

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: SARAVANAKUMAR MANI & GAYATHRI SAMPATHKUMARProperty: 9 Block BPhase: 1 of Plan -

Telephone Res. / Bus: /Project: 2174372 ONTARIO LTD.

Decor Advisor: Caroline RajcsanyiModel and Elevation: The Banner (T-2)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Poppyseed	Lv1 - GR-Serenata	12881 Handle
Main Bathroom	Lv1 - Slab PVC - Coffee Bean	Calcutta Marble 4925K-07	9671 Handle
Ensuite Bathroom	Lv1 - Slab PVC - Coffee Bean	Calcutta Marble 4925K-07	9671 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	77 cm - Standard

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	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205
Great Room	N/A	Bedroom 2	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205
Living / Formal Room	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205	Bedroom 3	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205
Dining Room	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205	Bedroom 4	N/A
Family Room	N/A		N/A
Main Hall	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205	Grnd Flr landing	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205
Main Stairs	Oak	Grnd Flr hall	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205
Upper Hall	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205	Grn Flr Stairs	*Oak
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*1-Lam-Concerto, 1/2x5x48in, Tenor Oak, #54360205	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	NA	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	N/A	<input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/>
Laundry	1-13x13, Alpes, White			

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

HIGHCASTLE HOMES - COLOUR SCHEDULE

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

N/A

Laundry

Kitchen Sink

Kitchen Faucet

\*Undermount

Standard

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

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

\*Pewter Knob

Ext. Door Hardware

\*Pewter Exterior package

Trim Style

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

Cold Cellar

☐

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Basement Windows Upgrade

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and install Standard Mirrors

☒ Yes

☐ No

Misc.

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

☒ \*Yes

☐ No

Gas Provisions for BBQ

☐ Yes

☒ No

Hood Fan Duct

☒ 6 Inch

☐ 8 Inch

☐ 10 Inch

Humidifier

☐ Yes

☒ No

Gas Provisions for Dryer

☐ Yes

☒ No

Gas Provisions for Stove

☒ 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: M. Saravanan

Date: 26th May 2021

Signature: S. Gopinath

Date: 26th May 2021

Builder's Agent: Caroline Rajcsanyi

Date: May 3, 2021

Printed 5/3/2021 09:37:23



## Highcastle Homes Décor Centre Disclaimers

Lot#: 9 Block B Model: The Banner (T-2) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: SARAVANAKUMAR MANI and GAYATHRI SAMPATHKUMAR

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.

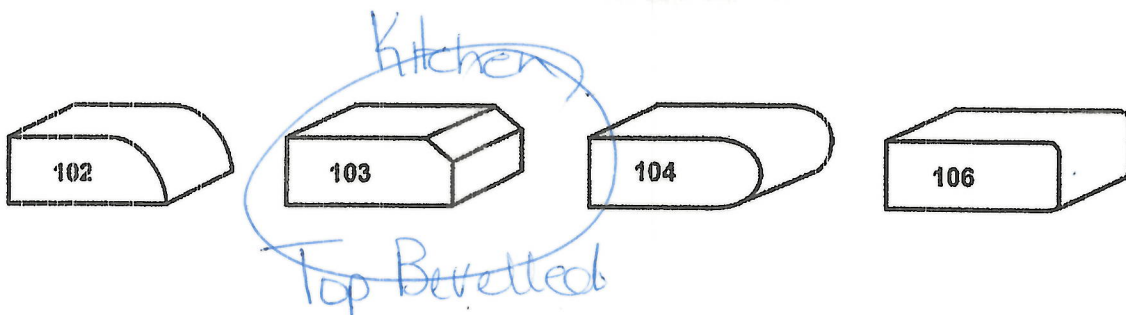
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): M. Saravanan S. Gayathri Date: 15-Apr-2021

Lot 9, BIK B  
Orchards, Enclave

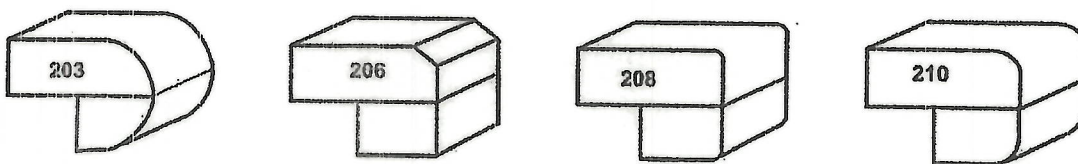
# STONE EDGE PROFILES

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

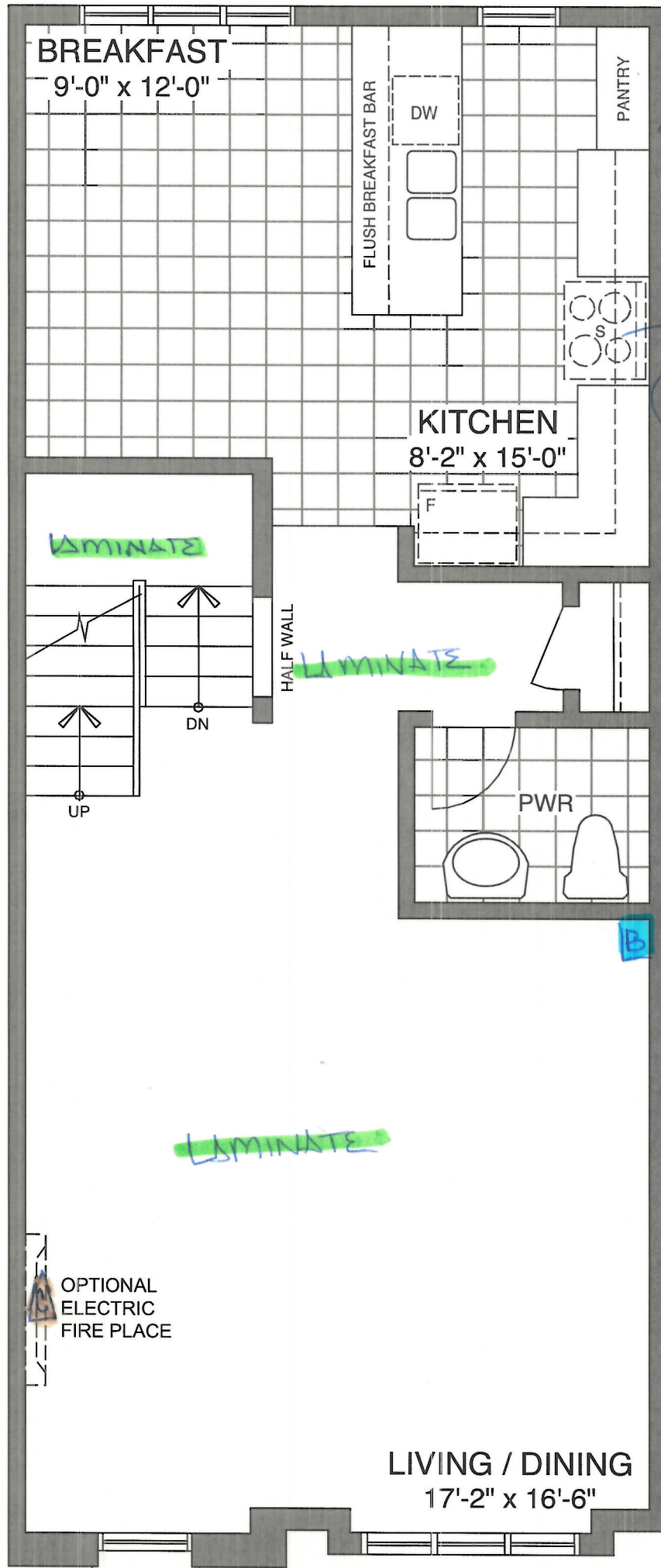


Sign M. Sanadana  
Sign S. Gyl

Date 15/Apr/2021  
Date 15/04/2021



Lot 9, BIK'B.  
Orchards Enclave

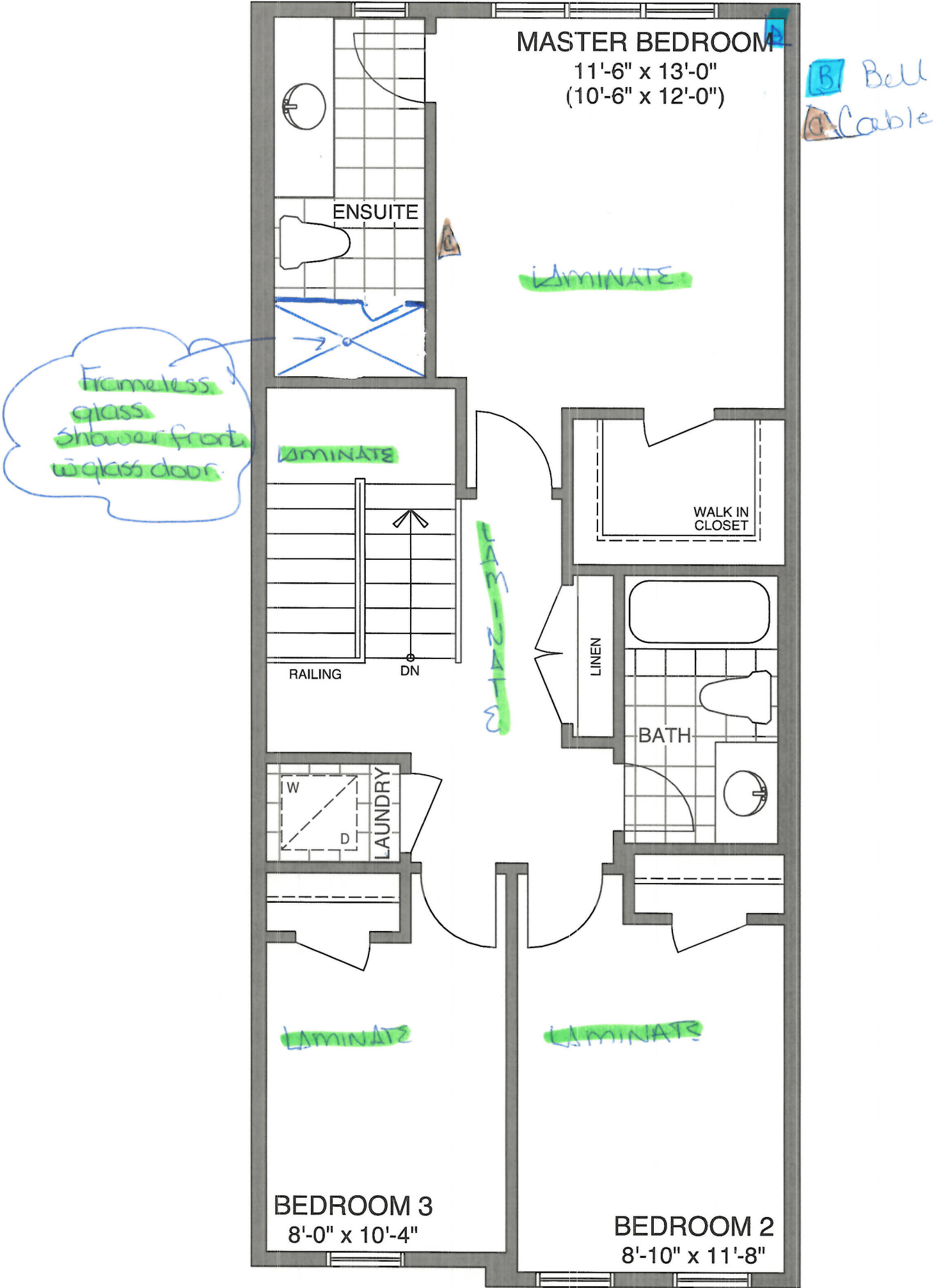


## MAIN FLOOR - ELEV A1 & A4

Sign M. J. J. J. J.  
Sign S. G. J.

Date 15/Apr/21  
Date 15/04/2021

Lot 9, Blk B  
Orchards, Enclave

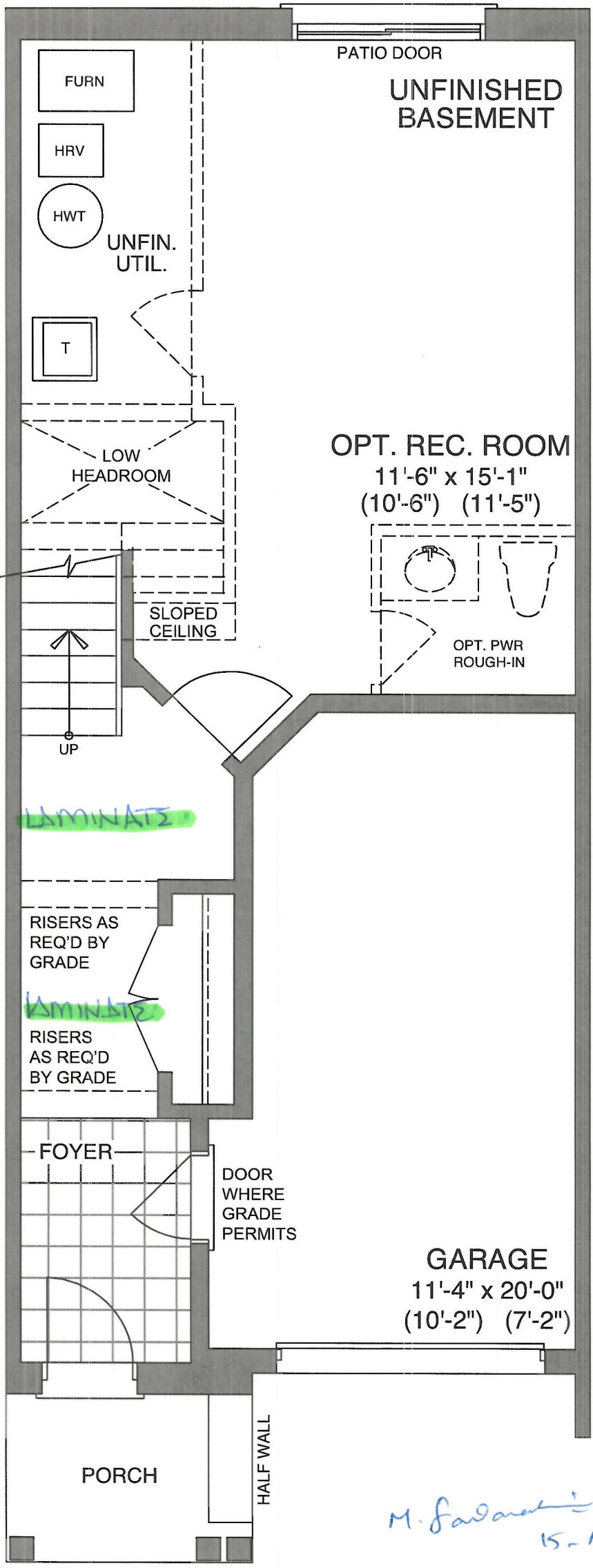


THIRD FLOOR - ELEV A1 & A4

Sign M. Farman  
Sign S. Cyril

Date 15/04/21  
Date 15/04/2021

LOT 9, BIK B.  
Orchards Enclave



M. Farahani  
15-Apr-21

GROUND FLOOR - ELEV A1, A2 & A4



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: SARAVANAKUMAR MANI and GAYATHRI SAMPATHKUMAR TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
9 Block B / 1		The Banner (T-2)		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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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
9 Block B / 1		The Banner (T-2)		20-Jan-22

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET	
03May21 Note:	
11,586/37519	

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL)	
03May21 Note:	
11,586/37522	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 3 (UPGRADE FROM CARPET) -	
03May21 Note:	
11,586/37518	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 2 (UPGRADE FROM CARPET) -	
03May21 Note:	
11,586/37517	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - MASTER BEDROOM (UPGRADE FROM CARPET) -	
03May21 Note:	
11,586/37516	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) -	
03May21 Note:	
11,586/37515	

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	
03May21 Note:	
11,588/37559	

9) CABINETRY

1 - PURCHASER REQUEST STANDARD APPLIANCE OPENINGS	
03May21 Note:	
11,586/37514	

SHOWERS

1 - SHOWER - CHANGE TUB TO FRAMELESS GLASS SHOWER FRONT (INCLUDES GLASS DOOR) - MASTER ENSUITE	
03May21 Note:	
11,588/37561	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING (WROUGHT IRON PICKETS)	
03May21 Note:	
11,588/37562	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING)	
03May21 Note:	
11,588/37560	

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