

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Richard Oswald Brown
/
Caroline Rajcsanyi

Property: 6Phase: Orchards of Plan - 40M-2627

Project: 2174372 Ontario Ltd.

Model and Elevation: Kingswood (37-1) Elev B Opt 4 Bedroom

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Maitland 3DL - Café Noir	Lv1 - GR-Bianco Sardo (Grigio)	12881 Handle
Main Bathroom	Lv1 - Maitland 3DL - Café Noir	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Maitland 3DL - Café Noir	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		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

Single Edge (3/4") Top Bevelled

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	N/A	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	N/A	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural		
Main Stairs	Oak		
Upper Hall	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Oak Strip Lauzon Essential Solid 2 1/4" x 3/4"-Natural	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
In Law Suite	NA		

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	1-13x13, Serpentine White			
Main Hall	N/A			
Kitchen/Breakfast	1-13x13, Serpentine White	Kitchen Backsplash	NA	<input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, Serpentine White ***MUDROOM***			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	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"/>
						<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

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*3 Piece

Laundry

Standard

Kitchen Sink

Kitchen Faucet

Standard

Upgrade

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

***RELOCATE STACKABLE LAUNDRY ROUGH IN TO MAIN FLOOR MUDROOM, ADD LAUNDRY MATE BOX REQUIRED FOR NEW LOCATION AND ADD LAUNDRY FLOOR DRAIN WITH LINER (NO SLOPE)

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

Natural

Natural

Natural

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - STANDARD - 1 3/4in oak picket, 3in oak handrail and 3 1/2in oak post.

*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

*1 - 2 3/4in Case & 4in Baseboard

Stair Type

Ext. Door Hardware

Cold Cellar

Oak

*Pewter Exterior package

☐

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

Misc.

☒ Yes

☐ No

☐ Yes

☒ No

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ No

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

☒ *Yes

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☐ Yes

☒ No

Gas Provisions for BBQ

Humidifier

☐ Yes

☒ No

☐ 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.

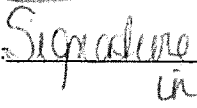
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in f

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

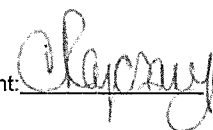
e) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

A \$350 (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: _____

Printed 5/26/2021 11:48:26

Builder's Agent:  Date: May 26-21



Highcastle Homes Décor Centre Disclaimers

Lot#: 6 Model:Kingswood (37-1) Elev B Opt 4 Bedroom in Northglen (H) - 2174372 Ontario Ltd.

PURCHASER: Richard Oswald Brown

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.

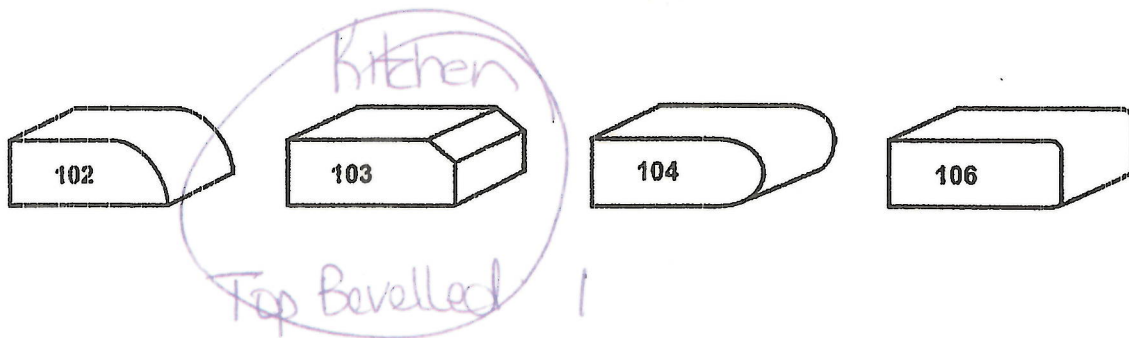
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): R. Brown Date: May 12, 2021

Lot 6
Orchards

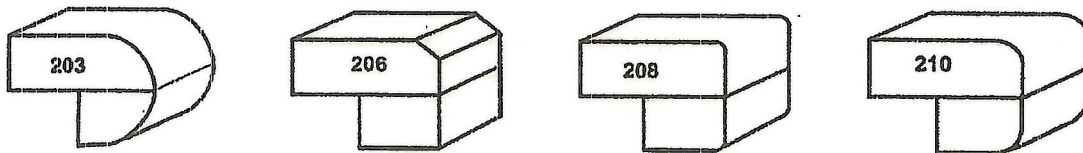
STONE EDGE PROFILES

Approx 2CM or $\frac{3}{4}$ " Standard Edge



1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



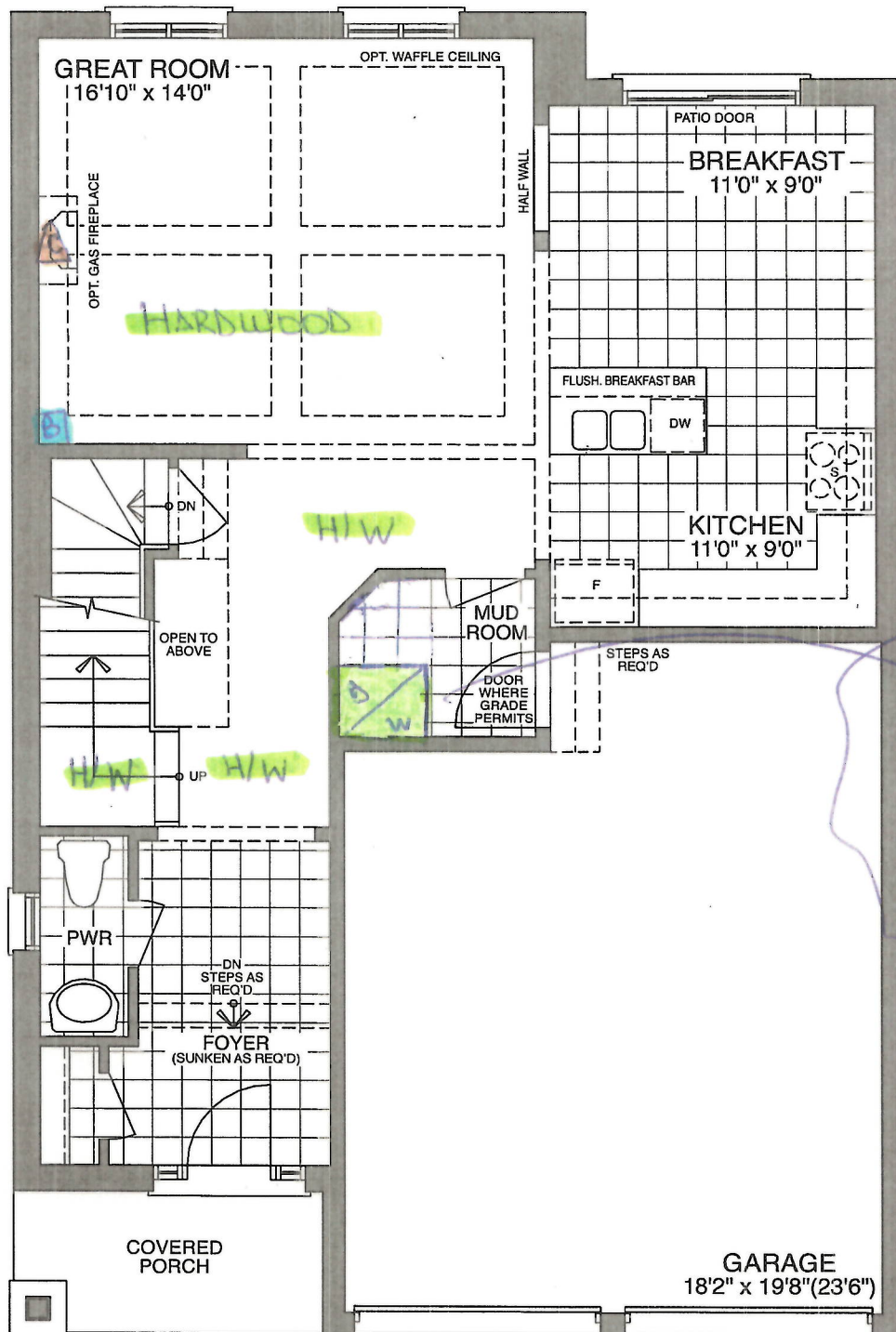
Sign

Date

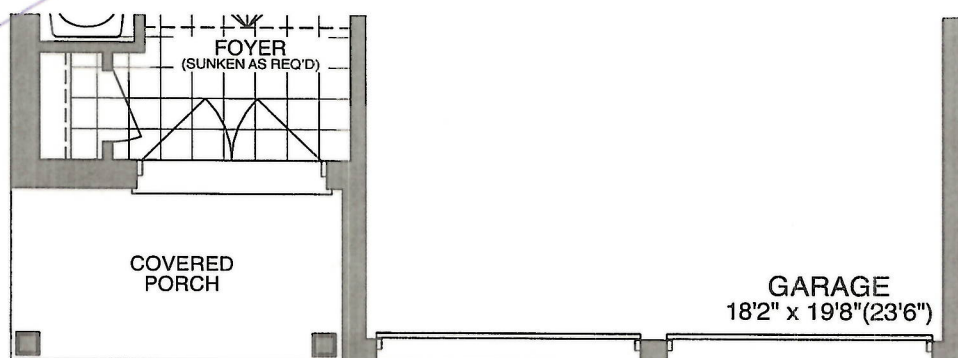
may 10 2021

R-12

Lot 6
Orchards



MAIN FLOOR - ELEV A

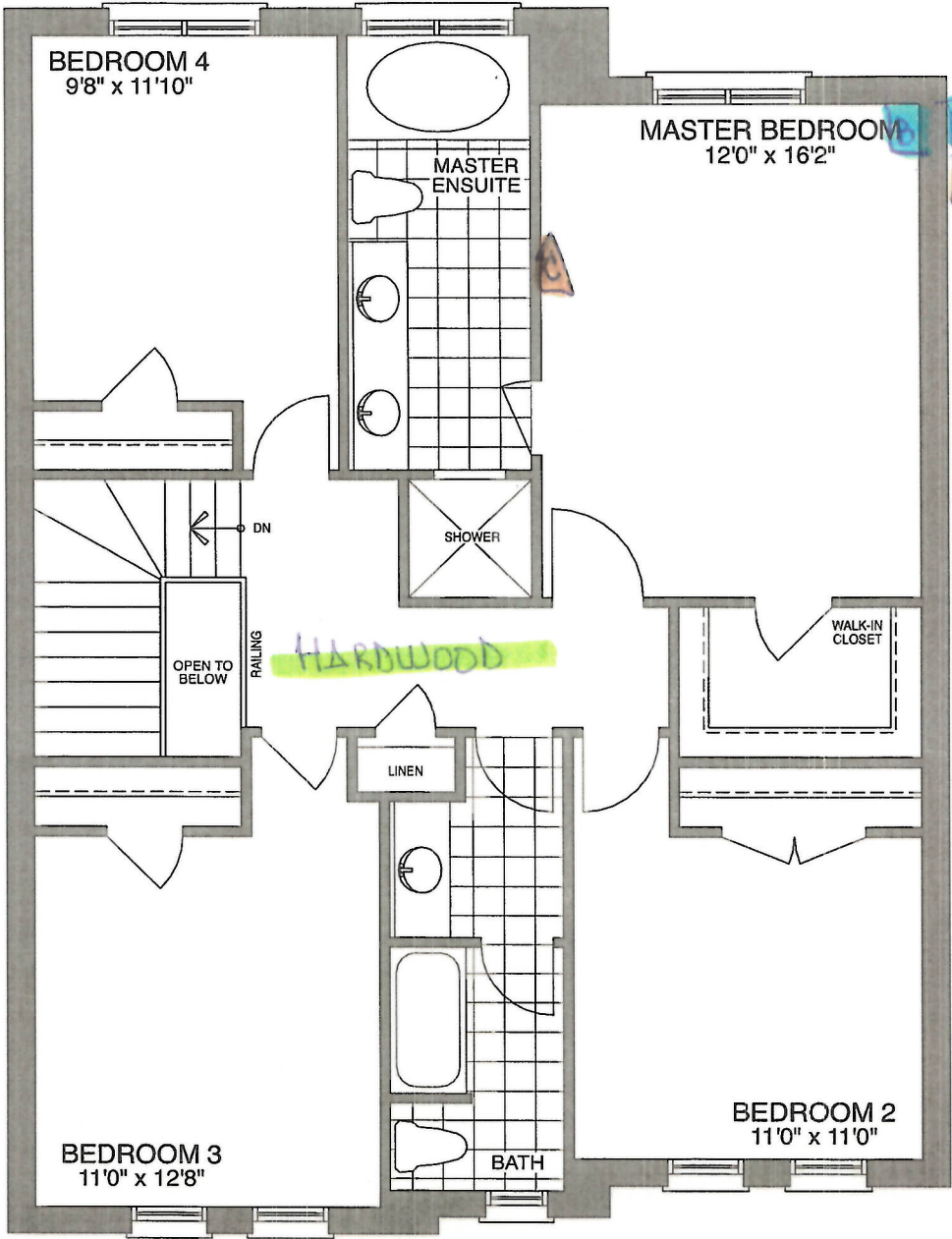


MAIN FLOOR - ELEV B

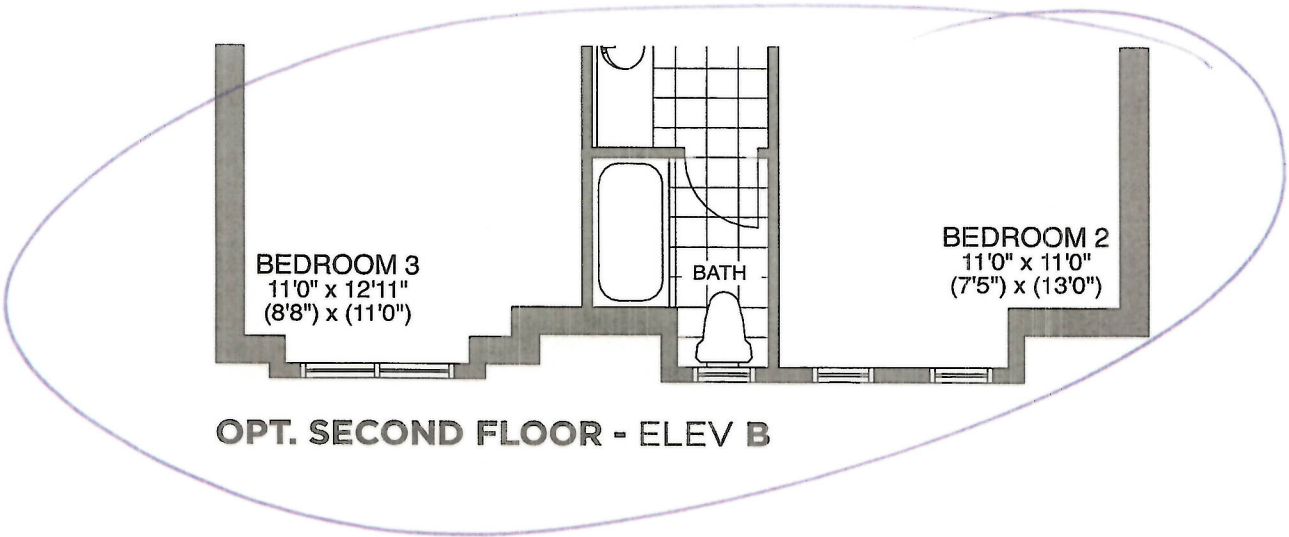
Sign
R. Khan

Date
May 10, 2021

Loto
Orchards



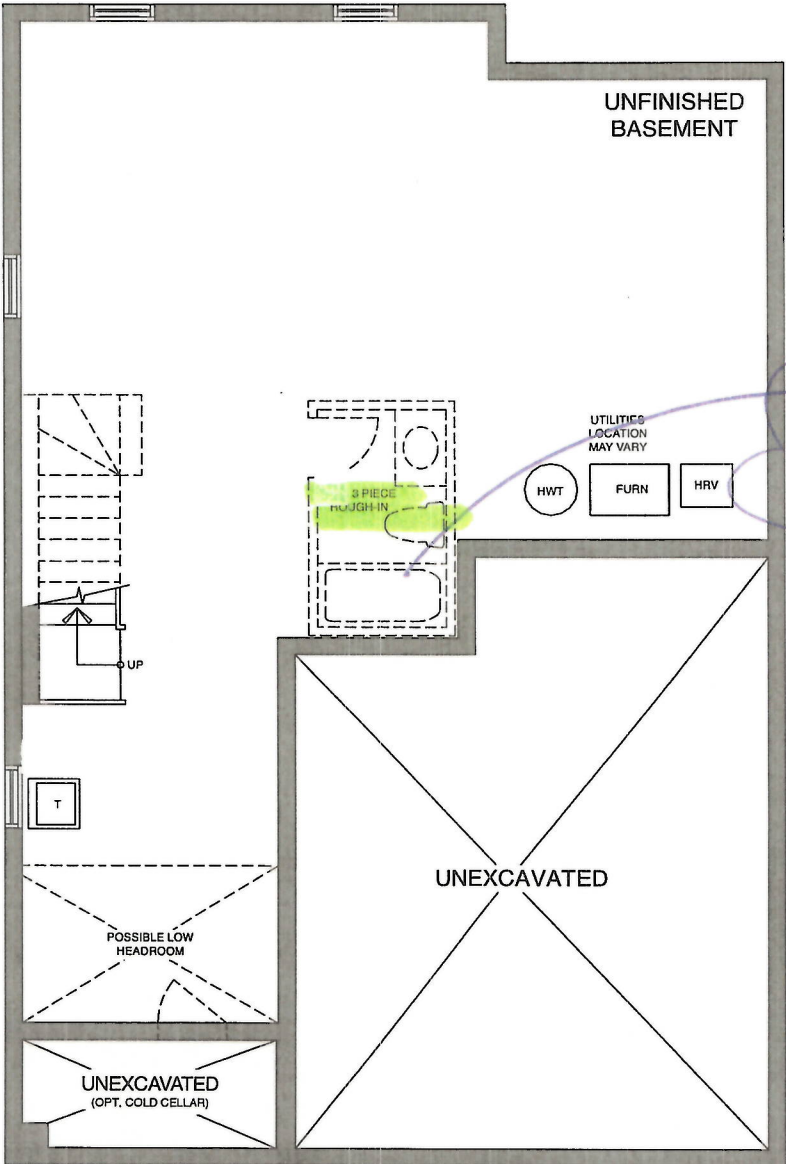
OPT. SECOND FLOOR - ELEV A



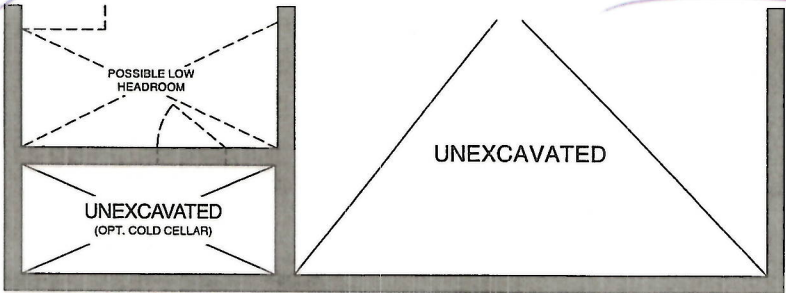
OPT. SECOND FLOOR - ELEV B

Sign
R. R.

Date
May 10, 2021



BASEMENT - ELEV A



BASEMENT - ELEV B

Sign
R+M

Date
May 10, 2021



CONSTRUCTION SUMMARY				
Orchards - 2174372 Ontario Ltd.				
PURCHASER: Richard Oswald Brown				TEL:
LOT / PHASE 6 / Orchards	REG. PLAN # 40M-2627	HOUSE TYPE Kingswood (37-1) Elev B Opt 4 Bedroom		CLOSING DATE 25-Nov-21

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>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</i> <i>Note:</i>	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> <i>Note:</i>	

4) PLUMBING

1 - Relocate Stackable Laundry rough-in to Main Floor Mudroom Laundry Mate Box required for new location Laundry Floor Drain with Liner (no slope) <i>10May21</i> <i>Note:</i> 11,601/37675	
1 - 3 PIECE ROUGH IN BASEMENT <i>10May21</i> <i>Note:</i> 11,601/37672	

6) FLOORING & WALL TILE

1 - OAK - 3/4 " X 2 1/4 " NATURAL - UPGRADE FROM CARPET - UPPER HALL <i>10May21</i> <i>Note:</i> 11,601/37682	
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9) CABINETRY

1 - KITCHEN - ALIGN 7565 CHROME - 1 HOLE APPLICATION <i>10May21</i> <i>Note:</i> 11,601/37681	
1 - ***PURCHASER REQUEST STANDARD APPLIANCE OPENINGS*** <i>10May21</i> <i>Note:</i> 11,601/37674	

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