

Features and Finishes

Maple Ridge Estates / Phase 1 / Single Detached Homes

STRUCTURE

- All ICF (Insulated Concrete Forms) to the underside of trusses, excluding garages. ICF provides:
 - Superior insulation
 - Superior sound proofing
 - Superior airtight construction
 - Superior durability against the elements
- 2" x 4" & 2" x 6" interior partitions.
- 9' main floor ceilings.
- Extra height basement level.
- Engineered floor joist system designed to minimize squeaks and deflection.
- Tongue and groove-oriented strand board subflooring throughout screwed and glued on engineered floor joist. Sanded prior to finished flooring installation.
- Pre-engineered roof trusses.

EXTERIOR FEATURES

- Architecturally pre-determined siting's.
- Elevations include vendor's standard selection of Clay Brick, Stone, Hardi panel® Board & Batt Siding, low maintenance Vinyl Siding and vinyl shake, as per plan.
- Pre-finished low maintenance aluminum soffit and fascia. (Eavestrough as optional upgrade.)
- Self-sealing shingles, manufacturer's limited lifetime warranty as per vendors standard selection.
- Steel insulated front entry door with glazed glass panel, weather-stripping, multi-point deadbolt lock and choice of either brushed nickel, rubbed bronze or black handle set from CH standard selections.
- Steel insulated door from home interior to garage with automatic door closer, as per building code.
- Molded steel panel insulated sectional garage door with heavy duty springs as per vendors standard selection. (Optional upgrade to garage door opener with two remotes.)
- Low E, ENERGY STAR® rated sliding 8' tall patio door on main floor as per plan.
- Low e/Argon ENERGY STAR® rated Vinyl casement and side slider windows as per plan.
- The basement walkout option has a standard height patio door.
- All opening windows and sliding patio door(s) are complete with screens.
- Coach Lights on front and rear elevations, as per plan.
- Patio stone walkway to front entry, interlock step(s) and front porch as per elevation.
- Vendor installed Asphalt driveway.
- Lot sodded except paved areas.
- Two exterior water taps.
- Two exterior weatherproof GFI electrical outlets.

INSULATION & DRYWALL

- Basement slab insulated R-10.
- All exterior walls R-22 ICF.
- House attic space R-60 blown insulation with investment options to insulate garage ceiling and/or exterior walls.
- All exterior walls of basement drywalled and taped.
- Garage ceiling and common wall to house drywalled, taped and fume sealed.

INTERIOR TRIM

- Masonite molded panel interior passage doors, throughout finished areas, and at bottom of stairs if Basement to remain unfinished from vendors standard selection.
- Interior lever door handles and hinges in brushed nickel or black in all finished areas from Vendor's standard selection, as per plan.
- Baseboard throughout, with shoe mold in all hard surface areas, from CH standard selections.
- Trim casing on all doors, windows and flat archways throughout from CH standard selections.
- White melamine shelving and rods installed in all closets.

KITCHEN

- Choice of cabinet style and finish from Campbell's standard samples.
- Standard 36" Upper Kitchen Cabinets, 14" deep.
- Quartz Countertops throughout from CH standard samples.
- Choice of cabinet hardware from CH standard samples.
- Choice of a double or single stainless-steel sink with upgraded single lever pull down faucet.
- Kitchen exhaust fan vented to exterior.
- Dishwasher space provided in kitchen with rough-in wiring and plumbing.
- Dedicated electrical outlets for owner supplied refrigerator, stove, and dishwasher.
- 20 Amp counter receptacle(s) as per electrical code.

BATHROOMS

- Showers and bath/shower units to receive Kerdi membrane waterproofing on walls.
- Purchaser's choice of cabinetry style and finish for all vanities from CH standard selection.
- Quartz Countertop(s) from CH's standard selection. (One choice for both bathrooms.)
- Choice of single ceramic wall tile from CH's standard selection in bath and shower stalls.
- Acrylic shower base.
- Chrome Plumbing fixtures and low flush toilets.
- Pressure balance/anti-scald valves to all shower stalls and bath/showers.
- ENERGY STAR® rated exhaust fans vented to exterior.
- Wall mounted light fixture above all vanities.
- Pot light over all baths and showers switched with exhaust fan.
- Shut off valves at all sinks.
- Privacy locks on all bathroom doors.

LAUNDRY

- Laundry tub.
- Shut-off valves for washing machine and sink.
- Dryer outlet and exterior vent for future dryer.
- Dedicated Electrical outlet for future washer.



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FLOORING

- Purchaser's choice of single porcelain floor tile from CH standard samples for foyer, mudroom and laundry. Diatra mat under all tiled floors.
- Choice of single porcelain floor tile from standard samples for all bathrooms.
- Luxury Vinyl Flooring (LVP) from standard selection throughout main level excluding bedrooms, mudroom and laundry, as per plan. (Builder predetermines Direction of LVP flooring.)
- Purchaser's choice of one carpet color with upgraded under pad from standard selections in all bedrooms and Stairs. (Investment options to LVP or engineered hardwood in bedrooms and hardwood stairs.)

PAINTING

- Interior walls painted with premium quality acrylic latex paint with a choice of pre-selected builder colors.
- Trim painted Pearl finish, white throughout from CH standard samples.
- Ceilings painted flat white throughout from CH standard samples.
- Closets painted white throughout, except walk in pantries and mudroom as per plan.

BASEMENT

- Unfinished Basement complete with exterior walls wired, drywalled and taped and with an insulated concrete floor.
- Extra height ceilings for optimal finishing opportunities.
- 3-piece bathroom plumbing and venting rough in as per plan.
- Optional investment for beverage center rough in.
- Investment options for partially or fully finished space.
- Investment opportunity for a Supplementary dwelling unit.

ELECTRICAL

- 200 Amp electrical service.
- Ground fault interrupter (GFCI) protection in all bathrooms, as per code.
- Décora style switches and receptacles throughout.
- All wiring in accordance with Electrical Safety Authority (ESA) standards.
- Exterior walls of basement wired as per electrical code.
- One electrical outlet in the garage for each parking space. One ceiling outlet for future garage door opener.
- Light fixtures throughout predetermined as per plan. Dining room to have capped outlet.
- Smoke/Carbon Monoxide Detectors as per Ontario Building Code (OBC) requirements.
- Conduit from electrical panel to exterior of house for service entry of future Bell or Cable.
- Electronic door chime at front door.
- 1 finished CAT 6 outlet centrally located as per plan.

HEATING & AIR CONDITIONING

- Forced air 2-Stage High-Efficiency gas furnace with electronic ignition, power vented to exterior (rental).
- Air conditioning is included (rental).
- Ducting sized for air conditioning.
- Tankless hot water heater (rental).
- Energy Recovery Ventilator (ERV) interlocked with furnace (rental).
- Purchaser to execute agreement with Enercare for all rental equipment.
- EcoBee WiFi thermostat.

While Campbell Homes reserves the right to modify elevations, specifications and materials as required by changes to industry codes, material availability and site conditions without notice, the Features and Finishes List is the list of inclusions that every homeowner will receive in their new build unless expressly excluded or upgraded by signed agreement. Campbell Homes will not be responsible for shade differences between selected materials and samples as dye lot variations cannot be entirely avoided. The purchaser accepts that model homes may be finished and presented for display purposes and may contain upgrades and options not included in the standard offerings. All information is provided for information only and does not represent a legal agreement or commitment between any parties.

