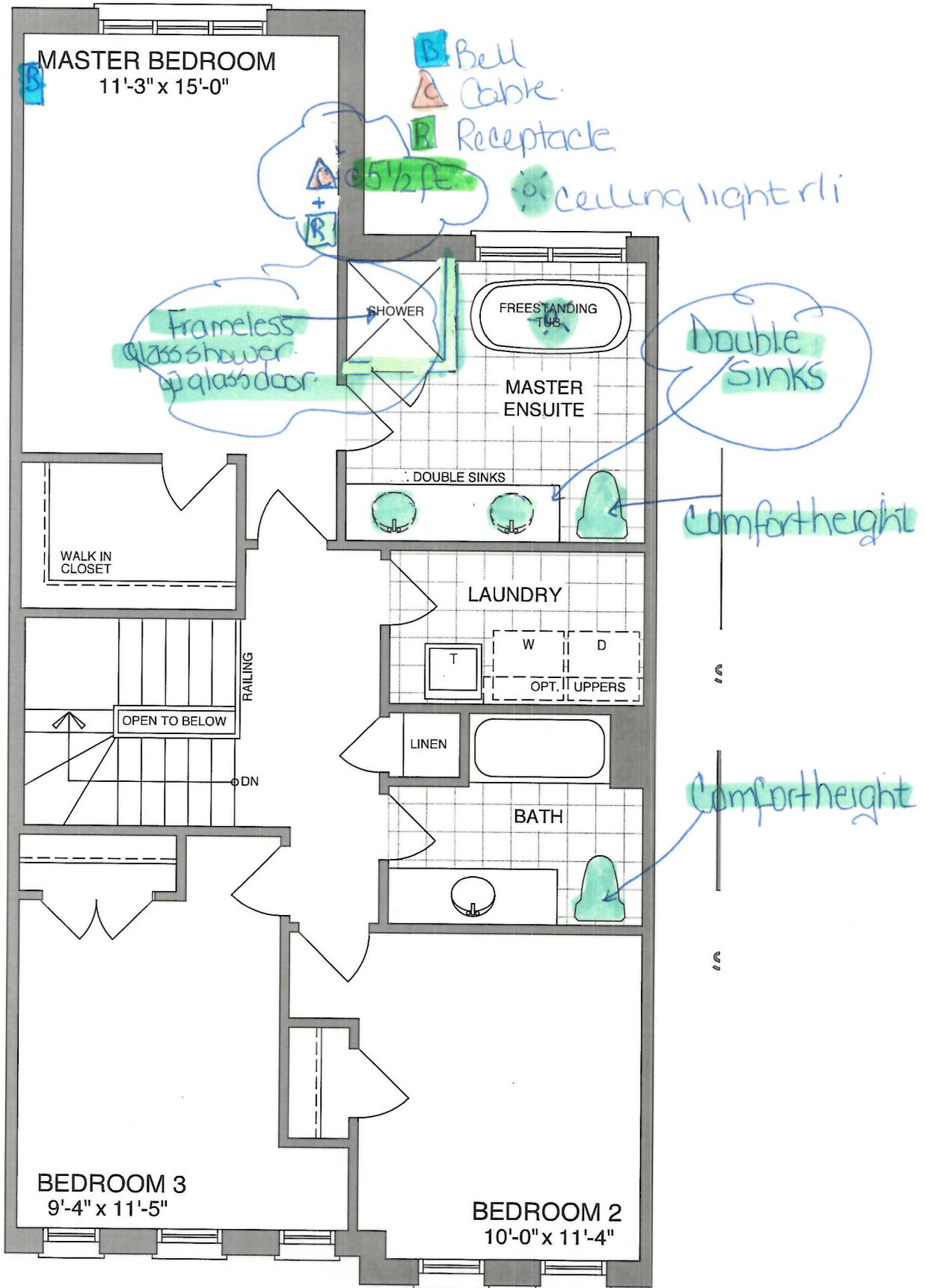


SECOND FLOOR - ELEV B2

Signature  
Sign

Date May 22, 2020  
Date

Block 49-5.

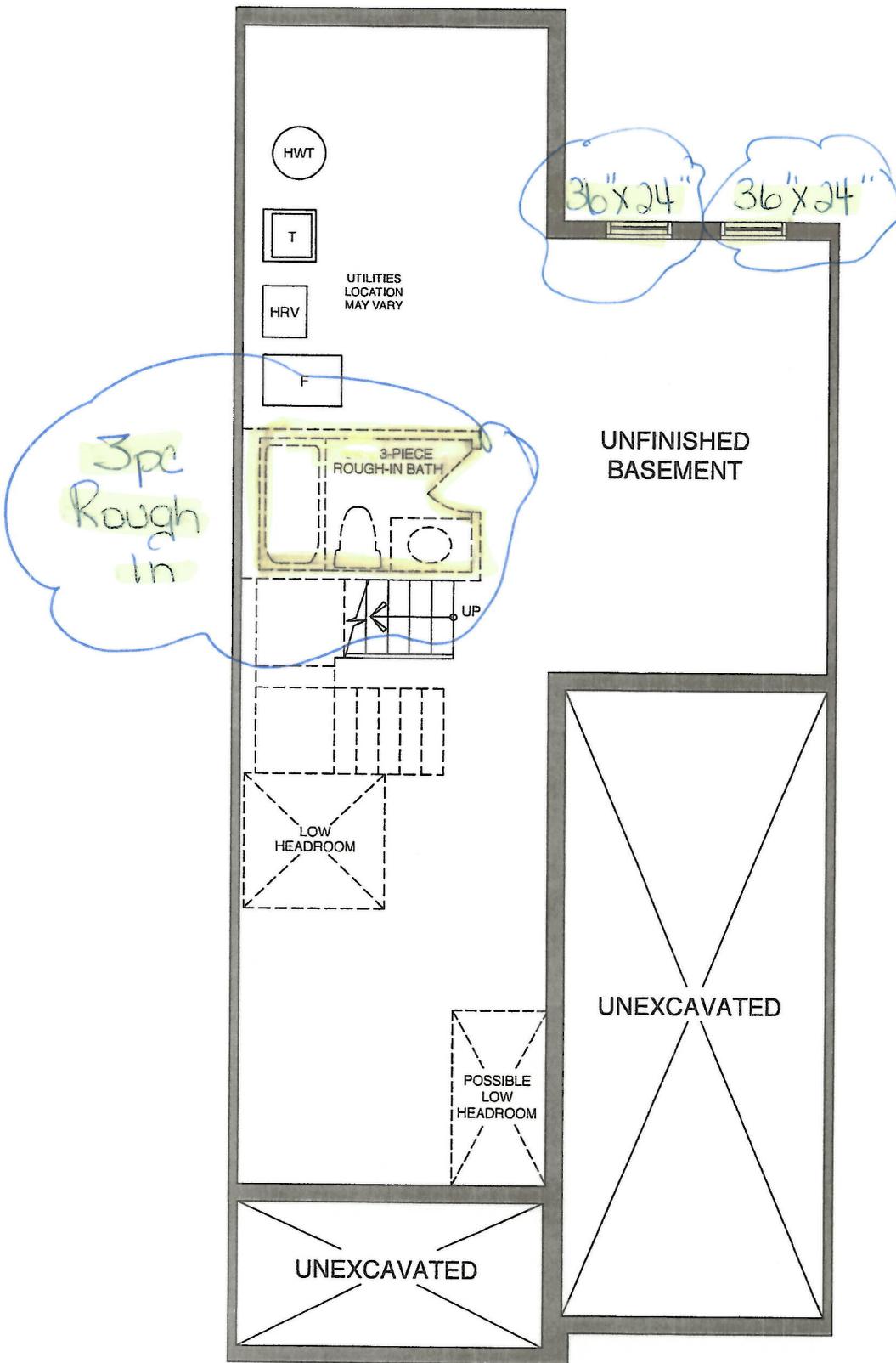


SECOND FLOOR - ELEV A1 & A2

Sign *[Signature]*  
Sign

Date May 22, 2020  
Date

Block 49-5.



BASEMENT - ELEV A & B

Sign *[Signature]*  
Sign

Date May 22, 2020

Date.



# CONSTRUCTION SUMMARY

Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: DYLAN JAMES ROSS HUNT and TAYLOR JO-ANNE STEVENSON

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
Block 49 Unit 5 / 4	40M-2633	Scarlett Oak (T-4) Elev B2	10-Dec-20

## Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: \$5,000.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	



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Block 49 Unit 5 / 4	40M-2633	Scarlett Oak (T-4) Elev B2	10-Dec-20

### 1) CONSTRUCTION

1 - BUILDERS DISCOUNT 22May20 Note: 11,446/35358	
1 - KITCHEN - ALIGN 7565 CHROME, 1 HOLE APPLICATION 22May20 Note: 11,446/35266	

### 10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 22May20 Note: 11,446/35357	
1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 3 - - KITCHEN 22May20 Note: 11,446/35356	

### 3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR BBQ 22May20 Note: 11,446/35264	
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### 4) PLUMBING

2 - COMFORT HEIGHT TOILET EACH - MASTER ENSUITE AND MAIN BATH 22May20 Note: 11,446/35274	
1 - SINK - WASHROOM VANITY - ADDITIONAL (INCLUDES STANDARD FAUCET) - MASTER ENSUITE 22May20 Note: 11,446/35269	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 22May20 Note: 11,446/35265	
1 - 3 PIECE ROUGH IN BASEMENT 01May20 Note: 11,435/35116	

### 5) ELECTRICAL

1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH, LIGHT (CAPPED)- OVER ISLAND (SEE PLAN) 22May20 Note: 11,446/35354	
1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH, LIGHT CAPPED- MASTER ENSUITE OVER FREESTANDING TUB (SEE PLAN) 22May20 Note: 11,446/35353	
1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH, LIGHT - LIVING ROOM (SEE PLAN) 22May20 Note: 11,446/35352	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) (MASTER BEDROOM) ,BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 22May20 Note: 11,446/35245	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) (GREAT ROOM), BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV 22May20 Note: 11,446/35244	

### 6) FLOORING & WALL TILE



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LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
Block 49 Unit 5 / 4	40M-2633	Scarlett Oak (T-4) Elev B2	10-Dec-20

## 6) FLOORING & WALL TILE

1 - OAK - 3/4 " X 2 1/4 " NATURAL - UPGRADE FROM CERAMIC TILE - - KITCHEN AND BREAKFAST (UPGRADE FROM CERAMIC) - 22May20 Note: 11,446/35341	
1 - OAK - 3/4 " X 2 1/4 " NATURAL - UPGRADE FROM CERAMIC TILE - - MAIN HALL (UPGRADE FROM CERAMIC) - 22May20 Note: 11,446/35340	

## 9) CABINETRY

1 - CABINETS - MAIN BATH - LEVEL 2 22May20 Note: 11,446/35355	
1 - CABINETS - MASTER ENSUITE - LEVEL 2 22May20 Note: 11,446/35277	
1 - CABINETS - KITCHEN - LEVEL 2 22May20 Note: 11,446/35246	

## SHOWERS

1 - SHOWER - CHANGE FRAMED SHOWER TO FRAMELESS GLASS ENCLOSURE (INCLUDES GLASS DOOR) - MASTER ENSUITE 22May20 Note: 11,446/35280	
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## TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 22May20 Note: 11,446/35282	
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## WINDOWS AND DOORS - EXTERIOR

2 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 15May20 Note: 11,444/35221	
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