

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser: SANA RAFFAY

Property: 12 Block BPhase: 1 of Plan -

Telephone Res. / Bus: /

Project: 2174372 ONTARIO LTD.

Decor Advisor: Caroline Rajcsanyi

Model and Elevation: The Banner (T-2) Alt Main Floor

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson- Ontario White	Lv1 - GR-Serenata	12881
Main Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	
		Kitchen Upper Height	

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	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	*1-Lam,Concerto,1/2x5x48,AmadeusMaple,#54360180	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*1-Lam,Concerto,1/2x5x48,AmadeusMaple,#54360180	Bedroom 4	N/A
Family Room	N/A	GrndFlrStairs	Lv1 -TXP135 Lv1 - T15
Main Hall	N/A	GrndFlrLanding	Lv1 -TXP135 Lv1 - T15
Main Stairs	Lv1 -TXP135 Lv1 - T15	GrndFlr Hall	*1-Lam,Concerto1/2x5x48",AmadeusMaple#54360180
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 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"/> <input type="checkbox"/>
Powder Room	1-13x13, Serpentine White	Pwdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	1-13x13, New Reeds, Silver			

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

Property: 12 Block BPhase: 1 of Plan -
Project: 2174372 ONTARIO LTD.
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Opt. Plumbing Extras

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	Natural	Natural	Carpet On Stair
Opt. Paint Extras				

Railing Style		RAILING - STANDARD - 1 3/4in oak picket, 3in oak handrail and 3 1/2in oak post.	
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	NA
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard
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.			
Cold Cellar <input type="checkbox"/>			

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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:

- 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: June 11, 2021

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Builder's Agent: Clayton Date: June 11, 2024



Highcastle Homes Décor Centre Disclaimers		
Lot#: 12 Block B Model:The Banner (T-2) Alt Main Floor in Orchards Enclave - 2174372 ONTARIO LTD.		
PURCHASER: SANA 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.

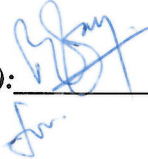
Plaster Mouldings and Medallions

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 constued as a defect or damage.

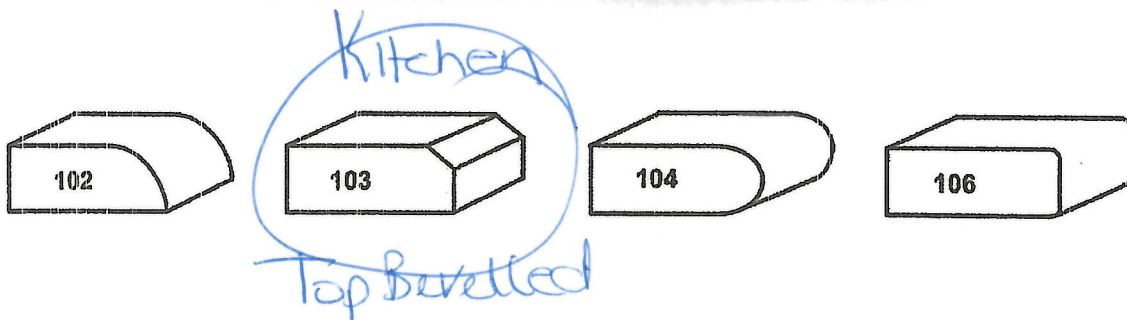
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):  _____ Date: June 11, 2021

Lot 12, BIK B.
Orchards Enclave.

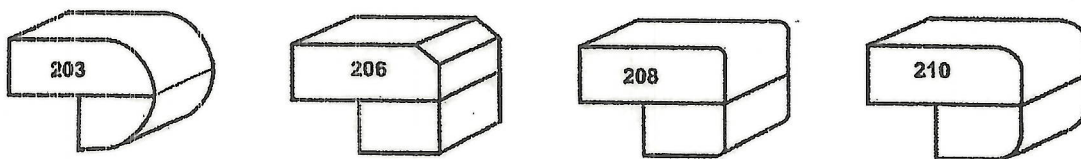
STONE EDGE PROFILES

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



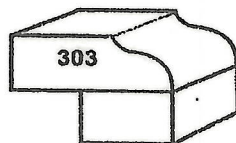
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

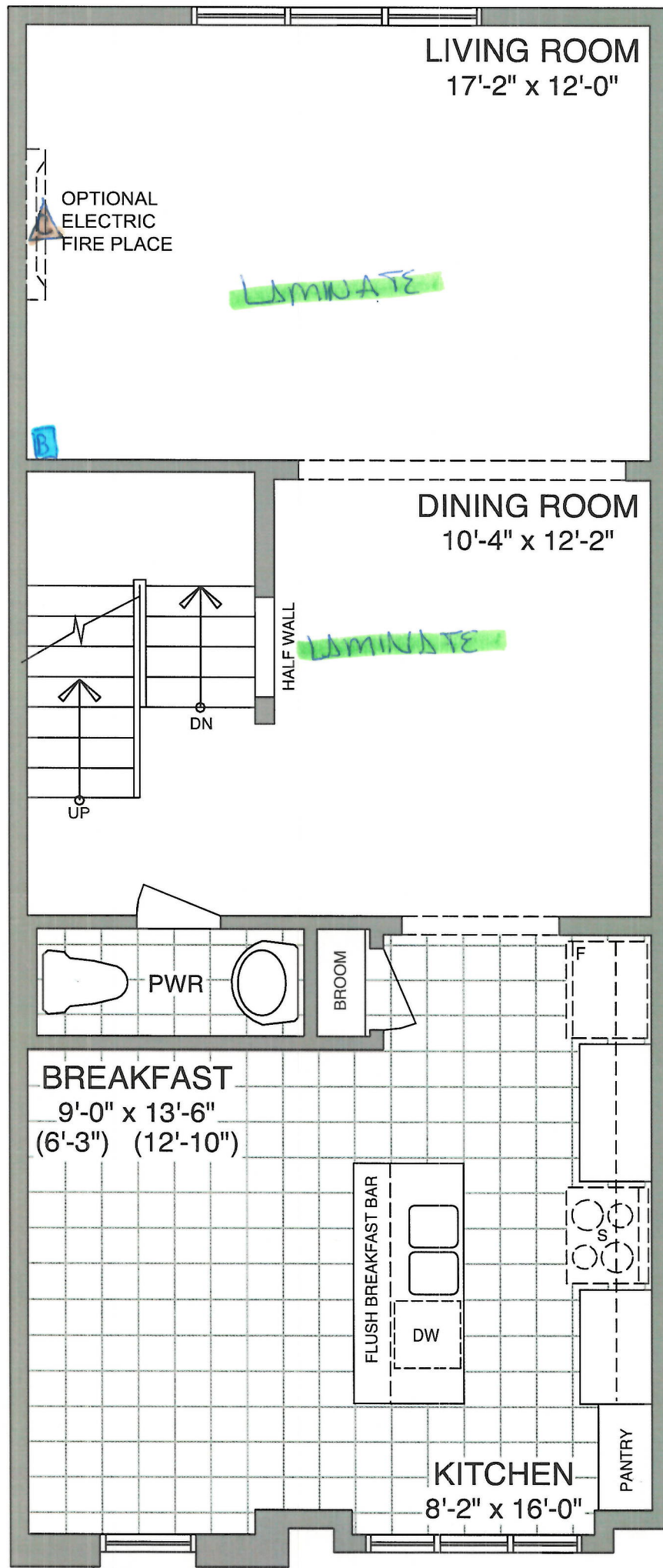
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign *[Signature]*

Date June 11, 2021

Lot 12, Blk B.
Orchards
Enclave
Bell
Cable



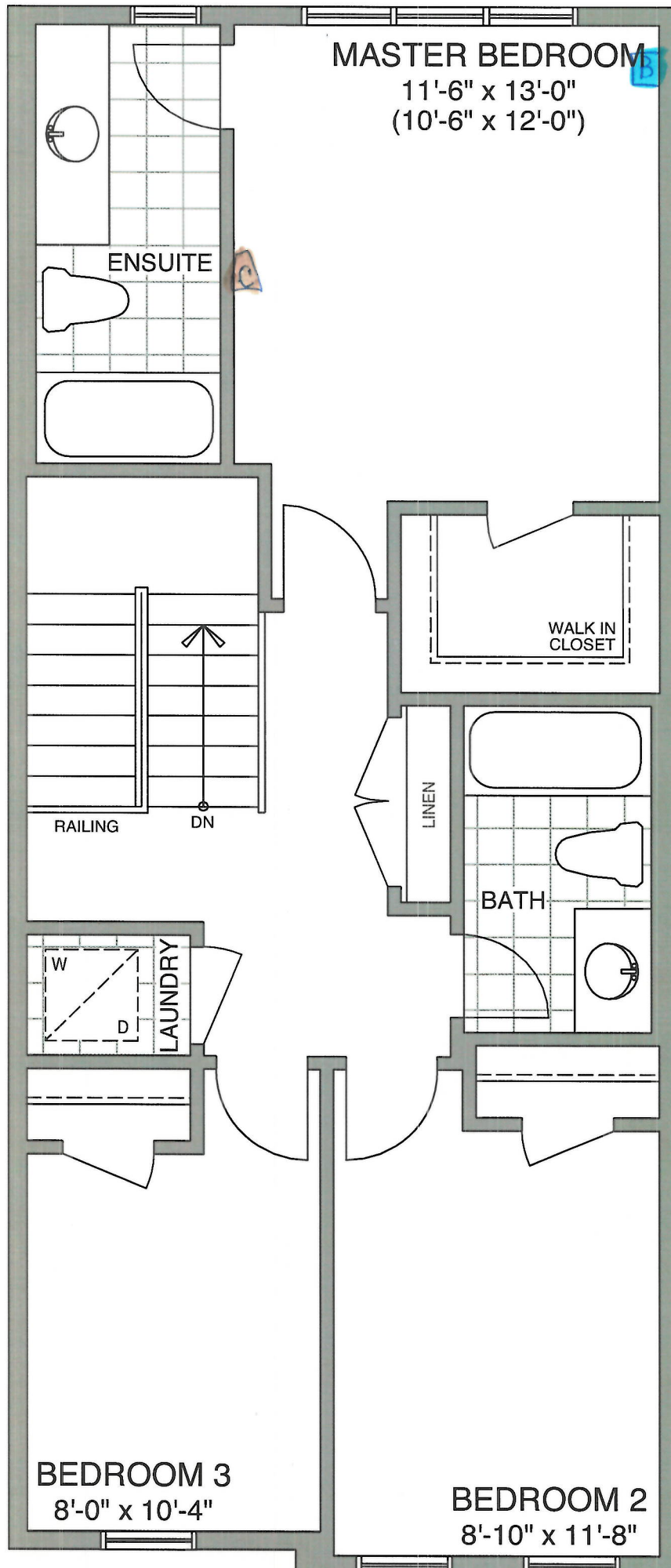
ALT. MAIN FLOOR - ELEV ~~A1~~ & A4

Sign P. B. J.

Date June 11, 2024

Lot 12, Blk B.
Orchards.
Enclave

B Bell
C Cable

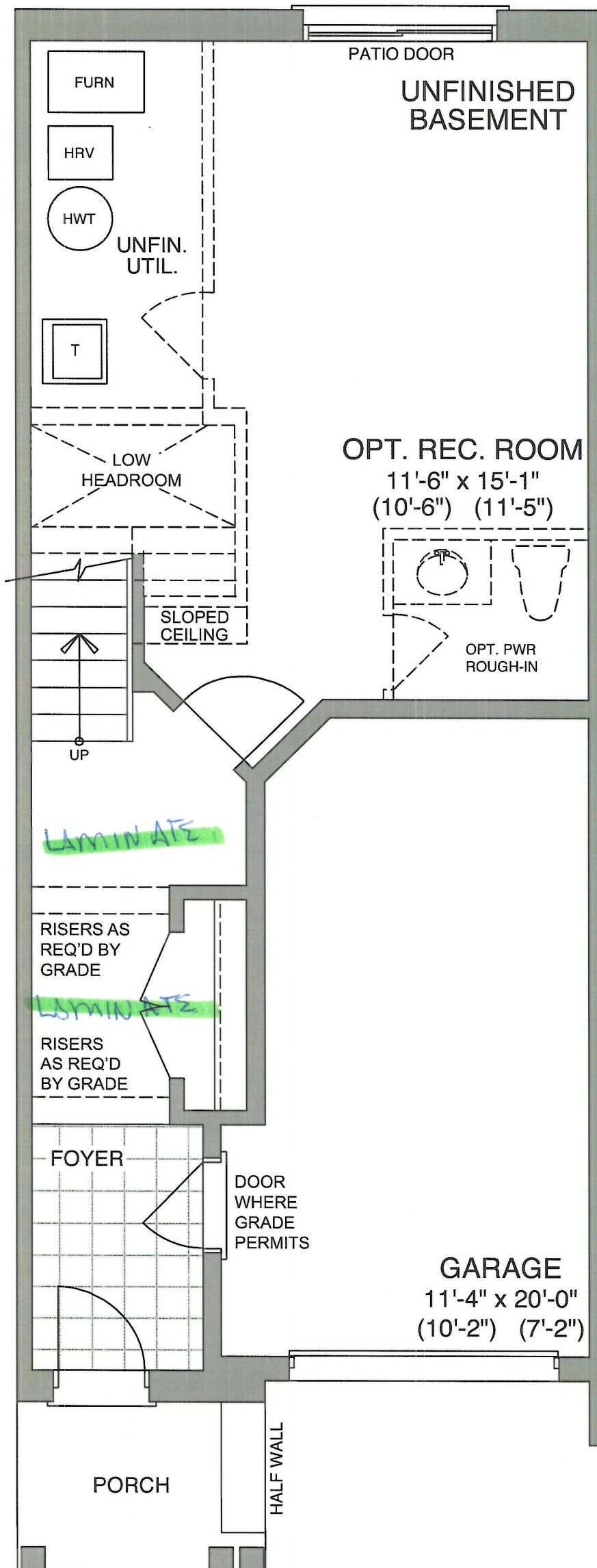


THIRD FLOOR - ELEV ~~A1~~ & A4

Segi *[Signature]*

Date June 11, 2021

Lot 12. B1K B.
Orchards
Enclave



GROUND FLOOR - ELEV ~~A1, A2 & A4~~

Sign *[Signature]*

Date June 11, 2021



CONSTRUCTION SUMMARY
Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: SANA RAFFAY TEL:

LOT / PHASE 12 Block B / 1	REG. PLAN #	HOUSE TYPE The Banner (T-2) Alt Main Floor	CLOSING DATE 20-Jan-22
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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:	



9) CABINETRY

1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** <i>11.Jun21</i> Note: 11,621/37905	
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