

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Chaithanya Tiruchunapally & Manoj Yannam

/

Caroline Rajcsanyi

Property: 13 Block BPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Courtice (T-4) 3 Bedroom Alt Main Floor

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson- Ontario White	Lv1 - GR-Bianco Sardo (Grigio)	12881 Handle
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Italian White Di Pesco 4954K-22	12881 Handle
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Italian White Di Pesco 4954K-22	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	NA	Master Bedroom	Lv1 -TXP135 Lv1 - T04
Great Room	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T04
Living / Formal Room	*1-Lam-Concerto 1/2x5x48in, Alto Oak #54360430	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*1-Lam-Concerto 1/2x5x48in, Alto Oak #54360430	Bedroom 4	N/A
Family Room	N/A	Grnd Flr Stairs	Lv1 -TXP135 Lv1 - T04
Main Hall	*1-Lam-Concerto 1/2x5x48in, Alto Oak #54360430	GrndFlr landing	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Grnd Flr hall	*1-Lam-Concerto 1/2x5x48in, Alto Oak #54360430
Upper Hall	*1-Lam-Concerto 1/2x5x48in, Alto Oak #54360430		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	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, Serpentine White			

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

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*3 Piece

Laundry

Standard

Kitchen Sink

Kitchen Faucet

Standard

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

Carpet On Stair

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

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

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 notwithstanding 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: 14/04/2021

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Signature: [Signature] Date: 14/04/2021

Builder's Agent: [Signature] Date: April 14, 2021



Highcastle Homes Décor Centre Disclaimers	
Lot#: 13 Block B Model:The Courtice (T-4) 3 Bedroom Alt Main Floor in Orchards Enclave - 2174372 ONTARIO LTD.	
PURCHASERS: Chaithanya Tiruchunapally and Manoj Yannam	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.

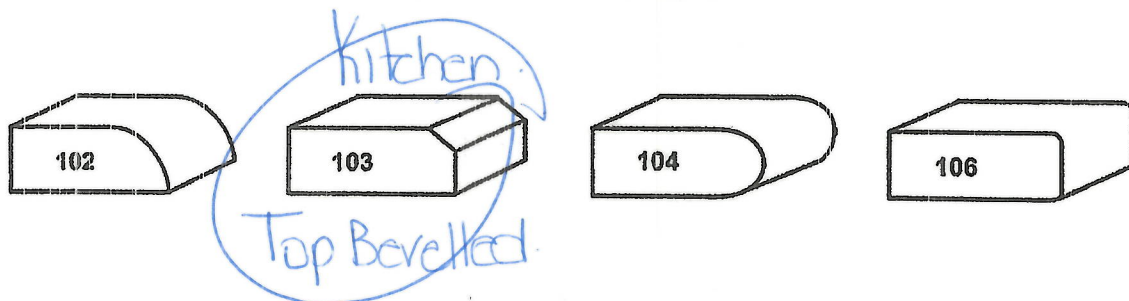
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): Chaithanya Manoj Date: 14/04/2021

Lot 13, BIK 8
Orchards
Encore.

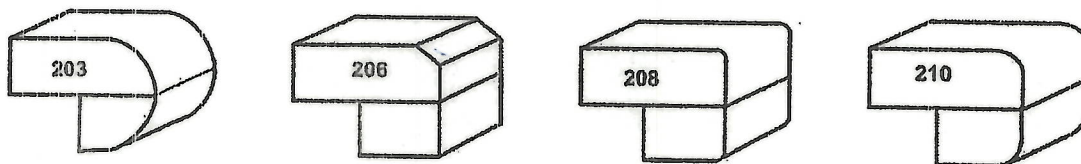
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



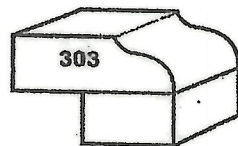
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

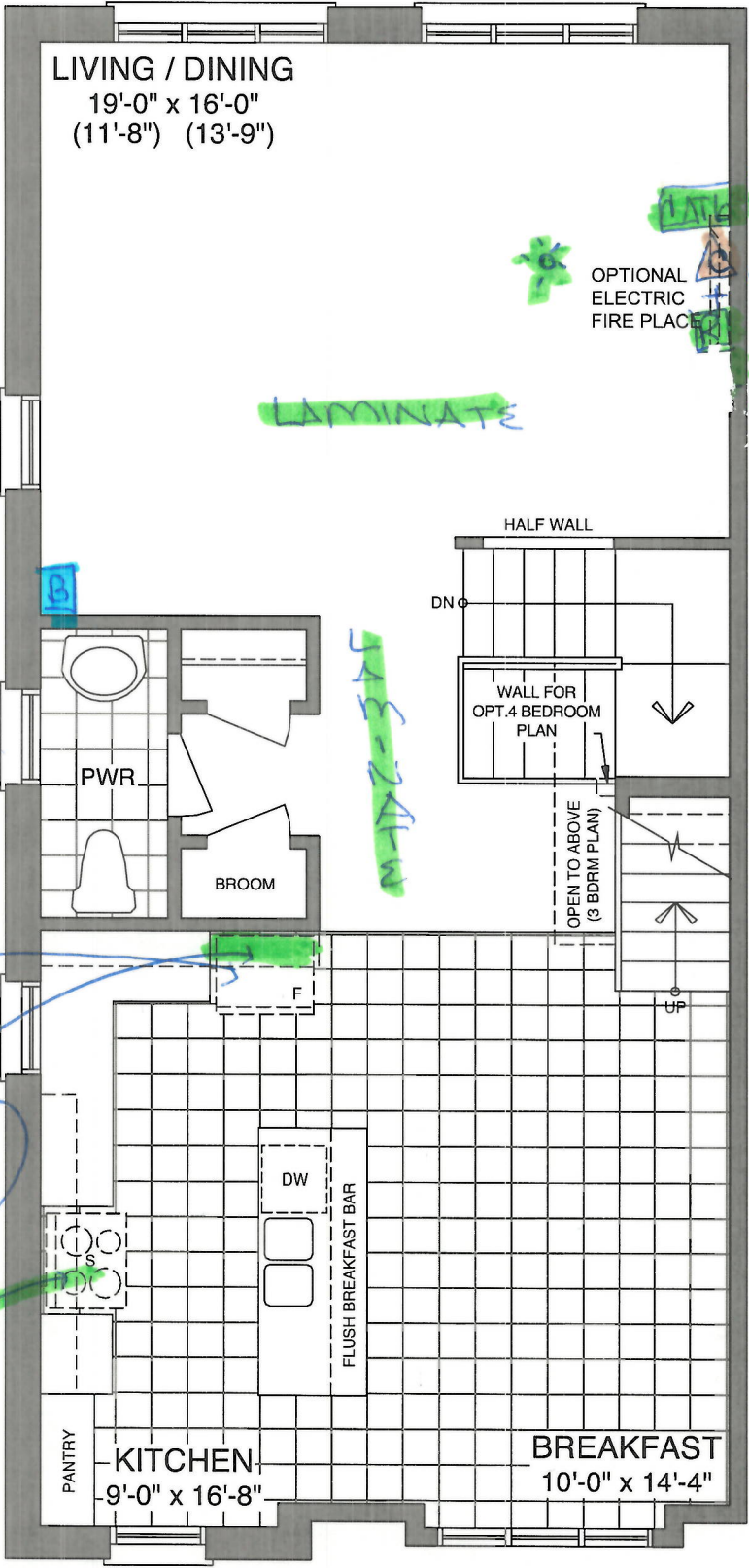
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



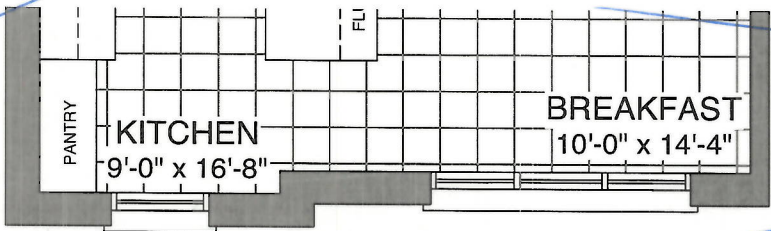
Syn
Syn T. Chartham V

Date: 14/04/2021
Date

Lot 13, Blk B.
Orchards Enclave



ALT. MAIN FLOOR - ELEV A5



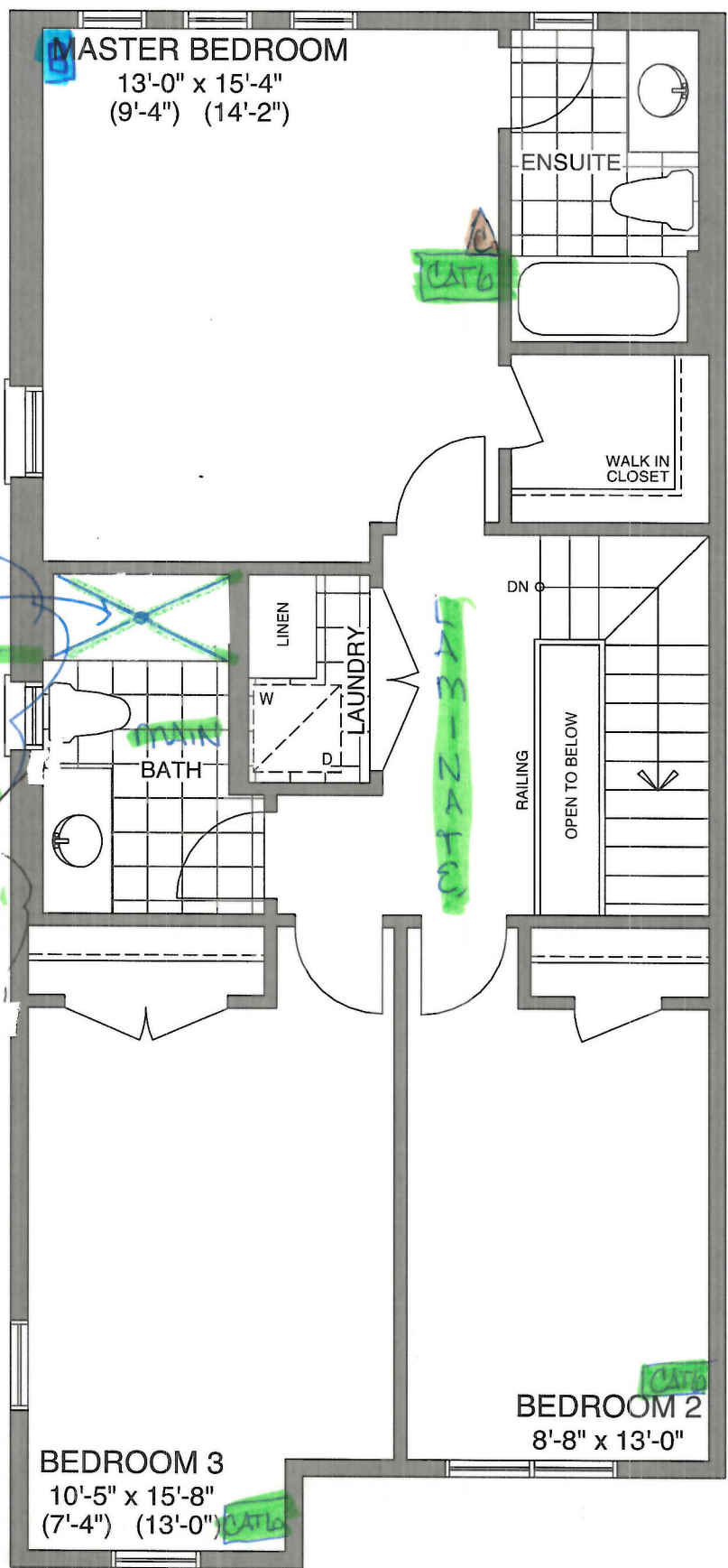
ALT. MAIN FLOOR - ELEV A6

Sign
Sign
Thaithany

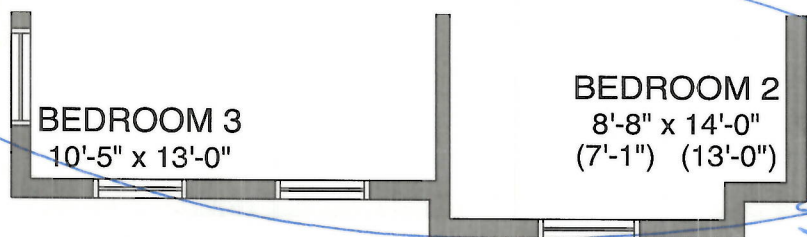
Date 14/04/2021
Date.

Lot 13, Blk B.
Orchards Enclave.

B Bell
C Cable
CAT6 x 3



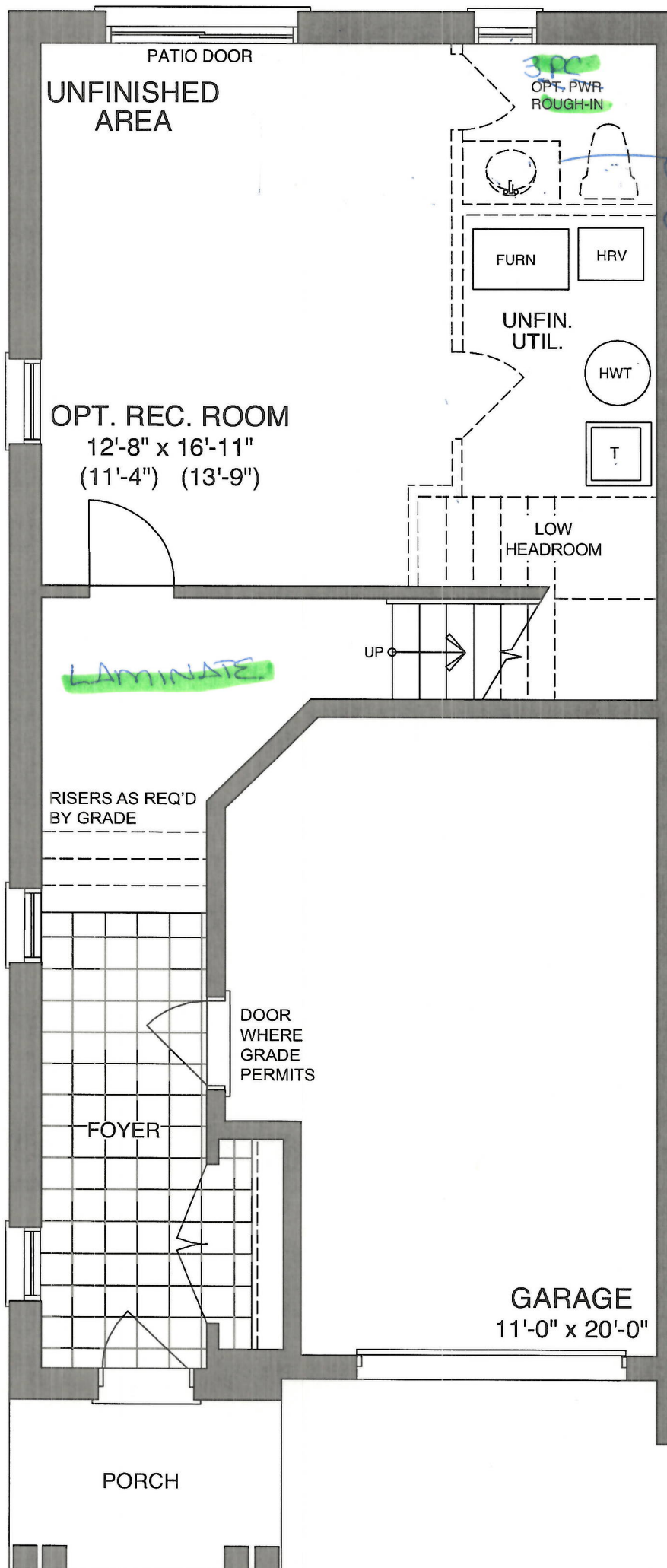
THIRD FLOOR - ELEV A5



THIRD FLOOR - ELEV A6

T. Chaitany
Sign
Sign

Date 14/04/2022
Date:



Lot 13, B1K, B
Orchards
Enclave
3pc Rough in

GROUND FLOOR - ELEV ~~A5~~ & A6

Sign
Sign Tithaithang

Date 14/04/2021
Date



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: Chaithanya Tiruchunapally and Manoj Yannam				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
13 Block B / 1		The Courtice (T-4) 3 Bedroom Alt Main Floor		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:	



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LOT / PHASE 13 Block B / 1	REG. PLAN #	HOUSE TYPE The Courtice (T-4) 3 Bedroom Alt Main Floor		CLOSING DATE 20-Jan-22

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET 14Apr21 Note: 11,582/37483	
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4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 14Apr21 Note: 11,582/37485	
1 - 3 PIECE ROUGH IN BASEMENT 14Apr21 Note: 11,582/37484	

5) ELECTRICAL

1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH - LIVING ROOM (SEE PLAN) 14Apr21 Note: 11,582/37482	
4 - NETWORK JACK - ADDITIONAL - CAT6E ROUGH-IN (ON WALL IN LIVING ROOM BESIDE CABLE FOR FUTURE WALL MOUNT TV, MASTER BEDROOM, BEDROOM #2 AND BEDROOM #3 (SEE PLAN) 14Apr21 Note: 11,582/37481	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) ON WALL BESIDE CABLE AND CAT 6 -OF LIVING ROOM AT 5 1/2 FT FROM FINISHED FLOOR FOR FUTURE WALL MOUNT TV 14Apr21 Note: 11,582/37480	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) - 14Apr21 Note: 11,582/37491	
1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM LEVEL 1 LAMINATE - MAIN HALL (UPGRADE FROM HARDWOOD) - 14Apr21 Note: 11,582/37490	
1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM LEVEL 1 LAMINATE - LIVING/DINING ROOM (UPGRADE FROM HARDWOOD) - 14Apr21 Note: 11,582/37489	

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 14Apr21 Note: 11,582/37487	
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9) CABINETRY

1 - ***PURCHASER REQUESTS TO HAVE STANDARD APPLIANCE OPENINGS*** 10May21 Note: 11,602/37673	
1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 14Apr21 Note: 11,582/37479	
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.) 14Apr21 Note: 11,582/37477	

SHOWERS

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
13 Block B / 1		The Courtice (T-4) 3 Bedroom Alt Main Floor		20-Jan-22

SHOWERS

1 - SHOWER - CHANGE TUB TO FRAMELESS GLASS SHOWER FRONT (INCLUDES GLASS DOOR) - *****MAIN BATH (SEE PLAN)***** CHECK PLAN (MAIN BATH.....) 14Apr21 Note: 11,582/37486	
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STAIR AND RAILING

1 - STAIN HANDRAIL AND STRINGERS ONLY 14Apr21 Note: 11,582/37488	
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