

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

ABHISHEK SONI & REENA UPPAL

/

Caroline Rajcsanyi

Property: 35 Block F

Phase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Victoria END (TB-3)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Camden Oak - Shale Grey CL	Lv1 - GR-Serenata	12881 Handle
Main Bathroom	Lv1 - Camden Oak - Oyster CL	Cipollino Bianco 1881K-52	12881 Handle
Ensuite Bathroom	Lv1 - Camden Oak - Oyster CL	Winter Carnival 1874K-52	12881 Handle
REC ROOM 2 PC BATH	Lv1 - Camden Oak - Poppyseed	Italian White Di Pesco 4954K-22	12881 Handle
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

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	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	N/A
Family Room	N/A	GrndFir Stairs	Lv1 -TXP135 Lv1 - T04
Main Hall	*1-Lam,Concerto,1/2x5x48in,Tenor Oak, #54360205	GrndFirLanding	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Rec Room	*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	N/A	Basement	N/A
Main Stair Landing	N/A	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, Reflex, Bone			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Reflex, Bone	1-8x10, Reflection, Bone				<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Reflex, Bone	1-8x10, Reflection, Bone				<input type="checkbox"/>	<input type="checkbox"/>
RecRm2PC	1-13x13, Serpentine White	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"/>
						<input type="checkbox"/>	<input type="checkbox"/>

Shower - Upgrade Floor

Opt. Tile Extras

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Property: 35 Block FPhase: 1 of Plan -
Project: 2174372 ONTARIO LTD.
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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard	Rec Room 2 Pc Bath	Standard
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	***FINISHED 2 PC BATH***		
Kitchen Sink	*Undermount		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input checked="" type="radio"/> Yes <input 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		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No			
Gas Provisions for Stove	<input checked="" type="radio"/> Yes <input type="radio"/> 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: JUN 02/21
Signature: [Signature] Date: JUN 02/21
Builder's Agent: [Signature] Date: June 2 2021



Highcastle Homes Décor Centre Disclaimers

Lot#: 35 Block F Model: The Victoria END (TB-3) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: ABHISHEK SONI and REENA UPPAL

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

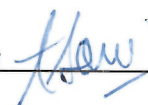
Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

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):





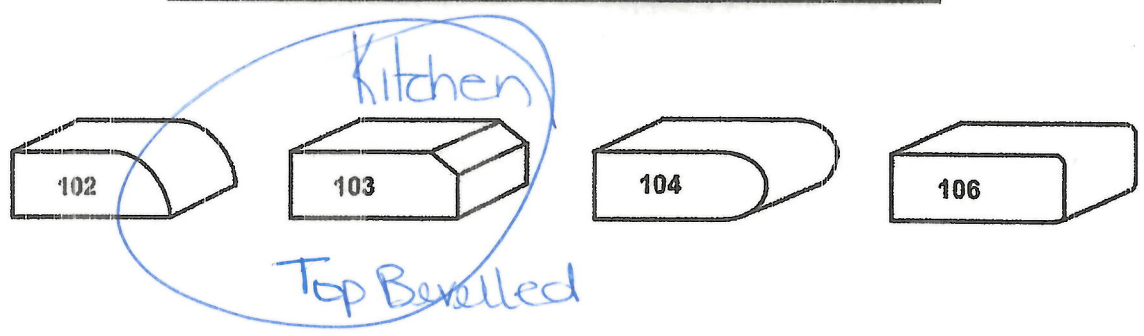
Date:

JUN 02/21

Lot 35, BIK F.
Orchards
Enclave

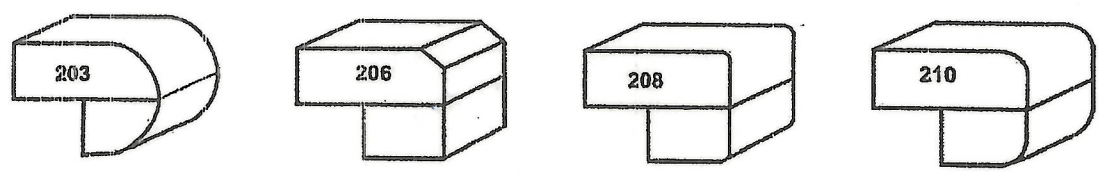
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



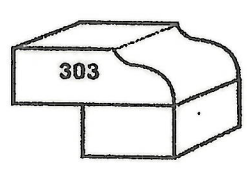
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

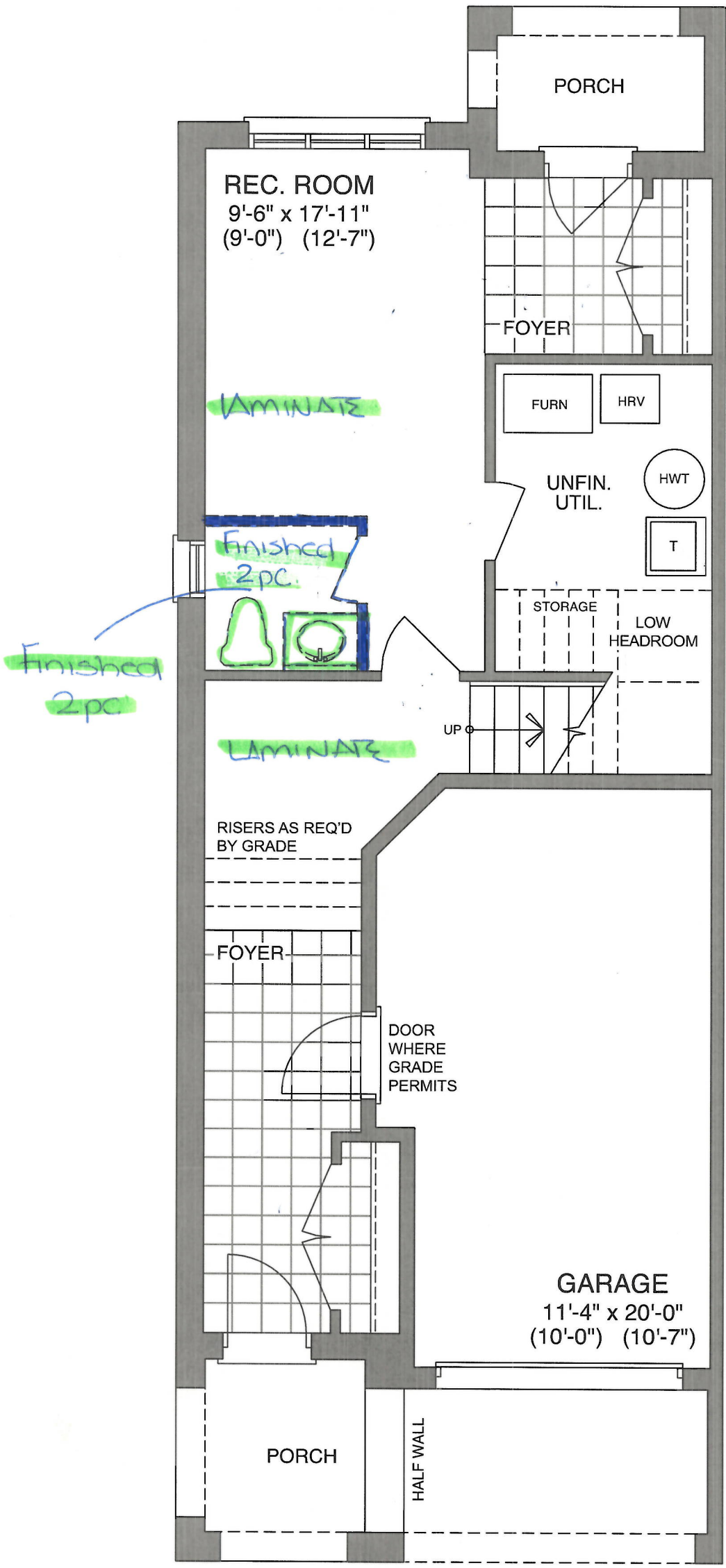
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign *Kami*
Sign *Russell*

Date June 02/21
Date June 02/21

Lot 35, BIK F
Orchards
Enclave

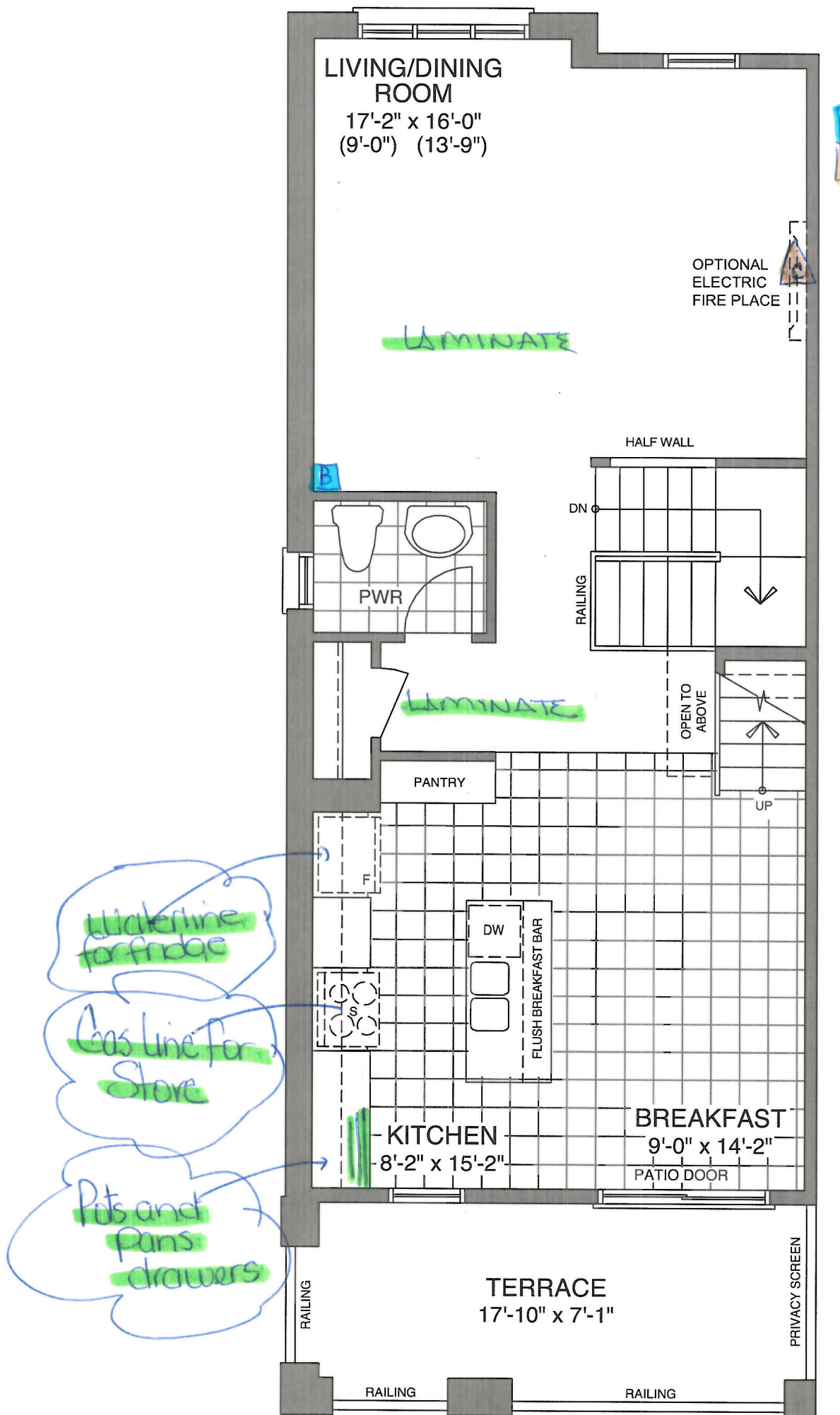


GROUND FLOOR - ELEV A END UNIT 35 & 48

Sign *Ham*
Sign *pypp*

Date *JUN/02/21*
Date *JUN/02/21*

Lot 35, Blk F
Orchards
Enclave

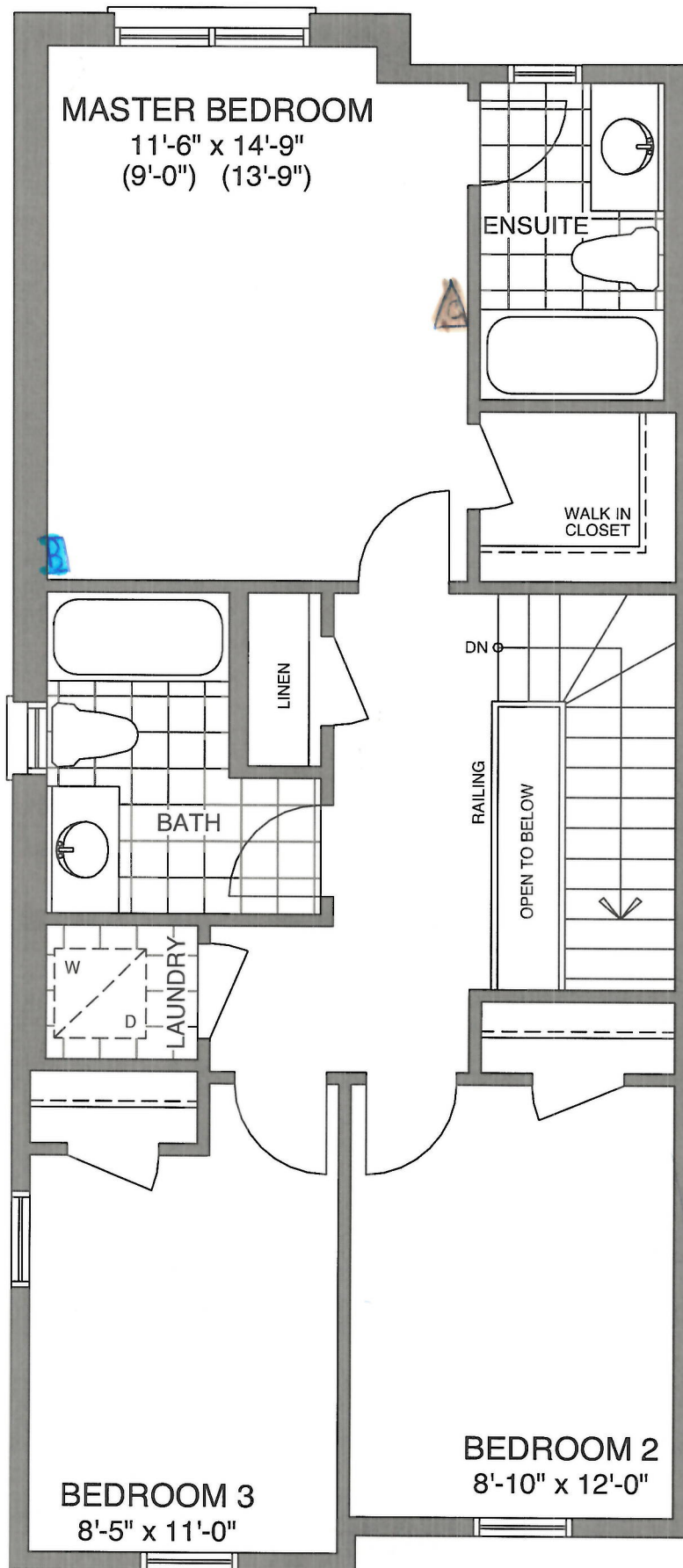


MAIN FLOOR - ELEV A END UNIT 35 & 48

Sign from
Sign Supply

Date JUN/02/21
Date JUN/02/21

LOT 35, BIKF
Orchards Enclave



B Bell
C Cable

THIRD FLOOR - ELEV A END UNIT 35 & 48

Sign ~~flow~~
Sign ~~prop~~

Date JUN /02/21
Date



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: ABHISHEK SONI and REENA UPPAL

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
35 Block F / 1		The Victoria END (TB-3)		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:	

1) CONSTRUCTION

1 - FINISHED BATHROOM - OPTIONAL - 2 PIECE BATH (VANITY, SINK, AND TOILET) AS PER PLAN <i>02Jun21</i> Note: 11,613/37832	
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET <i>02Jun21</i> Note: 11,613/37839	
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4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY <i>02Jun21</i> Note: 11,613/37841	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>02Jun21</i> Note: 11,613/37840	

9) CABINETRY

1 - BASE CABINETS - DRAWERS - POTS AND PANS DRAWERS (WIDTH MIN. 60CM/MAX. 90 CM) (SIZE SUBJECT TO FLOOR PLAN) - GROUP 1 - 4 (BESIDE BANK OF DRAWERS (SEE PLAN)) <i>02Jun21</i> Note: 11,613/37842	
1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** <i>02Jun21</i> Note: 11,613/37833	

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