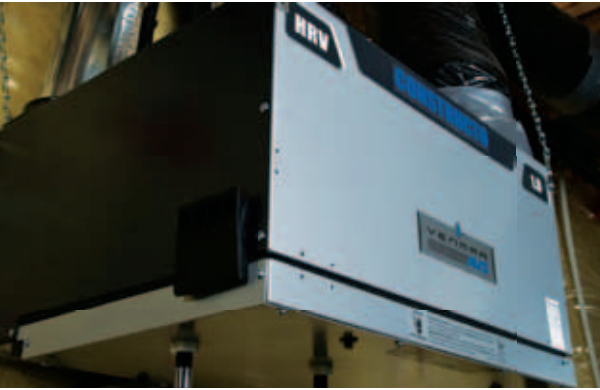


ADVANCED FEATURES, STANDARDS & MATERIALS

Compare the standard features, construction materials, and finishings that go into every Tartan semi-detached home with that offered by other Ottawa home builders and you'll quickly realize there's no comparison at all.



ENERGY EFFICIENCY FEATURES

All Tartan semi-detached homes are 100% Energy Star qualified, certified by independent third party inspectors as saving energy costs and reducing environmental impact.

KEY ENERGY SAVING FEATURES INCLUDE:

- All homes are individually inspected and certified by an independent representative of EnerQuality
- R50-blown insulation in the attic
- Exterior walls are insulated to R25 and wrapped with Tyvek
- Exterior basement walls are insulated with R 20 Batt insulation to one foot above the floor
- Garage ceilings are insulated with Icynene to R32 value, where there is a finished room above
- Energy Star low-E argon windows
- Low expansion foam at all exterior windows and doors
- Energy Star high efficiency multi-speed furnace with a flow-through humidifier
- Heat Recovery Ventilation system for better indoor air quality
- Energy Star programmable heating/cooling thermostat
- Sealed air ducts in basement
- Compact Fluorescent Bulbs (CFL) as per plan

CONSTRUCTION

Structure

- common wall (between dwellings at ground and 2nd level) includes 2 layers of fire resistant gypsum board on each side
- 2"x6" exterior walls with Owens Corning Code Board sheathing
- interior walls 2"x4" wood at 16" centres
- mechanical walls 2"x6" or 2"x8"
- pre-engineered floor joists at 16" centres
- 5/8" subfloor T & G OSB floor (nailed, sanded and screwed to floor joists)
- reinforced poured concrete foundation walls and garage floor
- drainage tiles at perimeter of basement area as required
- System Platon or equivalent on exterior of foundation walls (except garage walls)
- Fully-drywalled garage interior (taped only)

Rough-in

- 5 phone outlets with CAT 5 wiring and RJ 11 jacks installed at individual phone outlet locations
- 4 cable outlets with RG6U wiring
- all bell and cable wires to a smart box collection point in the basement
- dedicated 110v receptacle at collection point
- pipe conduit from basement to attic for future wiring needs
- central vacuum rough-in

Mechanical/Plumbing Systems

- Heat Recovery Ventilation system (HRV)
- high-efficiency multi-speed furnace (95% AFUE) with a flow-through humidifier
- enhanced energy-efficient rental HWT
- programmable heating/cooling thermostat
- heating ducts sized for future air conditioning
- all exhaust fans vented to the exterior
- laundry tub in unfinished basement (as per plan)
- shut-off valves under all sinks
- connection for washer and dryer
- PEX water supply

LANDSCAPING

- fully-sodded lot
- coniferous or deciduous tree in front yard (as per landscape plan)
- Living Fence (as per the landscape plan in Jackson Trails and Findlay Creek)
- paved driveway
- pre-cast patio stone walkway
- wood deck or wood steps at rear yard

WARRANTY COVERAGE

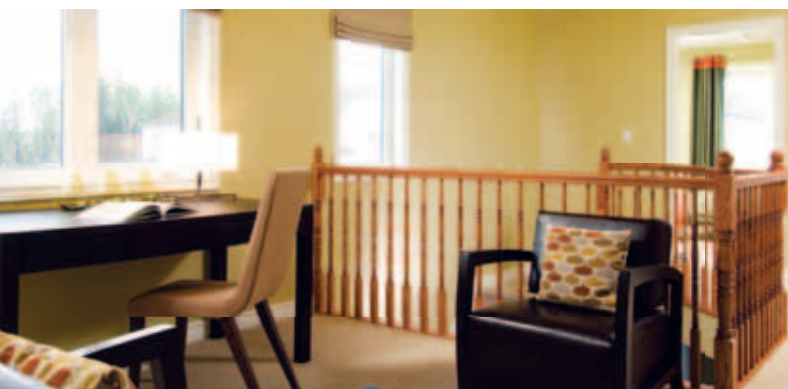
- one-year Builder's Warranty covering defects in material and workmanship
- two-year Extended Builder's Warranty covering water penetration, mechanical and electrical systems and exterior cladding
- Tarion seven-year warranty covering major structural defects



SEMI-DETACHED HOMES

PERSONALIZE YOUR HOME

The Tartan Design Centre is all about offering you a wide selection of finishings and expert design advice to upgrade and personalize your home. Interior colours, flooring, cabinets and plumbing—the choices are all yours. Open Saturdays and Sundays 12pm – 4pm and Wednesdays 4pm – 7:30pm.



FINISHINGS

Details

- 9-ft. high ceilings on the main floor (as per plan, not available in Fraser Fields)
- Clean face gas fireplace, raised with wood trim around the fireplace (as per plan)
- colonial-style oak spindles & handrails, with oak nosing under the spindles
- 4" colonial baseboards with coordinating window & door casings
- window-ledge mouldings main-floor windows
- classique-style passage doors
- classique bi-fold door in foyer, classique slider doors at bedroom closets
- chrome door hardware
- MDF cap on half walls (as per plan)
- stippled ceilings with smooth border except bathrooms and kitchen
- interior walls painted with washable low-sheen paint: kitchen and bathrooms painted with semi-gloss latex paint (both off-white)
- ceramic floor tile in front entry and powder room
- pre-finished oak hardwood floors from Package 'A' in the living room, dining room, lower hall (as per plan)
- 40 oz nylon carpeting with 12mm underlay
- vinyl flooring in kitchen, eating area, main and ensuite bathrooms, laundry and pantries
- decorative lighting package

Bathrooms

- pedestal sink in powder room
- custom-crafted countertops and cabinets in main and ensuite bathrooms
- 3-piece bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- four-piece bathroom tubs & showers are trimmed with ceramic tile
- quality Delta faucets
- ceramic soap dishes, towel bars and paper holder
- mirrors with rounded corners
- medicine cabinet in ensuite (surface mounted)
- low-flush, water-saver toilets
- 'Scald Guard' pressure balance valve in all showers

Kitchens

- custom-crafted countertops and cabinets
- ceramic tile backsplash
- rough-in for future dishwasher
- microwave hood-fan
- double stainless steel kitchen sink
- single lever faucet

Walk Out Basement Plans

- walk-out basement units include 10' x 10' deck off main floor (no stairs to rear yard), patio door and large casement window in the basement

Exterior

- 40-yr. architectural roof shingles
- exterior soffit pot light package
- oversize basement windows
- concrete stone, vinyl siding, permashield &/or wood trim accent panels, shutters (as per elevation plan)
- low maintenance vinyl extruded windows throughout. All operational windows to be casement except basement windows. Windows are double-sealed Low-E Argon.
- vinyl extruded thermal patio door with screen and exterior light fixture at patio door
- aluminum soffit and fascia
- chrome grip set with dead bolt on front door
- embossed steel sectional garage door
- frost-free hose bib in garage and at rear
- insulated, embossed metal front door & garage entrance door
- municipal address number at front of home
- reinforced poured concrete front porch
- architecturally-controlled streetscape with pre-selected exterior colour packages