

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

TANIA L SHERIDAN & BRANDON M SHERIDAN

Property: 18 Block CPhase: 1 of Plan -

Telephone Res. / Bus:

/

Project: 2174372 ONTARIO LTD.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: The Clarke (T-1)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Silk Touch Slab - White Cloud	Lv3 - Caesarstone-Blizzard	12881 Handle
Main Bathroom	Lv2 - Silk Touch Slab - White Cloud	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv2 - Silk Touch Slab - White Cloud	Calcutta Marble 4925K-07	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Accommodate for over-range microwave
		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") Pencil	

Opt. Kitchen Extras

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031	Master Bedroom	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031
Great Room	N/A	Bedroom 2	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031
Living / Formal Room	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031	Bedroom 3	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031
Dining Room	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031	Bedroom 4	N/A
Family Room	N/A		
Main Hall	N/A	Grnd Flr Hall	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031
Main Stairs	Lv1 -TXP135 Lv1 - T15	Grn Flr Stairs	Lv1 -TXP135 Lv1 - T15
Upper Hall	*1-Lam-Concerto, 1/2x5x48", Caruso Maple #54360031		
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 Lav Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor	Underpad 2nd Floor	Underpad Main Stairs
NA	NA	Lv1 Underpad-standard

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Decor	Listello
Front Foyer	1-13x13, Malena Ice		
Main Hall	N/A		
Kitchen/Breakfast	N/A		
Powder Room	1-13x13, Malena Ice		
Laundry	1-13x13, Serpentine White		

Kitchen Backsplash

N/A

☐

☐

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	<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.l. Bath

Standard
Standard
Standard
N/A
*3 Piece

Laundry

Standard

Kitchen Sink
Kitchen Faucet

*Undermount
Upgrade

Drain for 2nd floor Laundry
Waterline for fridge

☐ Yes
☐ Yes

☒ No
☒ 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

*Stained as Floor

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

NA

Stair Type

Standard

Interior Doors

*1-2PanelCarraraSm

Int. Door Hardware

*Straight Pewter Lever

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.

INTERIOR DOORS - 2 PANEL CARRARA SMOOTH

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: [Signature] Date: April 30 2021

Signature: [Signature] Date: April 30 2021

Builder's Agent: [Signature] Date: April 30 2021

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Highcastle Homes Décor Centre Disclaimers

Lot#: 18 Block C Model: The Clarke (T-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: TANIA L SHERIDAN and BRANDON M SHERIDAN

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.

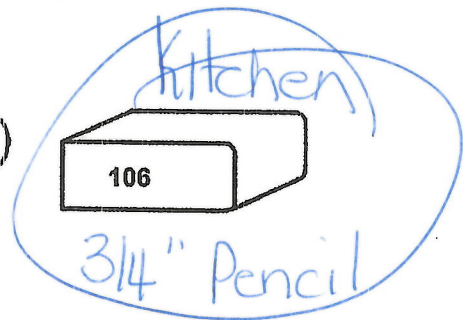
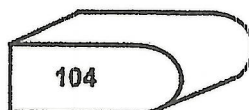
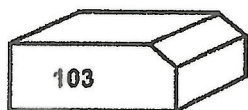
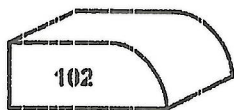
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):  Date: April 30 2021

Lot 18,
Bik C.

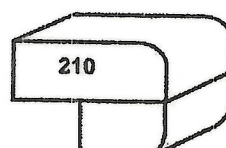
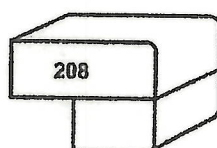
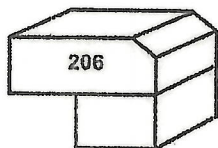
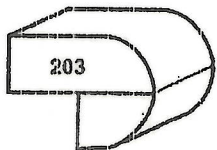
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



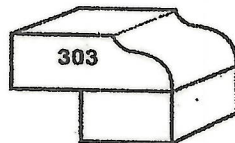
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



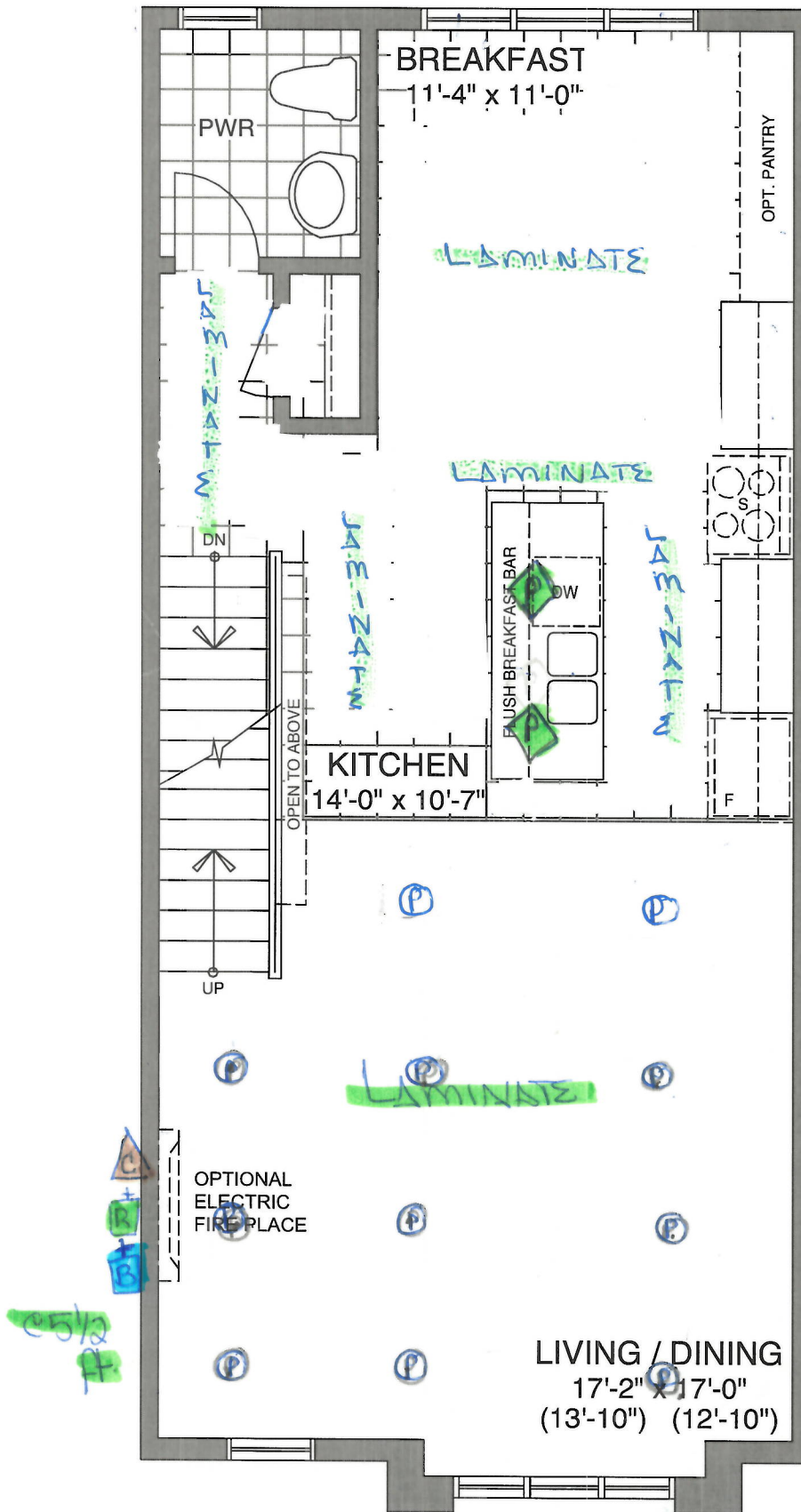
Sign Khawar
Sign R/B

Date April 30 2021
Date: April 30/2021

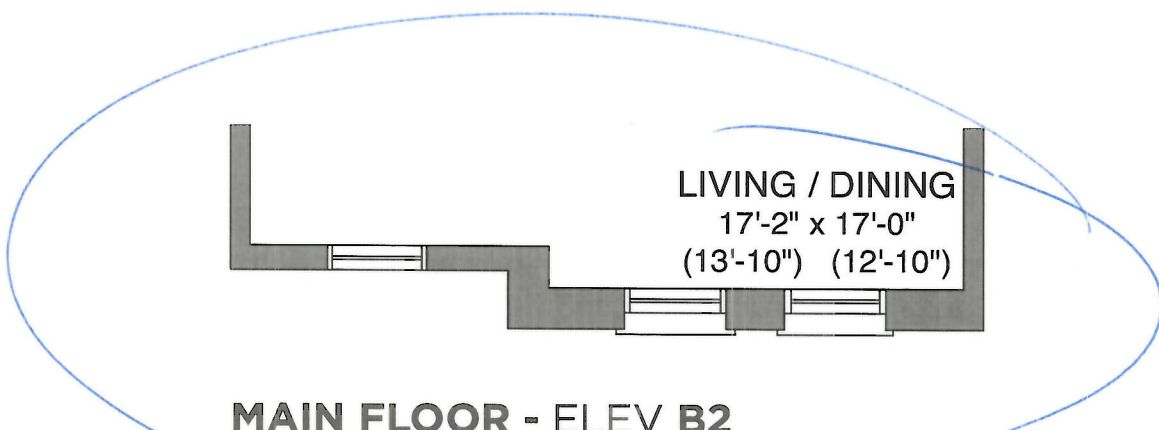


Lot 18
B1K C.

 Bell
 Cable
 Pendant



MAIN FLOOR - ELEV B1



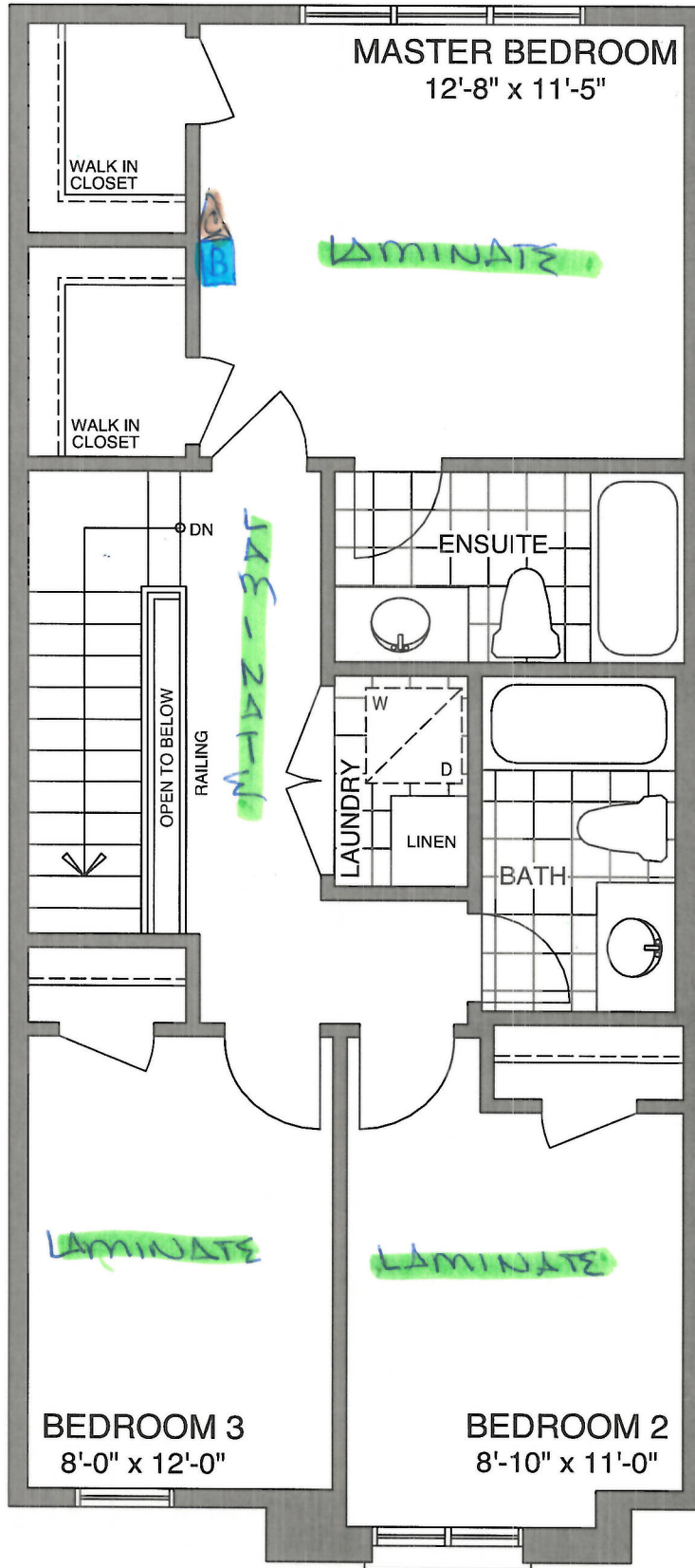
MAIN FLOOR - ELEV B2

Sign of the owner
Sign of the owner

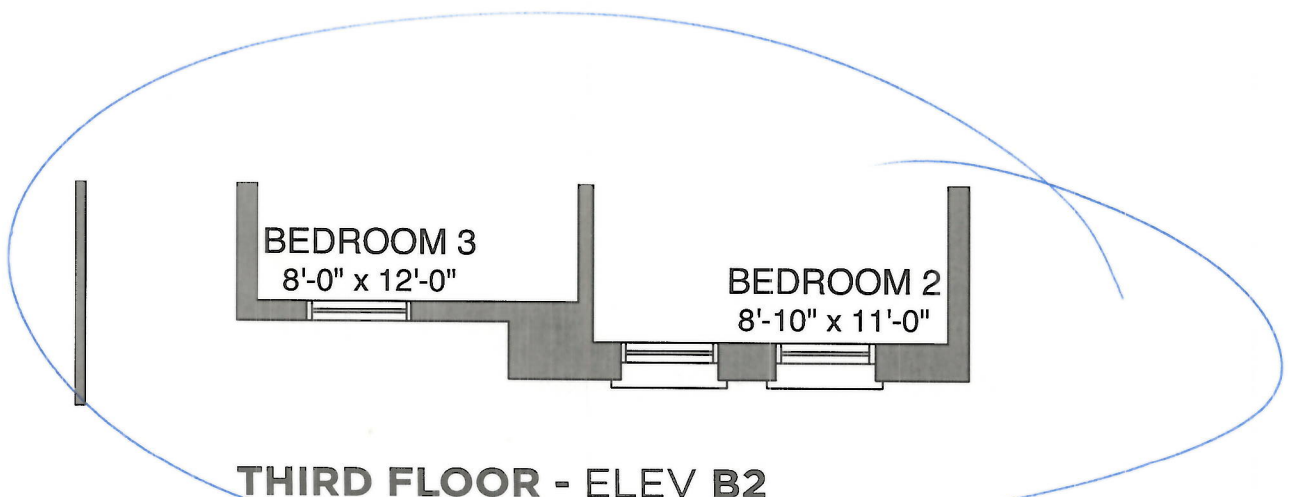
Date April 30 2021
Date April 30/2021

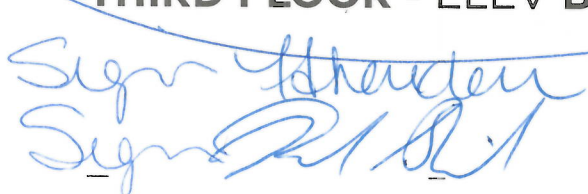
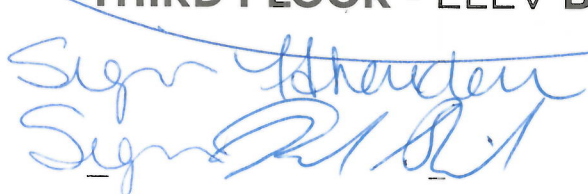
Lot 18.
B1K C.

 Bell
 Cable.



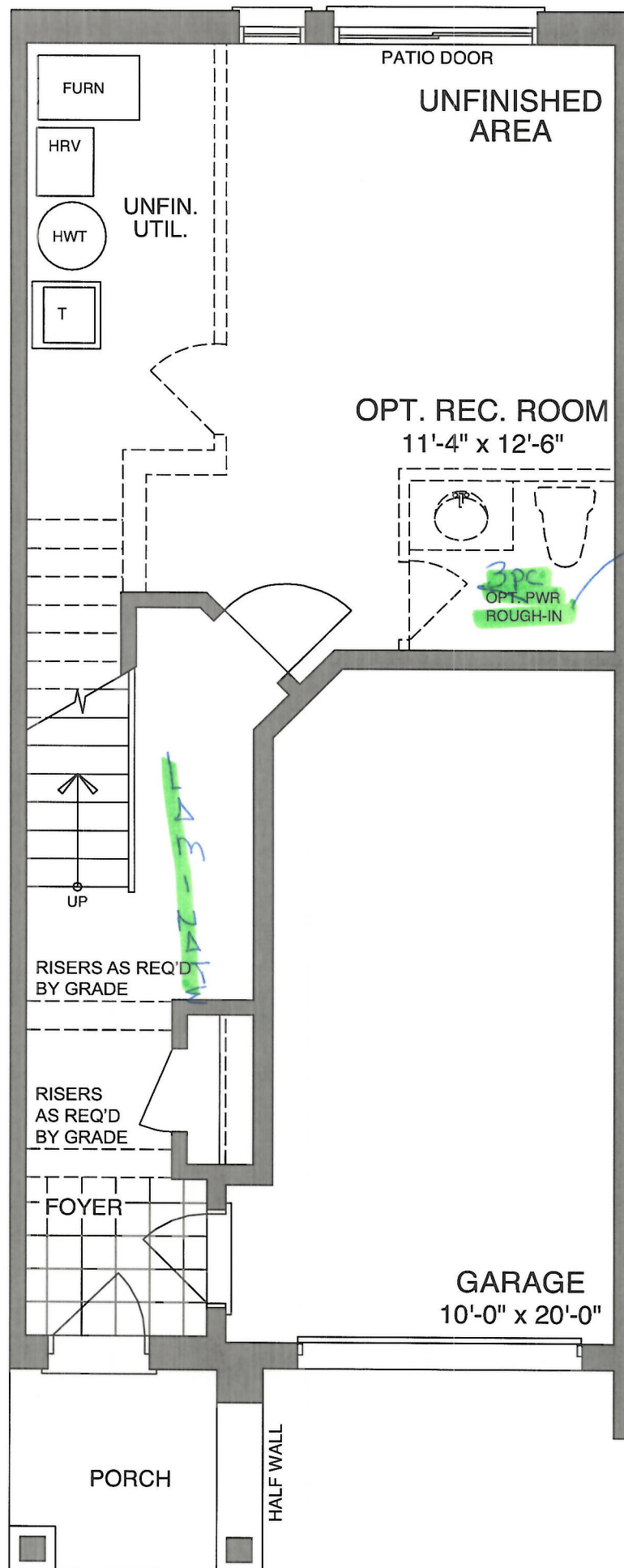
THIRD FLOOR - ELEV B1



Sign 
Sign 

Date April 30 2021
Date April 30 2021

Lot 18.
Bik C.



GROUND FLOOR - ELEV B

Sign y theiden
Sign B/R/R

Date April 30 2021
Date April 30/2021



<div>CONSTRUCTION SUMMARY</div> <div>Orchards Enclave - 2174372 ONTARIO LTD.</div>				
PURCHASERS: TANIA L SHERIDAN and BRANDON M SHERIDAN				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
18 Block C / 1		The Clarke (T-1)		07-Dec-21

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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18 Black C / 1		The Clarke (T-1)		07-Dec-21

1) CONSTRUCTION

1 - CEILING - SMOOTH FINISH - MAIN FLOOR (CLASSIC SERIES)	
30Apr21 Note:	
11,568/37215	

10) COUNTERTOPS

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 3 - KITCHEN -	
30Apr21 Note:	
11,568/37634	

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL)	
30Apr21 Note:	
11,568/37635	
1 - KITCHEN - ALIGN 7565 CHROME, 1 HOLE APPLICATION	
30Apr21 Note:	
11,568/37228	
1 - 3 PIECE ROUGH IN BASEMENT	
30Apr21 Note:	
11,568/37226	

5) ELECTRICAL

1 - **DELETE STANDARD CEILING LIGHT IN LIVING DINING AND KITCHEN (LEAVE STANDARD CEILING LIGHT IN BREAKFAST AREA)	
30Apr21 Note:	
11,568/37640	
11 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (10 MINIMUM - PRICE IS EACH) LIVING ROOM/DINING ROOM	
30Apr21 Note:	
11,568/37219	
2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANT LIGHTS OVER ISLAND (CAPPED)	
30Apr21 Note:	
11,568/37218	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - LIVING ROOM/DINING ROOM, BESIDE CABLE AND PHONE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV.	
30Apr21 Note:	
11,568/37217	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 3 (UPGRADE FROM CARPET) -	
30Apr21 Note:	
11,568/37239	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 2 (UPGRADE FROM CARPET) -	
30Apr21 Note:	
11,568/37238	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - MASTER BEDROOM (UPGRADE FROM CARPET) -	
30Apr21 Note:	
11,568/37237	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER LANDING (UPGRADE FROM CARPET) -	
30Apr21 Note:	
11,568/37236	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CERAMIC - KITCHEN/BREAKFAST (UPGRADE FROM CERAMIC) -	
30Apr21 Note:	
11,568/37225	

9) CABINETRY

1 - CABINETS - MASTER ENSUITE - LEVEL 2	
30Apr21 Note:	
11,568/37638	



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18 Block C / 1		The Clarke (T-1)		07-Dec-21

9) CABINETRY

1 - CABINETS - MAIN BATH - LEVEL 2 30Apr21 Note: 11,568/37637	
1 - APPLIANCE CABINETS - HOOD FAN - ACCOMMODATE FOR MICROWAVE/HOOD FAN COMBO (SUPPLY SPECS) INCLUDES ELECTRICAL DEDICATED LINE 30Apr21 Note: 11,568/37209	
1 - CABINETS - KITCHEN - LEVEL 2 30Apr21 Note: 11,568/37207	
1 - **PURCHASER HAS REQUESTED TO HAVE STANDARD APPLIANCE OPENINGS** 30Apr21 Note: 11,568/37206	

STAIR AND RAILING

1 - STAIN HANDRAIL AND PICKETS AND STRINGERS ONLY 30Apr21 Note: 11,568/37229	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) 30Apr21 Note: 11,568/37639	
1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 30Apr21 Note: 11,568/37230	

This Document is Extremely Time Sensitive - Printed 30 Apr 21 at 15:22