

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:	MAURADAS VIJAYAKUMAR & MENAKA KULENDRAN	Property:	20Phase: 2 of Plan - Draft Plan 21T-9005B
Telephone Res. / Bus:	(416) 745-7083 / (416) 400-7860	Project:	2073737 Ontario Inc.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	Richmond Elev B

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Manchester Maple - Noce Nero CL	Lv1 - GR-Serenata	9677 Handle
Main Bathroom	Lv2 - Simcoe 3DL - Cafe Noir	Lv1 - Marble-Perlato Royal	9677 Handle
Ensuite Bathroom	Lv2 - Simcoe 3DL - Cafe Noir	1882K-52 Cipollino Grigio	9677 Handle
Ensuite 2	Lv2 - Simcoe 3DL - Coconut	1881K-52 Cipollino Bianco	9677 Handle
Ensuite 3/4	Lv2 - Simcoe 3DL - Coconut	1881K-52 Cipollino Bianco	9677 Handle
Ensuite 5	Lv2 - Simcoe 3DL - Coconut	1881K-52 Cipollino Bianco	9677 Handle
Laundry	Lv2 - Simcoe 3DL - Coconut	1877K-52 Autumn 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	
Main Bath	Single Edge (3/4") Top Bevelled	

Opt. Kitchen Extras	
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PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	NA	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	Master bedroom 2	Lv2 - Sweet Dreams1 Lv2 - 738 Amish Linen
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Charcoal	Fin Bsmt Area	*1-Laminate-8mm SF 4 7/8" x 5/16" - Midnight
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	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

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FLOOR AND WALL TILES

	Floor Tile	Wall Tile		
Front Foyer	1-13x13, New Bella, Beige With Veining		Decor	Listello
Main Hall	1-13x13, New Bella, Beige With Veining			
Kitchen/Breakfast	1-13x13, New Bella, Beige With Veining	Kitchen Backsplash	4.25 x 4.25 C&D Biscuit Bright	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	1-13x13, New Bella, Beige With Veining	Pwdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, New Bella, Beige With Veining			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Serpentine White	N/A	1-8x10, Serpentine White	1-13x13, Serpentine White	1-8x10, Serpentine White	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 2	1-13x13, Serpentine Cream	1-8x10, Serpentine Cream	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 3/4	1-13x13, Serpentine Cream	1-8x10, Serpentine Cream	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Ensuite 5	1-13x13, Serpentine Cream	1-8x10, Serpentine Cream	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor


Opt. Tile Extras

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**Telephone Res. / Bus:** (416) 745-7083 / (416) 400-7860 **Project:** 2073737 Ontario Inc.  
**Decor Advisor:** Caroline Rajcsanyi **Model and Elevation:** Richmond Elev B

## PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard	Ensuite 3/4	Standard
Master Ensuite	Standard	Ensuite 5	Standard
2nd Ensuite	Standard		
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			

### Opt. Plumbing Extras

## PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
25 Oyster	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	<input type="text" value="*Yes-Grade Permitting"/>	Opt. Side Door	<input type="text" value="No"/>	Stair Type	<input type="text" value="Oak"/>
Interior Doors	<input type="text" value="Carrera"/>	Int. Door Hardware	<input type="text" value="*Straight Pewter Lever"/>	Ext. Door Hardware	<input type="text" value="*Pewter Exterior package"/>
		Trim Style	<input type="text" value="*1 - 3in Case W/Backband &amp; 5in Base"/>		
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

<b>Fireplace</b>	<b>Type</b>	<b>Mantle</b>	<b>Surround</b>	<b>Hearth</b>
Family Room	<input standard"="" type="text" value="36"/>	<input type="text" value="Standard - Paint Grade"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Air Conditioning</b>	<input type="radio"/> *Yes <input checked="" type="radio"/> No		<b>Gas Provisions for BBQ</b>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Hood Fan Duct</b>	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		<b>Humidifier</b>	<input checked="" type="radio"/> Yes <input type="radio"/> No
<b>Gas Provisions for Dryer</b>	<input type="radio"/> Yes <input checked="" type="radio"/> No			
<b>Gas Provisions for Stove</b>	<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
- 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: [Signature] Date: Aug 16/16

Printed 8/16/2016 08:45:09

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder's Agent: W. J. Smith Date: Aug 16, 1916



## Highcastle Homes Décor Centre Disclaimers

Lot#: 20 Model:Richmond Elev B in Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: MAURADAS VIJAYAKUMAR and MENAKA KULENDRAN

TEL: RES.: 416-745-7083 BUS.: 416-400-7860

*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

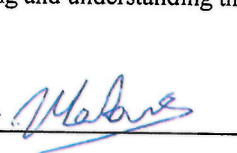
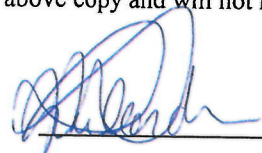
Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

### 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.

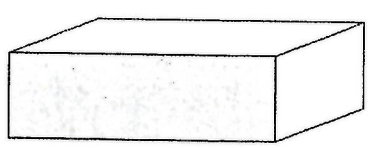
Purchasers Signature(s):

  Date: Aug - 11/16

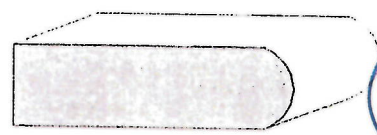
LOT 20  
Riverwalk II



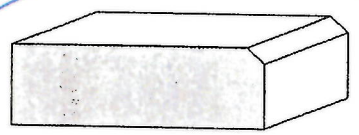
STANDARD EDGE



Single Straight polished 3/4"



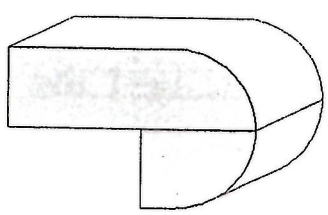
Single Bullnose 3/4"



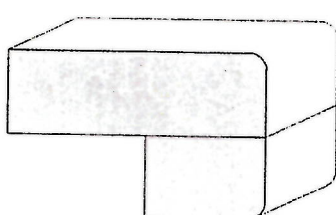
Single Bevel 1/4" top bevel 3/4" thick

MAIN BATH, 1ST FLOOR

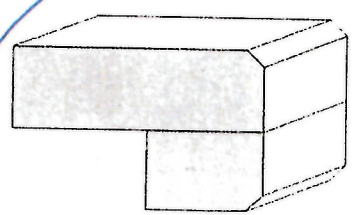
UPGRADE #1 EDGES



Double Bullnose 1.5" thick



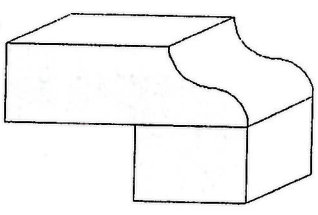
Double Pencil 1.5" thick



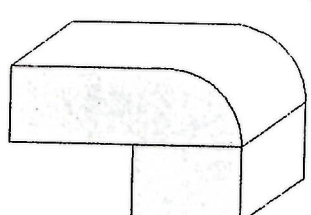
Double Bevel 1/4" top&bottom 1.5" thick

KITCHEN

UPGRADE #2 EDGES



Double Ogee 1.5" thick

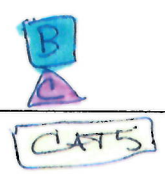


Double Quarter Moon 1.5" thick

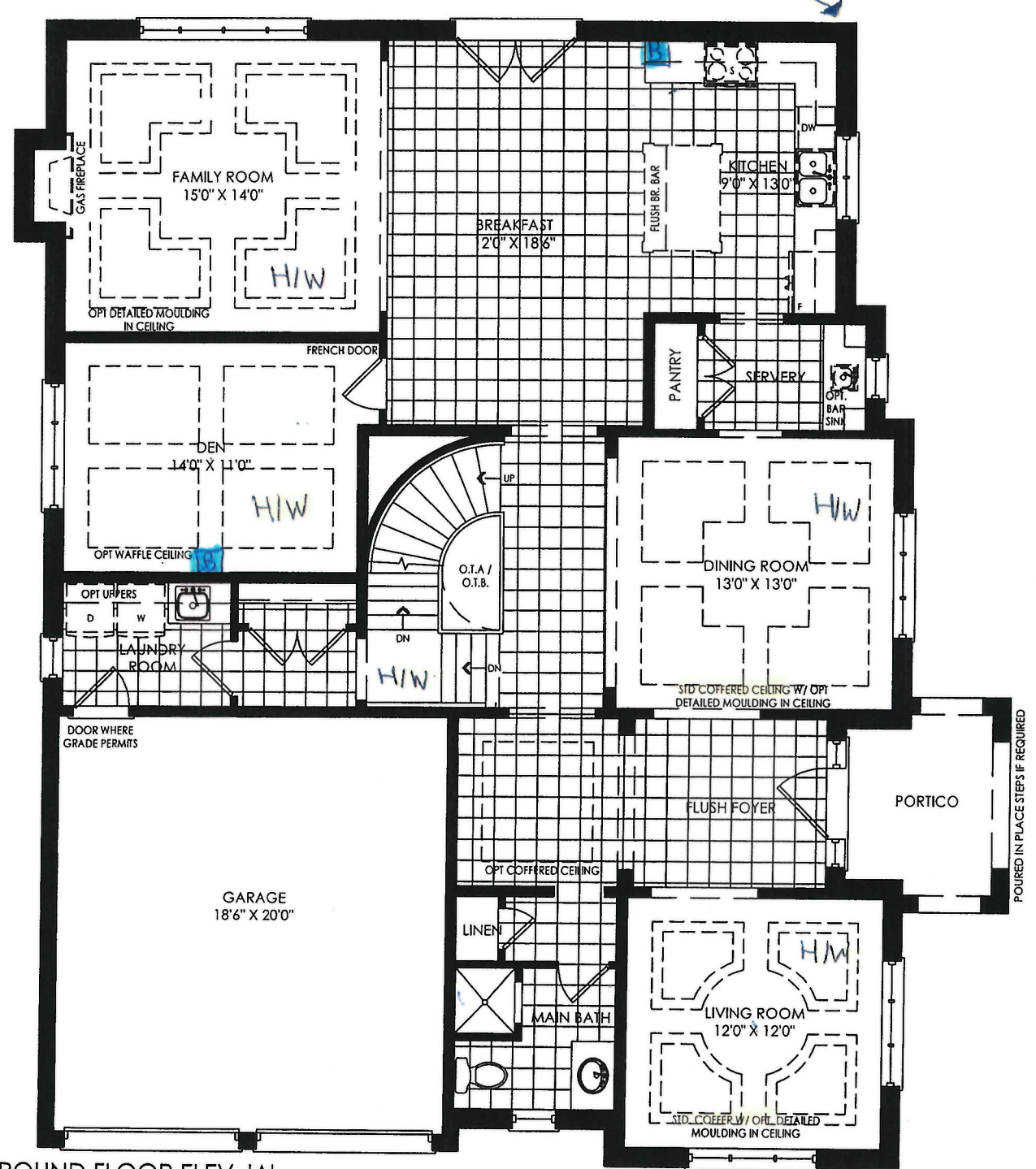
Sign   
Sign

Date Aug 11/16  
Date Aug 11/16

LOT 20.



R/I BBQ Line



GROUND FLOOR ELEV. 'A'

Sign *[Signature]*  
Sign *[Signature]*

Date Aug-11-2016  
Date Aug 11/16

BUILDER NAME: HIGHCASTLE HOMES  
PROJECT NAME: RIVERWALK PHASE 2  
LOCATION: LOT #20  
DATE: ARPIL 20, 2016  
MODEL: RICHMOND (50-5 B)

Schedule "FP"

Lot 20

LOT 20

RIVERDALE II

Model 50-5

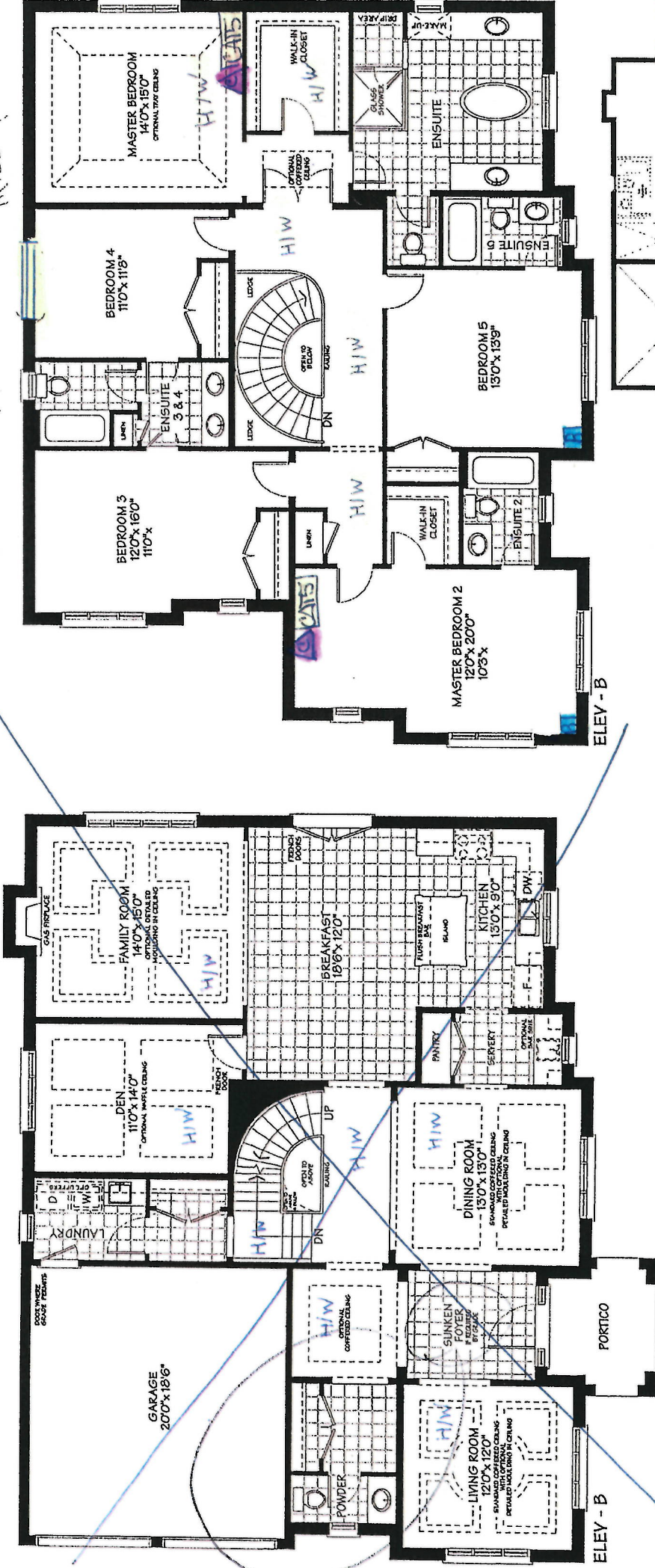
WALK IN CLOSET MISSING

The Richmond

Stirling Series 50 ft. Designs

Elevation B - 3853 sq. ft.

MK



MAIN FLOOR

SECOND FLOOR

BASEMENT

Date Aug 11/16  
Date Aug 11/16

Sign [Signature]  
Sia [Signature]

ALL PLANS, DIMENSIONS AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR AREA. ALL RENDERINGS AND LANDSCAPE DESIGNS ARE AN ARTIST CONCEPT. EAOE.



CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: MAURADAS VIJAYAKUMAR and MENAKA KULENDRAN TEL: RES.: 416-745-7083 BUS.: 416-400-7860

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
20 / 2	Draft Plan 21T-9005B	Richmond Elev B		14-Sep-16

Agreement of Purchase and Sale

3 1/4 inch X 3/4 inch natural finish oak hardwood on second floor hallway and master bedroom (from builders standard samples). Worksheet Note:	
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LOT / PHASE 20 / 2	REG. PLAN # Draft Plan 21T-9005B	HOUSE TYPE Richmond Elev B		CLOSING DATE 14-Sep-16
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1) CONSTRUCTION

1 - BUILDER DISCOUNT 11Aug16 Note: 11,183/31979	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR 11Aug16 Note: 11,183/31072	
1 - POWDER ROOM TO BE CHANGED TO 3 PC BATHROOM WITH FRAMED IN SHOWER - REDUCE MAIN HALL CLOSET 26Feb16 Note: 11,137/30309	
1 - FRONT FOYER TO BE FLUSH WITH APPROXIMATELY 3 STEPS 26Feb16 Note: 11,137/30308	

3) HEATING / AIR CONDITIONING

1 - R/I BBQ LINE AS PER AGREEMENT - OUTSIDE OF KITCHEN AREA (SEE PLAN) 11Aug16 Note: 11,183/31978	
1 - AIR CLEANER - APRILAIR 2200 OR 2400 (SPACE-GUARD 2000 CFM) 11Aug16 Note: 11,183/31089	
1 - HUMIDIFIER - LENOX MODEL WB2-17 ( UP TO 4000 SQ. FT.) 11Aug16 Note: 11,183/31088	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 11Aug16 Note: 11,183/31097	
1 - SINK - VANITY - UNDERMOUNTED - RECTANGULAR PORCELAIN (MAIN BATH ON 1ST FLOOR) 11Aug16 Note: 11,183/31092	
1 - SINK - KITCHEN - UNDERMOUNTED (2 EQUAL BOWL) 11Aug16 Note: 11,183/31091	

6) FLOORING & WALL TILE

1 - TOWEL BAR/SOAP DISHES/TOILET PAPER HOLDERS - DO NOT SUPPLY AND INSTALL ALL TOILET PAPER HOLDERS, SOAP DISHES AND TOWEL BARS THROUGHOUT 11Aug16 Note: 11,183/31073	
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8) FINISHING

2 - STAIN STAIR & RAILING PER FLOOR 11Aug16 Note: 11,183/31098	
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9) CABINETRY

1 - ACCOMMODATE FOR MICROWAVE HOOD FAN COMBO 11Aug16 Note: 11,183/31071	
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Gountertop

1 - UPGRADE LAMINATE COUNTERTOP - LEVEL 1 MARBLE - - MAIN BATH - 1ST FLOOR 11Aug16 Note: 11,183/31096	
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Hardwood



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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
20 / 2	Draft Plan 21T-9005B	Richmond Elev B		14-Sep-16

Hardwood

1 - OAK - 3/4" X 4 1/8" ENGINEERED - (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD))- - UPPER HALL 11Aug16 Note: 11,183/31083	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - (UPGRADE FROM 3/4"x3 1/4" NATURAL HARDWOOD))- - MASTER 11Aug16 Note: 11,183/31082	
1 - OAK - 3/4" X 4 1/8" ENGINEERED - UPGRADE FROM CARPET - - DEN (UPGRADE FROM CARPET) 11Aug16 Note: 11,183/31081	
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)) 11Aug16 Note: 11,183/31080	
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)) 11Aug16 Note: 11,183/31079	
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)) 11Aug16 Note: 11,183/31078	

WINDOWS AND DOORS

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 26Feb16 Note: 11,137/30310	
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