

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

JIVANBHAI,JOGIBHAI PATEL, & KIRANBHAI PATEL, // V/

Property: 26 Block EPhase: 1 of Plan -

Telephone Res. / Bus:

/

Project: 2174372 ONTARIO LTD.

Decor Advisor:

Caroline Rajcsanyi

Model and Elevation: The Clarke (T-1) Alt Main Floor Opt Rec Room

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Poppyseed	Lv1 - GR-Serenata	12881
Main Bathroom	Lv1 - Manchester Oak - Poppyseed	Lv2 - Caesarstone-Ocean Foam	12881
Ensuite Bathroom	Lv1 - Manchester Oak - Poppyseed	Lv2 - Caesarstone-Ocean Foam	12881
Rec Room Balh	Lv1 - Manchester Oak - Poppyseed	Lv2 - Caesarstone-Ocean Foam	12881
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

PANTRY

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	*1,Lam,Concerto1/2x5x48inAmadeusMaple#54360180
Great Room	N/A	Bedroom 2	*1,Lam,Concerto1/2x5x48inAmadeusMaple#54360180
Living / Formal Room	*1-Lam,Concerto1/2x5x48in,Amadeus,Maple#54360180	Bedroom 3	*1,Lam,Concerto1/2x5x48inAmadeusMaple#54360180
Dining Room	*1-Lam,Concerto1/2x5x48in,Amadeus,Maple#54360180	Bedroom 4	N/A
Family Room	N/A	GrndFlrStairs	Lv1 -TXP135 Lv1 - T04
Main Hall	*1-Lam,Concerto1/2x5x48in,Amadeus,Maple#54360180	Rec Rm	*1,Lam,Concerto1/2x5x48inAmadeusMaple#54360180
Main Stairs	Lv1 -TXP135 Lv1 - T04	Rec Rm Hall	*1,Lam,Concerto1/2x5x48inAmadeusMaple#54360180
Upper Hall	*1-Lam,Concerto1/2x5x48in,Amadeus,Maple#54360180		
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	NA		

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	Wall Tile		
Front Foyer	1-13x13, Serpentine White		Decor	Listello
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		
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	N/A	1-8x10, Serpentine White	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
RecRmBath	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"/>

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
FINISHED 3 PC IN REC ROOM

Laundry
Rec Room Bath

Standard
Standard

Kitchen Sink
Kitchen Faucet

Undermount
Standard

Drain for 2nd floor Laundry
Waterline for fridge

☐ Yes ☒ No
☒ 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
Natural
Natural
Carpet On Stair

Opt. Paint Extras

MISCELLANEOUS

Railing Style
Opt. Garage Door
Interior Doors

RAILING - STANDARD - 1 5/16in oak picket, 2 1/2in oak handrail and 2 3/4in oak post.
*Yes-Grade Permitting
Standard - Classique

Opt. Side Door
Int. Door Hardware
Trim Style

NA
*Straight Pewter Lever
*1 - 2 3/4in Case & 4in Baseboard

Stair Type
Ext. Door Hardware
Cold Cellar

Standard
*Pewter Exterior package
☐

Smooth Ceiling 1st Floor
Smooth Ceiling 2nd Floor
Supply and Install Standard Mirrors

☐ Yes ☒ No
☐ Yes ☒ No
☒ Yes ☐ No

Basement Windows Upgrade

☐ Yes ☒ No

Misc.

HEATING

Fireplace

Type
Mantle
Surround
Hearth

Air Conditioning
Hood Fan Duct
Gas Provisions for Dryer
Gas Provisions for Stove

☒ *Yes ☐ No
☒ 6 inch ☐ 8 inch ☐ 10 inch
☐ Yes ☒ No
☒ Yes ☐ No

Gas Provisions for BBQ
Humidifier

☒ Yes ☐ No
☐ 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: June 14, 2021
Signature: [Signature] Date: June 14, 2021
Builder's Agent: [Signature] Date: June 14, 2021
Printed 6/14/2021 12:27:44



Highcastle Homes Décor Centre Disclaimers

Lot#: 26 Block E Model:The Clarke (T-1) Alt Main Floor Opt Rec Room in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: JIVANBHAI,JOGIBHAI PATEL, and KIRANBHAI PATEL, // VALIBEN JEEVANBHAI PATEL

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.

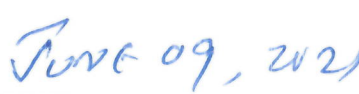
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):





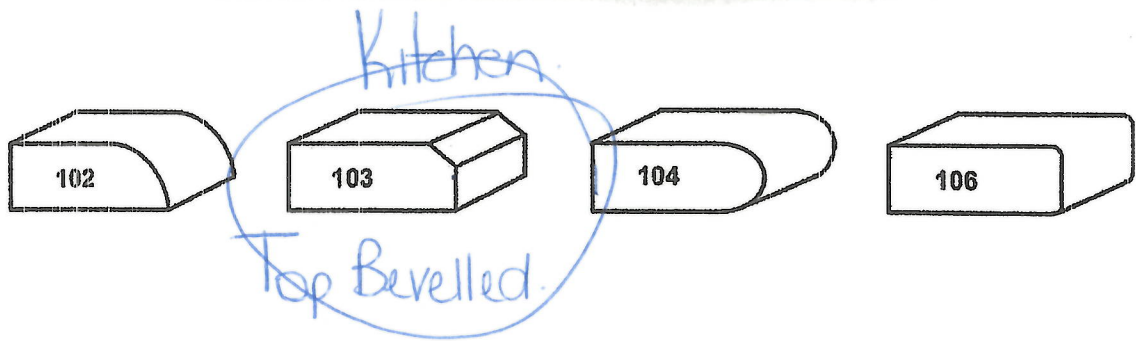
Date:



Lot 26, BIK E.
Orchards Enclave

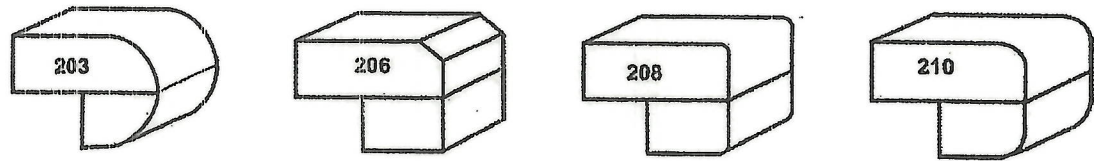
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



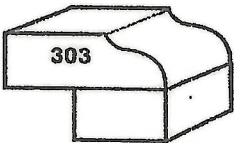
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



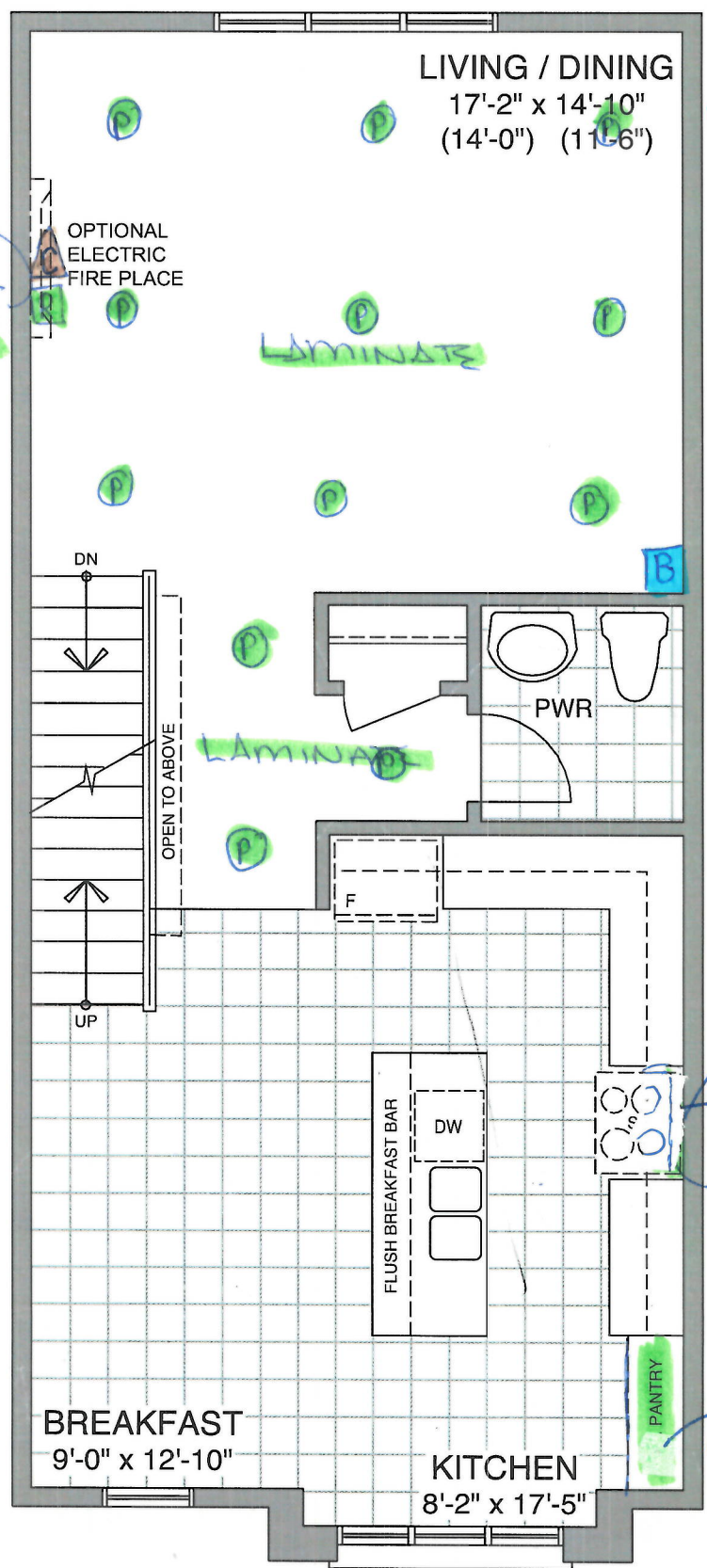
Sign *[Signature]*
Sign *[Signature]*
Sign

Date *June 9, 2021*
Date *June 9, 2021*
Date

LOT 26, B1KE
Orchards Enclave

- B Bell
- C Cable
- R Receptacle
- P Potlights

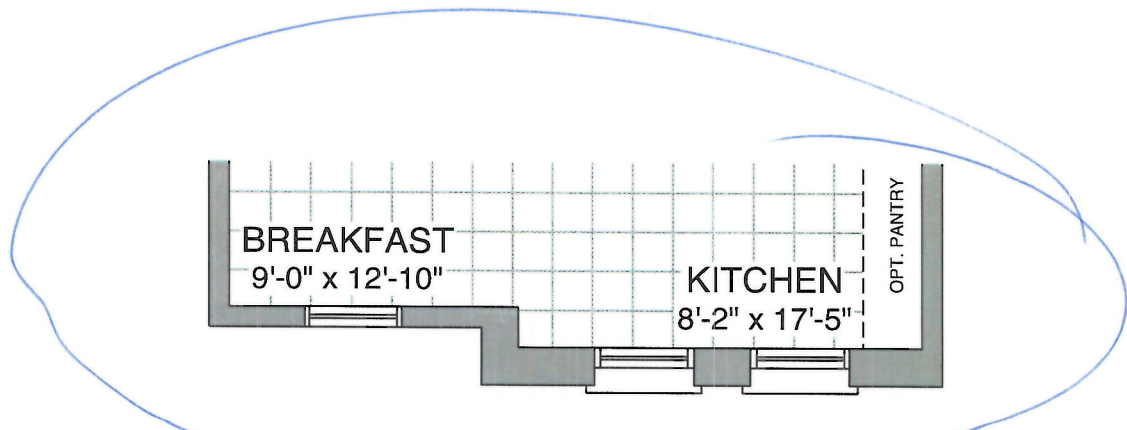
c 5 1/2 ft
for future
wall mount tv



Gas line
for stove

Pantry

ALT. MAIN FLOOR - ELEV B1

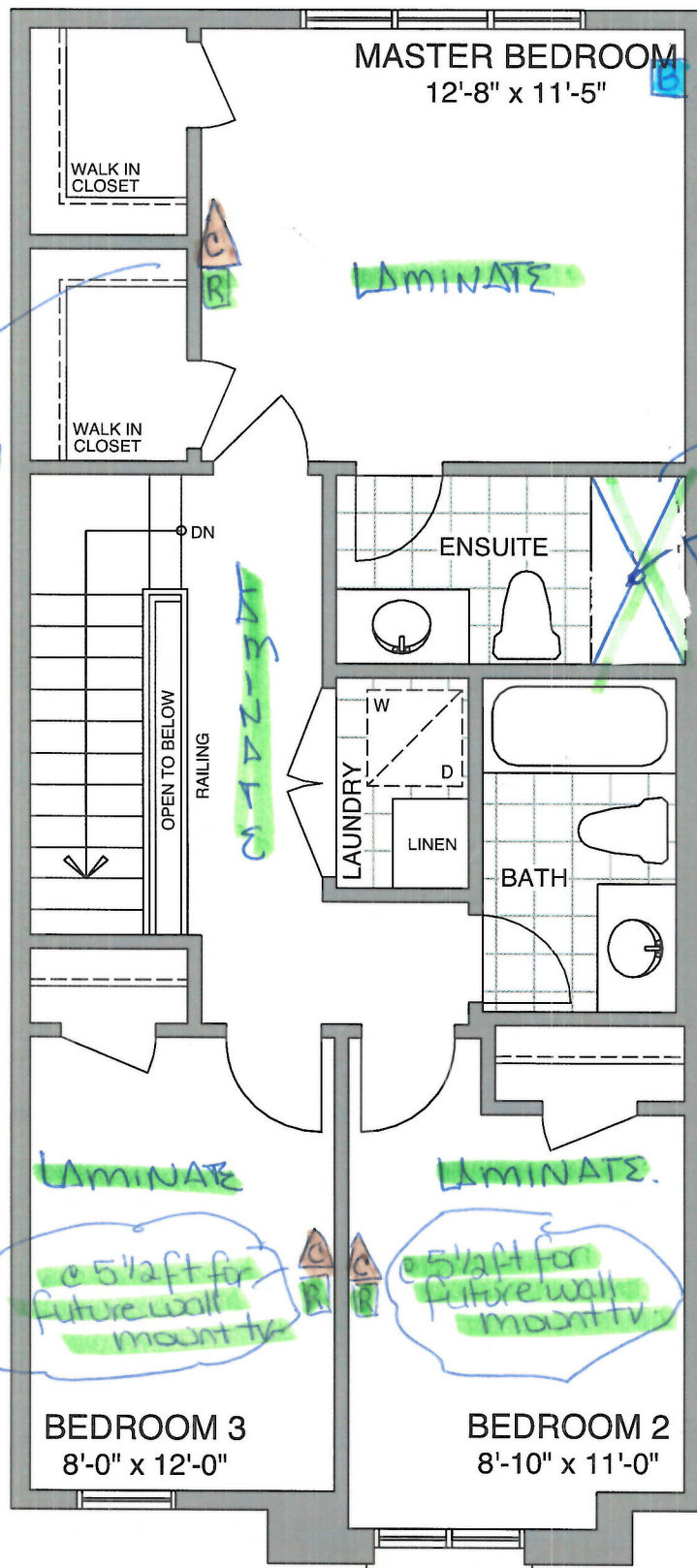


ALT. MAIN FLOOR - ELEV B2

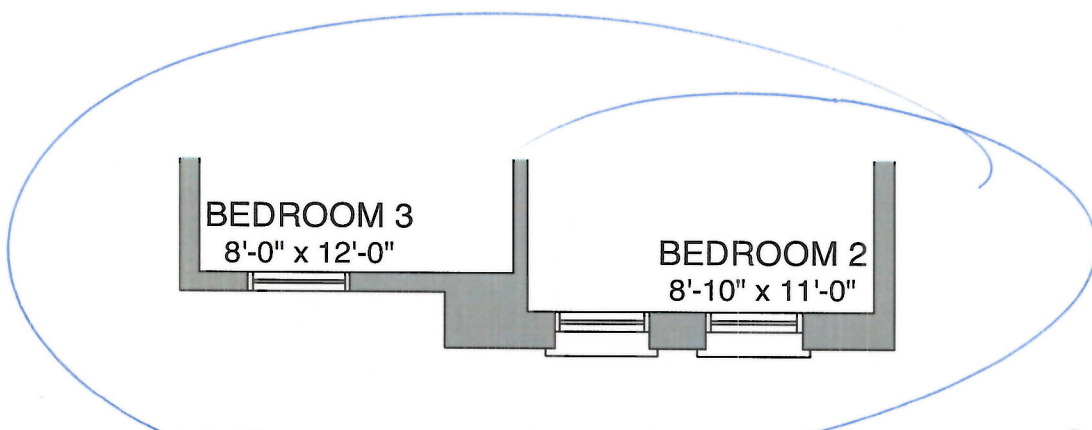
Sign
Sign
Sign
J.V. Patel

Date JUN- 9, 2021
Date JUN- 9, 2021
Date

Lot 26, BKE.
Orchards Enclave



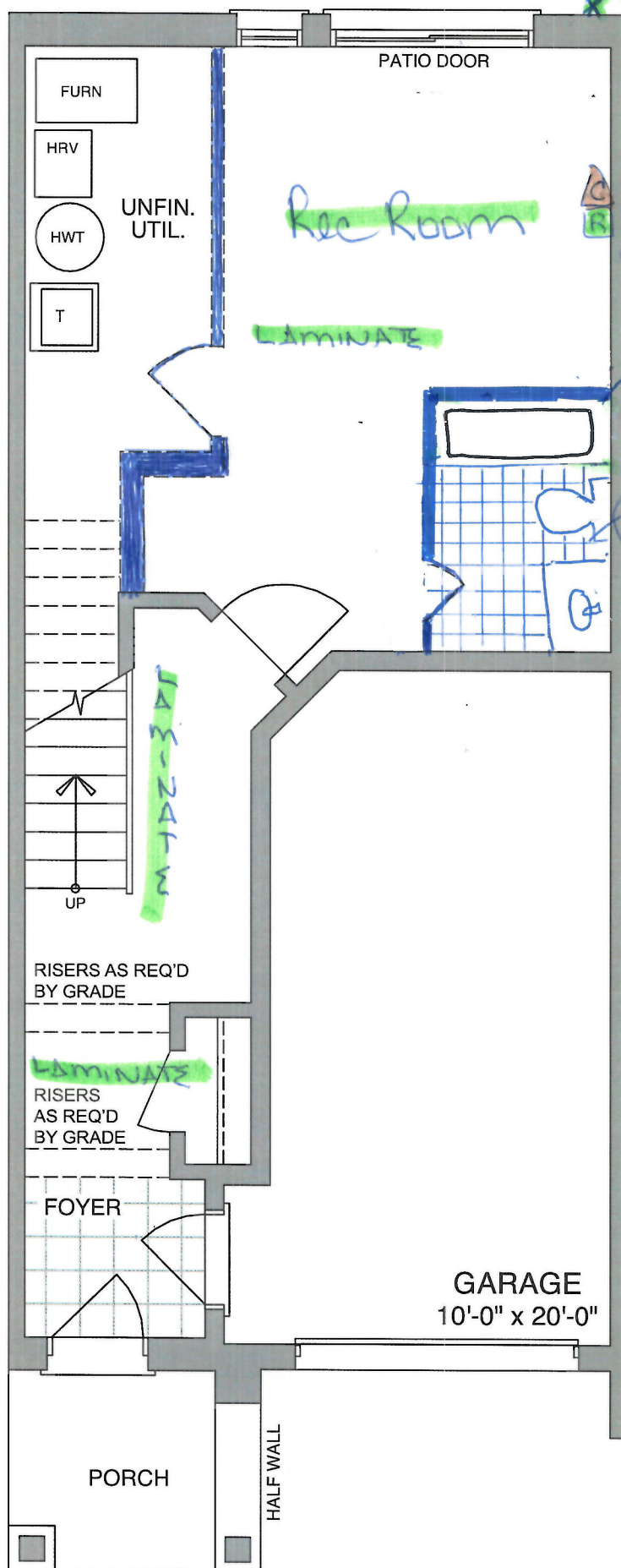
THIRD FLOOR - ELEV B1



THIRD FLOOR - ELEV B2

Sign *[Signature]*
Sign *V.V. Patel*
Sign

Date JUNE 9, 2021
Date JUNE 9, 2021
Date



GROUND FLOOR - ELEV B

Sign *[Signature]*
 Sign *V. V. Pater*
 Sign

Date *June 9, 2021*
 Date *June 9, 2021*
 Date



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: JIVANBHAI,JOGIBHAI PATEL, and KIRANBHAI PATEL, // VALIBEN JEEVANBHAI PATEL				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
26 Block E / 1		The Clarke (T-1) Alt Main Floor Opt Rec Room		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:	
Includes Optional two piece powder room in rec room, as per plan, Builders standard samples. <i>Worksheet</i> Note:	



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26 Block E / 1		The Clarke (T-1) Alt Main Floor Opt Rec Room		20-Jan-22

1) CONSTRUCTION

1 - FINISHED BATHROOM - OPTIONAL - 3 PIECE BATH (TUB, VANITY SINK, AND TOILET) AS PER PLAN IN LIEU OF 2 PC IN APS	
14Jun21 Note:	
11,618/37866	

10) COUNTERTOPS

1 - UPGRADE LAMINATE COUNTERTOP - LEVEL 2 STONE COUNTERTOP - OPT POWDER - OPT REC ROOM -	
14Jun21 Note:	
11,618/37909	
1 - UPGRADE LAMINATE COUNTERTOP - LEVEL 2 STONE COUNTERTOP - MASTER ENSUITE -	
14Jun21 Note:	
11,618/37908	
1 - UPGRADE LAMINATE COUNTERTOP - LEVEL 2 STONE COUNTERTOP - MAIN BATH -	
14Jun21 Note:	
11,618/37907	

3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN GROUND FLOOR	
14Jun21 Note:	
11,618/37898	
1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET	
14Jun21 Note:	
11,618/37897	

4) PLUMBING

3 - SINK - VANITY - UNDERMOUNTED - RECTANGULAR PORCELAIN (MASTER ENSUITE, MAIN BATH AND REC ROOM BATH)	
14Jun21 Note:	
11,618/37910	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY	
14Jun21 Note:	
11,618/37896	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL)	
14Jun21 Note:	
11,618/37895	

5) ELECTRICAL

12 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (10 MINIMUM - PRICE IS EACH) LIVING ROOM AND HALL (SEE PLAN) DELETE STANDARD CEILING LIGHTS IN LIVING/DINING ROOM AND HALL (SEE PLAN)	
14Jun21 Note:	
11,618/37886	
3 - CABLE JACK - ADDITIONAL - ROUGH- IN - BEDROOM 2, BEDROOM 3 AND REC ROOM (BESIDE PLUG ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN)	
14Jun21 Note:	
11,618/37882	
3 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) BEDROOM 2, BEDROOM 3 AND REC ROOM (BESIDE CABLE ON WALL AT 5 1/2 FT FOR FUTURE WALL MOUNT TV (SEE PLAN)	
14Jun21 Note:	
11,618/37881	
1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - LIVING ROOM ON WALL AT 5 1/2 FT BESIDE CABLE FOR FUTURE WALL MOUNT TV	
14Jun21 Note:	
11,618/37879	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - MASTER BEDROOM (UPGRADE FROM CARPET) -	
14Jun21 Note:	
11,618/37892	



<div>CONSTRUCTION SUMMARY</div> <div>Orchards Enclave - 2174372 ONTARIO LTD.</div>				
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
26 Block E / 1		The Clarke (T-1) Alt Main Floor Opt Rec Room		20-Jan-22

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 3 (UPGRADE FROM CARPET) - 14Jun21 Note: 11,618/37890	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 2 (UPGRADE FROM CARPET) - 14Jun21 Note: 11,618/37889	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) - 14Jun21 Note: 11,618/37888	

9) CABINETRY

1 - CABINETS - KITCHEN - OPT PANTRY - LEVEL 1 14Jun21 Note: 11,618/37883	
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SHOWERS

1 - SHOWER - CHANGE TUB TO FRAMELESS GLASS SHOWER FRONT (INCLUDES GLASS DOOR) - ENSUITE (SEE PLAN) 14Jun21 Note: 11,618/37894	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 14Jun21 Note: 11,618/37893	
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