

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers: FOWAD AHMED & RAVEEDA MALIK
Telephone Res. / Bus: /
Decor Advisor: Caroline Rajcsanyi

Property: 13Phase: Orchards of Plan - 40M-2627

Project: 2174372 Ontario Ltd.

Model and Elevation: Black Oxford (37-3) Elev A

PLUMBING / FAUCETS

Powder Room <input type="text" value="Standard"/> Main Bath <input type="text" value="N/A"/> Master Ensuite <input type="text" value="Standard"/> 2nd Ensuite <input type="text" value="N/A"/> R.I. Bath <input type="text" value="*3 Piece"/>	Laundry <input type="text" value="Standard"/> Shared Ensuite <input type="text" value="Standard"/> Ensuite 4 <input type="text" value="Standard"/> <input type="text"/> <input type="text"/>
Kitchen Sink <input type="text" value="*Undermount"/> Kitchen Faucet <input type="text" value="Standard"/>	
Drain for 2nd floor Laundry <input type="radio"/> Yes <input checked="" type="radio"/> No Waterline for fridge <input checked="" type="radio"/> Yes <input type="radio"/> No Supply and install all toilet paper holders, towel bars and soap dishes <input checked="" type="radio"/> Yes <input type="radio"/> No Whirlpool <input type="text"/> <input type="text"/>	

Opt. Plumbing Extras

PAINTING

Wall Colour	Trim Colour	Railing Colour	Pickets Colour	Stair Colour
<input type="text" value="22 Warm Grey"/>	<input type="text" value="Standard"/>	<input type="text" value="*Stained as Floor"/>	<input type="text" value="*Stained as Floor"/>	<input type="text" value="*Stained as Floor"/>

Opt. Paint Extras

MISCELLANEOUS

Railing Style

Opt. Garage Door <input type="text" value="*Yes-Grade Permitting"/>	Opt. Side Door <input type="text" value="NA"/>	Stair Type <input type="text" value="Oak"/>	
Interior Doors <input type="text" value="Standard - Classique"/>	Int. Door Hardware <input type="text" value="*Straight Pewter Lever"/>	Ext. Door Hardware <input type="text" value="*Pewter Exterior package"/>	Cold Cellar <input type="checkbox"/>
	Trim Style <input type="text" value="*1 - 2 3/4in Case & 4in Baseboard"/>	Basement Windows Upgrade <input type="radio"/> Yes <input checked="" type="radio"/> No	

Smooth Ceiling 1st Floor Yes No
Smooth Ceiling 2nd Floor Yes No
Supply and Install Standard Mirrors Yes No
Misc.

HEATING

Fireplace	Type	Mantle	Surround	Hearth
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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:

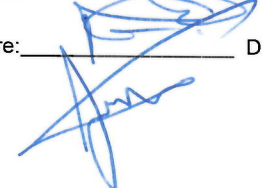
Pre-selected By Vendor

NOTE: The Purchaser(s) agree(s) that:

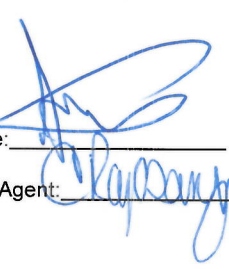
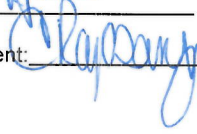
- a) Colours of materials are as close as possible to Vendor's selections, but not necessarily identical due to variances in manufacturing or manufacturers.
- b) Purchaser(s) has checked and acknowledges accuracy of the above selections. Where omissions occur on the original colour selection sheet Purchaser(s) 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 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 \$350.00 (Per Occurance) change/administration fee will apply to above exceptions.

This Interior Colour Selection is final and approved by:

Signature:  Date: 11/15/20

Printed 10/15/2020 13:33:37

Signature:  Date: 10/15/20
 Builder's Agent:  Date: 10/15/2020



Highcastle Homes Décor Centre Disclaimers

Lot#: 13 Model:Black Oxford (37-3) Elev A in Northglen (H) - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RAVEEDA MALIK

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.

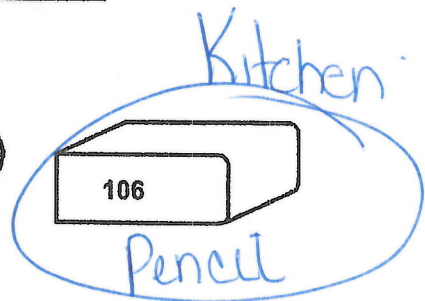
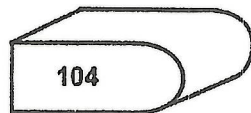
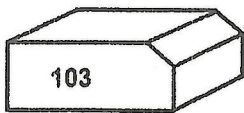
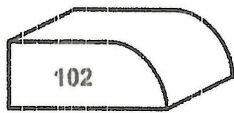
I hereby acknowledge reading and understanding the above copy and will not hold Highcastle Homes responsible for any issues in relation to above.

Purchasers Signature(s):

Date: 2020/10/15

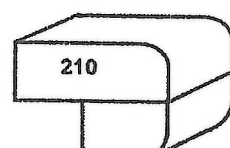
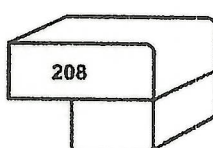
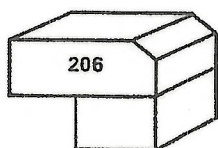
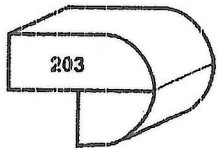
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



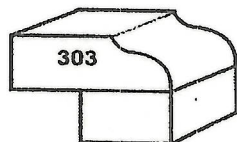
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



Sign
Sign

Date 10/15/20
Date 10/15/20

Appliances

Lot 13
Orchards

Fridge

Refrigerator Type

French Door Refrigerators

Installation Type

Free-Standing

Door

Pull-Out

Reversible Doors

No

Colour Family

Stainless Steel

Colour

Stainless Steel

Dimensions

Fresh Food Capacity (Cu.Ft.)

14.8 cu ft

Width (Inches)

35.75 in

Height (Inches)

68.37 in

Depth (Inches)

28.75 in

Width

90.81 cm

Height

173.67 cm

Depth

73.03 cm

Counter Depth

Yes

Weight

122.92 kg

Additional Dimensions

Height - With Hinges (Inches)

69.75 in

Height - Without Hinges (Inches)

68.38 in

Depth - With Door Handles (Inches)

31.25 in

Depth - Doors Open 90 Degrees (Inches)

43.5 in

Depth

- Without Door Handles (Inches)

28.75 in

Depth - Without Doors (Inches)

24.75 in

Capacity

Total Capacity (Cu.Ft.)

22.1 cu ft

Freezer Capacity (Cu.Ft.)

7.3 cu ft

ENERGY STAR Qualified

Yes

F.A

EnerGuide Rating (kWh/Year)

665 kWh/yr

Refrigerator

Number of Shelves

4 Split

Adjustable Door Bins

Yes

Fruit & Vegetable Crisper

2 Humidity Crispers

Water Dispenser

External

Ice Maker

Yes

Ice Dispenser

Internal

Freezer

Water Filtration

Yes

Manufacturer's Warranty - Labour

1 Year

Stove

Product Type

Free-Standing Gas

Dual Range

No

Colour

Smudge-Proof Stainless Steel

Colour Family

Stainless Steel

Liquid Propane Convertible

Yes

Oven Controls

Front Control

Dimensions

Width (Inches)

29.88 in

Height (Inches)

36.38 in

Depth (Inches)

26.77 in

Width

75.9 cm

Height

92.4 cm

Depth

F.A

Lot 13
Orchards

68 cm

Weight

105.23 kg

Cooktop

Gas Cooktop - Number of Burners

5

Gas Cooktop - Burner BTU Rating

Left Front - 14,000 BTU; Left Rear - 9,500 BTU; Center - Simmer Oval 3,000 - 15,500 BTU; Right Front - 18,000 BTU; Right Rear - 5,000 BTU

Gas Cooktop - Maximum Burner Btu Rating

18000 Btu

Gas Cooktop - Burner Grates

Yes

Gas Cooktop - Sealed Burners

Yes

Gas Cooktop - Bridge Burner

No

Gas Cooktop - Removable Burner Caps

Yes

Gas Cooktop - Ignition Type

Electronic

Gas Cooktop - Simmer Element

Yes

Cooktop - Fluorescent Panel Light

No

Oven

Oven - Bake Burner (BTU's)

18000 BTU

Oven - Broil Burner (BTU's)

13500 BTU

Oven - Self Cleaning

Yes

Oven Capacity (Cu. Ft.)

5.6 cu ft

Oven - Cooking System

True Convection

Oven - Convection

True Convection

Oven - Delay Cook Timer

No

Sabbath mode

Yes

Oven - Child Lock

No

Oven - Dual Oven

No

Oven Light

Yes

Oven - Interior Material

Black Porcelain Coated

Oven - Number of Racks

2

Oven - Rack Position Options

6

Oven - Interior Width

24.38 in

Oven - Convection Conversion

7.7

LOT 13.
Orchards

No
Oven - Warming Drawer
No
Oven - Control Lockout
No
Oven - Ignition System
Electronic
Oven Accessories (Included)
Griddle, Probe, Air Fry Tray Rack
Wi-Fi Connectivity
No

Dishwasher

Drying Options

4

Dishwasher Type

Built-In Standard

Type

Built-In Hybrid Tub Dishwasher

Colour

Stainless Steel

Colour Family

FA

LOT13
Orchards.

Stainless Steel
Interior Finish
Hybrid Tub
Handle Type
Bar Handle
Hard Food Disposer
Yes

Silence Rating
55 dB

Racking

Number of Place Settings
14
Third Rack
No

Cycles and Options

Number of Wash Cycles
4
Rinse and Hold
No
Sanitization Option
Yes
Works with Google Assistant
No
Works with Amazon Alexa
No
App Enabled
No
Voice Control
No
Wi-Fi Connectivity
No
Ecosystem
No
ENERGY STAR Qualified
Yes

Dimensions

Width (Inches)
23.75 in
Height (Inches)
33.75 in
Depth (Inches)
24.63 in
Width
60.33 cm
Height
85.73 cm
Depth
62.56 cm
Weight
29 kg
Required Accessories (Sold Separately)
Water in-take Hose

F.A

Lot 13.
Orchards

Range Hood

Type of Range Hoods

Built-in over range

Style of Range Hoods

Wall Chimney Hoods *

Colour

Stainless Steel

Colour Family

Grey

Material - Cabinet

Stainless Steel

Material - Accents

Stainless Steel

Type of Venting

Convertible

Diameter of Duct (Inches)

6 in

Diameter of Duct

15.24 cm

Airflow (Cubic Feet/Minute)

400 cu ft/min

Minimum Sound Output (dB)

44 dB

Interior Lights

2 Rear

Number of Fan Speed

3

Dimensions

Width (Inches)

30 in

Height (Inches)

28.87 in

Depth (Inches)

20 in

Width

76.20 cm

Height

73.33 cm

Depth

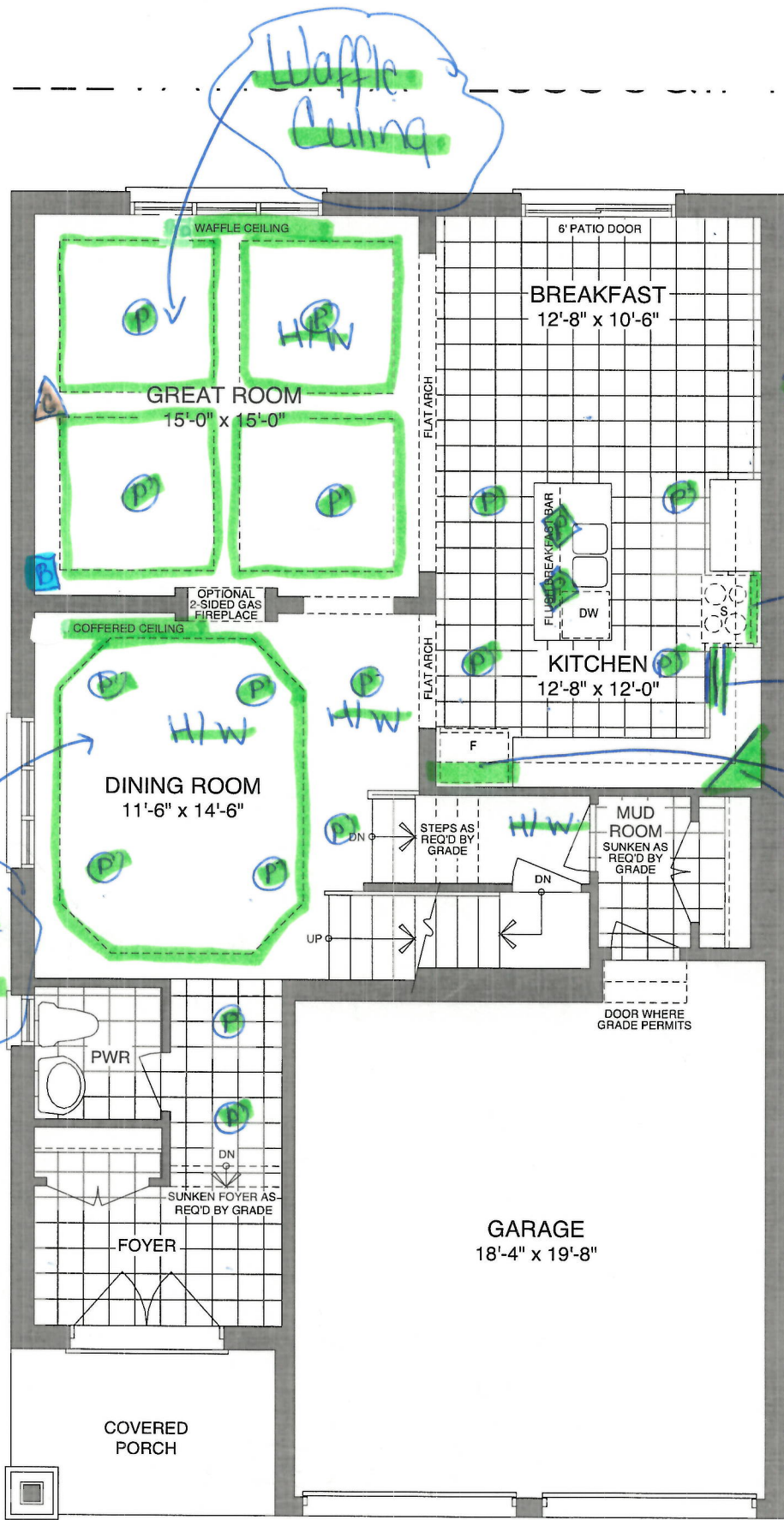
F.A

50.80 cm
Weight
35 kg

LOT 13.
Orchards

F.A

Lot 13
Orchards



- Bell
- ▲ Cable
- Potlight
- ◆ Pendant

- Delete upper
- Dish and pans
- Deep fridge upper w/ 2 cables
- Upper angle cabinet

Coffered Ceiling

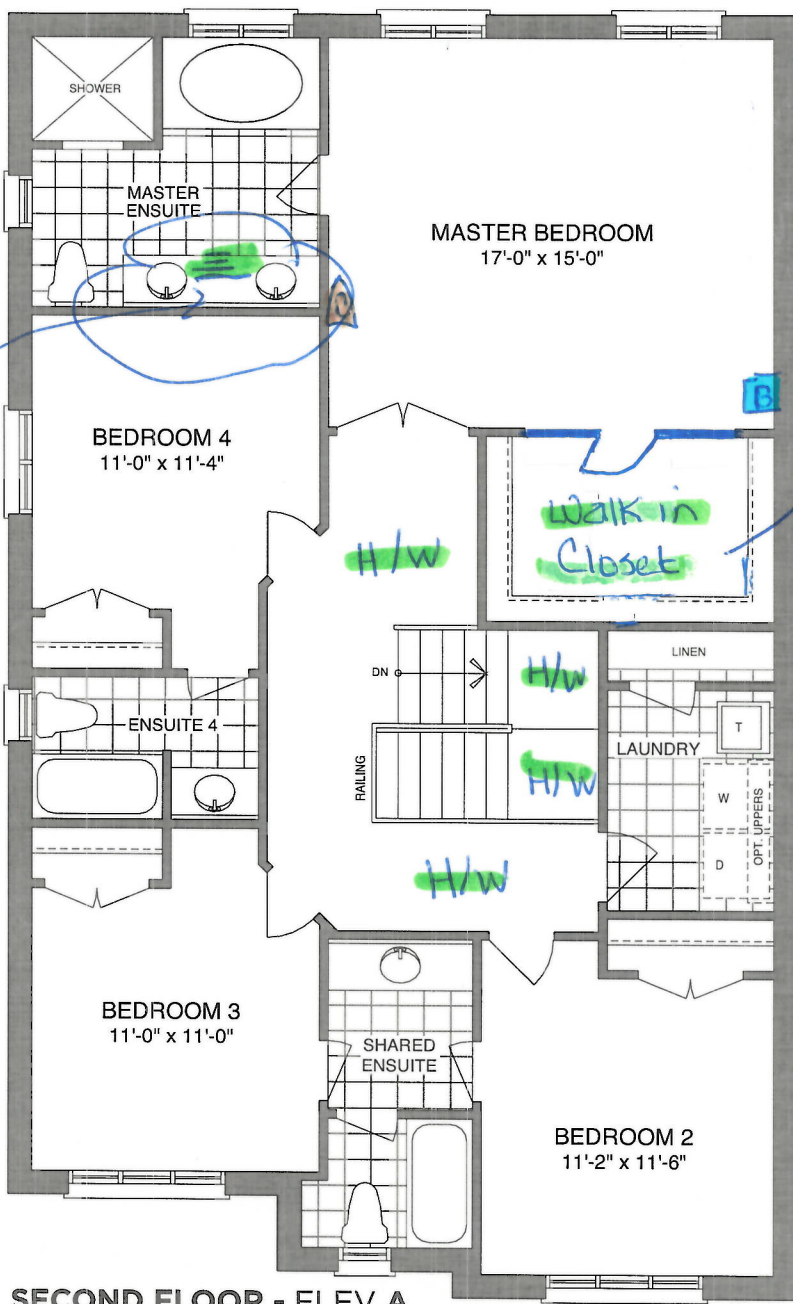
Waffle Ceiling

MAIN FLOOR - ELEV A

Sign
Sign

Date 2020/10/15
Date 2020/10/15

LOT 13
Orchards



B Bell
C Cable

Bank of
drawers

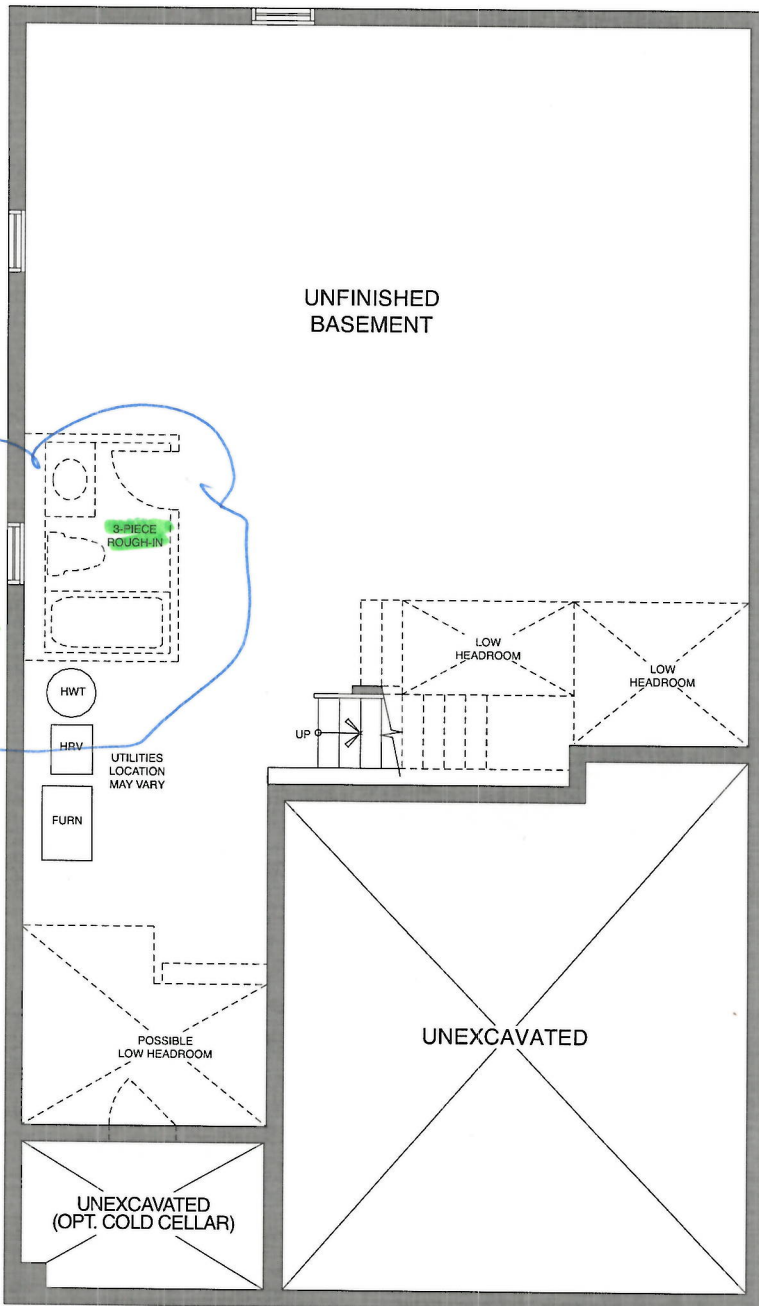
Walk in
Closet

SECOND FLOOR - ELEV A

Sign
Sign

Date 6/15/20
Date 10/15/20

Lot 13.
Orchards



BASEMENT - ELEV A

Sigi
Sigr

Date 2020/10/15
Date 2020/10/15



CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASERS: FOWAD AHMED and RAVEEDA MALIK

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
13 / Orchards	40M-2627	Black Oxford (37-3) Elev A	20-May-21

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet Note:</i>	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet Note:</i>	



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13 / Orchards	40M-2627	Black Oxford (37-3) Elev A	20-May-21

1) CONSTRUCTION

1 - SQUARE COFFERED CEILING (LARGE) ON MAIN FLOOR (DINING ROOM) <i>15Oct20</i> Note: 11,503/36559	
1 - WAFFLE CEILING (4 SQUARES) WOOD FRAMED, DRYWALLED WITHOUT PLASTER MOULDINGS (GREAT ROOM) <i>15Oct20</i> Note: 11,503/36558	
1 - CEILING - SMOOTH FINISH - 1ST AND 2ND FLOOR (37 FOOT MODELS) <i>15Oct20</i> Note: 11,503/36557	
1 - MASTER BEDROOM CLOSET - CHANGE FROM DOUGLE WALK IN TO SINGLE WALK IN WITH SINGLE DOOR (SEE PLAN) <i>15Oct20</i> Note: 11,503/36544	

10) COUNTERTOPS

1 - UPGRADE GRANITE COUNTERTOP - FROM LEVEL 1 TO LEVEL 2 (CAESARSTONE)- - KITCHEN <i>15Oct20</i> Note: 11,503/36566	
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3) HEATING / AIR CONDITIONING

1 - GAS LINE - ROUGH-IN FOR STOVE INCLUDING ELECTRICAL OUTLET <i>15Oct20</i> Note: 11,503/36571	
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4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - SINGLE LARGE BOWL) <i>15Oct20</i> Note: 11,503/36574	
1 - WATER LINE - FRIDGE - ROUGH IN ONLY <i>15Oct20</i> Note: 11,503/36572	
1 - 3 PIECE ROUGH IN BASEMENT <i>15Oct20</i> Note: 11,503/36543	

5) ELECTRICAL

2 - LIGHT - ROUGH-IN ONLY - ON SEPARATE SINGLE SWITCH FOR FUTURE PENDANT LIGHTS OVER ISLAND (SEE PLAN) <i>15Oct20</i> Note: 11,503/36565	
16 - POT LIGHT - 4 INCH POTLIGHT WITH LED ENERGY STAR BULB (10 MINIMUM - PRICE IS EACH) (SEE PLAN) 4 X GREAT ROOM, 4 X KITCHEN, 6 X DINING AND SIDE HALL AND 2 X MAIN HALL (SEE PLAN) <i>15Oct20</i> Note: 11,503/36564	

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL AND MAIN STAIR LANDINGS (UPGRADE FROM CARPET) <i>15Oct20</i> Note: 11,503/36569	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD) <i>15Oct20</i> Note: 11,503/36568	
1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - DINING ROOM (UPGRADE FROM HARDWOOD) <i>15Oct20</i> Note: 11,503/36567	



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13 / Orchards	40M-2627	Black Oxford (37-3) Elev A	20-May-21

6) FLOORING & WALL TILE

1 - UPGRADE FLOOR TILE TO LEVEL 6 - - POWDER ROOM <i>15Oct20</i> Note: 11,503/36563	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - MUD ROOM <i>15Oct20</i> Note: 11,503/36562	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - KITCHEN & BREAKFAST <i>15Oct20</i> Note: 11,503/36561	
1 - UPGRADE FLOOR TILE TO LEVEL 6 - - FOYER/MAIN HALL <i>15Oct20</i> Note: 11,503/36560	

9) CABINETRY

1 - UPPER CABINETS - CORNER SYSTEMS - UPPER ANGLE CORNER PER UNIT - GROUP 1 - 4 <i>15Oct20</i> Note: 11,503/36555	
1 - BASE CABINETS - DRAWERS - POTS AND PANS DRAWERS (WIDTH MIN. 60CM/MAX. 90 CM) (SIZE SUBJECT TO FLOOR PLAN) - GROUP 1 - 4 (BESIDE STOVE (SEE PLAN)) <i>15Oct20</i> Note: 11,503/36547	
1 - UPPER CABINETS - DELETE CABINET ABOVE STOVE FOR PURCHASERS FUTURE CHIMNEY HOOD FAN (SUPPLY SPECS) <i>15Oct20</i> Note: 11,503/36546	
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>15Oct20</i> Note: 11,503/36545	

CABINETRY - VANITY

1 - VANITY CABINETS - DRAWERS - VANITY BANK OF DRAWERS (60CM TO 90CM WIDE) - GROUP 1 - 4 (MASTER ENSUITE) <i>15Oct20</i> Note: 11,503/36556	
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STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR <i>15Oct20</i> Note: 11,503/36570	
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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS <i>15Oct20</i> Note: 11,503/36573	
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