

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:ADRIAN VISCARDIS

Telephone Res. / Bus: /

Decor Advisor:Caroline Rajcsanyi

Property: 50 Block IPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Newcastle (TB-1)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv1 - Hudson - Ontario White	Lv2 - Caesarstone-Ocean Foam	12881 Handle
Main Bathroom	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	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

\*\*PANTRY IN KITCHEN\*\*

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,1/2x5x48",AmadeusMaple,#54360180	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*1-Lam-Concerto,1/2x5x48",AmadeusMaple,#54360180	Bedroom 4	N/A
Family Room	N/A	Grnd Fir Stairs	Lv1 -TXP135 Lv1 - T04
Main Hall	*1-Lam-Concerto,1/2x5x48",AmadeusMaple,#54360180	GrndFirLanding	Lv1 -TXP135 Lv1 - T04
Main Stairs	Lv1 -TXP135 Lv1 - T04	Rec Room	*1Lam-Concerto1/2x5x48inAmadeusMaple,#54360180
Upper Hall	Lv1 -TXP135 Lv1 - T04	Grrd Fir Hall	*1Lam-Concerto1/2x5x48inAmadeusMaple,#54360180
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	Lv1 -TXP135 Lv1 - T04	Basement Landing	NA
Library/Den/Study	N/A	Basement Stairs	NA
In Law Suite	N/A		

Carpet Runner ☐ Yes ☒ No

Underpad Main Floor

NA

Underpad 2nd Floor

Lv1 Underpad-standard

Underpad Main Stairs

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, Serpentine White			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	1-13x13, Serpentine White	1-8x10, Weave, White	N/A	N/A	NA	<input type="checkbox"/> <input type="checkbox"/>	
Master Ens	1-13x13, Serpentine White	1-8x10, Weave, 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

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchaser:ADRIAN VISCARDIS

Telephone Res. / Bus: /

Decor Advisor:Caroline Rajcsanyi

Property: 50 Block IPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Newcastle (TB-1)

PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

NA

Laundry

Standard

Kitchen Sink

Kitchen Faucet

\*Undermount

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

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

\*1-2PanelCarraraSm

Int. Door Hardware

\*Straight Pewter Lever

Ext. Door Hardware

\*Pewter Exterior package

Trim Style

\*1 - 2 3/4in Case & 4in Baseboard

Basement Windows Upgrade

☐ Yes

☐ No

Cold Cellar

☐

Smooth Ceiling 1st Floor

☐ Yes

☒ No

Smooth Ceiling 2nd Floor

☐ Yes

☒ No

Supply and Install Standard Mirrors

☒ Yes

☐ No

Misc.

\*INTERIOR DOORS - 2 PANEL CARRARA SMOOTH DOOR

HEATING

Fireplace

Type

Mantle

Surround

Hearth

Air Conditioning

☒ \*Yes

☐ No

Gas Provisions for BBQ

☐ Yes

☒ No

Hood Fan Duct

☒ 6 inch

☐ 8 inch

☐ 10 inch

Humidifier

☐ Yes

☒ No

Gas Provisions for Dryer

☐ Yes

☒ No

Gas Provisions for Stove

☐ 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: [Signature]

Date: April 5, 2021

Builder's Agent: [Signature]

Date: April 5, 2021

Printed 4/5/2021 14:50:11



## Highcastle Homes Décor Centre Disclaimers

Lot#: 50 Block I Model: The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: ADRIAN VISCARDIS

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.

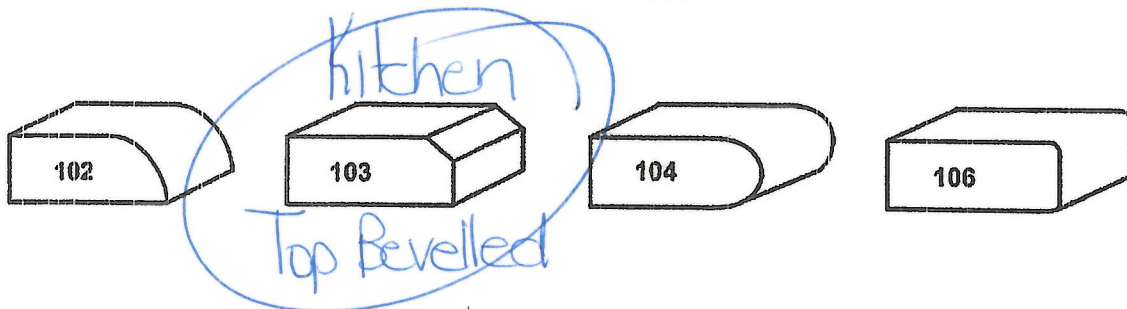
Purchasers Signature(s):

Date: April 5, 2021

Lot 50  
Bik I

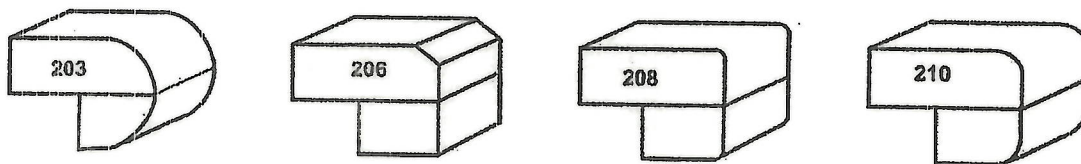
# STONE EDGE PROFILES

Approx 2CM or 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

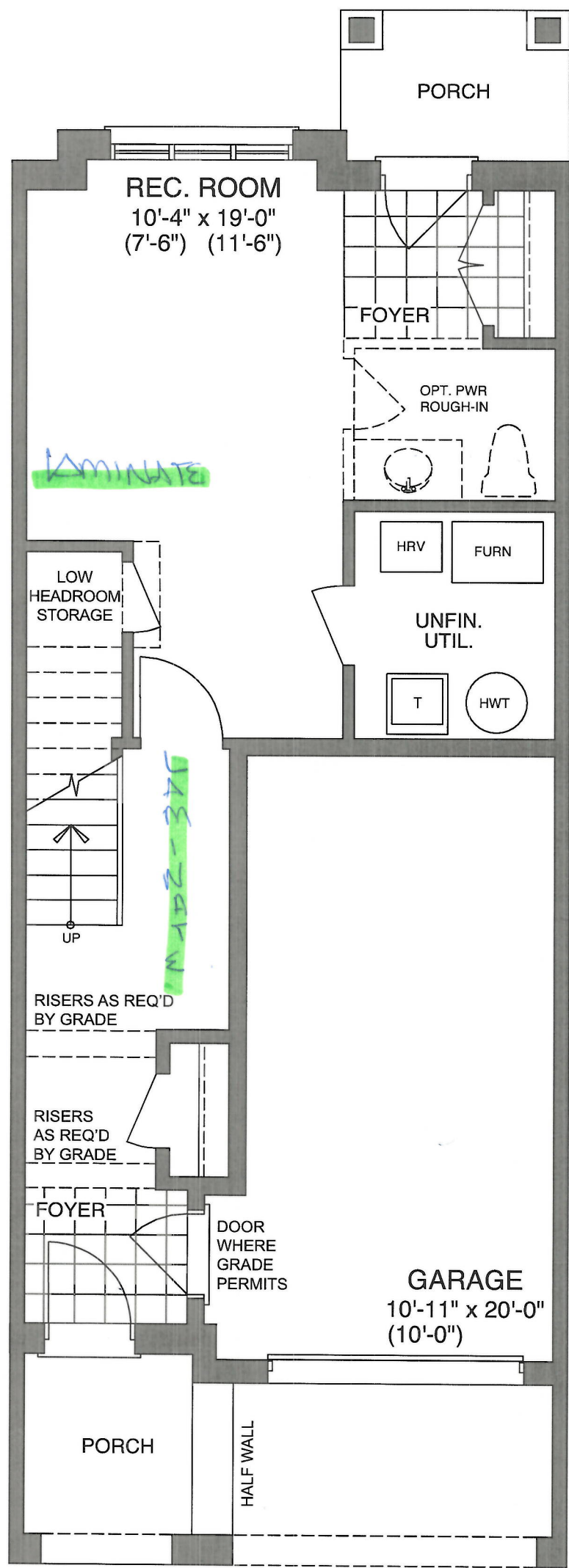


  
Sign

April 5, 2021  
Date.



Lot 50,  
Blk I



GROUND FLOOR - ELEV ~~B1 & B2~~

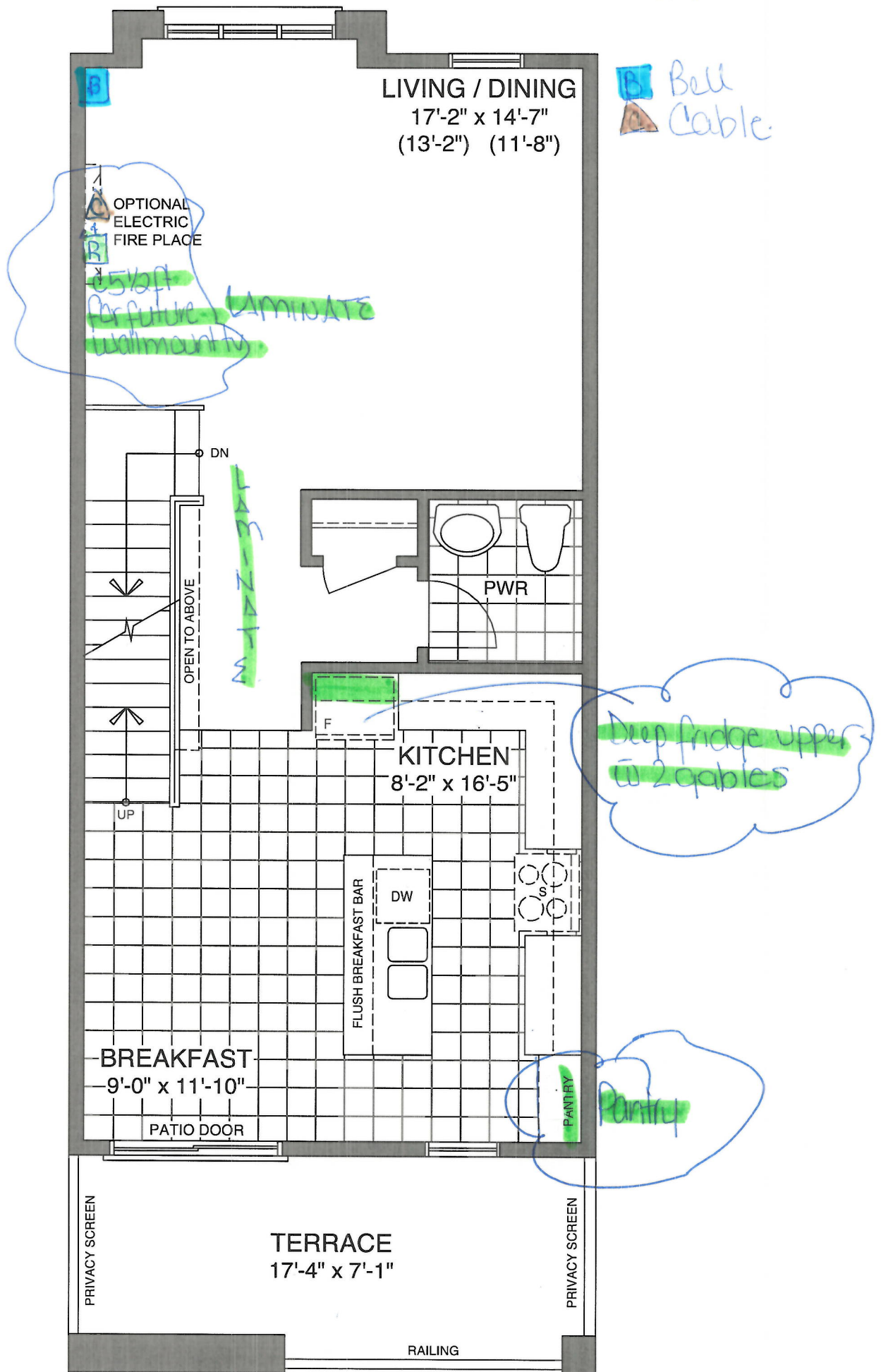
Sign

Date

April 5, 2021

Lot 50  
Bk I

 Bell  
Cable

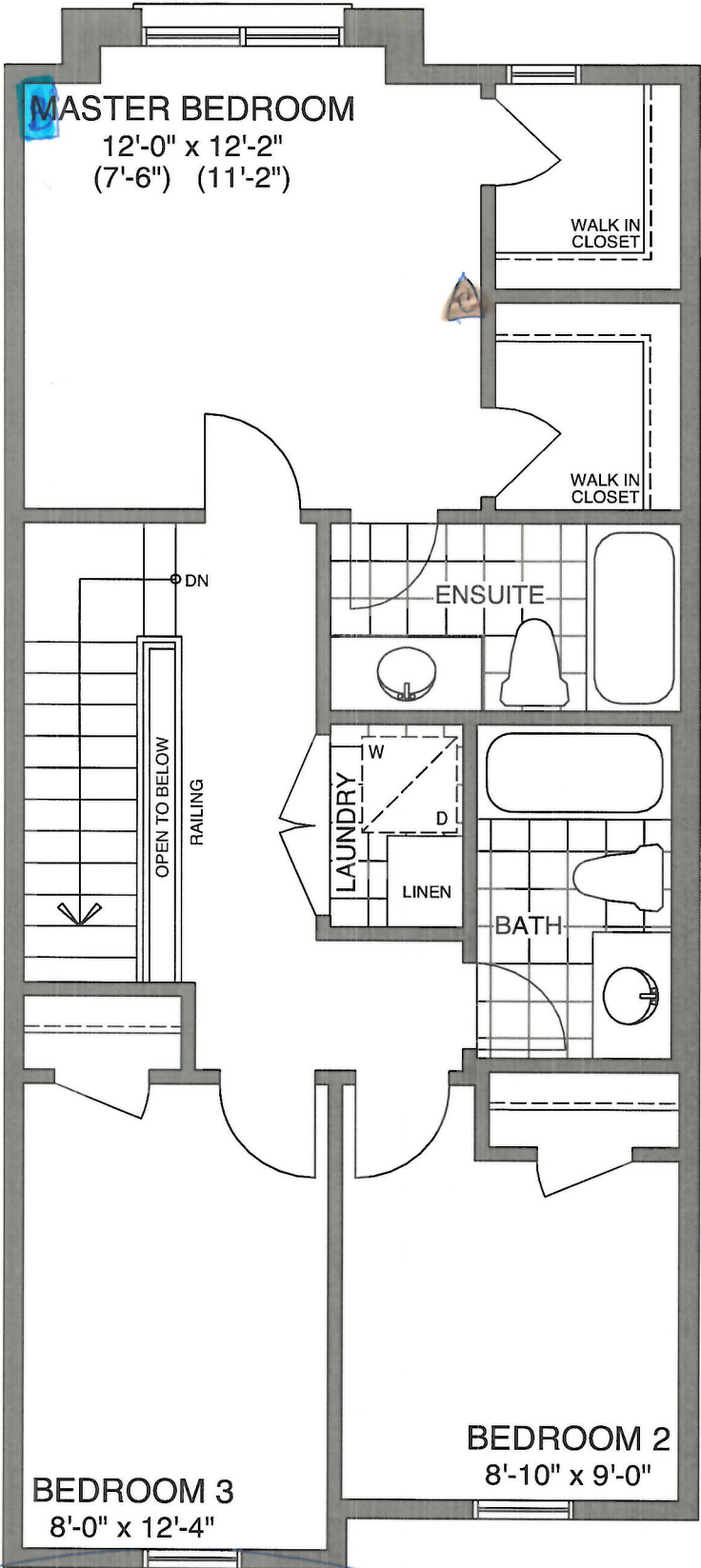


MAIN FLOOR - ELEV B1 & B2

Sign  

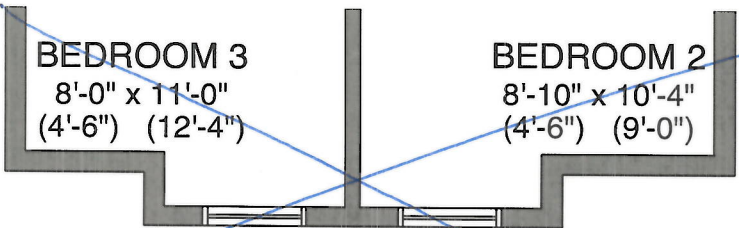

Date  
April 5, 2021

Lot 50  
B1K I



Bell  
Cable.

THIRD FLOOR - ELEV B1



THIRD FLOOR - ELEV B2

April 5, 2021





CONSTRUCTION SUMMARY  
Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: ADRIAN VISCARDIS TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
50 Block I / 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:	

10) COUNTERTOPS

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 - KITCHEN - <i>05Apr21</i> Note: 11,577/37418	
--	--

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) <i>05Apr21</i> Note: 11,577/37421	
--	--

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) IN LIVING ROOM/DINING ROOM BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV. <i>05Apr21</i> Note: 11,577/37420	
--	--

9) CABINETRY

1 - **PURCHASER REQUESTS TO HAVE STANDARD APPLIANCE OPENINGS** <i>05Apr21</i> Note: 11,577/37419	
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>05Apr21</i> Note: 11,577/37417	
1 - CABINETS - KITCHEN - OPT PANTRY - LEVEL 1 <i>05Apr21</i> Note: 11,577/37416	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS <i>05Apr21</i> Note: 11,577/37423	
1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) <i>05Apr21</i> Note: 11,577/37422	

This Document is Extremely Time Sensitive - Printed 23 Apr 21 at 10:55