

## HIGHCASTLE HOMES - COLOUR SCHEDULE

<b>Purchasers:</b>	MUHAMMAD IRFAN & ASIMA HUSSAIN	<b>Property:</b>	10 Block BPhase: 1 of Plan -
<b>Telephone Res. / Bus:</b>	/	<b>Project:</b>	2174372 ONTARIO LTD.
<b>Decor Advisor:</b>	Caroline Rajcsanyi	<b>Model and Elevation:</b>	The Banner (T-2)

## KITCHEN AND VANITIES

KITCHEN AND VANITIES			
	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	Lv1 - GR-San Gabriel	12881 Handle
Main Bathroom	Lv1 - Slab LPL - Stainless	Mercury Vesta 4988K-52	12881 Handle
Ensuite Bathroom	Lv1 - Maitland 3DL - Café Noir	Argento Romano 6697-46	12881 Handle

**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	
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**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	*1-Lam,Concerto,1/2x5x48in,Caruso Maple,#54360031	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*1-Lam,Concerto,1/2x5x48in,Caruso Maple,#54360031	Bedroom 4	N/A
Family Room	N/A	Grnd flr stairs	Lv1 -TXP135 Lv1 - T15
Main Hall	*1-Lam,Concerto,1/2x5x48in,Caruso Maple,#54360031	Grnd flr landing	Lv1 -TXP135 Lv1 - T15
Main Stairs	Lv1 -TXP135 Lv1 - T15	Grn flr hall	*1-Lam-Concerto1/2x5x48in,Caruso,Maple #54360031
Upper Hall	Lv1 -TXP135 Lv1 - T15		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T15	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	Lv1 Underpad-standard

Opt. Flooring Extras

## FLOOR AND WALL TILES

FLOOR AND WALL TILES	Floor Tile		Wall Tile		
Front Foyer	1-13x13, Serpentine White				
Main Hall	N/A			Decor	Listello
Kitchen/Breakfast	1-13x13, Serpentine White				
Powder Room	1-13x13, Serpentine White	Kitchen Backsplash	N/A		
Laundry	1-13x13 Malena Ice	Pwdr Wall if Applicable	N/A		

	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		
Master Ens	1-13x13 Malena Ice	1-8x10, Malena Ice	N/A	N/A	NA		
GrndFlrFoyer	1-13x13, Serpentine White	N/A	N/A	N/A	NA		

### Shower - Upgrade Floor


Opt. Tile Extras

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**PLUMBING / FAUCETS**

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

\*3 Piece

Laundry

Standard

Kitchen Sink

Standard

Kitchen Faucet

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

22 Warm Grey

Trim Colour

Standard

Railing Colour

Natural

Pickets Colour

Natural

Stair Colour

Carpet On Stair

Opt. Paint Extras

**MISCELLANEOUS**

Railing Style

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.

Opt. Garage Door

\*Yes-Grade Permitting

Opt. Side Door

No

Stair Type

Standard

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

Smooth Ceiling 2nd Floor

☐ Yes
☒ No

Supply and Install Standard Mirrors

☒ Yes
☐ No

Basement Windows Upgrade

☐ 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
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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: [Signature] Date: Apr 11/07/2021

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Signature: [Signature] Date: APR 10/7/21

Builder's Agent: [Signature] Date: April 7 2021



## Highcastle Homes Décor Centre Disclaimers

Lot#: 10 Block B Model: The Banner (T-2) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: MUHAMMAD IRFAN and ASIMA 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):

Date:

April/07/2021



Lot 10.  
Bik B.

- LG 24 in. Front Control Built-in Dishwasher with QuadWash System and Inverter DirectDrive Motor

#### DIMENSIONS/CLEARANCES/WEIGHT

Unit Dimensions (WxHxD)	23.75" x 33.6" x 24.6"
Depth with Door Closed (Handle)	27 1/8"
Depth with Door Open	50.5"
Carton Dimensions (WxHxD)	28" x 34.7" x 29.6"
Clearances (WxHxD)	24" x 33.5" x 24"
Weight (Unit / Carton)	34.3kg / 40.3kg

- LG 36 in. 26 cu. ft. Stainless-steel French Door Refrigerator

#### Dimensions (WxDxH)

90.81 cm x 88.6 cm x 177.16 cm (35.75 in. x 34.88 in. x 69.75 in.)

#### Dimensions - w/ hinges, handles & door (WxDxH)

90.81 cm x 88.58 cm x 177.16 cm (35.75 in. x 34.88 in. x 69.75 in.)

#### DIMENSIONS/CLEARANCES/WEIGHTS

Depth with Handles	34 7/8"
Depth without Handles	32 3/8"
Depth without Door	27 3/4"
Depth (Total with Door Open)	36 7/8"
Height to Top of Case	68 3/8"
Height to Top of Door Hinge	69 3/4"
Width	35 3/4"
Width (Door Open 90° with Handle)	44 1/4"
Width (Door Open 90° without Handle)	39 1/4"
Door Edge Clearance with Handle	4 1/2"
Door Edge Clearance without Handle	1 1/3"
Installation Clearance	Sides 1/8", Top 1", Back 2"
Weight (Unit/Carton)	284 lbs. / 316lbs.
Carton Dimensions (WxHxD)	38" x 73" x 36"

- LG 30 in. 6.3 cu.ft Stainless Steel Freestanding Electric Range with Fan Convection and Air Fry

#### Dimensions - Depth

73.5 cm (28.94 in.)

#### Dimensions - Height

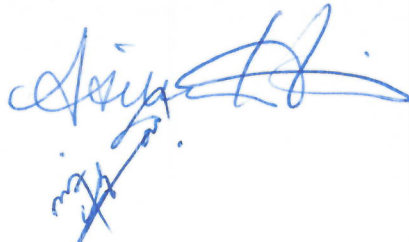

120.17 cm (47.31 in.)

#### Dimensions - Width

75.88 cm (29.88 in.)

#### Fit Width

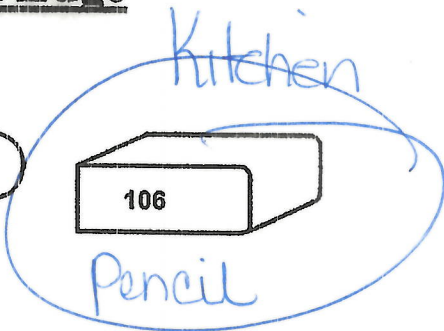
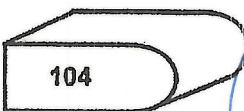
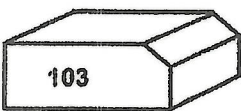
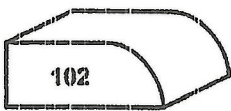
30 in.

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Sign 

Date April 07/2021  
Date " " "

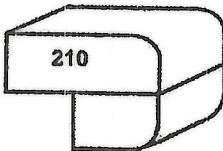
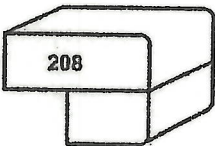
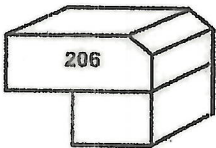
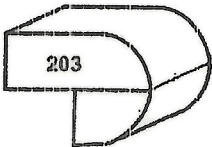
# STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



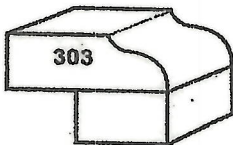
## 1<sup>st</sup> UPGRADE

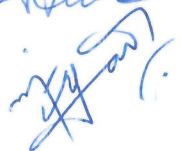
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



## 2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

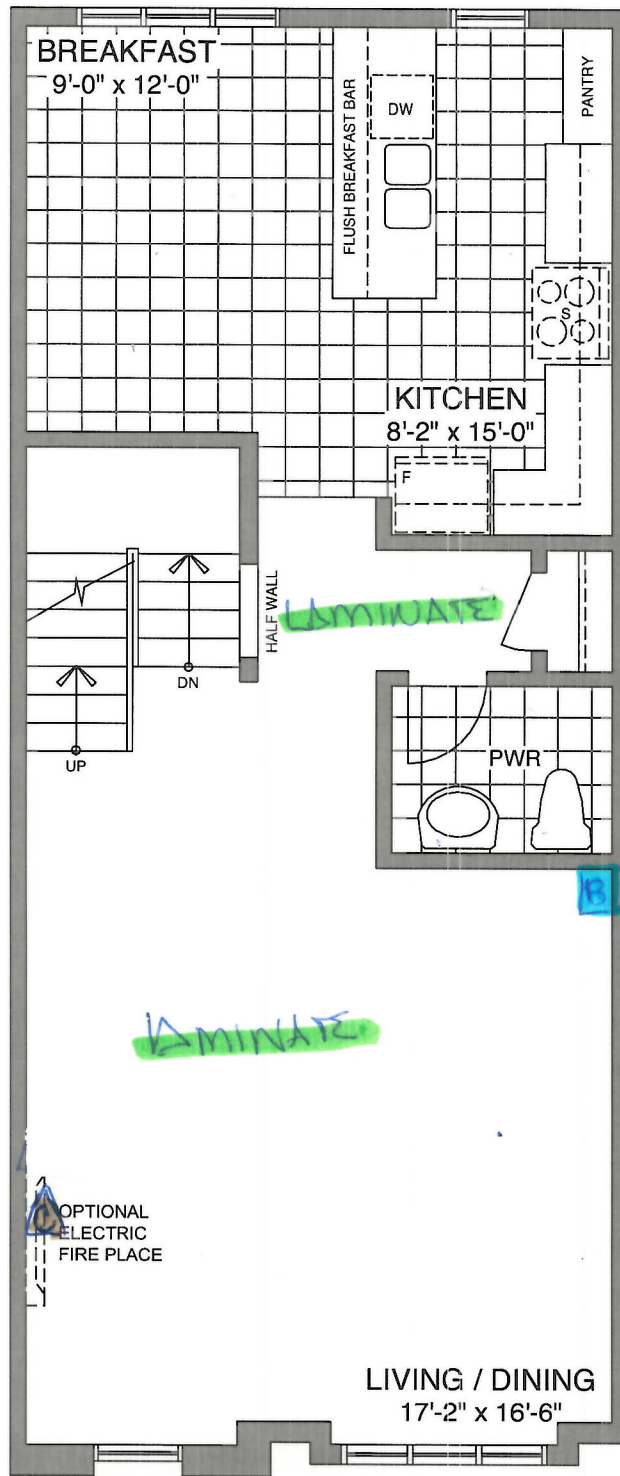


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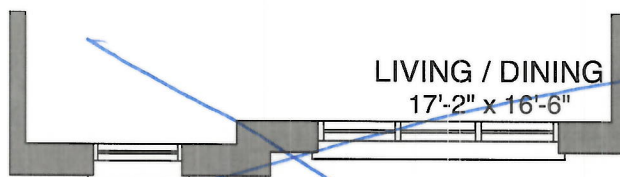
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LOT 10  
BLK B.

B Bell  
Cable



MAIN FLOOR - ELEV A1 & A4



MAIN FLOOR - ELEV A2



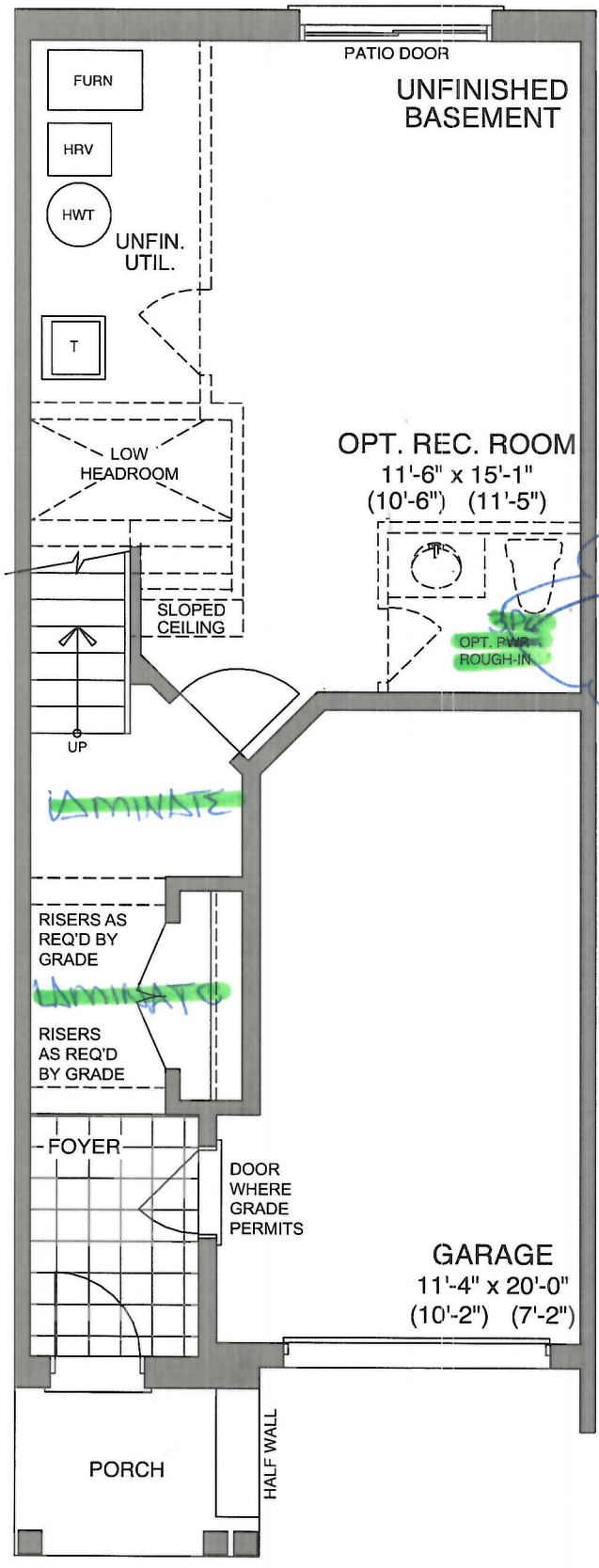
MAIN FLOOR - ELEV A3

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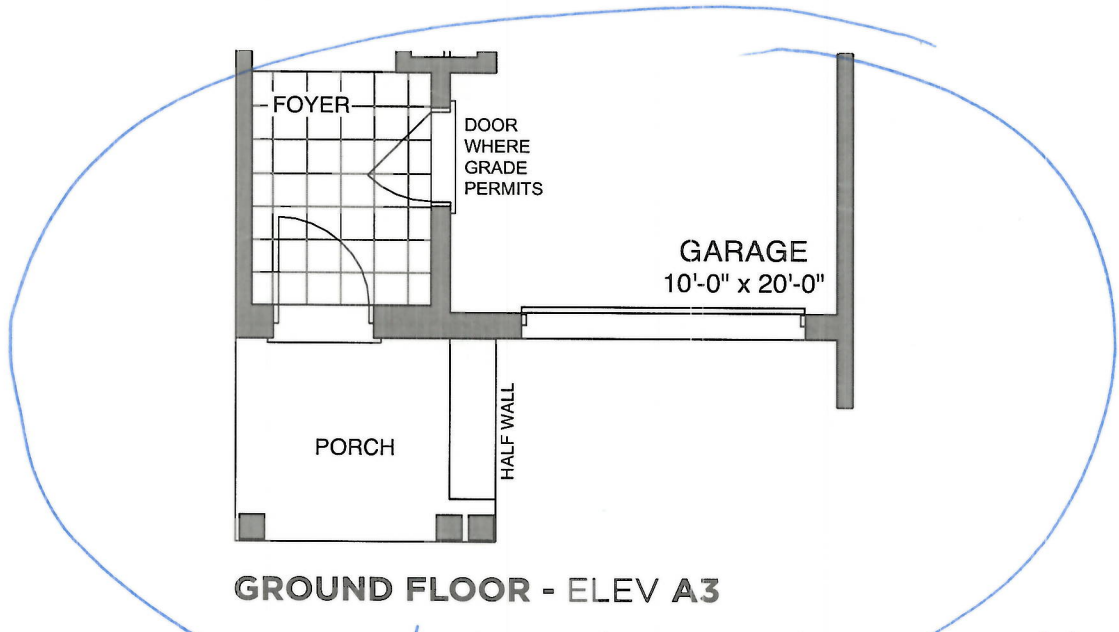
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Lot 10  
BIK B.

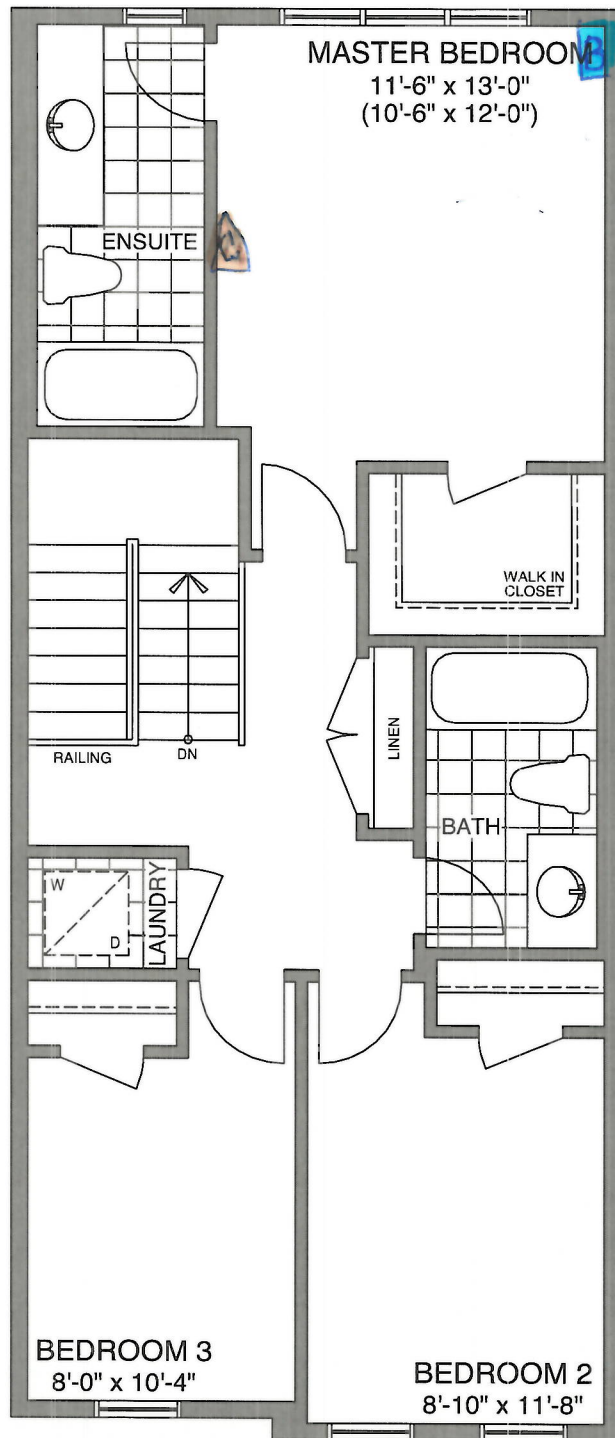


GROUND FLOOR - ELEV A1, A2 & A4



GROUND FLOOR - ELEV A3

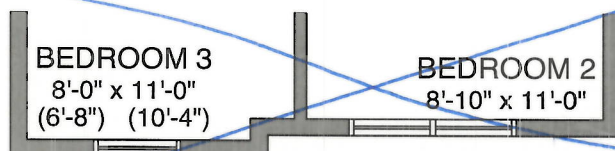
Sign *[Signature]* Date April 10/7/2021.  
Sign *[Signature]* Date April 10/7/2021.



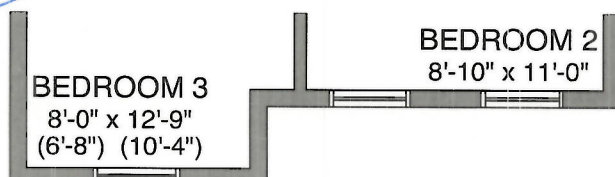
LOT 10  
Bik B.

B Bell  
C Cable

THIRD FLOOR - ELEV A1 & A4



THIRD FLOOR - ELEV A2



THIRD FLOOR - ELEV A3.

12/2/21

Sign  
Sign

Date April 10/07/2021  
Date April 10/07/2021





CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: MUHAMMAD IRFAN and ASIMA HUSSAIN TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
10 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 leiu 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:	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY <i>07Apr21</i> Note: 11,579/37457	
1 - 3 PIECE ROUGH IN BASEMENT <i>07Apr21</i> Note: 11,579/37456	

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