

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:	AMMADMONEER SADIQAI & AHIMADFARID SADIQAI	Property:	25 Block EPhase: 1 of Plan -
Telephone Res. / Bus:	/	Project:	2174372 ONTARIO LTD.
Decor Advisor:	Caroline Rajcsanyi	Model and Elevation:	The Courtice (T-4) 3 Bedroom Opt Rec Room

KITCHEN AND VANITIES		Cabinet	Counter	Hardware
Kitchen		Lv1- Hudson 3DL - Ontario White	Lv1 - GR-Serenata	12881
Main Bathroom		Lv1 - Maitland- Ontario White	Italian White Di Pesco 4954K-22	12881
Ensuite Bathroom		Lv1 - Maitland- Ontario White	Calcutta Marble 4925K-07	12881
Ground Floor Powder Rm		Lv1 - Slab LPL Stainless	Calcutta Marble 4925K-07	12881

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 - T15
Great Room	N/A	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	Lv2-Lam,Concerto,1/2x5x48in, Verdi,Maple, #54360070	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	Lv2-Lam,Concerto,1/2x5x48in, Verdi,Maple, #54360070	Bedroom 4	N/A
Family Room	N/A	Ground Flr Stair	Lv1 -TXP135 Lv1 - T15
Main Hall	Lv2-Lam,Concerto,1/2x5x48in, Verdi,Maple, #54360070	Grnd Rec rm	lv2-Lam,Concerto,1/2x5x48in,Verdi, Maple, #54360070
Main Stairs	Oak	Grnd Flr Hall	lv2-Lam,Concerto,1/2x5x48in,Verdi, Maple, #54360070
Upper Hall	Lv1 -TXP135 Lv1 - T15	Grnd 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	N/A
In Law Suite	N/A		

Carpet Runner	<input type="radio"/> Yes <input checked="" type="radio"/> 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		
Front Foyer	1-13x13, Serpentine White				Decor Listello
Main Hall	N/A				
Kitchen/Breakfast	1-13x13, Serpentine White		Kitchen Backsplash	NA	
Powder Room	1-13x13, Serpentine White		Pwdr Wall if Applicable	N/A	
Laundry	1-13x13, Serpentine White				
					Decor Listello
	Floor	Tub Wall	Shower Wall	Deck Skirt	Deck Splash
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A	N/A	NA
Master Ens	1-13x13, Serpentine Grey	1-8x10SerpentineGrey	N/A	N/A	NA
RecRmPwdrR	1-13x13, Serpentine White	N/A	N/A	N/A	NA

Shower - Upgrade Floor

Opt. Tile Extras

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Powder Room	Standard	Laundry	Standard
Main Bath	Standard	Ground Flr Powder Room	Standard
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	GROUND FLOOR FINISHED POWDER ROOM		

Whirlpool

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
22 Warm Grey	Standard	*Stained as Floor	*Stained as Floor	*Stained as Floor
Opt. Paint Extras				

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	Oak
Interior Doors	Standard - Classique	Int. Door Hardware	*Straight Pewter Lever	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	Standard - 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.					

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 type="radio"/> Yes <input checked="" type="radio"/> No			

Pre-selected By Vendor

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:

Printed 8/26/2021 08:44:34

Signature: _____ Date: _____
Builder's Agent: Chapman Date: August 21



Highcastle Homes Décor Centre Disclaimers

Lot#: 25 Block E Model: The Courtice (T-4) 3 Bedroom Opt Rec Room in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: AMMADMONEER SADIQAI and AHIMADFARID SADIQAI

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)

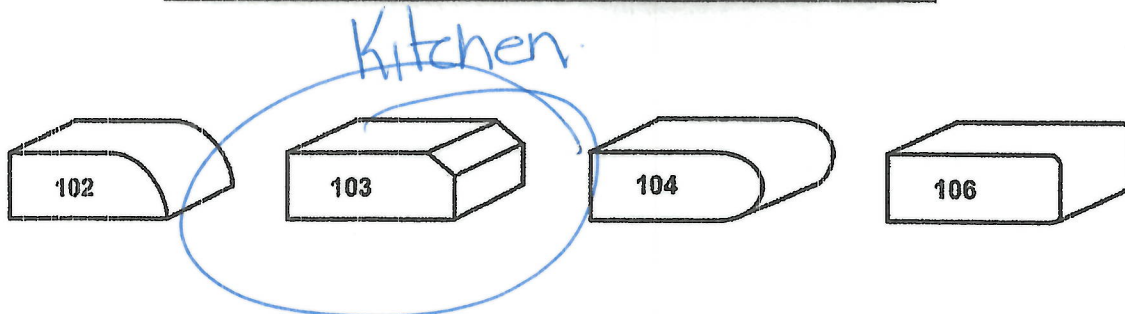


Date: 4/6/21

Lot 25
Bik E

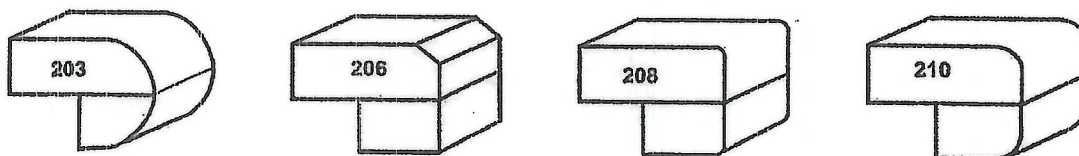
STONE EDGE PROFILES

Approx 2CM or $\frac{3}{4}$ " Standard Edge



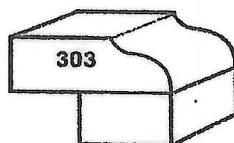
1st UPGRADE



Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

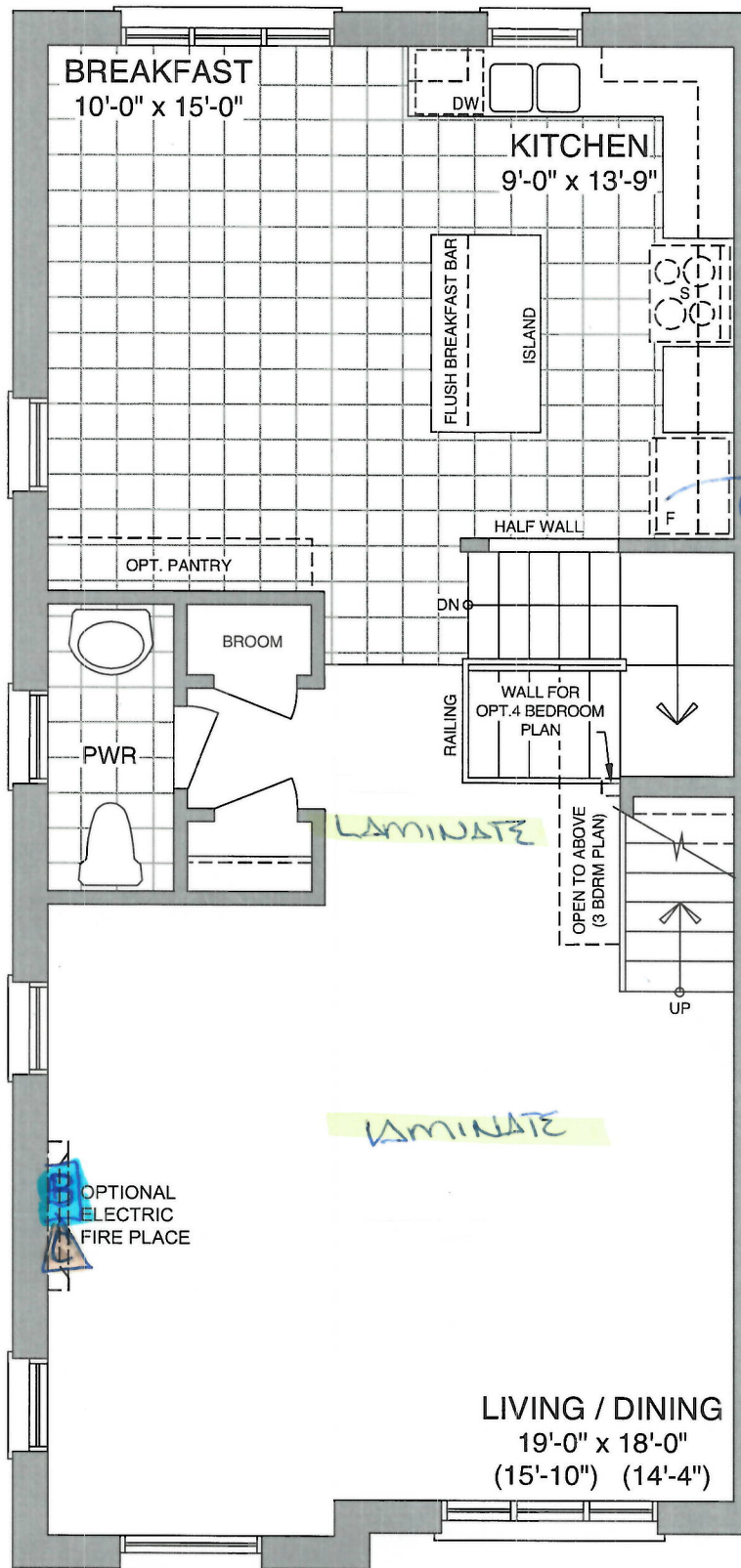
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign 
Sign 

Date 08/04/21
Date 08/10/21

Lot 25
BIKE



B Bell
C Cable

Waterline for
fridge

LAMINATE

LAMINATE

B OPTIONAL
ELECTRIC
FIRE PLACE

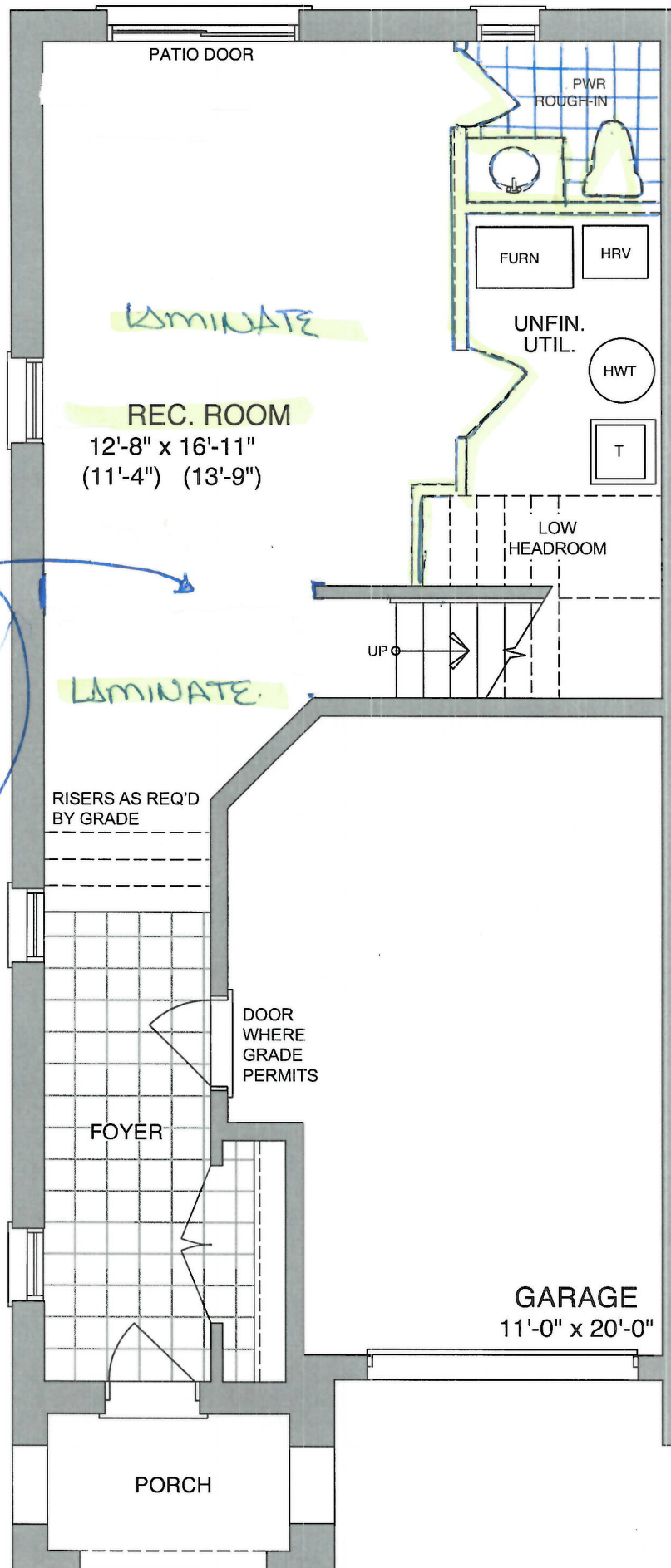
MAIN FLOOR - ELEV B

Sign
Sign

Date 08/04/21



Date 08/10/21

Lot 25
BIKE



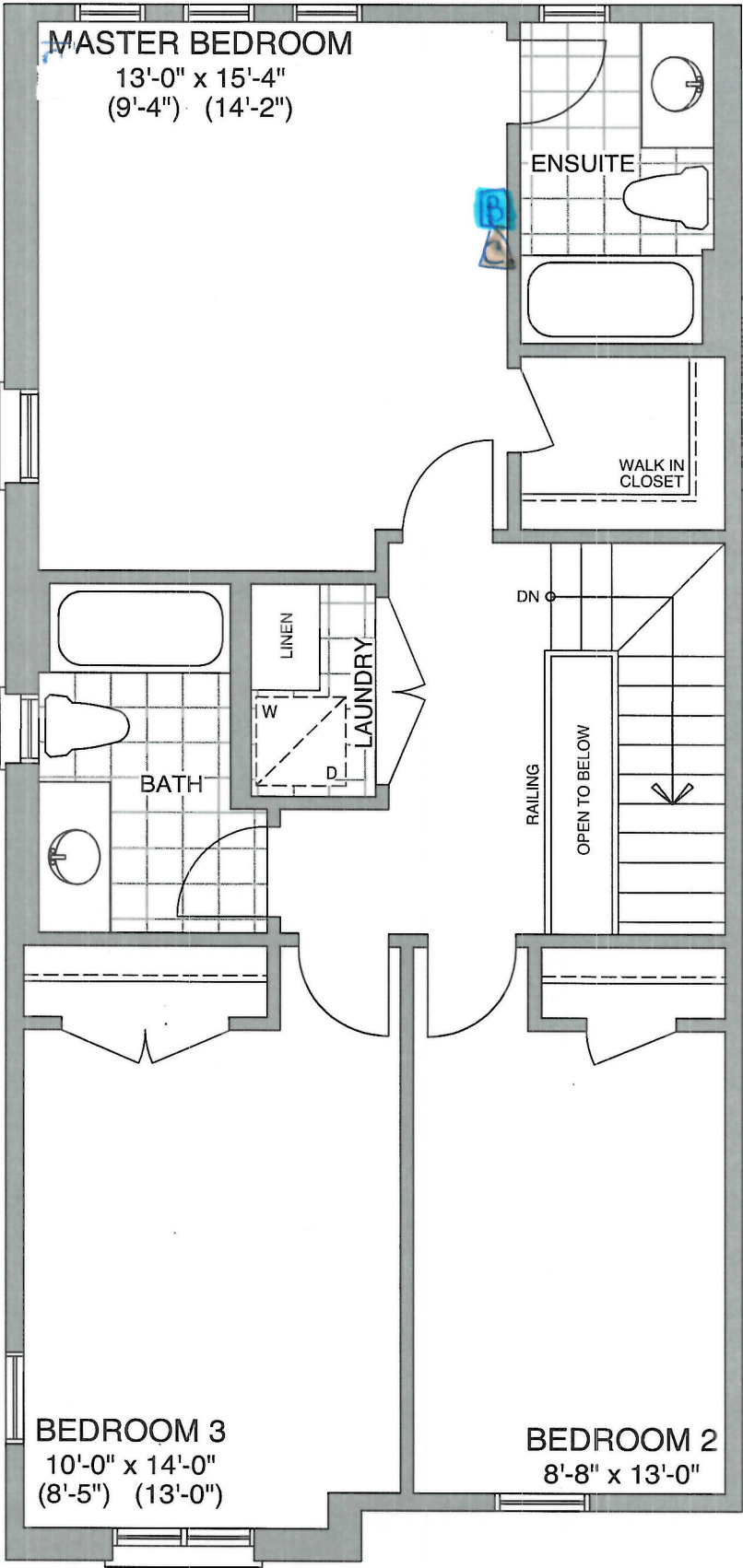
Open up partition wall between ground floor hall and Rec Room

GROUND FLOOR - ELEV B

Sign 
Sign 

Date 08/04/21
Date 08/04/21

Lot 25
B1K E



B Bell
Cable

THIRD FLOOR - ELEV B

Sig
Sep

Date 08/04/21
Date 08/10/21



CONSTRUCTION SUMMARY

Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASERS: AMMADMONEER SADIQAI and AHIMADFARID SADIQAI

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
25 Block E / 1		The Courtice (T-4) 3 Bedroom Opt Rec Room	20-Jan-22

1) CONSTRUCTION

1 - ***REMOVE PARTITION WALL AND DOOR BETWEEN GROUND FLOOR HALL AND REC ROOM (SEE PLAN) 05Aug21 Note: 11,624/37914	
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4) PLUMBING

1 - WATER LINE - FRIDGE - ROUGH IN ONLY 05Aug21 Note: 11,624/37925	
1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL) 05Aug21 Note: 11,624/37924	
1 - KITCHEN, ALIGN 7565 CHROME, 1 HOLE APPLICATION 05Aug21 Note: 11,624/37923	

6) FLOORING & WALL TILE

1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM LEVEL 1 LAMINATE - OPT REC ROOM 05Aug21 Note: 11,624/37920	
1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM LEVEL 1 LAMINATE - GROUND FLOOR HALL 05Aug21 Note: 11,624/37919	
1 - LAMINATE FLOORING - LEVEL 2 - UPGRADE FROM LEVEL 1 LAMINATE - LIVING/DINING ROOM 05Aug21 Note: 11,624/37918	

9) CABINETRY

1 - **PURCHASER REQUESTS STANDARD APPLIANCE OPENINGS** 05Aug21 Note: 11,624/37915	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING 26Aug21 Note: 11,626/37933	
1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING) 26Aug21 Note: 11,626/37932	
26Aug21 Note: 11,626/37929	
05Aug21 Note: 11,624/37928	

TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 26Aug21 Note: 11,626/37934	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
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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:	
Optional Powder Room In Rec Room, As per Plan. <i>Worksheet</i> Note:	