

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:
Telephone Res. / Bus:
Decor Advisor:

AMIR HUSSAIN
/
Caroline Rajcsanyi

Property: 7 Block BPhase: 1 of Plan -
Project: 2174372 ONTARIO LTD.
Model and Elevation: The Courtice (T-4) 3 Bedroom

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Silk Touch Slab - White Cloud	Lv3 - Caesarstone-Blizzard	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
Kitchen Island	Lv2 - Silk Touch Slab - Twilight Grey	Lv3 - Caesarstone-Blizzard	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") Pencil

Opt. Kitchen Extras

KITCHEN CABINETS - ISLAND DIFFERENT COLOUR : Lv2 - Silk Touch Slab - Twilight Grey

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Smoky Grey	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Smoky Grey	Bedroom 4	N/A
Family Room	N/A	Grnd Flr Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Smoky Grey
Main Hall	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Smoky Grey	Grnd Flr Stairs	*Oak
Main Stairs	Oak	GrndFlrLanding	*Oak Strip Lauzon Essential Expert 4 1/8" x 3/4"-Smoky Grey
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	NA
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

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	5-12x24, Carrara X White (POL)			
Main Hall	N/A			
Kitchen/Breakfast	5-12x24, Carrara X White (POL)	Kitchen Backsplash	NA	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	5-12x24, Carrara X White (POL)	Pwdr Wall If Applicable	NA	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, Malena Ice			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Malena Ice	1- 8x10, Malena Ice	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Malena Ice	1- 8x10, Malena Ice	N/A	N/A	NA	<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	Standard	Laundry	Standard
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	NA		
R.I. Bath	*2 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 type="radio"/> Yes <input checked="" type="radio"/> No		
Supply and install all toilet paper holders, towel bars and soap dishes	<input checked="" type="radio"/> Yes <input type="radio"/> No		
Whirlpool			

Opt. Plumbing Extras

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## PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Wrought Iron	*Stained as Floor
Opt. Paint Extras				

## MISCELLANEOUS

Railing Style	RAILING - UPGRADE 1 - 1/2in Wrought iron square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	NA	Stair Type	*Oak
Interior Doors	Standard - Classique	Int. Door Hardware	*Straight Pewter Lever	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard		Cold Cellar <input type="checkbox"/>
Smooth Ceiling 1st Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No		Basement Windows Upgrade	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Smooth Ceiling 2nd Floor	<input type="radio"/> Yes <input checked="" type="radio"/> No				
Supply and Install Standard Mirrors	<input checked="" type="radio"/> Yes <input type="radio"/> No				
Misc.					

## HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No		Gas Provisions for BBQ	<input type="radio"/> 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		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> 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 not withstanding 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: Amir Hussain Date: May 17th 2021

Printed 5/10/2021 13:27:58

Builder's Agent: Caroline Rajcsanyi Date: May 10, 2021



## Highcastle Homes Décor Centre Disclaimers

Lot#: 7 Block B Model: The Courtice (T-4) 3 Bedroom in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: AMIR HUSSAIN

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.

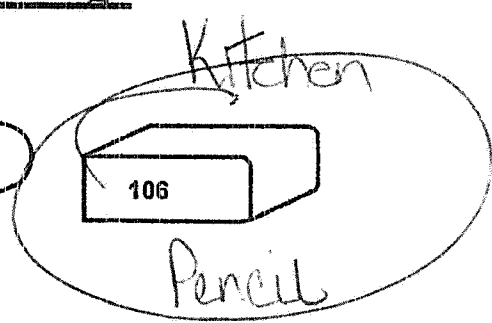
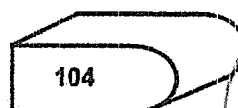
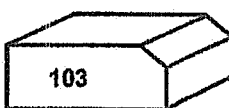
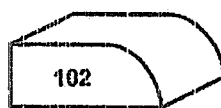
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): Amir Hussain Date: May 17th 2021

Lot 7,  
BIB B  
Orchards Enclave

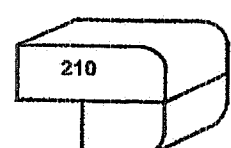
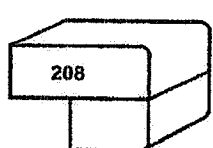
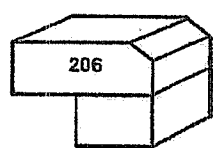
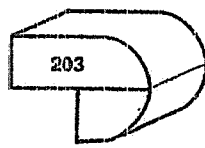
# STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



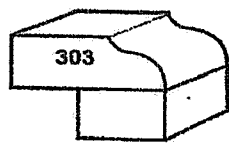
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



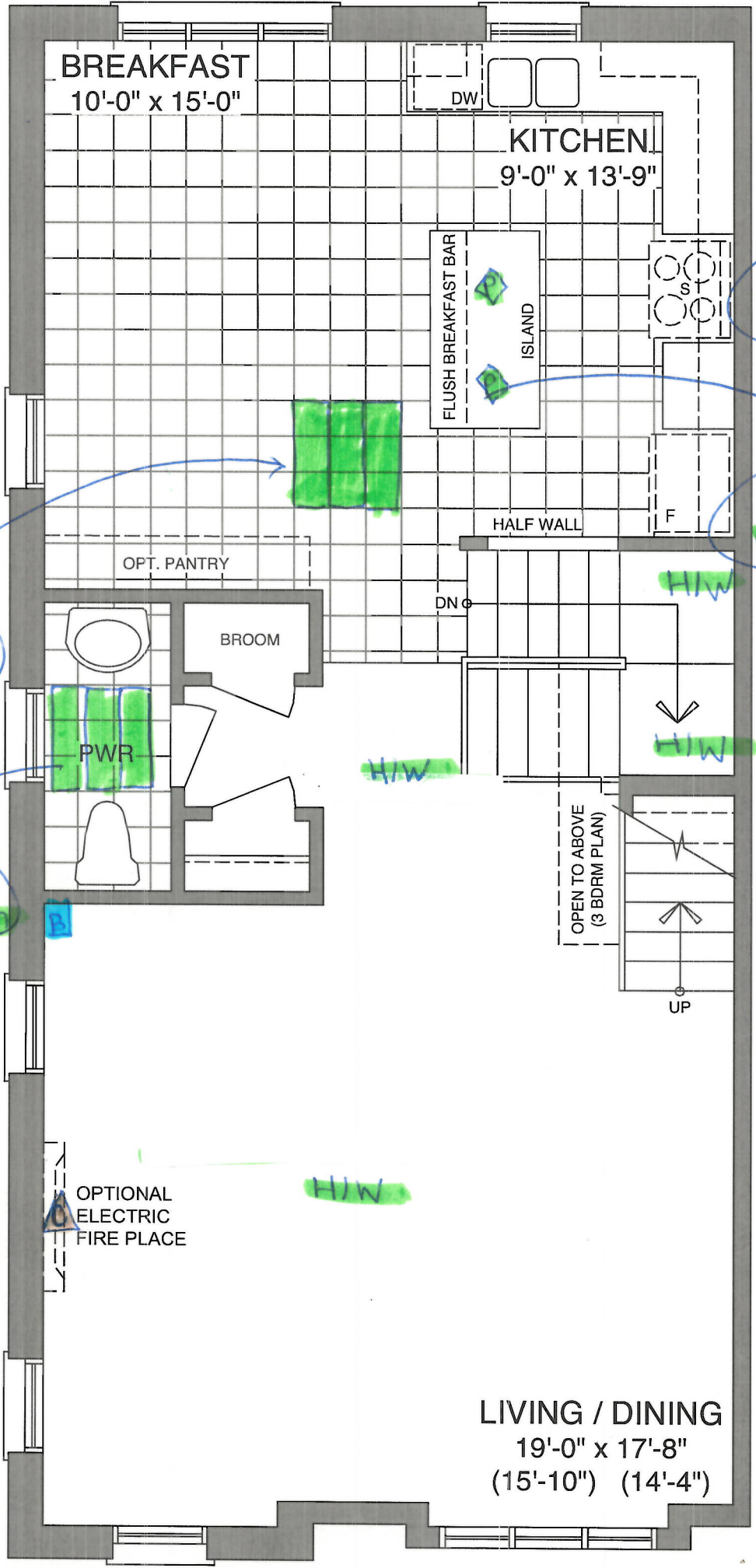
Sign *Ami Hui*

Date

May 17th 2021

LOT 7  
BLK B.

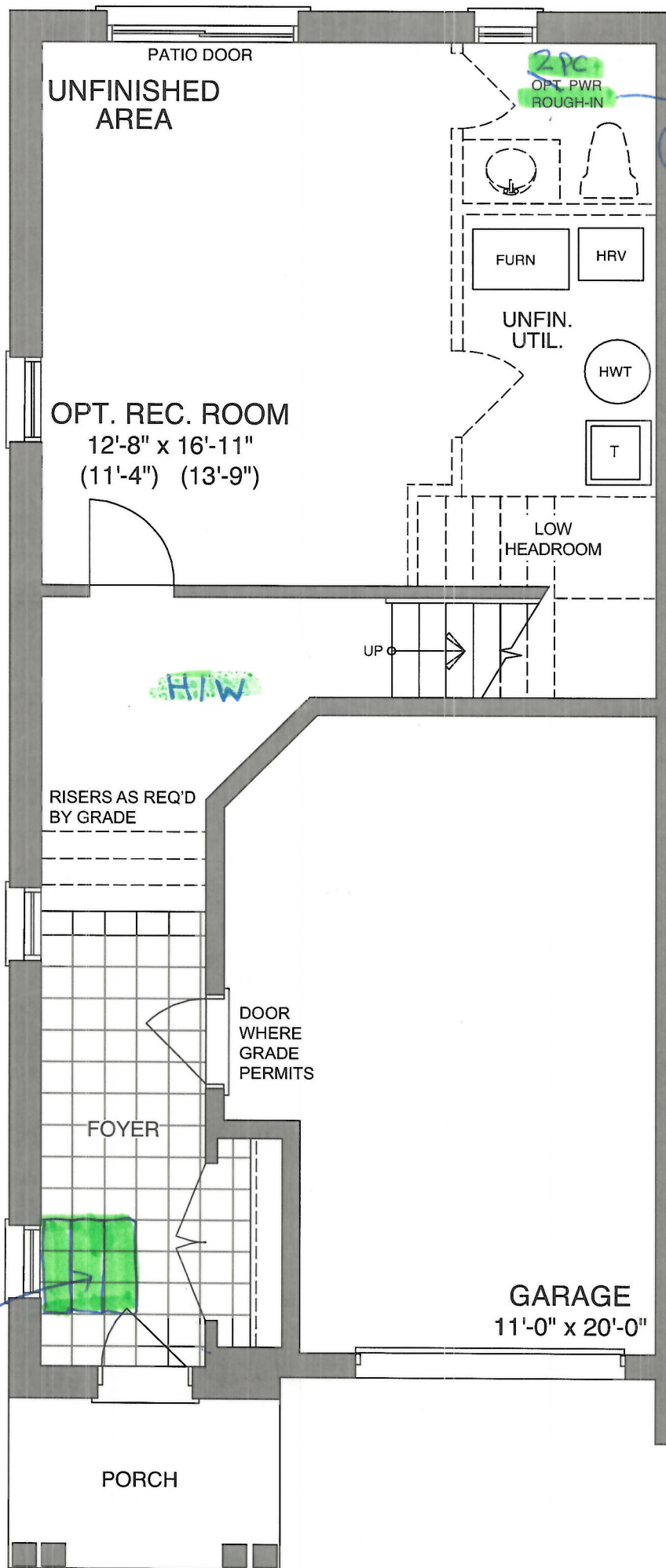
-  Bell
-  Cable
-  Pendant



MAIN FLOOR - ELEV A5

Sign  
Signature in file

Date:



Lot 7,  
Bik B

2pc R/I

2pc  
OPT. PWR  
ROUGH-IN

Tile  
Vertical  
stacked  
when  
entering

**GROUND FLOOR - ELEV A5 & A6**

Sign

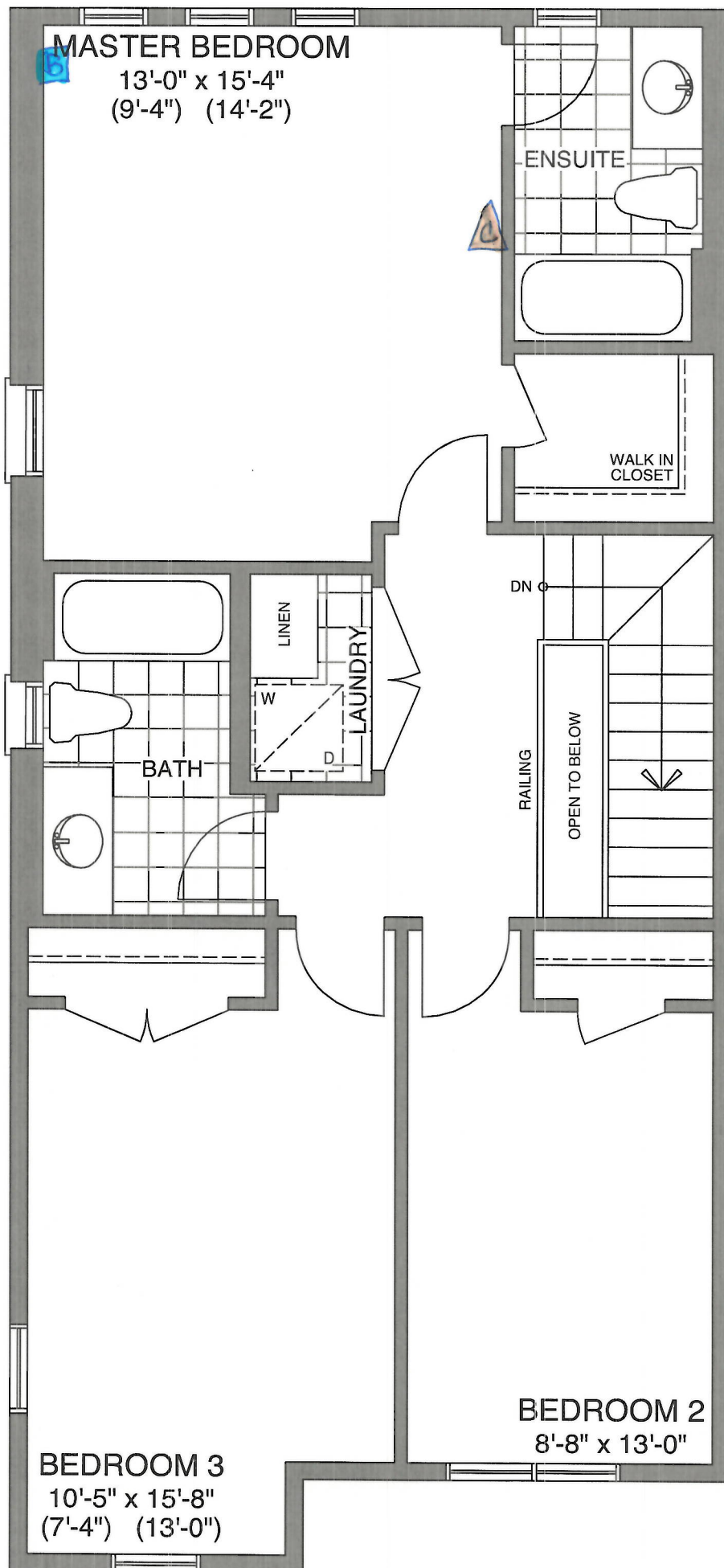
Date

Signature in file

Lot 7  
Blk B.

Orchards  
Enclave

Beu  
Cable



**THIRD FLOOR - ELEV A5**

Sign Signature in file Date.



<div>CONSTRUCTION SUMMARY</div> <div>Orchards Enclave - 2174372 ONTARIO LTD.</div>				
PURCHASER: AMIR HUSSAIN				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
7 Block B / 1		The Courtice (T-4) 3 Bedroom		20-Jan-22

Agreement of Purchase and Sale

Central air conditioner (builders standard line) <i>Worksheet</i> Note:	
Laminate Flooring in lieu of carpet on main floor, as per plan, from builders standard samples. <i>Worksheet</i> Note:	
Granite kitchen countertops, (as per plan-from builders standard samples). <i>Worksheet</i> Note:	



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7 Block B / 1		The Courtice (T-4) 3 Bedroom		20-Jan-22

10) COUNTERTOPS

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 3 - KITCHEN - 10May21 Note: 11,594/37613	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 10May21 Note: 11,594/37630	
1 - 2 PIECE ROUGH IN BASEMENT 10May21 Note: 11,594/37597	

5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH (FOR FUTURE POTLIGHTS OVER ISLAND) 10May21 Note: 11,594/37614	
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6) FLOORING & WALL TILE

1 - UPGRADE FLOOR TILE TO LEVEL 5 - FOYER - SEE PLAN FOR TILE DIRECTION *** 10May21 Note: 11,594/37624	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - KITCHEN/BREAKFAST - SEE PLAN FOR TILE DIRECTION *** 10May21 Note: 11,594/37623	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - POWDER ROOM - SEE PLAN FOR TILE DIRECTION *** 10May21 Note: 11,594/37622	
1 - OAK - 3/4 " X 4 1/8 " ENGINEERED - UPGRADE FROM LEVEL 1 LAMINATE - MAIN HALL (UPGRADE FROM HARDWOOD) - 10May21 Note: 11,594/37618	
1 - OAK - 3/4 " X 4 1/8 " ENGINEERED - UPGRADE FROM LEVEL 1 LAMINATE - LIVING/DINING ROOM (UPGRADE FROM HARDWOOD) - 10May21 Note: 11,594/37617	
1 - HARDWOOD - UPGRADE LANDING FROM CARPET TO OAK - STAINED (PER LEVEL) 10May21 Note: 11,594/37601	

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 10May21 Note: 11,594/37619	
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9) CABINETRY

1 - **PURCHASER REQUESTS TO LEAVE STANDARD OPENINGS** 10May21 Note: 11,594/37633	
1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 10May21 Note: 11,594/37606	
1 - APPLIANCE CABINETS - FRIDGE - 66CM DEEP FRIDGE ENCLOSURE (COUNTER DEPTH) WITH NO WALLS ([2] 66CM DEEP GABLES AND [1] 66CM DEEP CABINET) (THIS IS NOT A ZERO CLEARANCE ENCLOSURE. STANDARD HEIGHTS AND WIDTHS WILL BE USED.) 10May21 Note: 11,594/37604	



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7 Block B / 1		The Courtice (T-4) 3 Bedroom		20-Jan-22

9) CABINETRY

1 - ACCESSORIES - COLOUR - TWO-TONE COLOUR/STYLE SELECTION FOR ISLAND (MUST BE OF EQUAL OR LOWER GROUP TO MAIN SELECTION) 10May21 Note: 11,594/37600	
1 - CABINETS - KITCHEN - LEVEL 2 10May21 Note: 11,594/37598	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING 10May21 Note: 11,594/37621	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING) 10May21 Note: 11,594/37620	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 10May21 Note: 11,594/37683	
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