

HIGHCASTLE HOMES - COLOUR SCHEDULE

PLS DELETE
PREV COLOUR CHART

Purchaser: AIMEE,R,A YETMAN
Telephone Res. / Bus: /
Decor Advisor: Caroline Rajcsanyi

Property: 37 Block GPhase: 1 of Plan -
Project: 2174372 ONTARIO LTD.
Model and Elevation: The Newcastle (TB-1)

KITCHEN AND VANITIES	Cabinet	Counter	Hardware
Kitchen	Lv1 - Slab LPL - Stainless	Lv1 - GR-San Gabriel	12881 Handle
Main Bathroom	Lv1 - Maitland 3DL - Café Noir	Calcutta Marble 4925K-07	12881 Handle
Ensuite Bathroom	Lv1 - Hudson - Ontario White	Mercury Vesta 4988K-52	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

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	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430	Bedroom 4	N/A
Family Room	N/A	Grnd Flr Stairs	Oak
Main Hall	N/A	Rec room	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430
Main Stairs	Oak	Grnd Flr Hall	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430
Upper Hall	Lv1 -TXP135 Lv1 - T15	GrdnFlr landing	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430
Com. Centre/Home Office	N/A	Basement	NA
Main Stair Landing	*1-Lam-Concerto 1/2x5x48",Alto Oak, #54360430	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	
Front Foyer	1-13x13, Serpentine White		Decor Listello
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		
			Decor Listello
	Floor	Tub Wall	Shower Wall
Main Bathroom	1-13x13, Serpentine White	1-8x10, Serpentine White	N/A
Master Ens	1-13x13, Serpentine Charco	1-8x10, Weave, White	N/A
Grnd FlrFoyer	1-13x13, Serpentine White	N/A	N/A

Shower - Upgrade Floor

Opt. Tile Extras
MASTER ENSUITE FLOOR - 13 X 13 SERPENTINE CHARCOAL

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PLUMBING / FAUCETS

Powder Room

Standard

Main Bath

Standard

Master Ensuite

Standard

2nd Ensuite

N/A

R.I. Bath

NA

Laundry

Standard

Kitchen Sink

Standard

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

*Stained as Floor

Stair Colour

*Stained as Floor

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

Interior Doors

Standard - Classique

Opt. Side Door

NA

Int. Door Hardware

*Pewter Knob

Trim Style

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

Stair Type

Oak

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.

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.


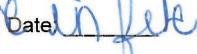
c) Upgrades or extras listed on this schedule will not be deemed part of the Agreement of Purchase and Sale. Any such upgrades or extras shall be null and void unless accompanied by a separate invoice and amendment. Said invoice must be paid in f

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

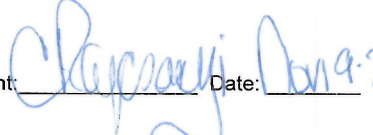
e) The Purchaser(s) Acknowledges that once this colour schedule is signed and dated, no changes, additions or deletions will be permitted other than re-selection due to unavailability.

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: 

Printed 11/19/2021 14:19:21

Builder's Agent:  Date: 11/19/21



Highcastle Homes Décor Centre Disclaimers

Lot#: 37 Block G Model: The Newcastle (TB-1) in Orchards Enclave - 2174372 ONTARIO LTD.

PURCHASER: AIMEE, R. A YETMAN

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):



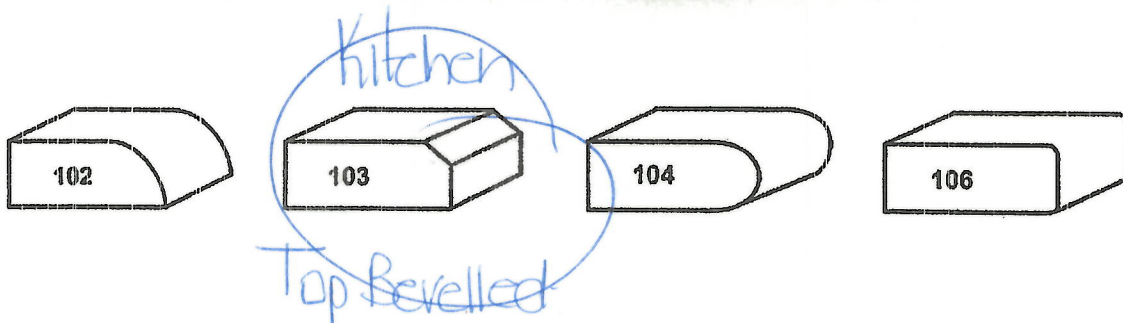
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Lot 37
Blk G.

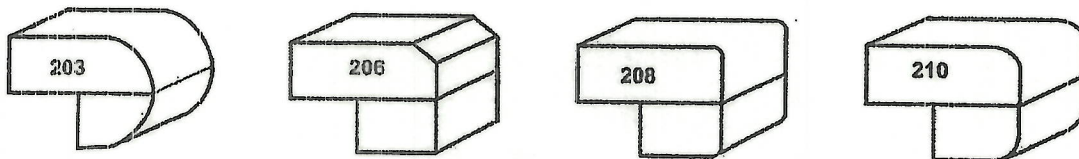
STONE EDGE PROFILES

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



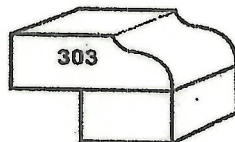
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

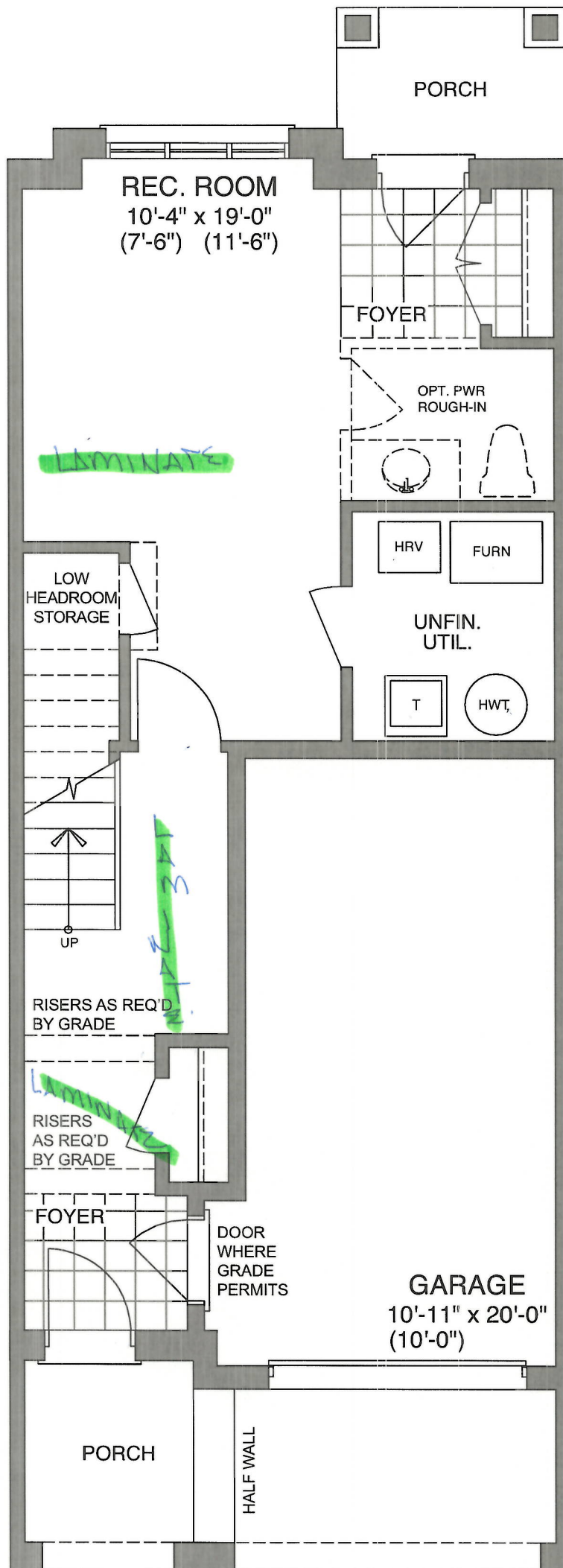
Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign: Dennis L. Leman

Date: March 29/21

Lot 37
BKG.



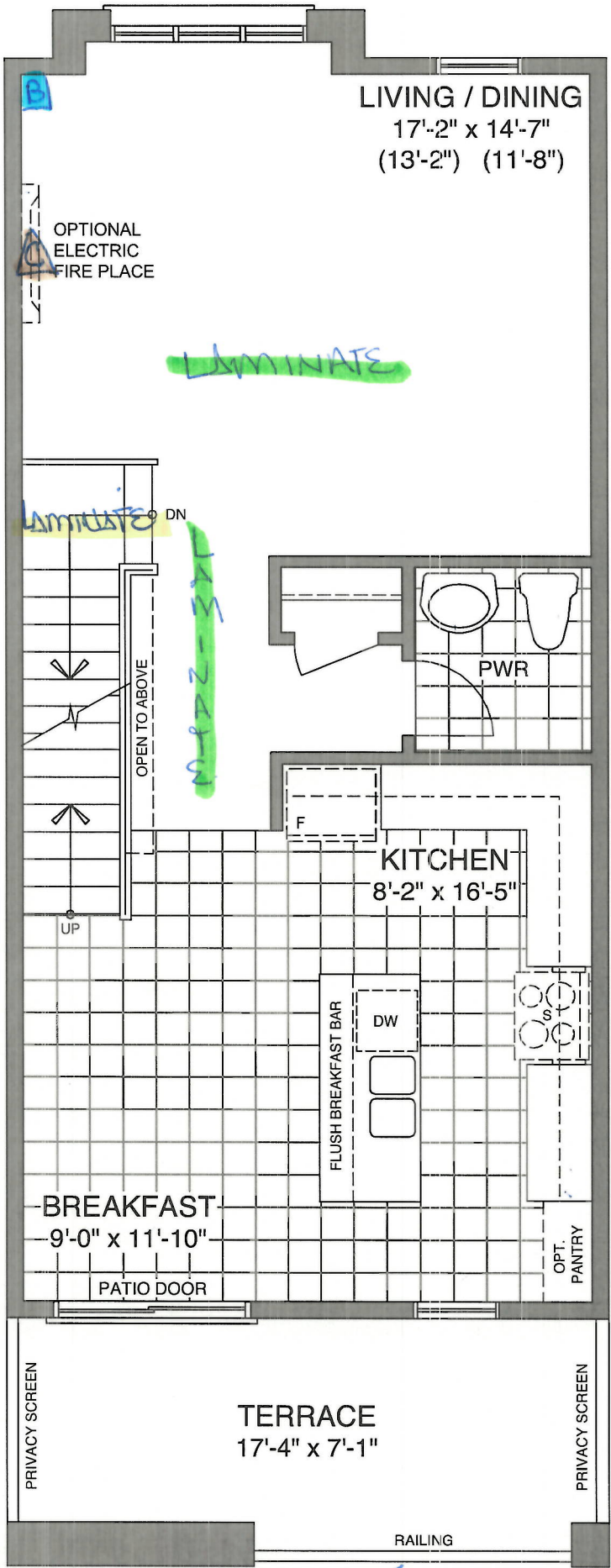
GROUND FLOOR - ELEV B1 & B2

Seper done ytmr

Date March 29/21

Lot 37
BIK G.

B Bell
C Cable

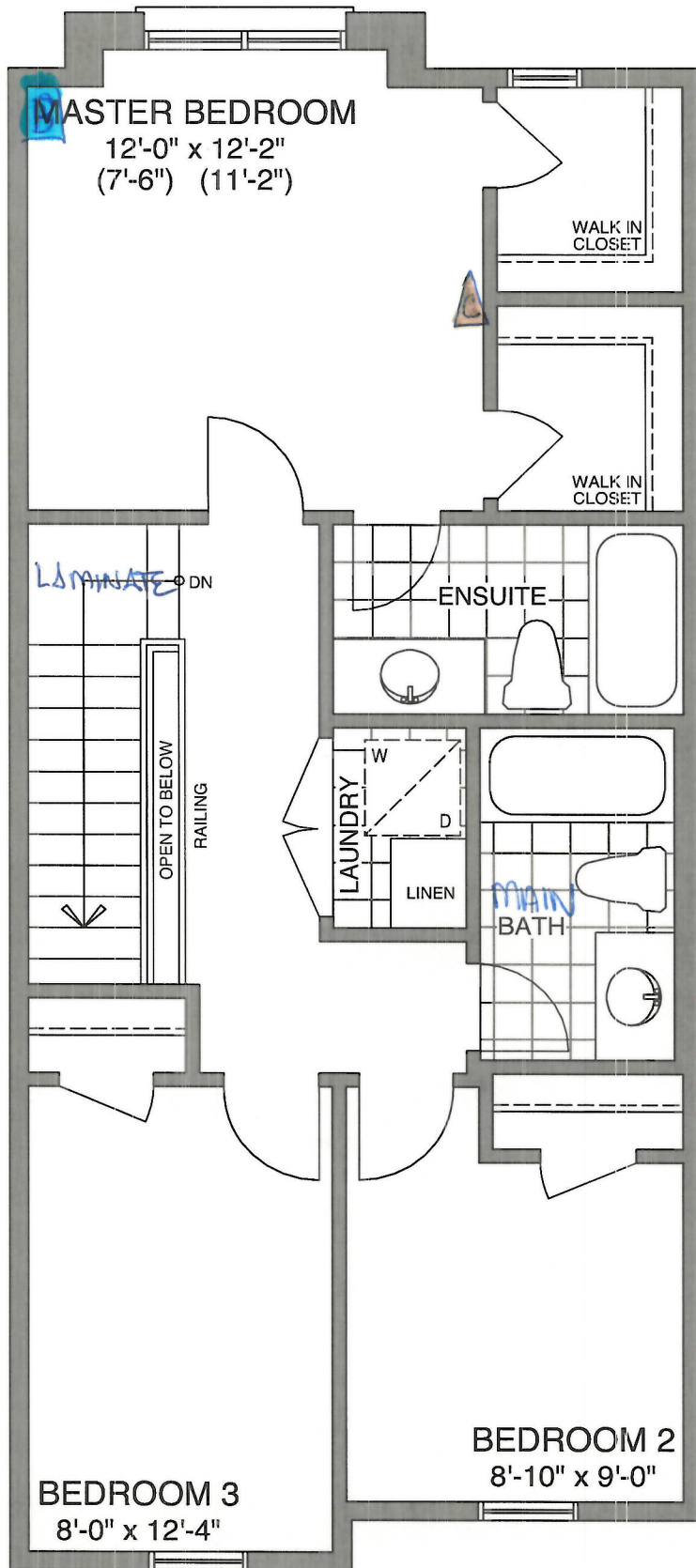


MAIN FLOOR - ELEV ~~B1~~ & B2

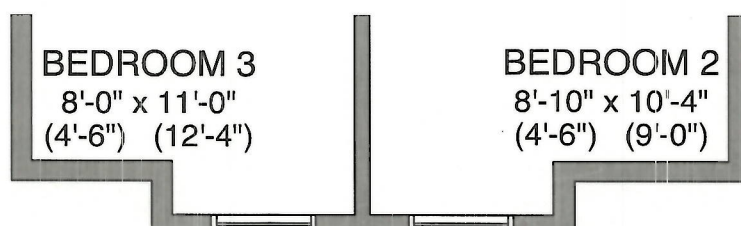
Sign Amir yelman Date March 29/21

Lot 37
Blk B.

B Bell
Cable



~~THIRD FLOOR - ELEV B1~~



THIRD FLOOR - ELEV B2

Aemi Ytman
March 29/21



CONSTRUCTION SUMMARY				
Orchards Enclave - 2174372 ONTARIO LTD.				
PURCHASER: AIMEE,R,A YETMAN				TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
37 Block G / 1		The Newcastle (TB-1)		22-Feb-22

Agreement of Purchase and Sale

Laminate Flooring in leiu of carpet on main floor, as per plan, from builders standard samples. <i>Worksheet</i> Note:	
Central air conditioner (builders standard line) <i>Worksheet</i> Note:	
Granite kitchen countertops, (as per plan-from builders standard samples). <i>Worksheet</i> Note:	

9) CABINETRY

1 - PURCHASER HAS REQUESTED TO HAVE STANDARD APPLIANCE OPENINGS *** 29Mar21 Note: 11,574/37381	
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STAIR AND RAILING

1 - UPGRADE STANDARD STAIR TO ALL OAK IN NATURAL FINISH (WITH LAMINATE LANDING) 19Nov21 Note: 11,627/37936	
1 - STAIN STAIR AND RAILING 19Nov21 Note: 11,627/37935	

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