

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

OLAJIIRE,ADELEKE ALONGE & REBECCA,SONATE AL

Telephone Res. / Bus:

/

Decor Advisor:

Caroline Rajcsanyi

Property: 41 Block GPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Newcastle (TB-1)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Shale Grey CL	Lv1 - GR-Serenata	12881 Handle
Main Bathroom	Lv1 - Manchester Oak - Poppyseed	Italian White Di Pesco 4954K-22	12881 Handle
Ensuite Bathroom	Lv1 - Maitland 3DL - Café Noir	Calcutta Marble 4925K-07	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

*** KITCHEN PANTRY***

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	NA	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	NA	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205	Bedroom 4	N/A
Family Room	N/A	Grnd flr Stairs	Lv1 -TXP135 Lv1 - T15
Main Hall	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205	Grnd flr Hall	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205
Main Stairs	Lv1 -TXP135 Lv1 - T15	Grnd Rec room	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205
Upper Hall	*1-Lam-Concerto,1/2x5x48in, Tenor Oak, #54360205	Grn flr landing	Lv1 -TXP135 Lv1 - T15
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

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	<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, New Reeds, Taupe			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, New Reeds, Taupe	1-8x10, Weave, Tender Grey	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"/>
Rec rm Foyer	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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Telephone Res. / Bus:	/	Project:	2174372 ONTARIO LTD.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	The Newcastle (TB-1)

PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard		
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	*2 Piece		
Kitchen Sink	Standard		
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
Interior Doors	Standard - Classique	Int. Door Hardware	*Pewter Knob
		Trim Style	*1 - 2 3/4in Case & 4in Baseboard
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.			
<div></div>			

HEATING

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
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 type="radio"/> Yes <input checked="" 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 full.
- 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 26, 2021
Printed 4/26/2021 11:36:45

Signature: [Signature] Date: March 26, 20
Builder's Agent: [Signature] Date: April 26, 21



Highcastle Homes Décor Centre Disclaimers
Lot#: 41 Block G Model:The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.
PURCHASERS: OLAJIIRE,ADELEKE ALONGE and REBECCA,SONATE ALONGE

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

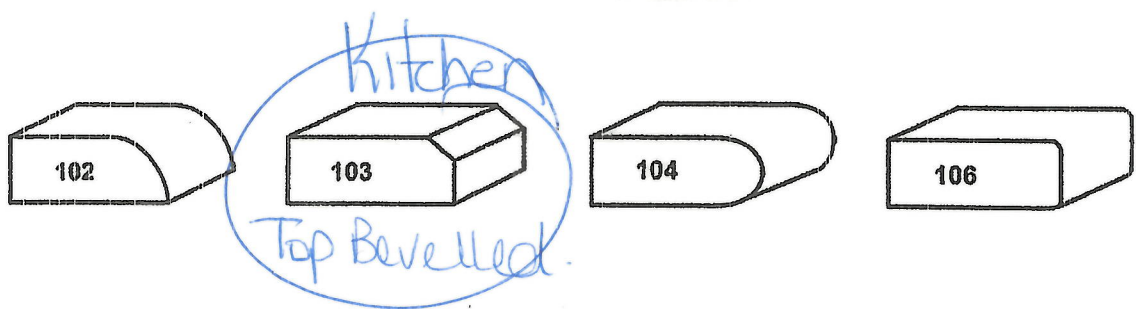
Due to the characteristics of wrought iron railing production, it is possible for the wrought iron to develop a scale effect. This scale may or may not be totally covered during the painting process. In effect, once the wrought iron picket is painted, the paint may in effect amplify the iron scale depending on the colour chosen. This is a natural effect of wrought iron and should not be constued 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 26, 2021

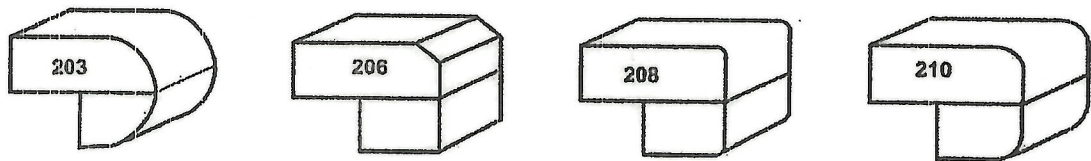
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



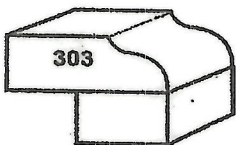
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



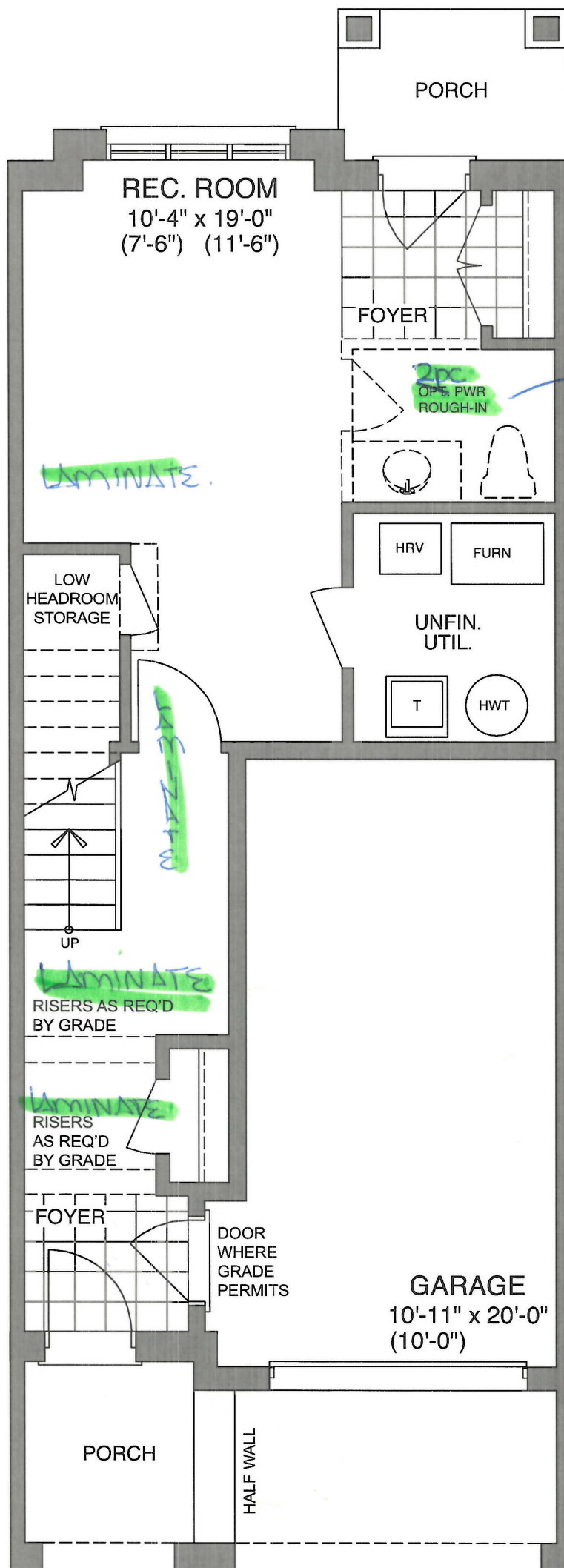
2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign 
Sign 

Date APRIL 26, 2021
Date April 26, 2021



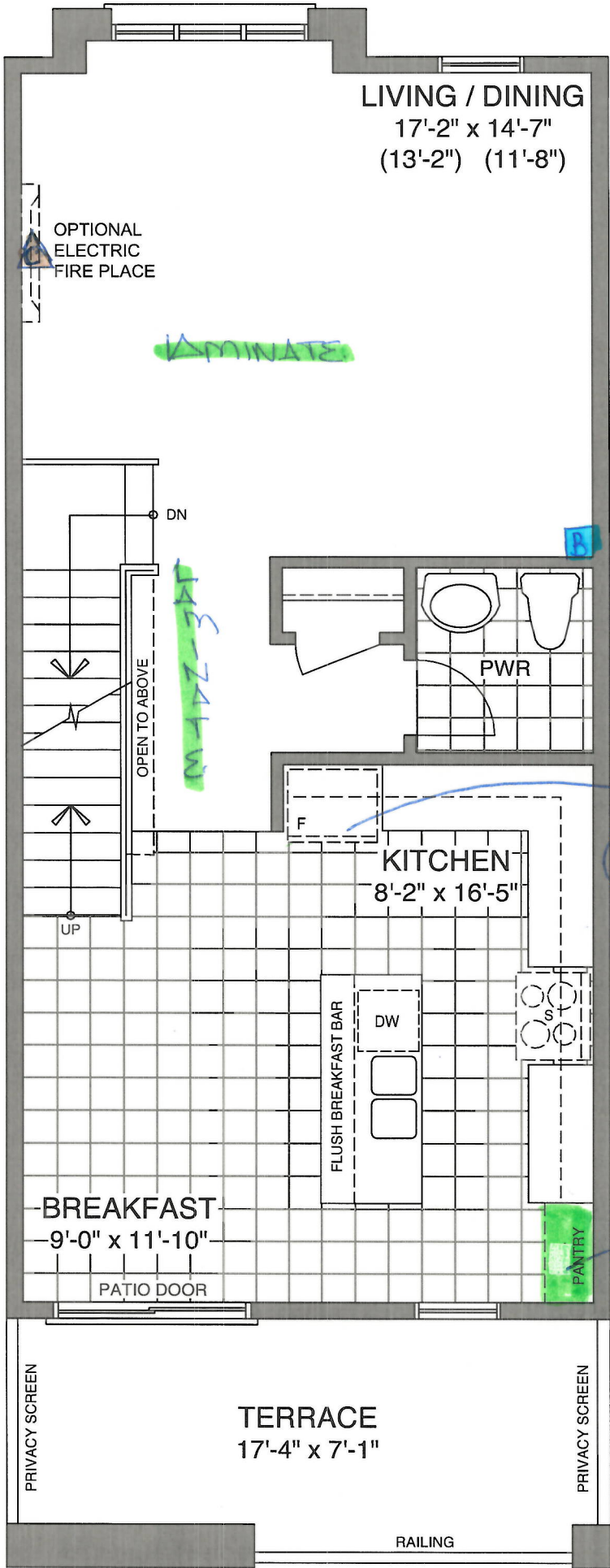
Lot 41, Bk G.

GROUND FLOOR - ELEV B1 & B2



Sign 
Sign RE en

Date APRIL 26, 2021
Date April, 26, 2021

Lot 41, Blk G.

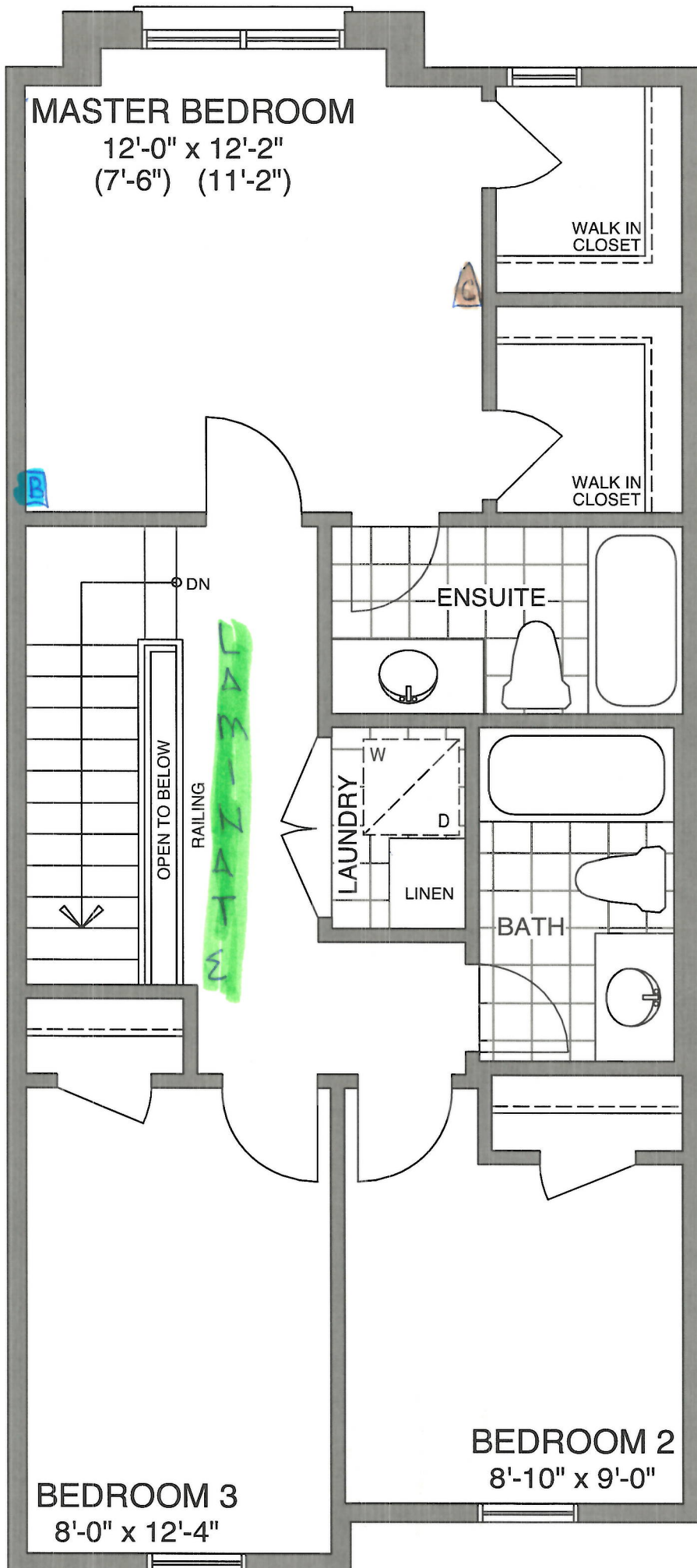


MAIN FLOOR - ELEV B1 & B2

Sign 
Sign 

Date APRIL 26, 2021
Date April 26, 2021

Lot 41. B1K6.



B Bell
Cable

THIRD FLOOR - ELEV B1

Sign
Sign

Date APRIL 26, 2021
Date APRIL 26, 2021



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: OLAJIIRE,ADELEKE ALONGE and REBECCA,SONATE ALONGE				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
41 Block G / 1		The Newcastle (TB-1)		22-Feb-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:	

4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY <i>26Apr21</i> Note: 11,589/37567	
1 - 2 PIECE ROUGH IN BASEMENT <i>26Apr21</i> Note: 11,589/37566	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) - <i>26Apr21</i> Note: 11,589/37564	
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9) CABINETRY

1 - ***PURCHASER REQUESTS TO HAVE STANDARD OPENINGS FOR APPLIANCES*** <i>26Apr21</i> Note: 11,589/37568	
1 - CABINETS - KITCHEN - OPT PANTRY - LEVEL 1 <i>26Apr21</i> Note: 11,589/37563	

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