



## HIGHCASTLE HOMES - COLOUR SCHEDULE

**Purchasers:** MENAKA KULENDRAN & MAURADAS VIJAYAKUMAR      **Property:** 20Phase: 2 of Plan - Draft Plan 21T-90058  
**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			
Main Bath	Standard			
Master Ensuite	Standard		Laundry	Standard
2nd Ensuite	Standard		Ensuite 3/4	Standard
R.I. Bath	*3 Piece		Ensuite 5	Standard
Kitchen Sink	*Undermount			
Kitchen Faucet	Standard			
Drain for 2nd floor Laundry	Yes	<input 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	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 extending picket, 3in oak handrail and 3 1/2in oak std. post
Opt. Garage Door	*Yes-Grade Permitting	No
Interior Doors	Carrera	Opt. Side Door Int. Door Hardware Trim Style
Smooth Ceiling 1st Floor	<input checked="" type="radio"/> Yes	No
Smooth Ceiling 2nd Floor	<input checked="" type="radio"/> Yes	No
Supply and install Standard Mirrors	<input checked="" type="radio"/> Yes	No
Misc.		

\*Straight Pewter Lever      Stair Type Oak  
 \*1 - 3in Case W/Backband & 5in Base      Ext. Door Hardware  
 Basement Windows Upgrade  Yes      No      \*Pewter Exterior package  
 Cold Cellar

### HEATING

Fireplace	Type	Mantle	Surround	Hearth
Family Room	36" Standard	Standard - Paint Grade		
Air Conditioning	*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 BBQ
Gas Provisions for Dryer	Yes	<input checked="" type="radio"/> No		<input checked="" type="radio"/> Yes
Gas Provisions for Stove	Yes	<input checked="" type="radio"/> No		Humidifier
				<input checked="" type="radio"/> Yes
				No

Exterior Colour Scheme:

Pre-selected By Vendor

**NOTE:** The Purchaser(s) agree(s) that:

- Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- 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.
- 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.
- 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 notwithstanding that the Purchaser may have completed a colour selection schedule.
- 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 Occurrence) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature: [Signature] Date: Feb. 9/17

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Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Builder's Agent: [Signature] Date: Feb 9, 2017



## 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.

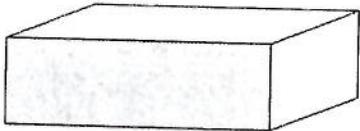
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): Mabine Menaka Date: Aug - 11 / 16

LOT 20  
Riverwalk II

**MOSCONE**  
MARBLE

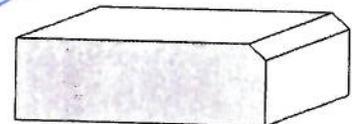
STANDARD EDGE



Single Straight polished 3/4"



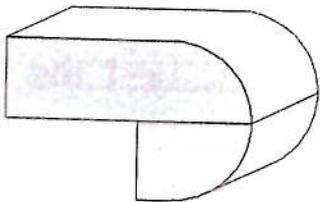
Single Bullnose 3/4"



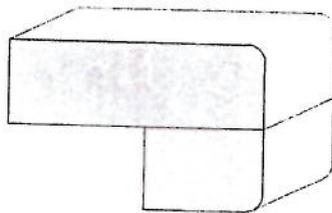
Single Bevel 1/4" top bevel 3/4" thick

MAIN BATH, 1ST FLOOR

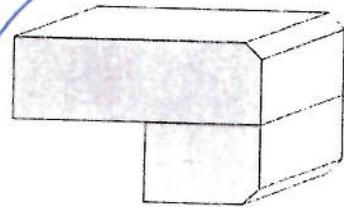
UPGRADE #1 EDGES



Double Bullnose 1.5" thick



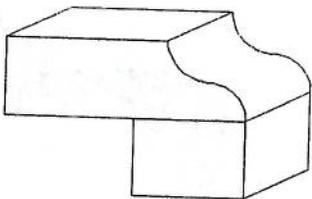
Double Pencil 1.5" thick



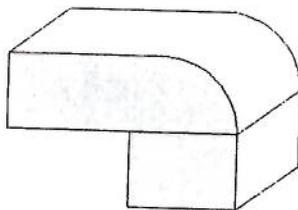
Double Bevel 1/4" top&bottom 1.5" thick

KITCHEN

UPGRADE #2 EDGES



Double Ogee 1.5" thick



Double Quarter Moon 1.5" thick

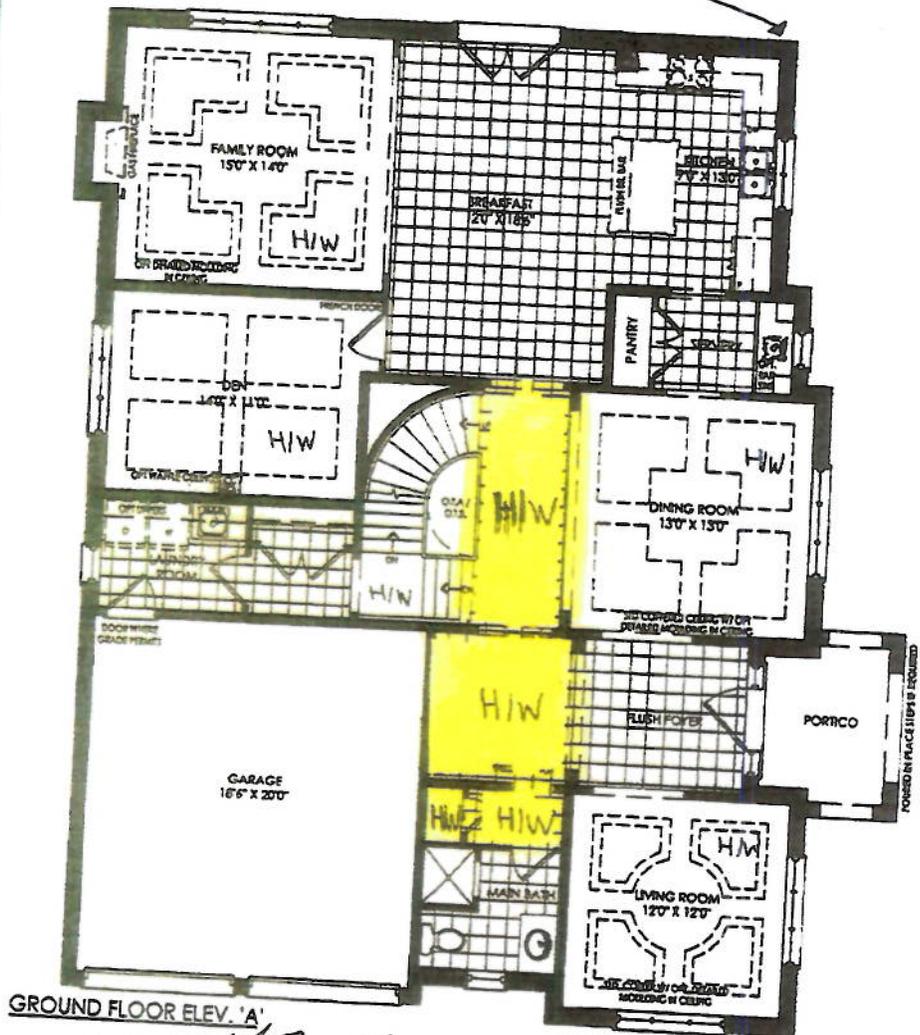
Sign   
Sign 

Date Aug 11/16  
Date Aug 11/16

LOT 20  
Riverwalk II

[CATS]

R/I BBQ Line



GROUND FLOOR ELEV. 'A'

Signature  
Date

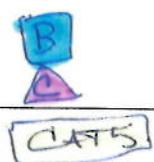
Date Aug 11 2016  
Date Aug 11/16

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

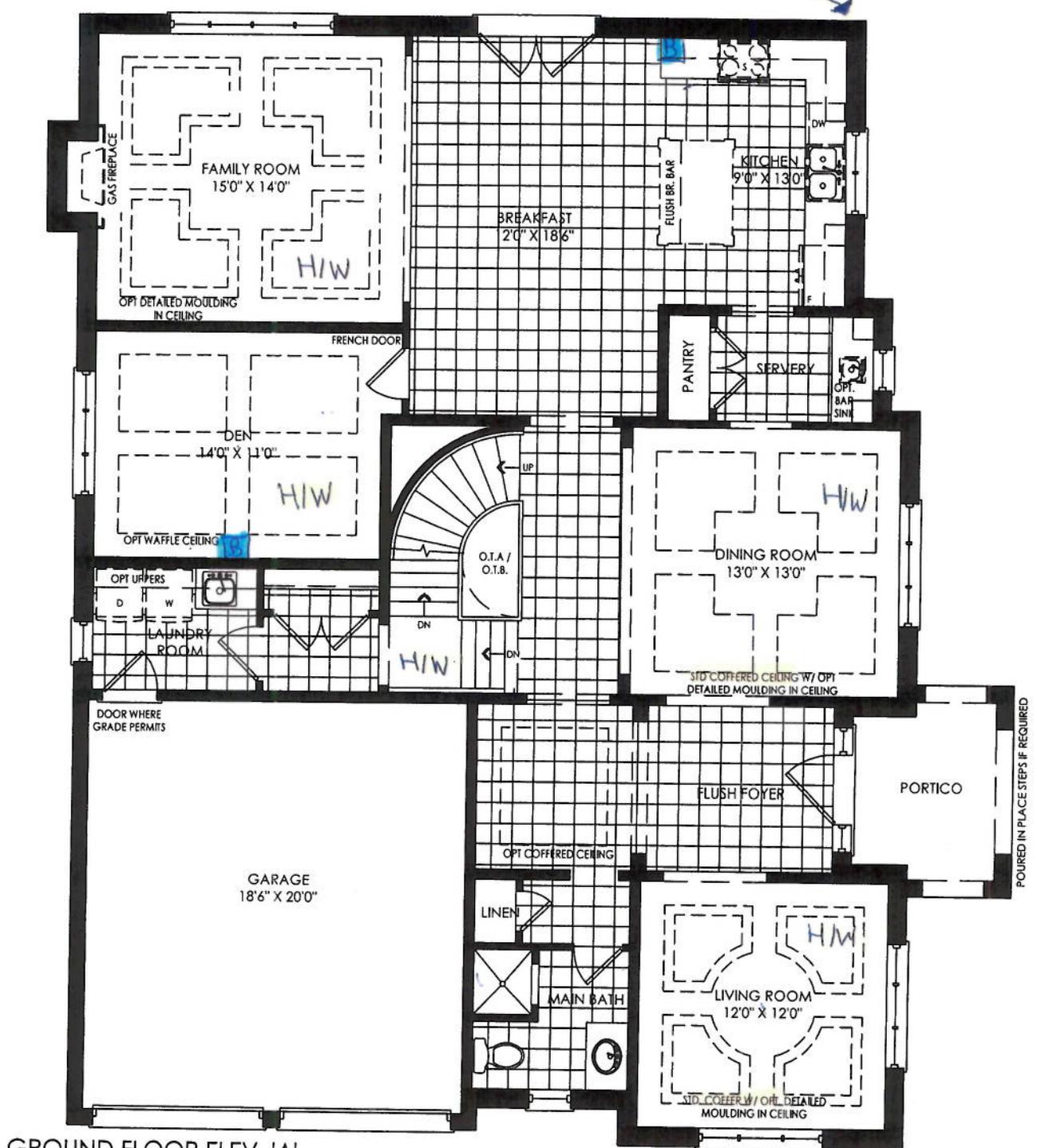
Signature  
Date

Date Feb 9/17  
Date

LOT 20.



R/I BBQ Line



GROUND FLOOR ELEV. 'A'

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)





PLS DELETE PREV

CONS SUMMARY

Feb 14 17

### CONSTRUCTION SUMMARY

Riverwalk II - 2073737 Ontario Inc.

PURCHASERS: MENAKA KULENDRAN and MAURADAS VIJAYAKUMAR

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). <i>Worksheet</i> Note:	
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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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## Countertop

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



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### Hardwood

1 - OAK - 3/4" X 4 1/8" STAINED ENGINEERED - UPGRADE FROM CERAMIC TILE - - MAIN STAIR HALL (UPGRADE FROM CERAMIC) 09Feb17 Note: 11,219/32844	
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	

\*NOTE\*

### 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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