

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: NIRANCHANI CHANDRAMOHAN & JOSEPH CHANDRAM **Property:** 33 Block FPhase: 1 of Plan -
Telephone Res. / Bus: / **Project:** 2174372 ONTARIO LTD.
Decor Advisor: Caroline Rajcsanyi **Model and Elevation:** The Newcastle (TB-1)

KITCHEN AND VANITIES

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Poppyseed	Lv1 - GR-Serenata	12881
Main Bathroom	Lv1 - Camden Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Ensuite Bathroom	Lv1 - Camden Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Rec Room Bath	Lv1 - Camden Oak - Poppyseed	Calcutta Marble 4925K-07	12881
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan Kitchen Upper Height	Standard 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

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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,1/2x5x48in,CarusoMaple#54360031	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031	Bedroom 4	N/A
Family Room	N/A	Grnd Flr Stairs	Lv1 -TXP135 Lv1 - T15
Main Hall	*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031	GrndFlrLanding	Lv1 -TXP135 Lv1 - T15
Main Stairs	Lv1 -TXP135 Lv1 - T15	Rec Room	*1-Lam-Concerto,1/2x5x48in,CarusoMaple#54360031
Upper Hall	Lv1 -TXP135 Lv1 - T15	RecRoomHall	*1-Lam-Concerto,1/2x5x48in,CarusoMaple#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 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		5-24x24, Timeless, Polished Light Grey			
Main Hall		N/A			
Kitchen/Breakfast		1-13x13, Serpentine White	Kitchen Backsplash	<input type="checkbox"/>	<input type="checkbox"/>
Powder Room		1-13x13, Serpentine White	Pwdr Wall if Applicable	<input type="checkbox"/>	<input type="checkbox"/>
Laundry		1-13x13, Bellina Grey			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Bellina Grey	1-8X10 Bellina Grey	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Bellina Grey	1-8X10 Bellina Grey	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Rec Rm Bath	1-13x13, Bellina Grey	1-8X10 Bellina Grey	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
RecRmFoyer	12x24TimelessLtGrey	N/A	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

REC ROOM FOYER - 12 X 24, TIMELESS, POLISHED, LIGHT GREY

J.C.
NC

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	N/A
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	***3 PC FINISHED BATHROOM (REC ROOM)		
Kitchen Sink	Standard		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Supply and install all toilet paper holders, towel bars and soap dishes	<input checked="" type="radio"/> Yes <input type="radio"/> 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	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	Standard - Classique	Int. Door Hardware	*Pewter Knob	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard		Cold Cellar <input type="checkbox"/>
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.					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<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
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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: N. Chandramohan Date: Jun 12th, 2021

Printed 5/19/2021 18:15:32

Signature: J. C. Date: Jun 12th, 2021

Builder's Agent: P. Rajcsanyi Date: May 19, 2021



Highcastle Homes Décor Centre Disclaimers

Lot#: 33 Block F Model: The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: NIRANCHANI CHANDRAMOHAN and JOSEPH CHANDRAMOHAN

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.

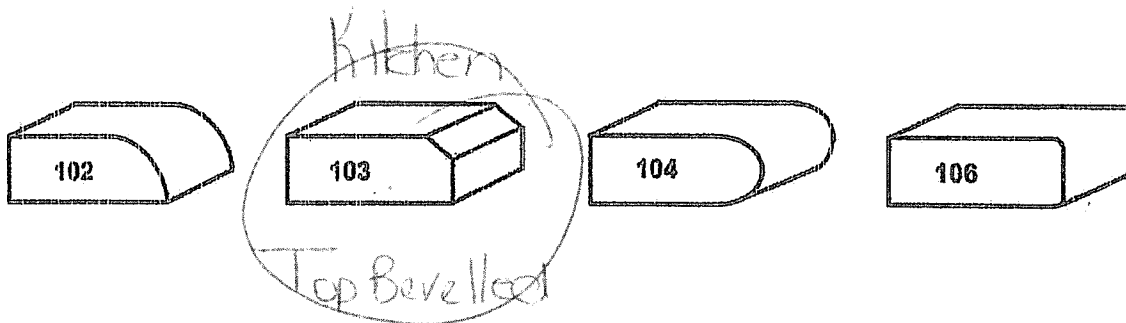
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): N. N. Chandramohan. **Date:** Jun 12th, 2021

Lot 33
Dichards.
Enclave.

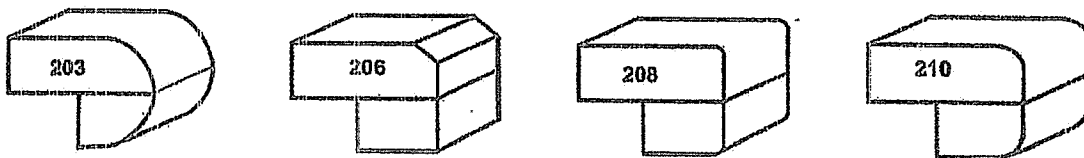
STONE EDGE PROFILES

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



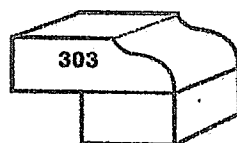
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



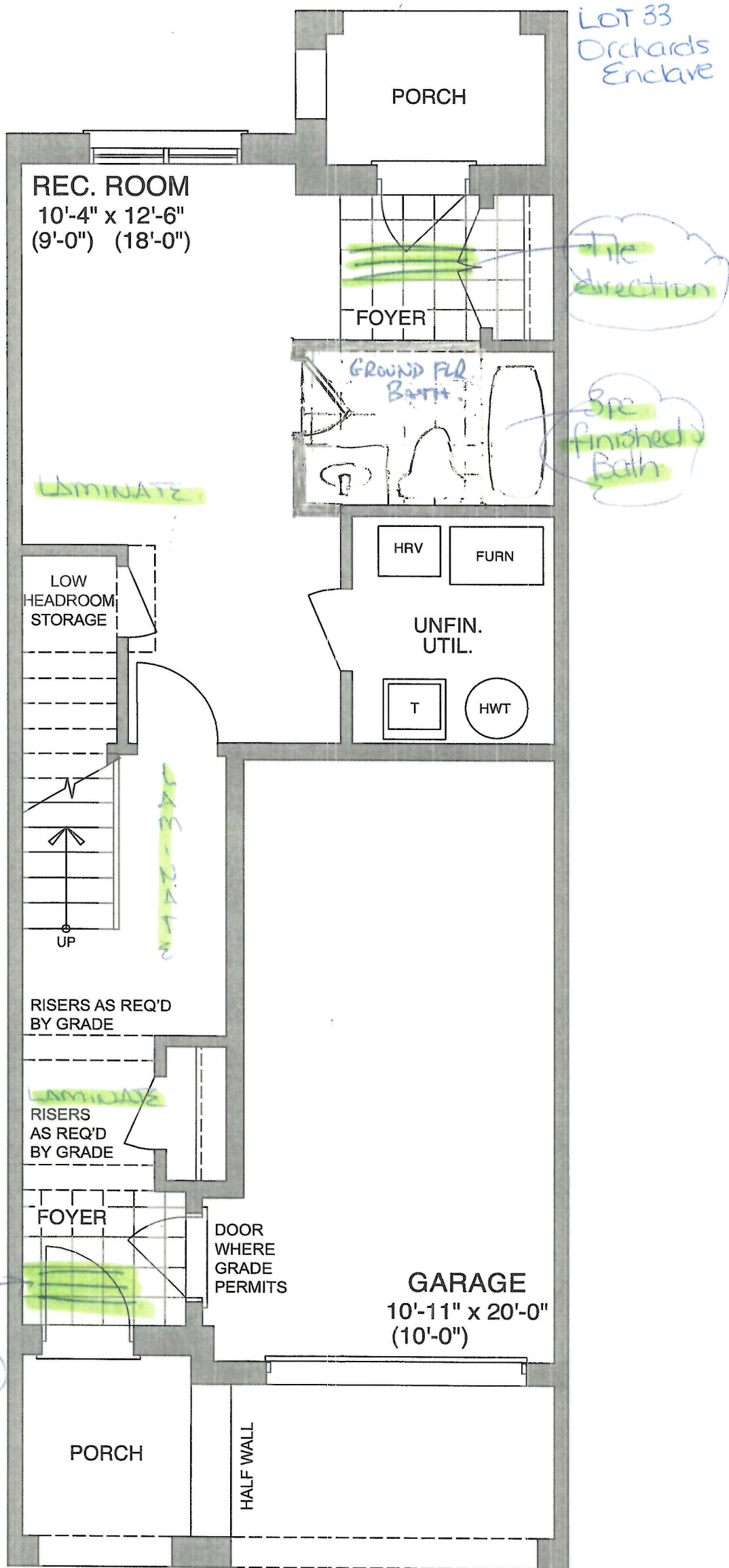
2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign
J. P. G.

Date
may 12 / 21.

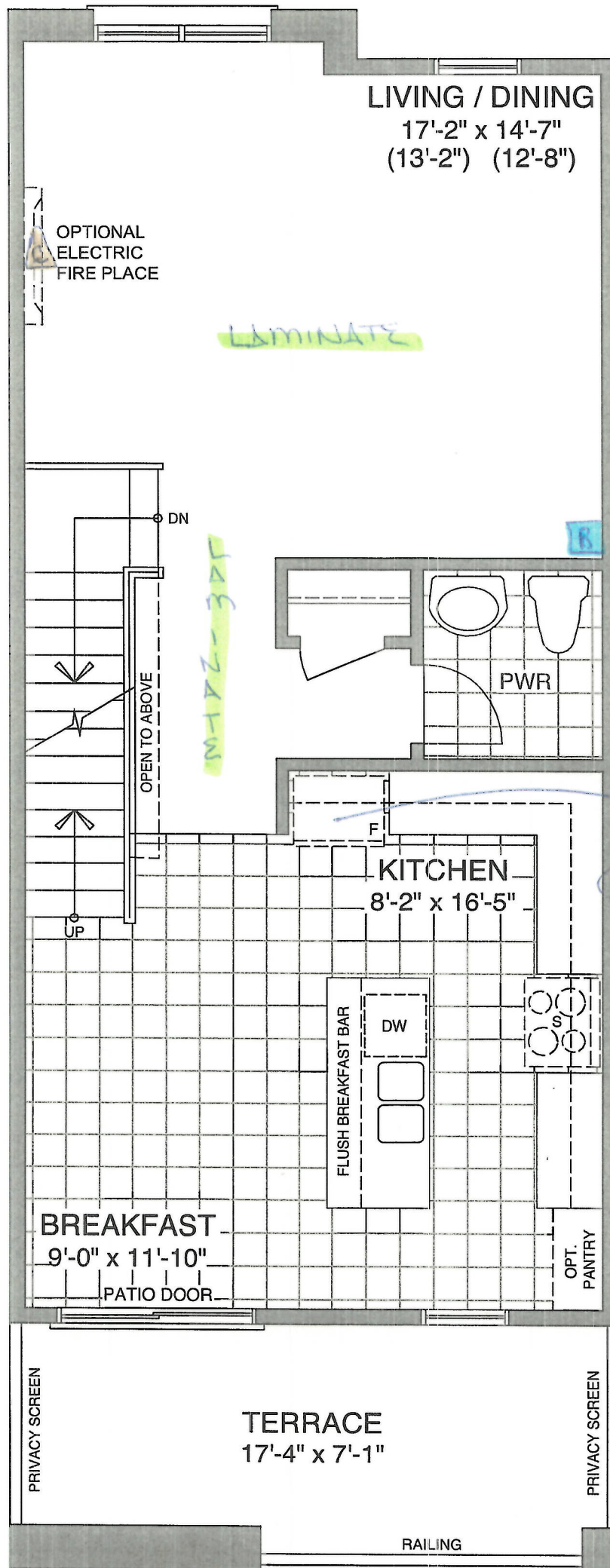


GROUND FLOOR - ELEV. & A2

Sign
S. B. W. L.

Date
May 17/21.

Lot 33
Orchards
Endave



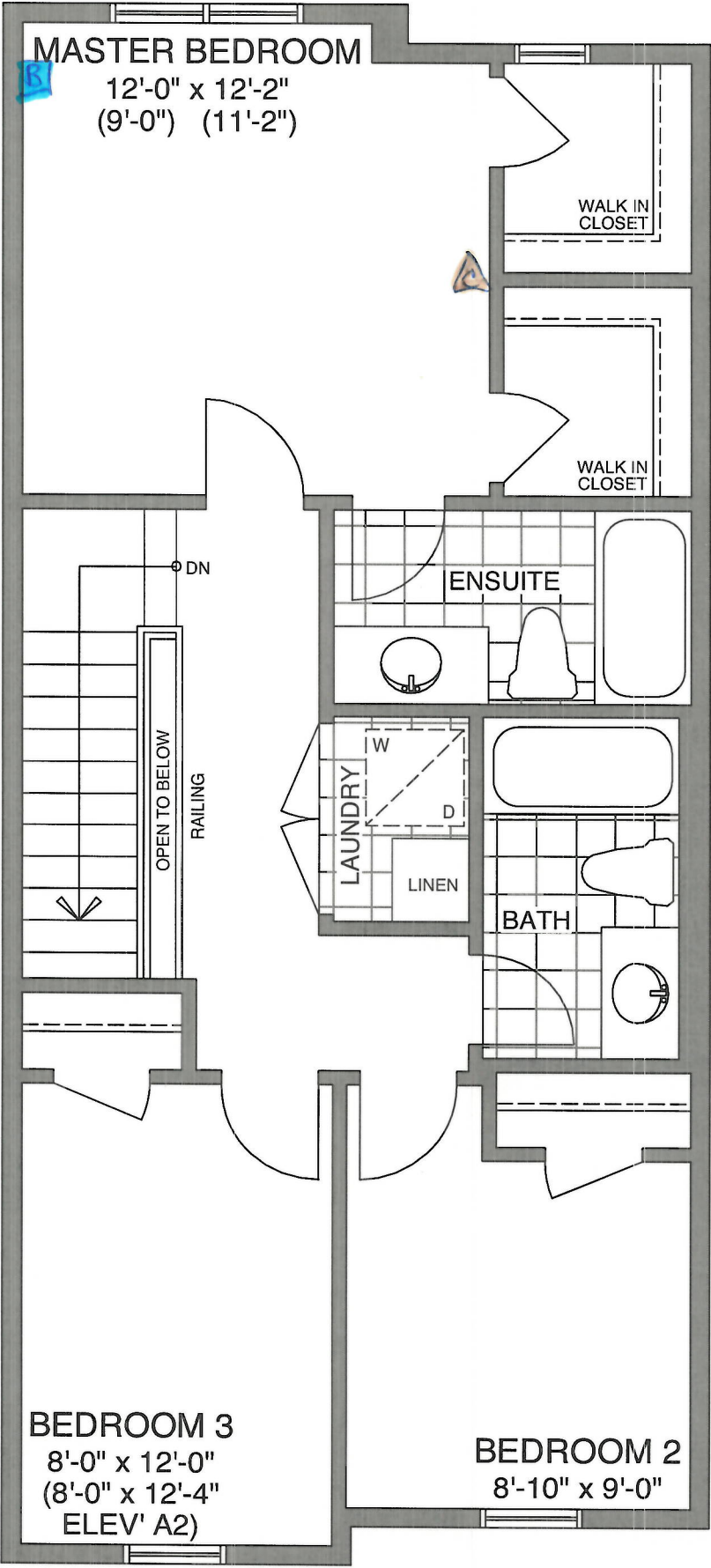
MAIN FLOOR - ELEV A1 & A2

Sign
J. D. J.

Date

my 17/21.

Lot 33
Orchards Enclave



B Bell
Cable

THIRD FLOOR - ELEV ~~A1~~ & A2

Sign

Date



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: NIRANCHANI CHANDRAMOHAN and JOSEPH CHANDRAMOHAN				TEL:
LOT / PHASE 33 Block F / 1	REG. PLAN #	HOUSE TYPE The Newcastle (TB-1)		CLOSING DATE 22-Mar-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:	

1) CONSTRUCTION

1 - FINISHED BATHROOM - OPTIONAL - 3 PIECE BATH (TUB, VANITY SINK, AND TOILET) AS PER PLAN <i>19May21</i> Note: 11,609/37789	
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6) FLOORING & WALL TILE

1 - UPGRADE FLOOR TILE TO LEVEL 5 - FOYER - REC ROOM - <i>19May21</i> Note: 11,609/37794	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - FOYER - <i>19May21</i> Note: 11,609/37793	

9) CABINETRY

1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 <i>19May21</i> Note: 11,609/37791	
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.) <i>19May21</i> Note: 11,609/37790	
1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** <i>19May21</i> Note: 11,609/37788	

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