

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

KARTIKKUMAR P SARVAIYA & HETALBA K SARVAIYA

/

Caroline Rajcsanyi

Property: 52 Block IPhase: 1 of Plan -

Project: 2174372 ONTARIO LTD.

Model and Elevation: The Temperance (TB-2)

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Charleston 3DL - Moonlight	Lv1 - GR-Bianco Sardo (Grigio)	12881 Handle
Main Bathroom	Lv1 - Slab LPL - Stainless	Leche Vesta 4987K-52	12881 Handle
Ensuite Bathroom	Lv1 - Slab LPL - Stainless	Leche Vesta 4987K-52	12881 Handle
Opt. Breakfast Bar	Counter Height/Flush	Kitchen Hood Fan	Standard
		Kitchen Upper Height	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

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,1/2x5x48in,Concerto,CarusoMaple#54360031	Bedroom 3	Lv1 -TXP135 Lv1 - T04
Dining Room	*1-Lam,1/2x5x48in,Concerto,CarusoMaple#54360031	Bedroom 4	N/A
Family Room	N/A		N/A
Main Hall	N/A	Grnd Fir Hall	*1-Lam,1/2x5x48in,Concerto,CarusoMaple#54360031
Main Stairs	Oak	Grnd Fir Recrm	*1-Lam,1/2x5x48in,Concerto,CarusoMaple#54360031
Upper Hall	Lv1 -TXP135 Lv1 - T04	Grnd Firlanding	*1-Lam,1/2x5x48in,Concerto,CarusoMaple#54360031
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	*1-Lam,1/2x5x48in,Concerto,CarusoMaple#54360031	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	NA

Opt. Flooring Extras

FLOOR AND WALL TILES

	Floor Tile	Wall Tile	Decor	Listello
Front Foyer	5-12x24,Volkas,White, Polished			
Main Hall	N/A			
Kitchen/Breakfast	5-12x24,Volkas,White, Polished	Kitchen Backsplash	N/A	<input type="checkbox"/> <input type="checkbox"/>
Powder Room	5-12x24,Volkas,White, Polished	Pwdr Wall if Applicable	N/A	<input type="checkbox"/> <input type="checkbox"/>
Laundry	5-12x24,Volkas,White, Polished			

	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash	Decor	Listello
Main Bathroom	5-12x24VolkasWhi,Po	1-8x10, Weave, White	N/A	N/A	NA	<input type="checkbox"/> <input type="checkbox"/>	
Master Ens	5-12x24VolkasWhi,Po	1-8x10, Weave, White	N/A	N/A	NA	<input type="checkbox"/> <input type="checkbox"/>	
Rec rm Foyer	5-12x24VolkasWhi,Po	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

MAIN BATH FLOOR, MASTER ENSUITE FLOOR AND REC ROOM FOYER - 5-12x24,Volkas,White, Polished

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PLUMBING / FAUCETS

Powder Room

Main Bath

Master Ensuite

2nd Ensuite

R.I. Bath

Standard

Standard

Standard

N/A

*3 Piece

Laundry

Standard

Kitchen Sink

Kitchen Faucet

*Undermount

Standard

Drain for 2nd floor Laundry

Waterline for fridge

☐ Yes

☒ No

☒ Yes

☐ No

Supply and install all toilet paper holders, towel bars and soap dishes

☒ Yes

☐ No

Whirlpool

Opt. Plumbing Extras

R/I FOR SINK IN BASEMENT (SEE PLAN)

PAINTING

Wall Colour

Trim Colour

Railing Colour

Pickets Colour

Stair Colour

22 Warm Grey

Standard

*Stained as Floor

*Wrought Iron

*Stained as Floor

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door

Interior Doors

RAILING - UPGRADE 1 - 1/2in Wrought iron square picket with square collar on alternating picket, 3in oak handrail and 3 1/2in oak std. post.

*Yes-Grade Permitting

Standard - Classique

Opt. Side Door

Int. Door Hardware

Trim Style

NA

*Pewter Knob

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

Stair Type

Ext. Door Hardware

Oak

*Pewter Exterior package

Smooth Ceiling 1st Floor

Smooth Ceiling 2nd Floor

Supply and Install Standard Mirrors

☐ Yes

☒ No

☐ Yes

☒ No

☒ Yes

☐ No

Basement Windows Upgrade

☐ Yes

☒ No

Cold Cellar

☐

Misc.

HEATING

Fireplace

Air Conditioning

Hood Fan Duct

Gas Provisions for Dryer

Gas Provisions for Stove

Type

Mantle

Surround

Hearth

☒ *Yes

☐ No

☒ 6 inch

☐ 8 inch

☐ 10 inch

☐ Yes

☒ No

☐ Yes

☒ No

Gas Provisions for BBQ

Humidifier

☐ Yes

☒ No

☐ 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: HK Sarvaiya

Date: Mar 23 2021

Signature: [Signature]

Date: Mar 23 2021

Builder's Agent: [Signature]

Date: Mar 23 2021

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Highcastle Homes Décor Centre Disclaimers

Lot#: 52 Block I Model:The Temperance (TB-2) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: KARTIKKUMAR P SARVAIYA and HETALBA K SARVAIYA

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.

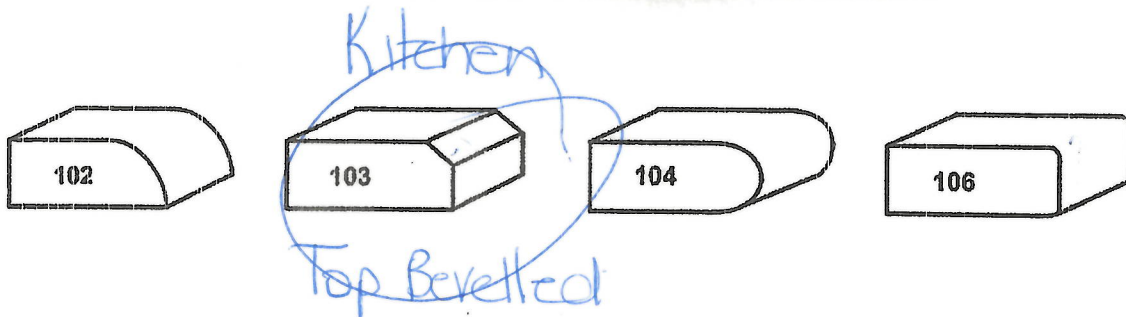
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s): H.K. Summery *Paul* **Date:** Mar/13/21

Lot 52,
Blk I
Orchards Enclave

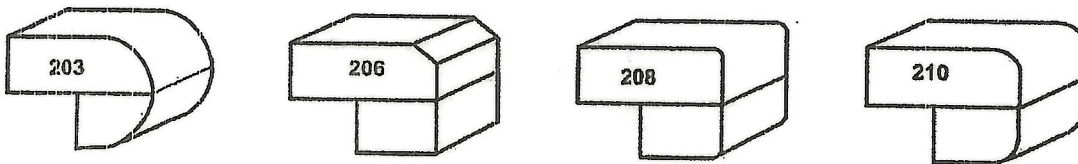
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

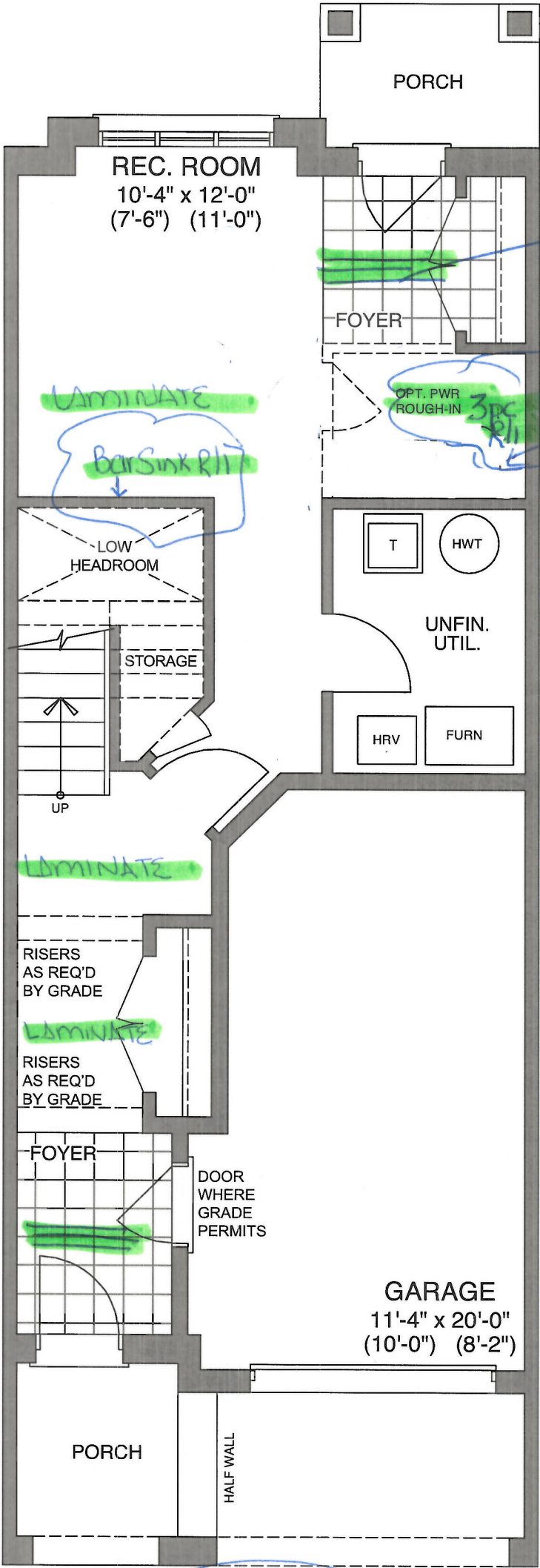
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign *(Signature)*
Sign *(Signature)*

Date Mar/23/21
Date Mar/23/21

Lot 52, Blk I

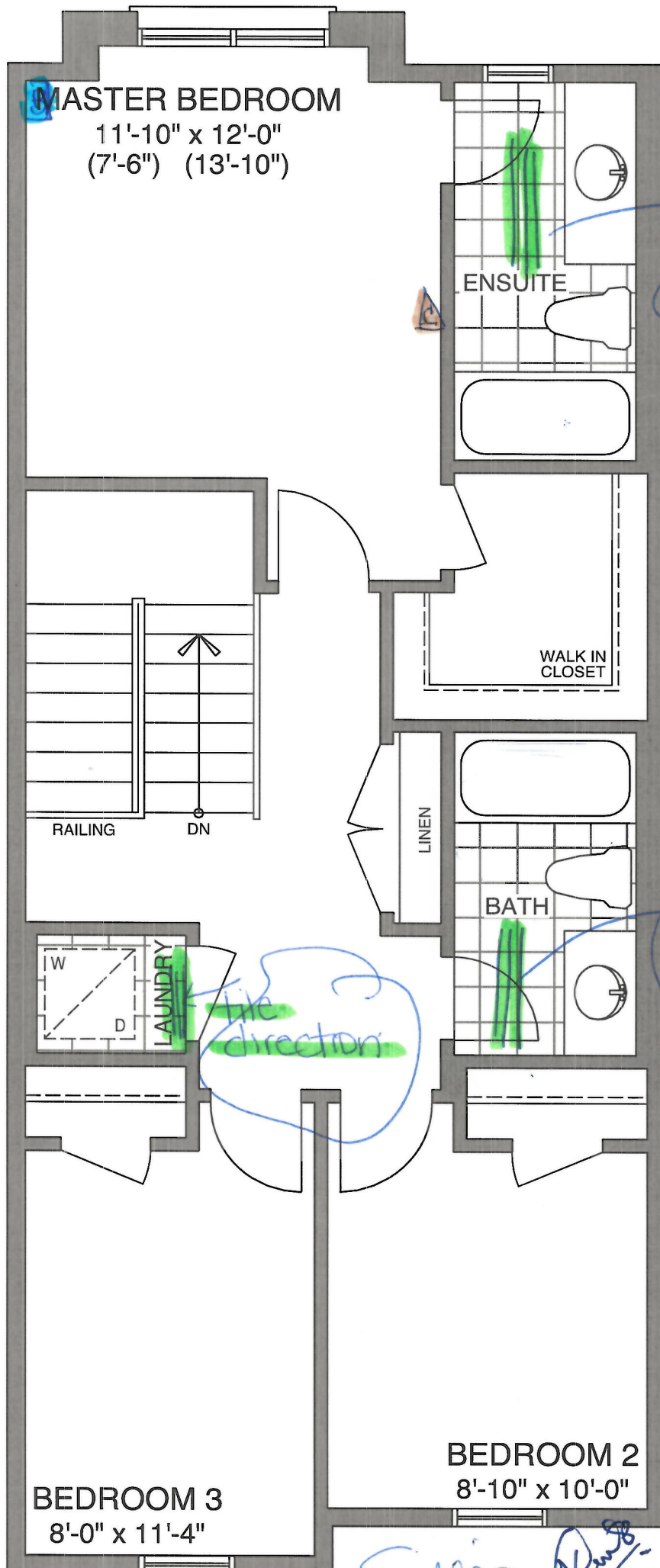


GROUND FLOOR - ELEV B1 & B2

Sign
Sign

Date Nov-23-21
Date Nov 23,

Lot 52, Blk I



B Bell
Cable

file
direction

file
direction

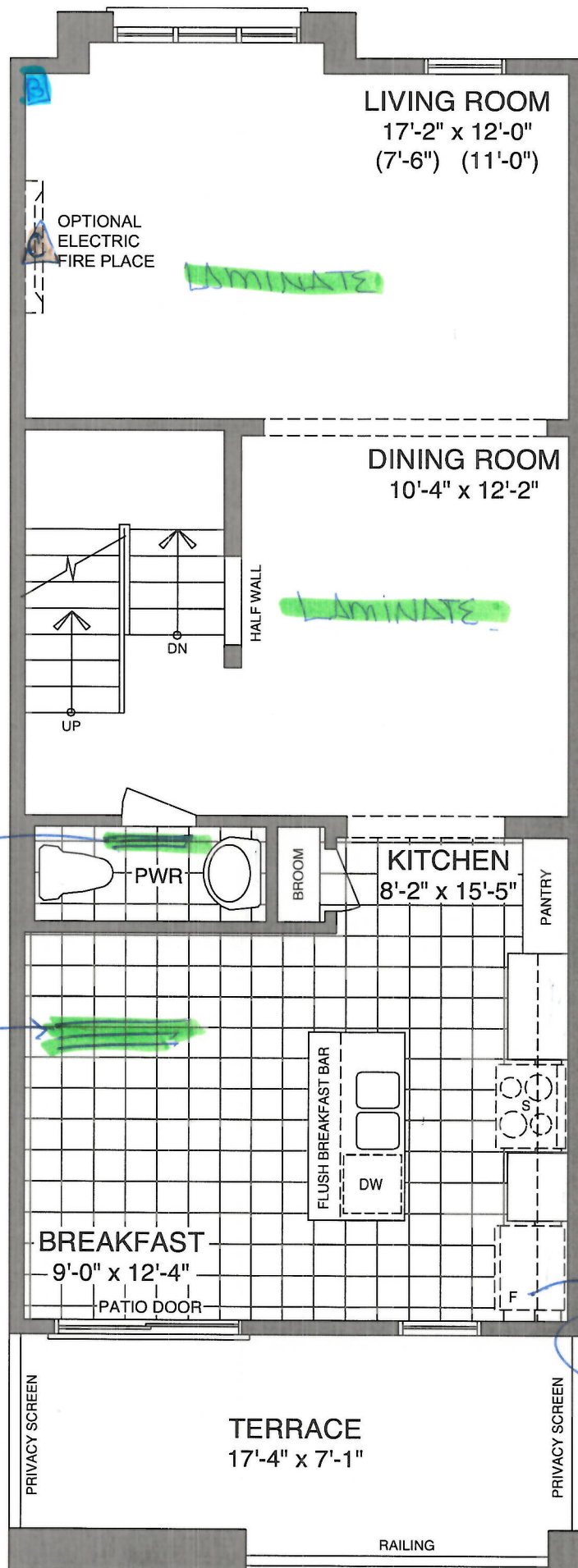
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THIRD FLOOR - ELEV B1

Sign [Signature]
Sign [Signature]

Date May-23-20
Date Mar 23

Lot 52, BIK ±



MAIN FLOOR - ELEV B1 & B2

Sign (M)
 Sign (M)

Date Mar-23-21
 Date Mar 23



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: KARTIKKUMAR P SARVAIYA and HETALBA K SARVAIYA TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
52 Block I / 1		The Temperance (TB-2)		22-Feb-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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52 Block 1 / 1		The Temperance (TB-2)		22-Feb-22

4) PLUMBING

1 - SINK - BASEMENT - ROUGH-IN (SEE PLAN) 23Mar21 Note: 11,571/37314	
1 - 3 PIECE ROUGH IN BASEMENT 23Mar21 Note: 11,571/37306	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY 23Mar21 Note: 11,571/37298	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 23Mar21 Note: 11,571/37297	

6) FLOORING & WALL TILE

1 - UPGRADE FLOOR TILE TO LEVEL 5 - POWDER ROOM - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37295	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - MASTER ENSUITE - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37294	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - MAIN BATH - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37292	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - LAUNDRY - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37291	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - KITCHEN/BREAKFAST - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37290	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - FOYER - REC ROOM - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37289	
1 - UPGRADE FLOOR TILE TO LEVEL 5 - FOYER - (SEE PLAN FOR TILE DIRECTION) 23Mar21 Note: 11,571/37288	

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 23Mar21 Note: 11,571/37310	
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9) CABINETRY

1 - CABINETS - KITCHEN - LEVEL 2 23Mar21 Note: 11,571/37309	
1 - PURCHASER HAS REQUESTED TO LEAVE STANDARD APPLIANCE OPENINGS 23Mar21 Note: 11,571/37307	
1 - UPPER CABINETS - EXTENDED UPPER CABINET (90 CM AND 100CM TALL) - GROUP 1 - 4 23Mar21 Note: 11,571/37287	

STAIR AND RAILING

1 - STAIN STAIR AND RAILING (WROUGHT IRON PICKETS) 23Mar21 Note: 11,571/37312	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
52 Block I / 1		The Temperance (TB-2)		22-Feb-22

STAIR AND RAILING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING) 23Mar21 Note: 11,571/37300	
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