

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: SAMAD HOSSEINI & ASMAARAB
Property: 30 Block FPhase: 1 of Plan -
Telephone Res. / Bus: /
Project: 2174372 ONTARIO LTD.
Decor Advisor: Caroline Rajcsanyi
Model and Elevation: The Waverly END (TB-4) 4 Bedroom - 30

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	Lv1 - GR-San Gabriel	12881
Main Bathroom	Lv1 - Hudson - Ontario White	Calcutta Marble 4925K-07	12881
Ensuite Bathroom	Lv1 - Hudson - Ontario White	Calcutta Marble 4925K-07	12881
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,Tenor Oak, #54360205	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*1-Lam,Concerto,1/2x5x48in,Tenor Oak, #54360205	Bedroom 4	Lv1 -TXP135 Lv1 - T04
Family Room	N/A	Grnd Flr Stairs	Lv1 -TXP135 Lv1 - T04
Main Hall	*1-Lam,Concerto,1/2x5x48in,Tenor Oak, #54360205	GrndFlrLanding	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Rec Rm	*1-Lam,Concerto,1/2x5x48in,Tenor Oak, #54360205
Upper Hall	Lv1 -TXP135 Lv1 - T04	Rec Rm Hall	*1-Lam,Concerto,1/2x5x48in,Tenor Oak, #54360205
Com. Centre/Home Office	NA	Basement	N/A
Main Stair Landing	NA	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
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FLOOR AND WALL TILES

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					

Shower - Upgrade Floor


Opt. Tile Extras

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*Signature*

*Signature*

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Decor Advisor:

SAMAD HOSSEINI & ASMA ARAB  
/  
Caroline Rajcsanyi

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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

Undermount  
Standard

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  
22 Warm Grey

Trim Colour  
Standard

Railing Colour  
Natural

Pickets Colour  
Natural

Stair Colour  
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  
Pewter Knob  
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  
Misc.

☐ Yes  
☐ Yes  
☒ Yes

☒ No  
☒ No  
☐ No

Basement Windows Upgrade

☐ Yes  
☒ No

HEATING

Fireplace

Type  
Mantle

Surround  
Hearth

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

☒ Yes  
☒ 6 inch  
☐ Yes  
☐ Yes

☐ No  
☐ 8 inch  
☒ No  
☒ No

Gas Provisions for BBQ  
Humidifier

☐ Yes  
☐ Yes

☒ No  
☒ 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: \_\_\_\_\_ Date: \_\_\_\_\_

18-Jun-21

18-Jun-21

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder's Agent: \_\_\_\_\_ Date: 18-Jun-21

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18-Jun-21



## Highcastle Homes Décor Centre Disclaimers

Lot#: 30 Block F Model: The Waverly END (TB-4) 4 Bedroom - 30 in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: SAMAD HOSSEINI and ASMA ARAB

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.

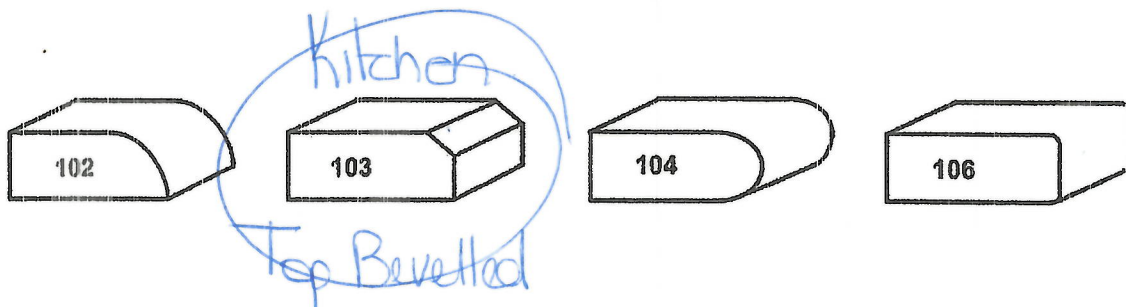
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):   Date: 18-Jun-21

Lot 30, BIK F.  
Orchards Enclave

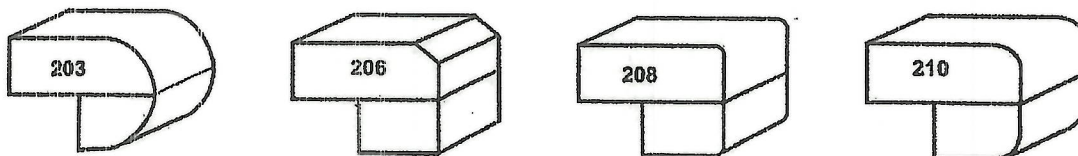
# STONE EDGE PROFILES

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



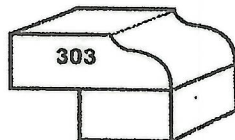
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

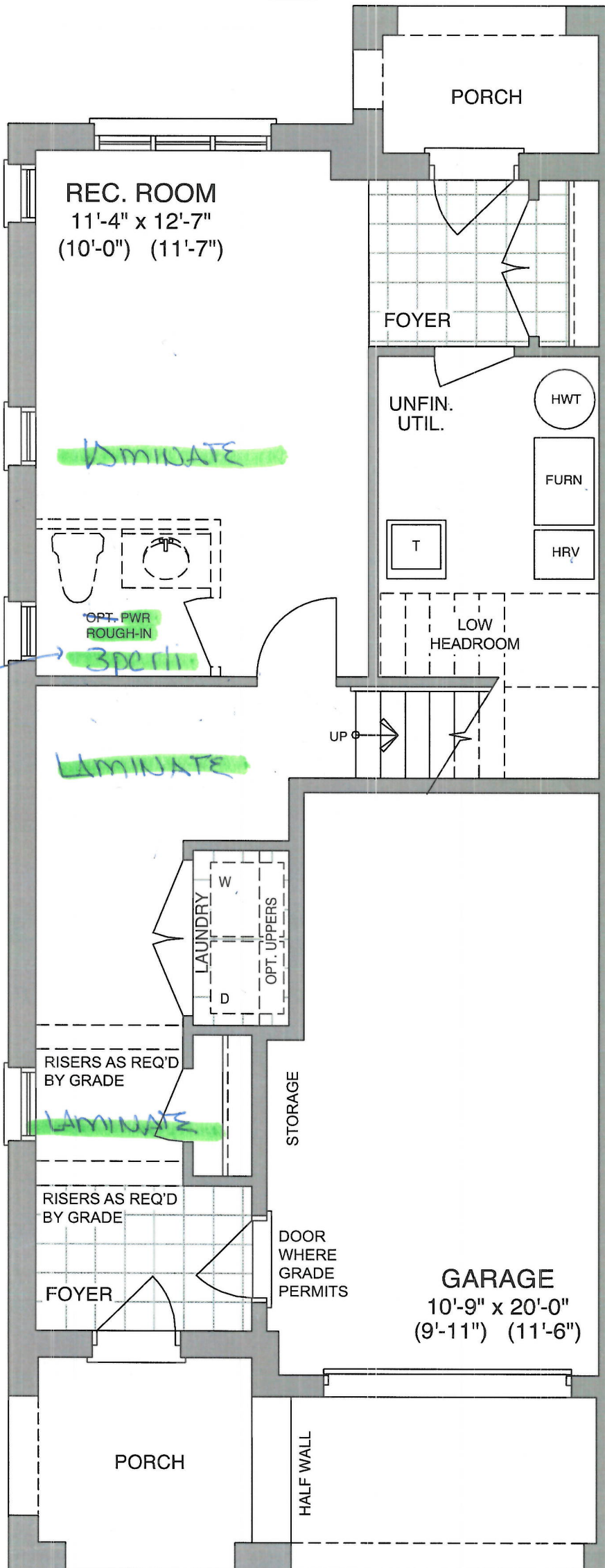
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign \_\_\_\_\_  
Sign \_\_\_\_\_  
Sign \_\_\_\_\_

Date June 7, 2021  
Date June 7, 2021





Lot 30 BIK F  
Orchards  
Enclave

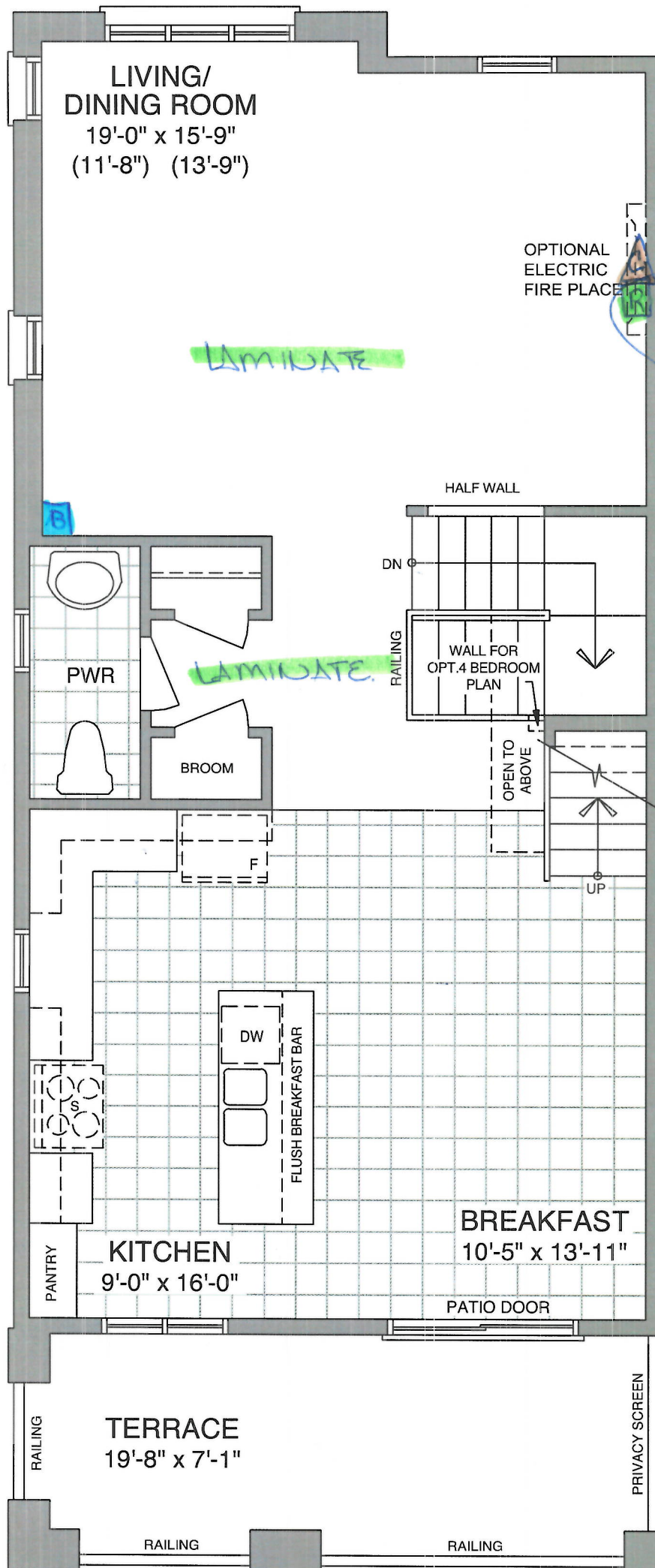
GROUND FLOOR OPT. 4 BEDROOM - ELEV A  
LOT 30

Sign  
Sign

Chris  
Ariel  
Am

Date June 7, 2021  
Date June 7, 2021

Lot 30, Blk F.  
Orchards Enclave



Bell  
Cable  
Receptacle

5 1/2 ft for future wall mount tv

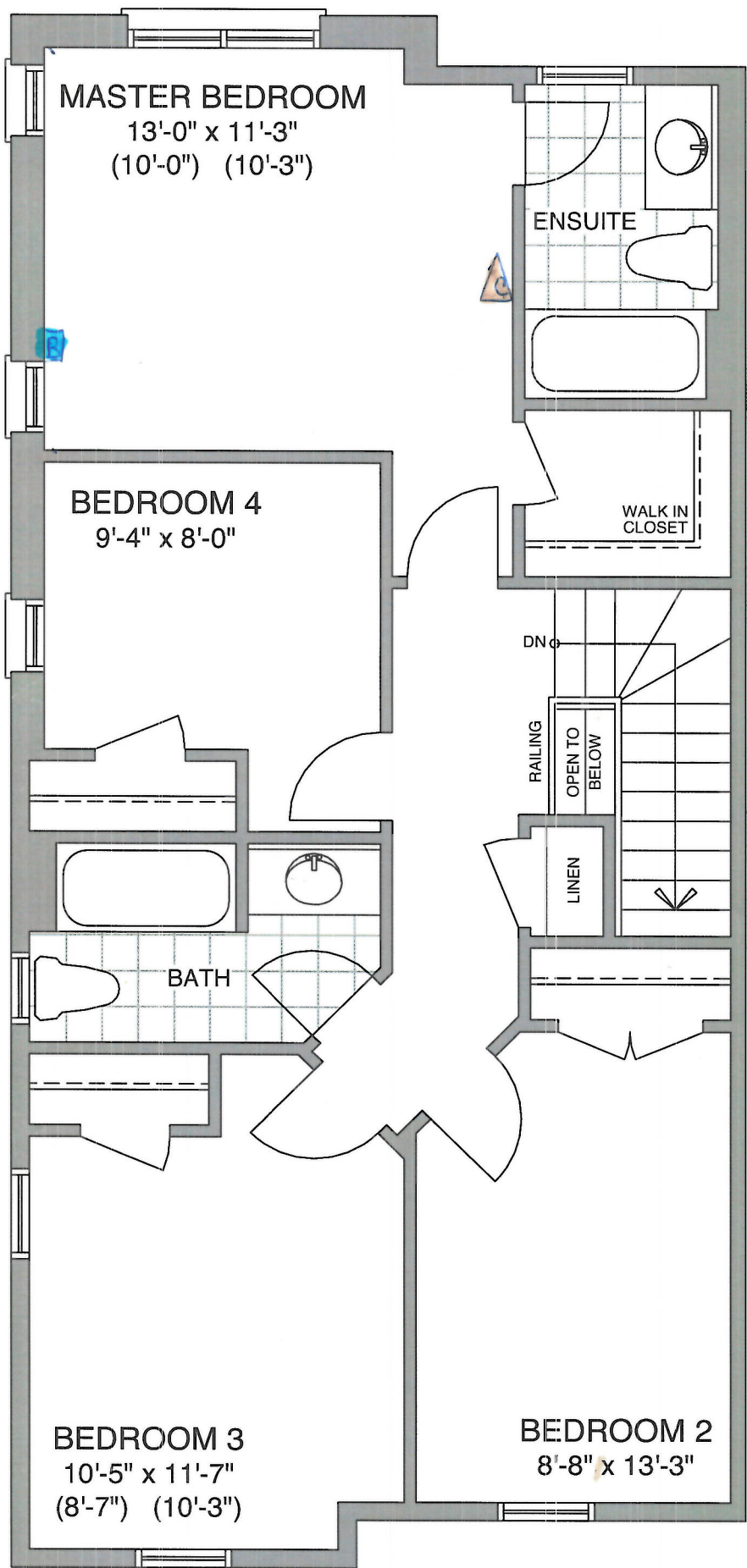
Extended Uppers

MAIN FLOOR OPT. 4 BEDROOM - ELEV A LOT 30

Sun  
Sun

Date June 7, 2021  
Date June 7, 2021

Lot 30, BIK F.  
Orchards Enclave



B Bell  
C Cable

THIRD FLOOR OPT. 4 BEDROOM - ELEV A LOT 30

Sign ~~Comp~~ ~~Elev~~  
Sign ~~Apn~~

Date June 7, 2021  
Date June 7 / 2021





CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: SAMAD HOSSEINI and ASMA ARAB				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
30 Block F / 1		The Waverly END (TB-4) 4 Bedroom - 30		22-Mar-22

Agreement of Purchase and Sale

Central air conditioner (builders standard line) <i>Worksheet</i> Note:	
Laminate Flooring in lieu 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 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>11.Jun21</i> Note: 11,617/37864	
1 - 3 PIECE ROUGH IN BASEMENT <i>11.Jun21</i> Note: 11,617/37855	

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - BESIDE CABLE IN LIVING ROOM AT 5 1/2 FT FOR FUTURE WALL MOUNT TV. <i>11.Jun21</i> Note: 11,617/37856	
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9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 <i>11.Jun21</i> Note: 11,617/37858	
1 - **PURCHASERS REQUEST STANDARD APPLIANCE OPENINGS** <i>11.Jun21</i> Note: 11,617/37854	

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