

HIGHCASTLE HOMES - COLOUR SCHEDULE

Purchasers:
Telephone Res. / Bus:
Decor Advisor:

INEZ MONTIBON & GEORGE SANTOSIDAD MONTIBON
/
Caroline Rajcsanyi

Property: 17Phase: Orchards of Plan - 40M-2627
Project: 2174372 Ontario Ltd.
Model and Elevation: Baldwin (40-6) Elev A Opt Additional Ensuite

KITCHEN AND VANITIES

	Cabinet	Counter	Hardware
Kitchen	Lv2 - Silk Touch Slab - White Cloud	Lv1 - GR-Bianco Sardo (Grigio)	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
Shared Ensuite	Lv1 - Slab LPL - Stainless	Calcutta Marble 4925K-07	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

ISLAND CABINET - LV2 - SILK TOUCH SLAB - TWILIGHT GREY

PARQUET / HARDWOOD OR BROADLOOM

Kitchen / Breakfast	N/A	Master Bedroom	Lv1 -TXP135 Lv1 - T15
Great Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 2	Lv1 -TXP135 Lv1 - T15
Living / Formal Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 3	Lv1 -TXP135 Lv1 - T15
Dining Room	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite	Bedroom 4	Lv1 -TXP135 Lv1 - T15
Family Room	N/A		
Main Hall	N/A		
Main Stairs	Oak		
Upper Hall	*Oak Strip Lauzon Essential Expert 3 1/8" x 3/4"-Graphite		
Com. Centre/Home Office	N/A	Basement	N/A
Main Stair Landing	N/A	Basement Landing	N/A
Library/Den/Study	N/A	Basement Stairs	Paint Grade (Grey)
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	1-13x13, Serpentine White			
Main Hall	1-13x13, Serpentine White			
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, Reflex, DK Brown	1-8x10, Reflection, DK Brow	N/A	N/A	NA	<input type="checkbox"/>	<input type="checkbox"/>
Master Ens	1-13x13, Reflex, DK Brown	N/A	1-8x10, Reflection, DK Brow	1-13x13, Reflex, DK Brown	1-8x10, Reflection, DK Brow	<input type="checkbox"/>	<input type="checkbox"/>
Shared Ens	1-13x13, Reflex, DK Brown	1-8x10, Reflection, DK Brow	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

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PLUMBING / FAUCETS

Powder Room	Standard	Laundry	Standard
Main Bath	Standard	Shared Ensuite	Standard
Master Ensuite	Standard		
2nd Ensuite	N/A		
R.I. Bath	*3 Piece		
Kitchen Sink	*Undermount		
Kitchen Faucet	Standard		
Drain for 2nd floor Laundry	<input type="radio"/> Yes <input checked="" type="radio"/> No		
Waterline for fridge	<input type="radio"/> Yes <input checked="" 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			

Opt. Plumbing Extras

PAINTING

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				

MISCELLANEOUS

Railing Style	RAILING - Upgrade 1 - 1 3/4in oak picket, 3in oak handrail and 3 1/2in oak post.				
Opt. Garage Door	*Yes-Grade Permitting	Opt. Side Door	No	Stair Type	Oak
Interior Doors	2 Panel Carrara Sm	Int. Door Hardware	*Straight Pewter Lever	Ext. Door Hardware	*Pewter Exterior package
		Trim Style	*1 - 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 checked="" type="radio"/> Yes <input 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.					
Basement windows (installed prior to appointment)					

HEATING

Fireplace	Type	Mantle	Surround	Hearth
Air Conditioning	<input checked="" type="radio"/> *Yes <input type="radio"/> No			
Hood Fan Duct	<input checked="" type="radio"/> 6 inch <input type="radio"/> 8 inch <input type="radio"/> 10 inch			
Gas Provisions for Dryer	<input type="radio"/> Yes <input checked="" type="radio"/> No		Gas Provisions for BBQ	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gas Provisions for Stove	<input type="radio"/> Yes <input checked="" type="radio"/> No		Humidifier	<input type="radio"/> Yes <input checked="" type="radio"/> No

Exterior Colour Scheme:	Pre-selected By Vendor
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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 notwithstanding that the Purchaser may have completed a colour selection schedule

d) 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: 12-18-20

Printed 12/18/2020 16:08:10

Signature:  Date: 12-18-20

Builder's Agent:  Date: Dec 18, 2020



Highcastle Homes Décor Centre Disclaimers

Lot#: 17 Model: Baldwin (40-6) Elev A Opt Additional Ensuite in Northglenn (H) - 2174372 Ontario Ltd.

PURCHASERS: INEZ MONTIBON and GEORGE SANTOSIDAD MONTIBON // MILAGROS SANTOSIDAD MONTIBON // GAUDIOSO LR GUILLANG MONTIBON

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

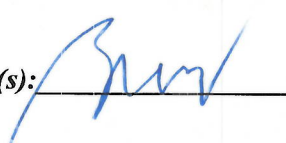
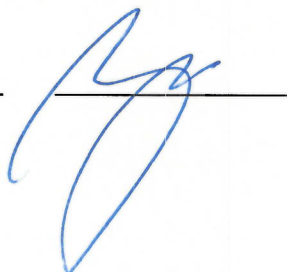
Plaster mouldings will not be installed in open to above areas or areas with 2 storey elements.

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.

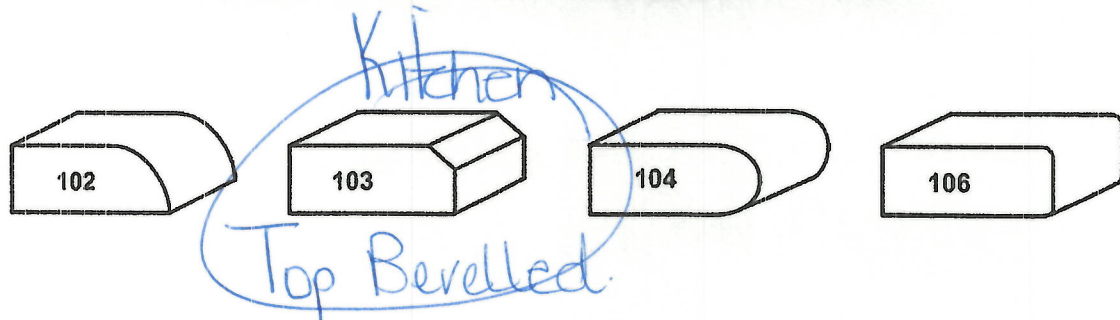
Purchasers Signature(s):

  Date: 12-18-20

Lot 17
Orchards

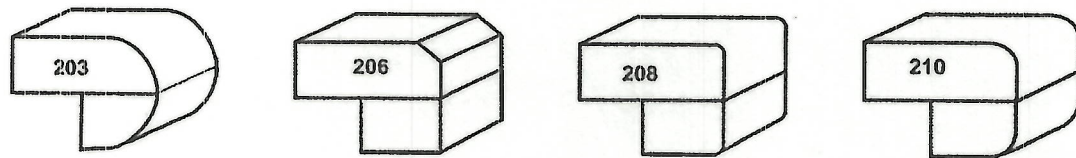
STONE EDGE PROFILES

Approx 2CM or 3/4" Standard Edge



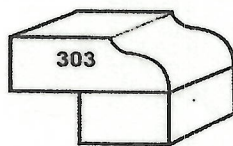
1st UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE



2nd UPGRADE

Approx 4CM or 1.5" - SEAMS WILL BE VISIBLE

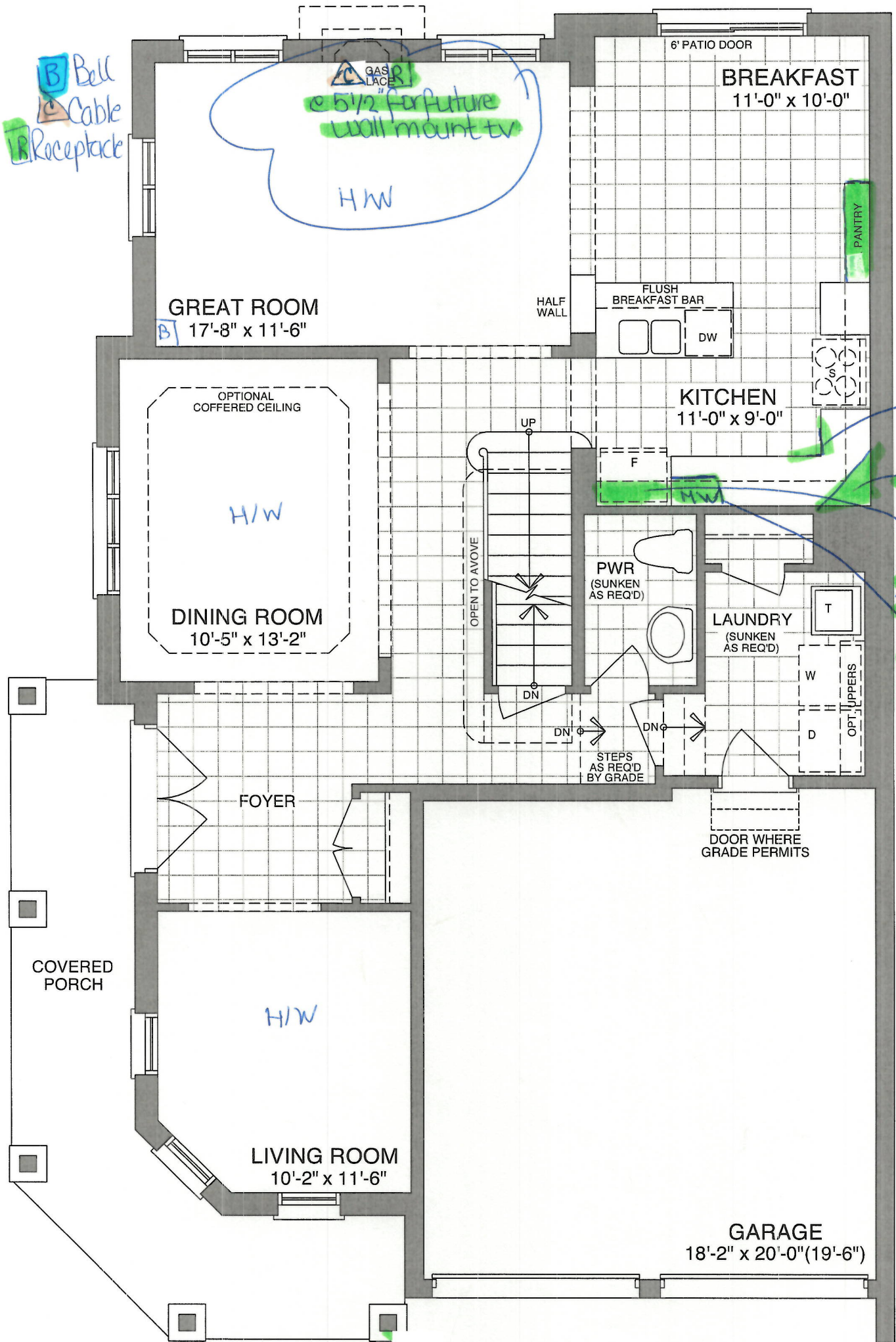


Sign *[Signature]*
Sign *[Signature]*

12-18/20
12-18-20

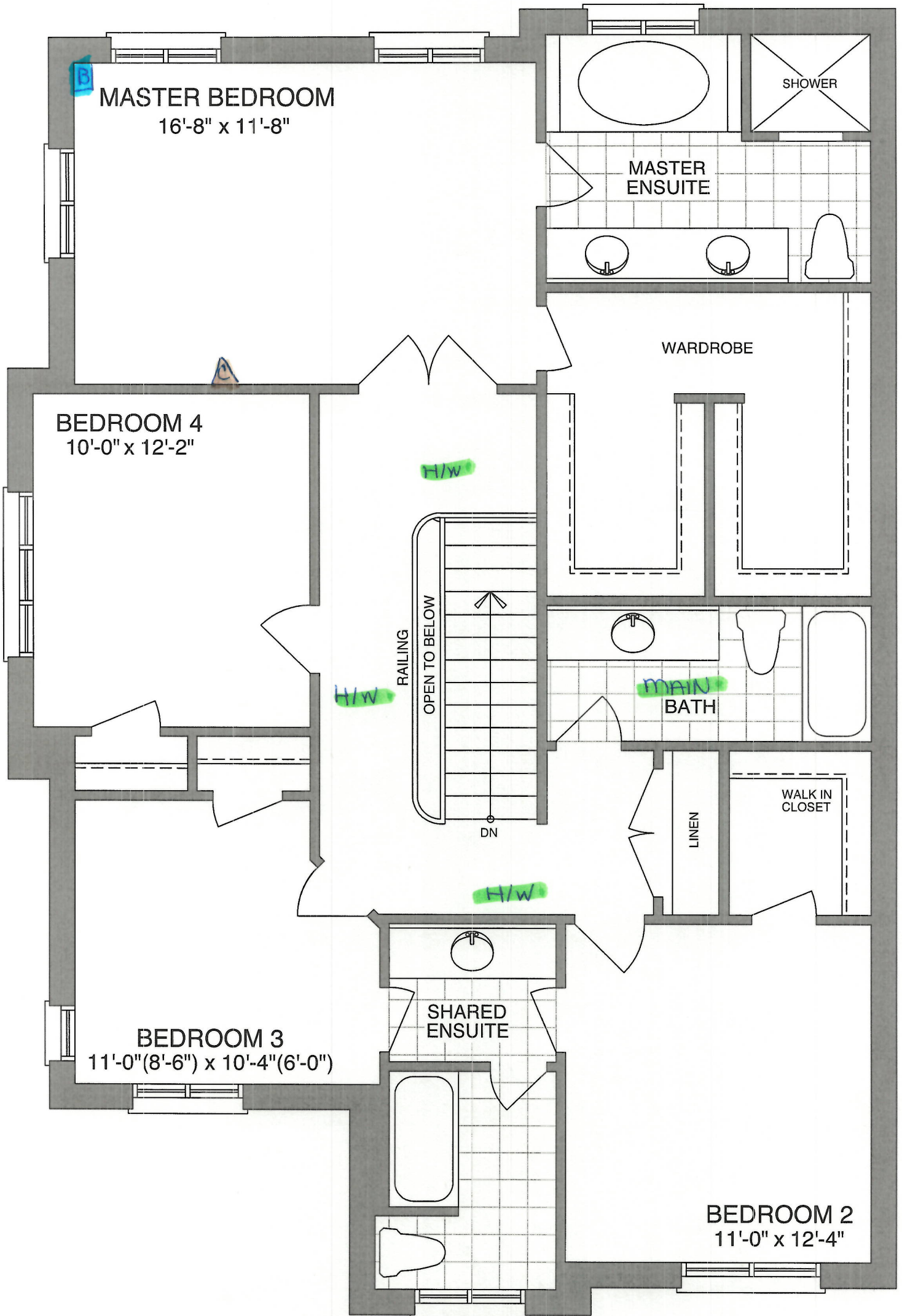
Date
Date

Lot 17
Orchards



MAIN FLOOR - ELEV A

Sign
Signature
Date



OPT. SECOND FLOOR - ELEV A

Sign
Sign

Signature in file

Date
Date

OPT. FOUNDATION
FOR GAS FIREPLACE

UNFINISHED
BASEMENT

T. 3-PIECE
ROUGH-IN

UP

POSSIBLE
LOW
HEADROOM

UTILITIES
LOCATION
MAY VARY

HRV

HWT

FURN

POSSIBLE
LOW
HEADROOM

UNEXCAVATED
(OPT. COLD CELLAR)

WALL FOR
OPT. COLD
CELLAR

UNEXCAVATED

UNEX.

BASEMENT - ELEV A

Sign
Sign

Signature in file

Date
Date



CONSTRUCTION SUMMARY

Orchards - 2174372 Ontario Ltd.

PURCHASERS: INEZ MONTIBON and GEORGE SANTOSIDAD MONTIBON // MILAGROS SANTOSIDAD MONTIBON // GAUDIOSO
LR GUILLANG MONTIBON

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
17 / Orchards	40M-2627	Baldwin (40-6) Elev A Opt Additional Ensuite		08-Jun-21

Agreement of Purchase and Sale

BONUS: CENTRAL AIR CONDITIONER (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: GRANITE KITCHEN COUNTER TOP - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 2 1/4 INCH NATURAL HARDWOOD FLOORING ON MAIN FLOOR (EXCLUDING TILE AREAS) - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES). <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE COLONIAL TRIM - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: \$7,500.00 IN UPGRADES - TO BE USED AT BUILDERS DECORE CENTRE AT TIME OF COLOUR SELECTIONS (INCLUSIVE OF HST) <i>Worksheet</i> Note:	
BONUS: EXTENDED UPPER KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE KITCHEN CABINETS - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
BONUS: 1ST UPGRADE OAK PICKETS AND RAILING - AS PER PLAN (FROM BUILDERS STANDARD SAMPLES) <i>Worksheet</i> Note:	
INCLUDES: ROUGH-IN 3 PIECE BATH IN BASEMENT (AS PER PLAN). <i>Worksheet</i> Note:	



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17 / Orchards	40M-2627	Baldwin (40-6) Elev A Opt Additional Ensuite	08-Jun-21

4) PLUMBING

1 - SINK - KITCHEN - UNDERMOUNTED (RECTANGULAR SQUARE - DOUBLE EQUAL BOWL)

18Dec20 Note:

11,540/36833

5) ELECTRICAL

1 - PLUG - INTERIOR RECEPTICAL (NOT DEDICATED) - GREAT ROOM BESIDE CABLE AT 5 1/2 FT FOR FUTURE WALL MOUNT TV

18Dec20 Note:

11,540/36827

6) FLOORING & WALL TILE

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM CARPET - - UPPER HALL (UPGRADE FROM CARPET)

18Dec20 Note:

11,540/36831

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - DINING ROOM (UPGRADE FROM HARDWOOD)

18Dec20 Note:

11,540/36830

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - LIVING ROOM (UPGRADE FROM HARDWOOD)

18Dec20 Note:

11,540/36829

1 - OAK - 3/4" X 3 1/8" ENGINEERED - STAINED - UPGRADE FROM 3/4X 2 1/4 NATURAL OAK - - GREAT ROOM (UPGRADE FROM HARDWOOD)

18Dec20 Note:

11,540/36828

9) CABINETRY

1 - ACCESSORIES - COLOUR - TWO-TONE COLOUR/STYLE SELECTION FOR ISLAND (MUST BE OF EQUAL OR LOWER GROUP TO MAIN SELECTION)

18Dec20 Note:

11,540/36837

1 - ***PURCHASER HAS REQUESTED TO LEAVE STANDARD APPLIANCE OPENINGS***

18Dec20 Note:

11,540/36836

1 - UPPER CABINETS - CORNER SYSTEMS - UPPER ANGLE CORNER PER UNIT - GROUP 1 - 4

18Dec20 Note:

11,540/36826

1 - BASE CABINETS - CORNER SYSTEMS - BASE PIE-CUT CORNER - GROUP 1 - 4

18Dec20 Note:

11,540/36825

1 - APPLIANCE CABINETS - MICROWAVE - WALL CABINET WITH SHELF FOR MICROWAVE (FINISHED INTERIOR) (OPENING 24"W X 13-3/4"H X 17"D) - GROUP 1 - 4 (BESIDE FRIDGE, SEE PLAN)

18Dec20 Note:

11,540/36824

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.)

18Dec20 Note:

11,540/36823

1 - PANTRY - OPT. PANTRY AS PER PLAN - LEVEL 2

18Dec20 Note:

11,540/36822

STAIR AND RAILING

1 - STAIN STAIR AND RAILING PER FLOOR

18Dec20 Note:

11,540/36832

TRIM DOORS AND HARDWARE - INTERIOR



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TRIM DOORS AND HARDWARE - INTERIOR

1 - DOOR HANDLE - UPGRADE TO PEWTER STRAIGHT LEVERS 18Dec20 Note: 11,540/36835	
1 - 2 PANEL SMOOTH DOORS THROUGHOUT (STD. HOLLOW CORE) 18Dec20 Note: 11,540/36834	

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