

## HIGHCASTLE HOMES - COLOUR SCHEDULE

<b>Purchasers:</b>	JAKE NICHOLAS CUTAIA & SIU-HANG PRISCILLA LO	<b>Property:</b> 46 Block HPhase: 1 of Plan -
<b>Telephone Res. / Bus:</b>	/	<b>Project:</b> 2174372 ONTARIO LTD.
<b>Decor Advisor:</b>	Caroline Rajcsanyi	<b>Model and Elevation:</b> The Temperance (TB-2)

<b>Purchasers:</b>	JAKE NICHOLAS CUTAIA & SIU-HANG PRISCILLA LO	<b>Property:</b>	46 Block HPhase: 1 of Plan -
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## KITCHEN AND VANITIES

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen	Lv1 - Manchester Oak - Shale Grey CL	Lv1 - GR-San Gabriel	12881	
Main Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	12881	
Ensuite Bathroom	Lv1 - Manchester Oak - Shale Grey CL	Calcutta Marble 4925K-07	12881	

**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") Pencil	

**Opt. Kitchen  
Extras**

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## PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031
Great Room	N/A	Bedroom 2	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031
Living / Formal Room	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031	Bedroom 3	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031
Dining Room	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031	Bedroom 4	NA
Family Room	N/A	Grnd Fir Stairs	Lv1 -TXP135 Lv1 - T04
Main Hall	N/A	GmdFirLanding	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Rec Room	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031
Upper Hall	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031	RecRoomHall	*1-Lam,Concerto,1/2x5x48in,CarusoMaple #54360031
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	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor	Underpad 2nd Floor	Underpad Main Stairs
NA	NA	Lv1 Underpad-standard

### Opt. Flooring Extras

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## FLOOR AND WALL TILES

<b>FLOOR AND WALL TILES</b>		<b>Floor Tile</b>	<b>Wall Tile</b>	<b>Decor</b>	<b>Listello</b>
Front Foyer	1-13x13, Serpentine White				
Main Hall	NA				
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	NA	<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	1-8x10, Serpentine White	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
RecRmFoyer	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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PLUMBING / FAUCETS

Powder Room: Standard  
Main Bath: Standard  
Master Ensuite: Standard  
2nd Ensuite: N/A  
R.I. Bath: \*2 Piece  
Laundry: Standard  
Kitchen Sink: \*Undermount  
Kitchen Faucet: Standard  
Drain for 2nd floor Laundry: ☐ Yes ☒ No  
Waterline for fridge: ☐ Yes ☒ 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: \*Stained as Floor  
Pickets Colour: \*Wrought Iron  
Stair Colour: Carpet On Stair  
Opt. Paint Extras:

MISCELLANEOUS

Railing Style: RAILING - UPGRADE 1 - 1/2in Wrought iron black square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.  
Opt. Garage Door: \*Yes-Grade Permitting  
Interior Doors: \*1-2PanelCarraraSm  
Opt. Side Door: NA  
Int. Door Hardware: \*Straight Pewter Lever  
Trim Style: \*1 - 2 3/4in Case & 4in Baseboard  
Stair Type: Standard  
Ext. Door Hardware: \*Pewter Exterior package  
Cold Cellar: ☐  
Smooth Ceiling 1st Floor: ☐ Yes ☒ No  
Smooth Ceiling 2nd Floor: ☐ Yes ☒ No  
Supply and Install Standard Mirrors: ☒ Yes ☐ No  
Basement Windows Upgrade: ☐ Yes ☒ No  
Misc.:  
\*\*\*INTERIOR DOORS - 2 PANEL SMOOTH CARRARA\*\*\*

HEATING

Fireplace: Type: Mantle: Surround: Hearth:  
Air Conditioning: ☒ \*Yes ☐ No  
Hood Fan Duct: ☒ 6 inch ☐ 8 inch ☐ 10 inch  
Gas Provisions for Dryer: ☐ Yes ☒ No  
Gas Provisions for Stove: ☐ Yes ☒ No  
Gas Provisions for BBQ: ☐ Yes ☒ No  
Humidifier: ☐ 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: Date: JUNE 9TH, 2021  
Printed 6/9/2021 12:18:07  
Signature: Date: June 9th, 2021  
Builder's Agent: C Rajcsanyi Date: June 9, 2021



## Highcastle Homes Décor Centre Disclaimers

Lot#: 46 Block H Model: The Temperance (TB-2) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: JAKE NICHOLAS CUTAIA and SIU-HANG PRISCILLA LO

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.

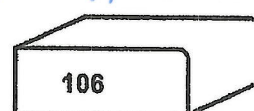
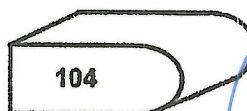
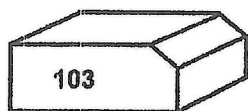
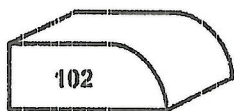
Purchasers Signature(s):

Date: JUNE 9TH, 2021

Lot 46, Blk H.  
Orchards, Enclave.

# STONE EDGE PROFILES

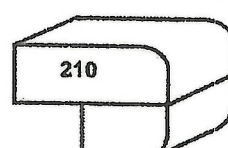
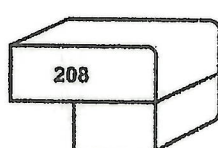
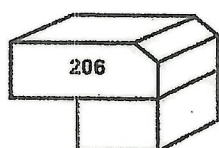
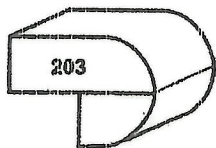
Approx 2CM or 3/4" Standard Edge



Kitchen  
Pencil

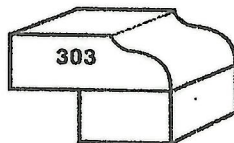
1<sup>st</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2<sup>nd</sup> UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

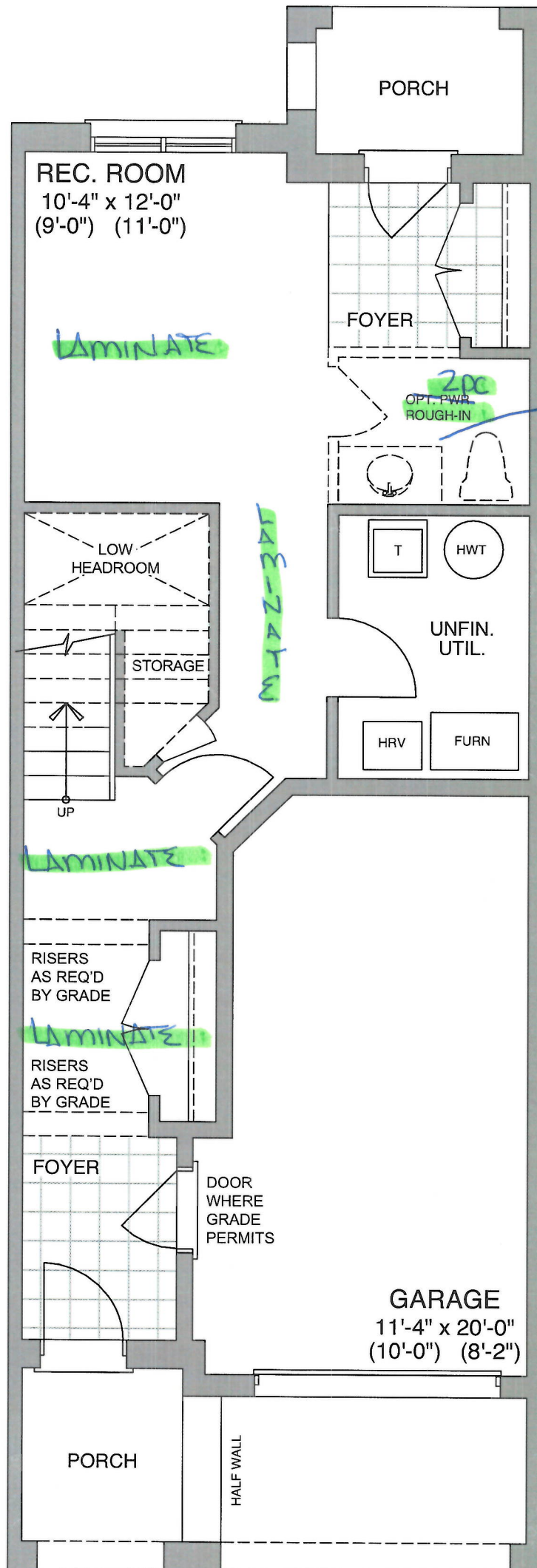


Sign *[Signature]*  
Sign *[Signature]*

Date JUNE 9<sup>th</sup>, 2021  
Date June 9<sup>th</sup>, 2021



Lot 46, BIK H.  
Orchards.  
Enclave

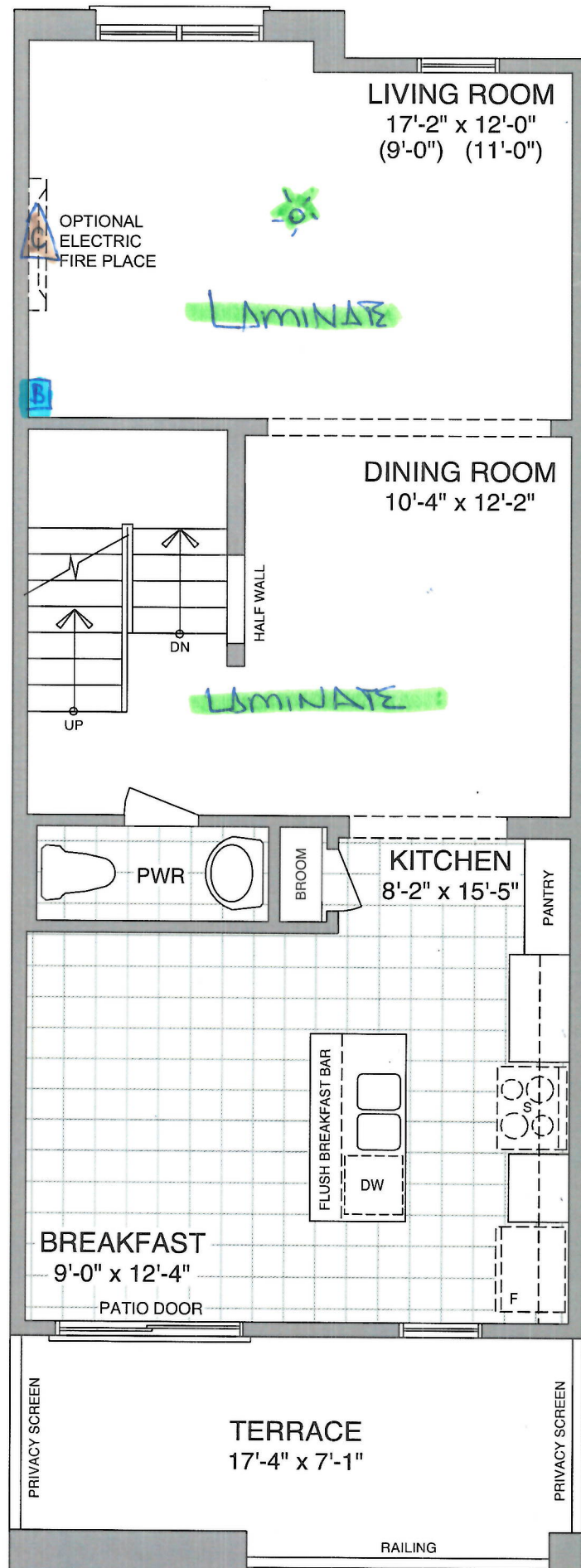


GROUND FLOOR - ELEV A1 & A2

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

Date June 9<sup>th</sup> 2021  
Date JUNE 9<sup>th</sup>, 2021.

Lot 46, BIK H.  
Orchards  
Enclave.



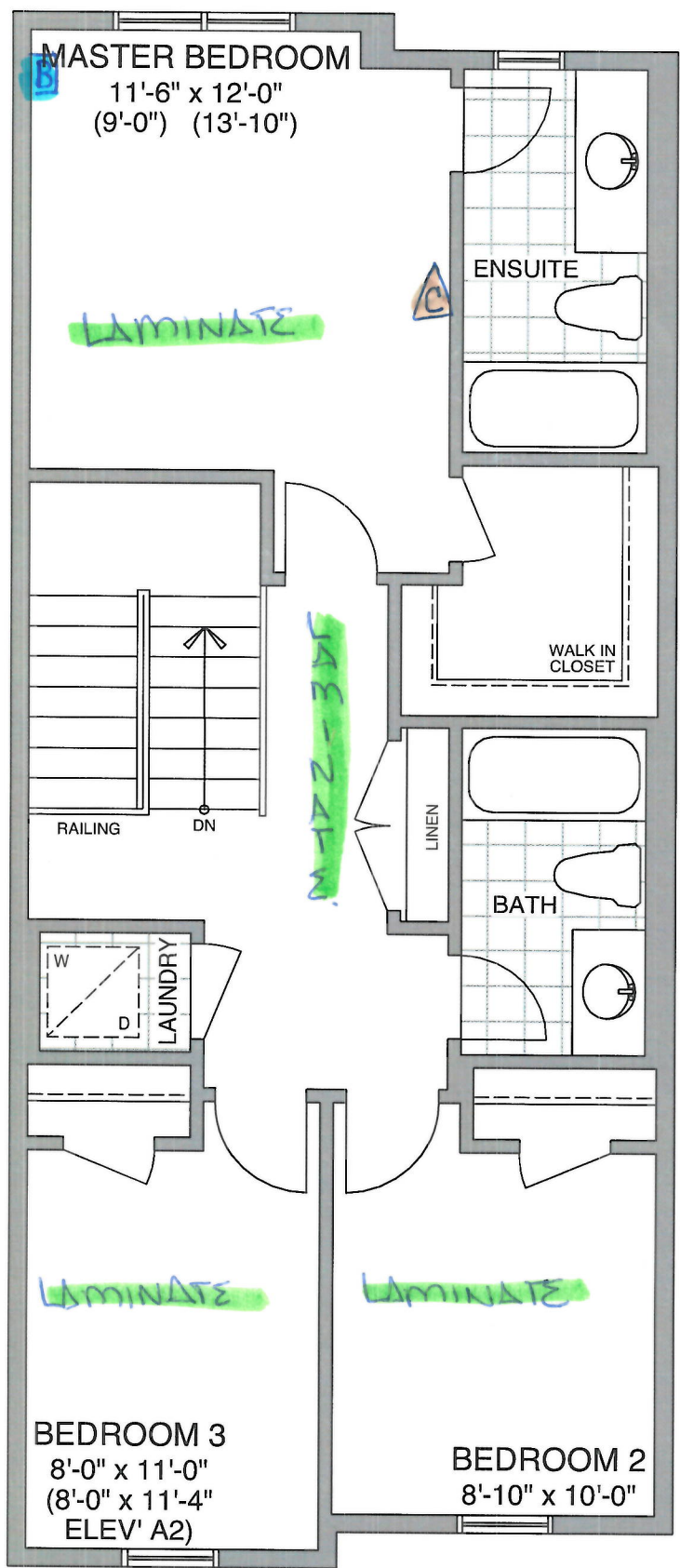
Bell  
Cable  
~~rt light (capped)~~

MAIN FLOOR - ELEV A1 & A2

Sign  
Sign

Date June 9<sup>th</sup> 2021  
Date JUNE 9<sup>th</sup>, 2021

Lot 44, BIK H.  
Orchards  
Enclave



B Bell  
C Cable

THIRD FLOOR - ELEV A1 & A2

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

Date June 9<sup>th</sup> 2021  
Date JUNE 9<sup>th</sup>, 2021



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASERS: JAKE NICHOLAS CUTAIA and SIU-HANG PRISCILLA LO				TEL:
LOT / PHASE 46 Block H / 1	REG. PLAN #	HOUSE TYPE The Temperance (TB-2)		CLOSING DATE 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:	





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LOT / PHASE 46 Block H / 1	REG. PLAN #	HOUSE TYPE The Temperance (TB-2)		CLOSING DATE 22-Mar-22

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 09Jun21    Note: 11,619/37874	
1 - 2 PIECE ROUGH IN BASEMENT 09Jun21    Note: 11,619/37867	

5) ELECTRICAL

1 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH - LIVING ROOM (SEE PLAN) 09Jun21    Note: 11,619/37869	
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6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 3 (UPGRADE FROM CARPET) - 09Jun21    Note: 11,619/37873	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - BEDROOM 2 (UPGRADE FROM CARPET) - 09Jun21    Note: 11,619/37872	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - MASTER BEDROOM (UPGRADE FROM CARPET) - 09Jun21    Note: 11,619/37871	
1 - LAMINATE FLOORING - LEVEL 1 - UPGRADE FROM CARPET - UPPER HALL (UPGRADE FROM CARPET) - 09Jun21    Note: 11,619/37870	

8) FINISHING

1 - RAILING - 1/2 INCH WROUGHT IRON SQUARE PICKET WITH SINGLE SQUARE COLLAR ON ALTERNATING PICKET, 3 INCH OAK HANDRAIL AND 3 1/2 INCH OAK STANDARD POST 09Jun21    Note: 11,619/37875	
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9) CABINETRY

1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** 09Jun21    Note: 11,619/37868	
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STAIR AND RAILING

1 - STAIN HANDRAIL AND STRINGERS ONLY 09Jun21    Note: 11,619/37876	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 09Jun21    Note: 11,619/37878	
1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) 09Jun21    Note: 11,619/37877	

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