SCHEDULE “C1”

FINISHED BASEMENT FEATURES & FINISHES

HOMEWARD HILLS

SORBARA -SUPERIOR FINISHED BASEMENTS

- Finished area fully insulated to exceed Ontario Building Code.
- 2 inch (R10) rigid insulation under basement slab.
- 2 inch (R10) rigid insulation on all exterior concrete walls.
- Dehumidifier to control interior humidity levels during summer months.
- Rough-in for future air conditioner, sized per appropriate tonnage. All ducting sized for future air conditioning. All supply and return metal ductwork joints to be sealed. Bulkheads and box-outs for ducting and mechanical as required
- Egress windows as per plans.
- Carpet Grade Staircase with oak stringer
- Oak posts, pickets, handrails and nosings to receive natural finish
- Choice of 40oz. Broadloom on approximately 1/2” under-pad, where not shown as tile. (Carpet from Vendor’s standard samples). (Excluding tiled areas, unfinished mechanical areas, and unfinished basement areas)
- Complete electrical system, including receptacles, switched ceiling fixtures. Fixtures to match floors above.
- Decora-style receptacles and switches throughout.
- Fully drywalled and painted walls (in finished areas) with smooth ceilings (as per applicable plan).
- Approximately 4” baseboards and 2-3/4” casings on doors and windows throughout all finished areas (where applicable). Finish moulding installed to all ceramic and hardwood areas (if applicable).

SORBARA -SUPERIOR FINISHED BASEMENT BATHROOMS

- Vanity cabinetry offered in a variety of furniture-quality finishes, styles and colours, from Vendor’s standard samples.
- Choice of laminate countertops from Vendor’s standard samples.
- Water resistant board installed to tub and shower enclosures up to ceiling. Sleek, vapour-resistant pot light in all shower stalls (per applicable plan)
- High efficiency, water saving toilets.
- Single lever chrome faucets in basement bathrooms. All finished basement bathrooms to receive drop-in sinks.
- Acrylic skirted bathtub in basement bathroom (where applicable, per plan).
- All bathroom vanity faucets to have shut-off valves.
- Pressure balance shower faucets in all bathrooms, where applicable.
- Mirrors over all vanities in bathrooms.
- Choice of quality imported floor & wall tiles from Vendor’s standard samples in finished basement bathrooms.

DISCLAIMER

- Specifications and terms subject to change. E + OE – June 10, 2025
- Materials and finishes will be the Vendor’s preselected standard.
- Where indicated, the options noted may be chosen from the Vendor's preselected standard finish packages, provided such items have not yet been ordered or installed and that colours and materials are available from suppliers and further provided that the Purchaser shall not delay construction in making selection. If the colours and materials chosen are not available or the Closing will be delayed by reason of such choice, the Purchaser shall forthwith make new choices failing which the Vendor shall have the right to make such selections as provided for in paragraph 32(b) of Schedule "A" to this Agreement.
- All colour and material choices from Vendor’s preselected standard finish packages must be submitted to the Vendor within Seven (7) days of notification by the Vendor's representative.
- The Vendor will not allow the Purchaser to do any work and/or supply any material to finish the suite before the Closing Date.
- The Vendor reserves the right to substitute any products or materials used in construction of the suite provided that such
- substitute materials are of equal or better quality than those represented to the Purchaser. The Vendor further reserves the right to make changes or modifications in the plans and specifications at its discretion.
- The Vendor is not responsible for shade differences occurring from different dye lots or for variations including without
- limitation, in size, colour, grain, shade, texture and veining in materials including with respect to tile, carpets, hardwood or
- laminate flooring, cabinetry, railing, natural or manufactured stone, paint, trim and doors, as applicable and as per plan. Samples viewed when choices are made from Vendor’s samples or Vendor’s preselected standard packages are only a general indication of material selected. Details and location of windows, doors, lights and outlets may not be as shown on renderings, plans or sample boards.
- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser’s request.
- All dimensions, if any, are approximate.
- Pursuant to this Agreement of Purchase and Sale or pursuant to a supplementary agreement, purchase order or request for extras, the Purchaser may have requested the Vendor to construct, supply and/or install an additional feature within the suite which is in the nature of an optional extra. If, as a result of building, construction, site conditions or conditions within the suite or the building, the Vendor is not able or willing to construct, supply and/or install such extra, then the Vendor may, by written notice to the Purchaser, terminate the Vendor’s obligation to construct, supply and/or install the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the Vendor in respect of such extra, without interest and in all other respects, this Agreement shall continue in full force and effect.