



# HIGHCASTLE HOMES - COLOUR SCHEDULE

**Purchasers:** UCHENNA JOHN GEORGE & CHINELO THERESA GEOF **Property:** 1Phase: Orchards of Plan - 40M-2627  
**Telephone Res. / Bus:** / **Project:** 2174372 Ontario Ltd.  
**Decor Advisor:** Caroline Rajcsanyi **Model and Elevation:** Baldwin (40-6) Elev B Opt Additional Ensuite

## 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"/> Shared Ensuite <input type="text" value="Standard"/>  Kitchen Sink <input type="text" value="Standard"/> Kitchen Faucet <input type="text" value="Standard"/>
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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="Standard"/>	<input type="text" value="Natural"/>	<input type="text" value="*Wrought Iron"/>	<input type="text" value="Natural"/>

Opt. Paint Extras

## MISCELLANEOUS

**Railing Style**

Opt. Garage Door <input type="text" value="*Yes-Grade Permitting"/> Interior Doors <input type="text" value="Standard - Classique"/>	Opt. Side Door <input type="text" value="No"/> Int. Door Hardware <input type="text" value="*Straight Pewter Lever"/> Trim Style <input type="text" value="*1 - 2 3/4in Case &amp; 4in Baseboard"/>	Stair Type <input type="text" value="Oak"/> Ext. Door Hardware <input type="text" value="*Pewter Exterior package"/>	Basement Windows Upgrade <input checked="" type="radio"/> Yes <input type="radio"/> No Cold Cellar <input type="checkbox"/>
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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
Great Room	<input type="text" value="36"/>	<input type="text" value="Standard - Paint Grade"/>	<input type="text" value="N/A"/>	<input type="text" value="N/A"/>

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:

- 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 f
- 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 (Per item) administration fee will apply to the above exceptions (if the change is possible).

This Interior Colour Selection is final and approved by:

Signature: Date: 23-2-2021

Printed 2/23/2021 11:21:58

Signature: Date: 23/02/2021  
 Builder's Agent: Date: Feb 23 2021



## Highcastle Homes Décor Centre Disclaimers

Lot#: 1 Model: Baldwin (40-6) Elev B Opt Additional Ensuite in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: UCHENNA JOHN GEORGE and CHINELO THERESA GEORGE // MUHAMMAD ALI RAFFAY

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: 23-2-2021

# RF27T5501 36" French Door Refrigerator with Family Hub™

Where to buy

Features

Spec

Support

Compare

Review

## Physical specification

Lot 1 - Orcharde's  
Fridge

### Net Dimension (WxHxD)(inch)

35 6/8 x 68 7/8 x 32 7/8 inch

### Net Width (inch)

35 6/8 inch

### Net Case Height with Hinge (inch)

70 inch

### Net Case Height without Hinge (inch)

68 7/8 inch

### Net Depth with Door Handle (inch)

35 3/8 inch

U G  
C G

23/02/2021  
23/02/2021

# 6.3 cu.ft. Freestanding Electric Range with Air Fry and Wi-Fi

Where to buy

Features Spec Support Compare Review

## Weights/Dimensions

### Net (WxHxD)

29 15/16 x 46 5/16 x 26 7/16 inch

### Gross (WxHxD)

33 1/16 x 50 9/16 x 30 5/16 inch

### Weight (Net)

67.3 kg (148.4 lb)

### Weight (Gross)

78 kg

### Weight (Gross, lb)

172 lb



Where to buy

Features

Spec

Support

Compare

Review

Dishwasher

Lot 1 Richards

## Physical specification

Loading Quantity (2/4/4H)

48 / 102 / 149

Hide All Specs ^

## Support

Find answers to the questions you have about the product

U CF  
C CF

23/02/2021

23/02/2021

5.8 cu.ft. Smart Front Load Washer with Super Speed in Black Stainless Steel

Where to buy

Features Spec Support Compare Review

# Specifications

Washing Capacity (cu.ft)

**5.8 cu.ft. (I.E.C.) / 5.0 cu.ft. (D.O.E.)**

VRT

**VRT+**

Net Dimension (WxHxD)

**27 x 38.7 x 33.5 inch**

Net Weight

**205 lb**



## 7.5 cu.ft. Smart Electric Dryer with Steam Sanitize+ in Black Stainless Steel

Where to buy

Features

Spec

Support

Compare

Review

# Specifications

Drying Capacity (cu.ft)

**7.5 cu.ft**

Energy Consumption (annual)

**608**

Net Dimension (WxHxD)

**27 x 38.7 x 31.7 inch**

Net Weight

**123 lb**

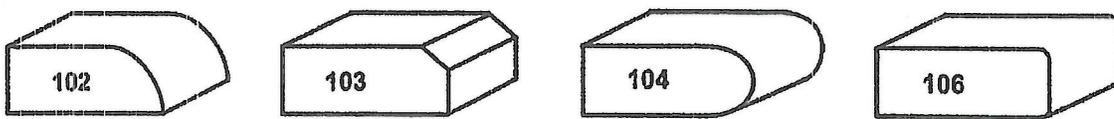
View more 



Lot 1  
Orchards

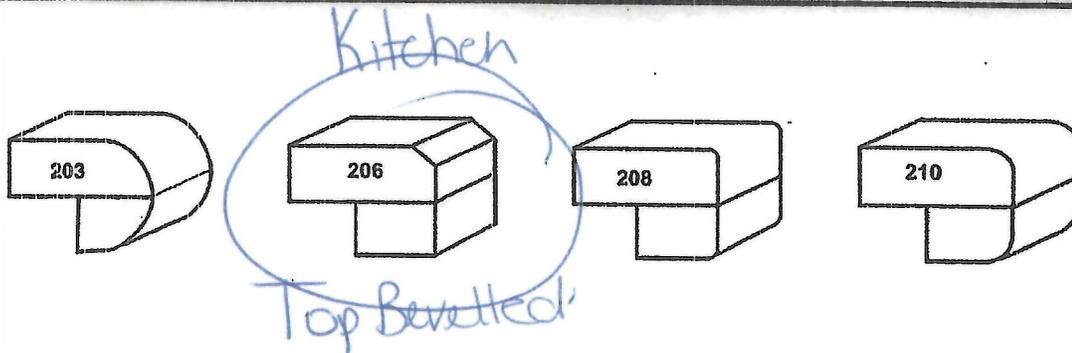
# STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



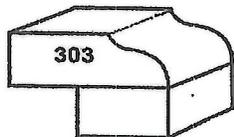
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

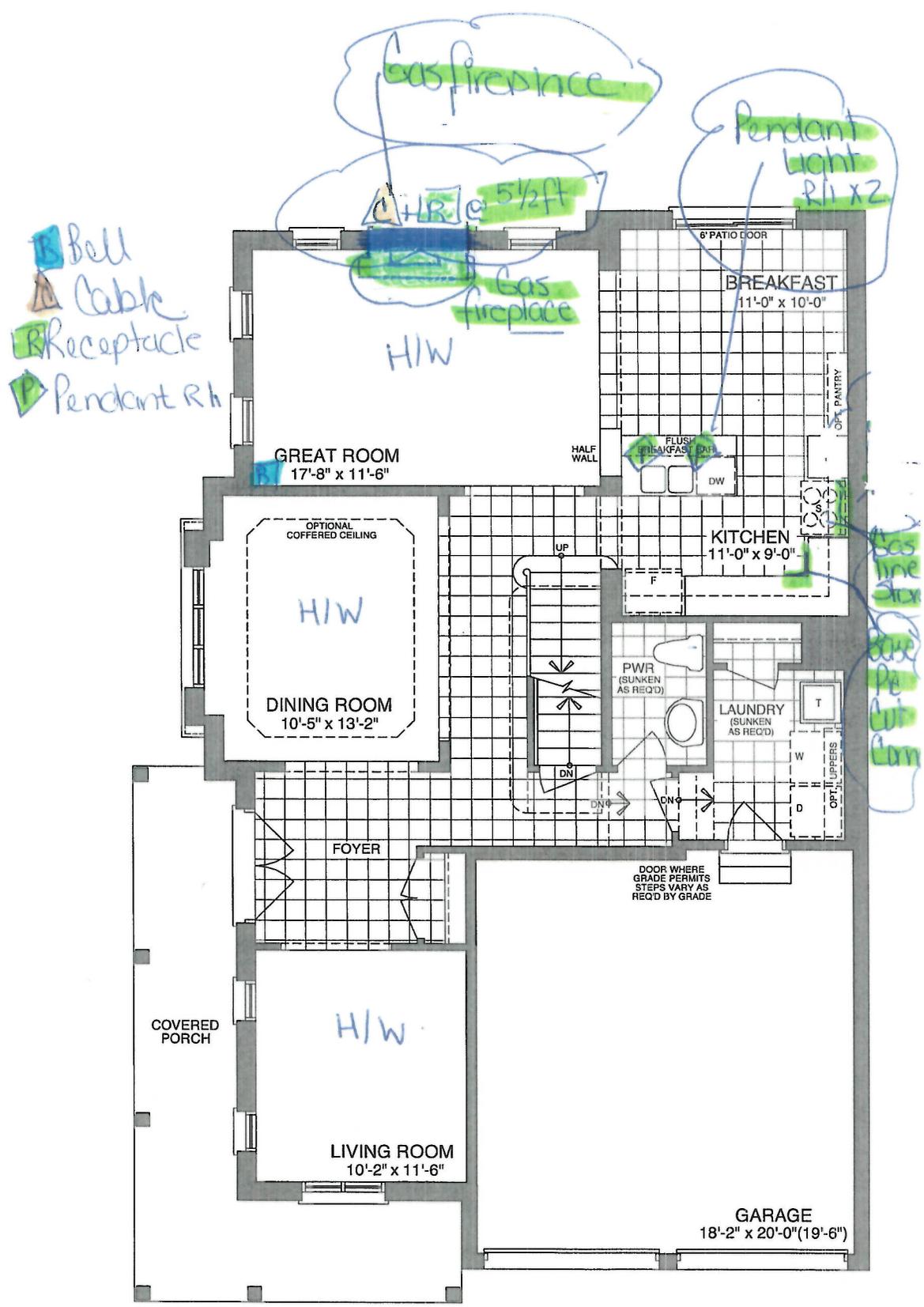


Sign  
Sign

*[Signature]*  
*[Signature]*

Date 23-2-2021  
Date 23/02/2021

Lot 1  
Orchards



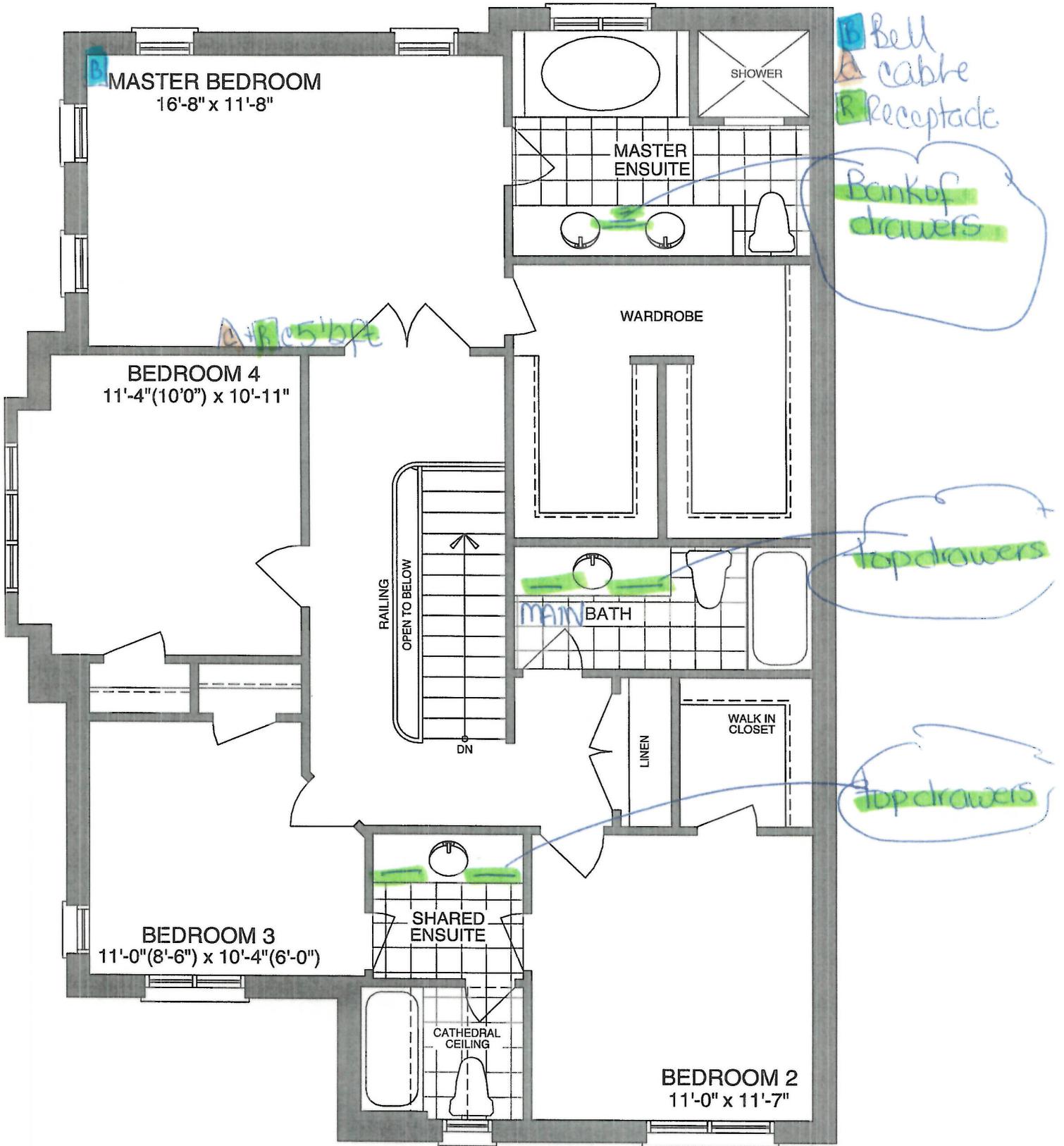
MAIN FLOOR - ELEV B

Sign  
Sign

*th?*  
*chy*

Date 23-2-2021  
Date 23/2/2021

Lot 1  
Orchards

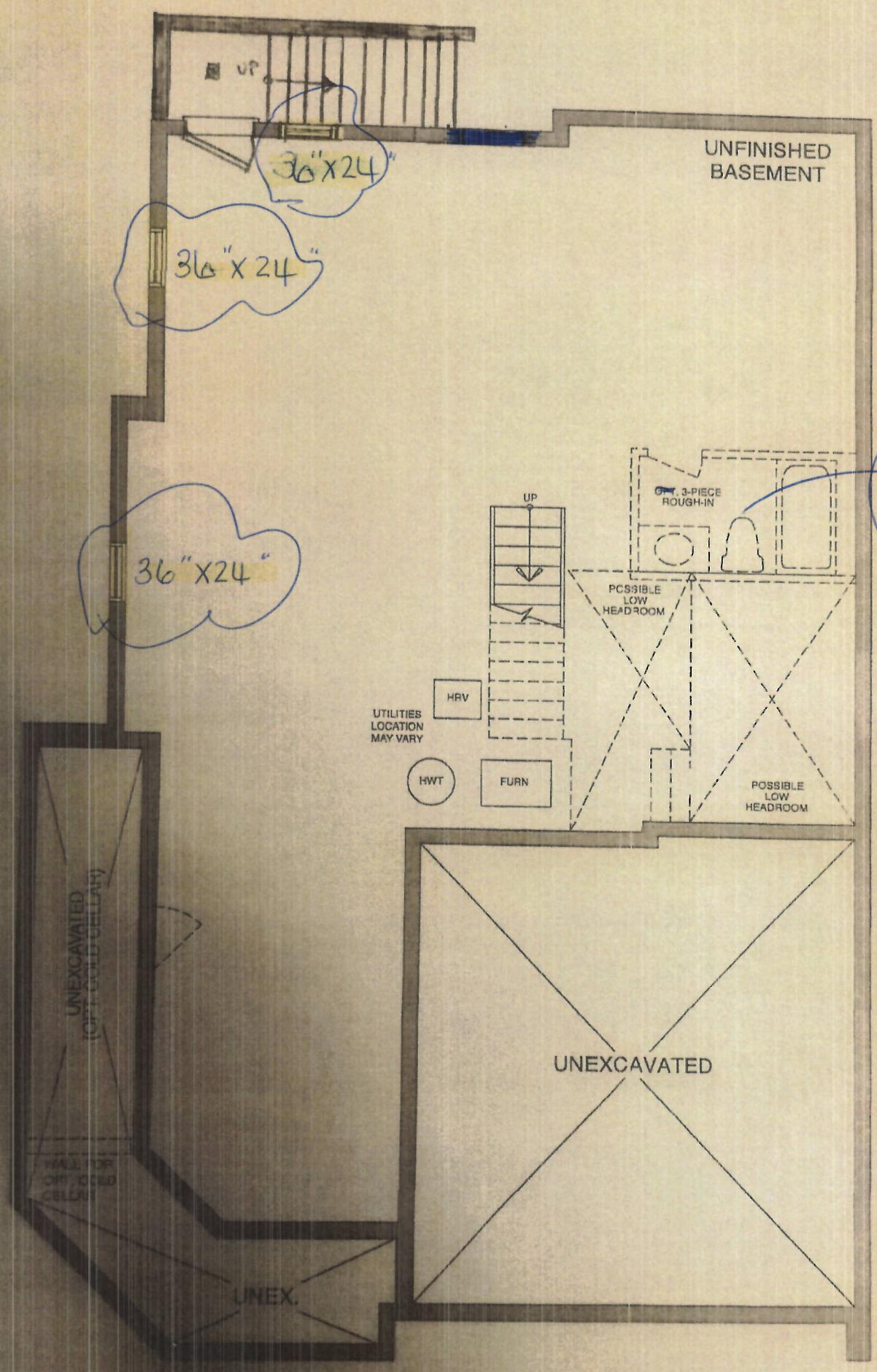


**OPT. SECOND FLOOR - ELEV B**

Sign   
Sign 

Date 23-2-2021  
Date 23/02/2021

LOT 1  
ORCHARD



3pc R/I

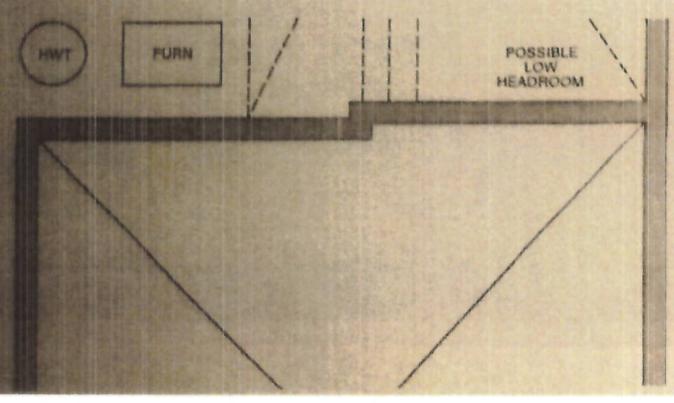
36" x 24"

36" x 24"

36" x 24"

06/03/20  
Clay

**BASEMENT - ELEV A**



UNEXCAVATED (COLD CELLAR)

WALL TOP OF OPT. COLD CELLAR

UNEXCAVATED (OPT. COLD CELLAR)

UNEX.

UNEXCAVATED

UNFINISHED BASEMENT

3-PIECE ROUGH-IN

POSSIBLE LOW HEADROOM

POSSIBLE LOW HEADROOM

HRV

UTILITIES LOCATION MAY VARY

HWT

FURN

UP



# CONSTRUCTION SUMMARY

## Orchards - 2174372 Ontario Ltd.

**PURCHASERS:** UCHENNA JOHN GEORGE and CHINELO THERESA GEORGE // MUHAMMAD ALI RAFFAY

**TEL:**

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
1 / Orchards	40M-2627	Baldwin (40-6) Elev B Opt Additional Ensuite	21-Oct-21

### Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet Note:</i>	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	



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### 10) COUNTERTOPS

1 - UPGRADE STONE COUNTERTOP - UPGRADE 3/4" EDGE TO 1 1/2" STANDARD EDGE - - KITCHEN 23Feb21 Note: 11,547/36929	
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### 3) HEATING / AIR CONDITIONING

1 - FIREPLACE - GAS - 36 INCH SINGLE SIDED STANDARD - WITH STANDARD PAINT GRADE MANTLE - (NO MARBLE) (GREAT ROOM).....*****NOTE - THIS IS "NOT" A BUMP OUT FIREPLACE**** 23Feb21 Note: 11,547/36962	
1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 23Feb21 Note: 11,547/36947	

### 4) PLUMBING

1 - 3 PIECE ROUGH IN BASEMENT 23Feb21 Note: 11,547/36963	
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### 5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANT LIGHTS OVER ISLAND (SEE PLAN) 23Feb21 Note: 11,547/36933	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) GREAT ROOM BESIDE CABLE ABOVE FIREPLACE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV. 23Feb21 Note: 11,547/36930	

### 8) FINISHING

1 - RAILING - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SINGLE SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST. 23Feb21 Note: 11,547/36954	
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### 9) CABINETRY

1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4 23Feb21 Note: 11,547/36924	
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### CABINETRY - VANITY

4 - VANITY CABINETS - DRAWERS - VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER) - GROUP 1 - 4 (2 X MAIN BATH, AND 2 X SHARED ENSUITE) 23Feb21 Note: 11,547/36926	
1 - VANITY CABINETS - DRAWERS - VANITY BANK OF DRAWERS (60CM TO 90CM WIDE) - GROUP 1 - 4 (MASTER ENSUITE) 23Feb21 Note: 11,547/36925	

### TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 23Feb21 Note: 11,547/36956	
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### WINDOWS AND DOORS - EXTERIOR

3 - WINDOW - BASEMENT -ENLARGE STANDARD TO 36 INCH (W) X 24 INCH (H) - EACH ADDITIONAL 23Feb21 Note: 11,547/36957	
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1 / Orchards	40M-2627	Baldwin (40-6) Elev B Opt Additional Ensuite	21-Oct-21

### WINDOWS AND DOORS - EXTERIOR

1 - WALK UP FROM BASEMENT 23Feb21 Note: 11,547/36927	
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