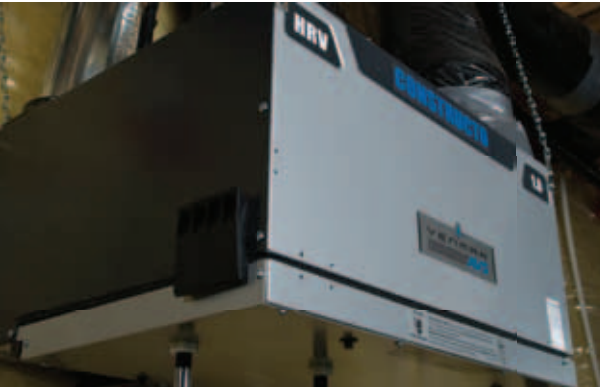


ADVANCED FEATURES, STANDARDS & MATERIALS

Compare the standard features, construction materials, and finishings that go into every Tartan single-family home and bungalow with what's offered other Ottawa homebuilders and you'll quickly realize there's no comparison at all.



*Specifications and material are subject to change.

ENERGY EFFICIENCY FEATURES

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

KEY ENERGY STAR SAVING FEATURES INCLUDE:

- All homes are individually inspected and certified by an independent representative of EnerQuality
- Energy Star approved, properly installed & inspected insulation to ensure even temperatures while using less energy resulting in lower utility costs & more comfortable quieter homes
- 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
- 95% minimum AFUE 2 stage gas value high efficiency furnace
- 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

Insulation

- attic R50 value blown fiberglass insulation (R40 in cathedral ceilings)
- exterior walls R25 value insulation except at exterior garage wall
- full height R20 basement wall insulation to 1' above basement floor-on exterior walls
- garage ceiling insulated with Icynene R32 Value (when finished area above garage)
- fully drywalled garage interior (taped only)

Structure

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

Mechanical/Plumbing/ Electrical Systems

- Heat Recovery Ventilation system (HRV)
- 95% minimum AFUE 2 stage gas value high efficiency furnace
- enhanced energy efficient rental HWT or rental tankless water heater
- 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
- PEX water supply
- connection for washer and dryer
- minimum of 1 electrical outlet in basement
- electrical outlet for future garage door opener

LANDSCAPING

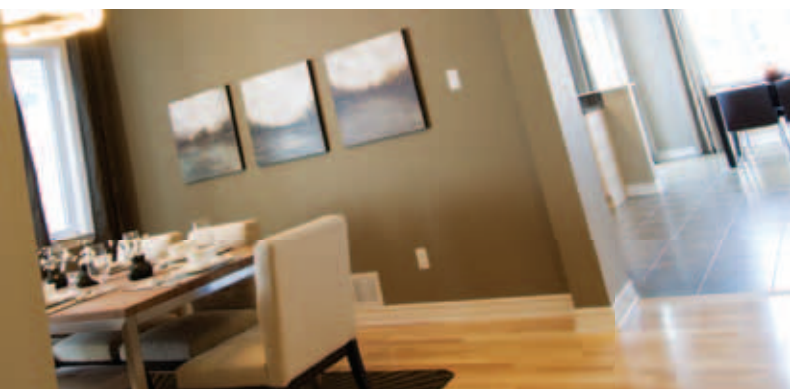
- fully-sodded front, side and rear yard
- coniferous or deciduous tree in front yard (as per landscape plan)
- Living Fence (per landscape plan)
- paved driveway
- precast patio stone walkway
- wood deck or wood steps at rear yard

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

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

General

- direct vent clean face gas fireplace finished with custom Tartan mantle and ceramic tile surround (as per plan)
- colonial-style oak spindles & handrails, with oak nosing under the spindles at 2nd floor opening
- extra wide 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, kitchen, eating area and all bathrooms (as per plan)
- pre-finished oak hardwood floors from package "A" in the living room or great room, dining room and lower hall (as per plan)
- vinyl flooring in main and second floor, laundry areas and mudroom
- decorative lighting package
- Contemporary decorative lighting package
- Decora style switched and plugs

Bathrooms

- ceramic floor tile
- pedestal sink at powder room
- custom-crafted countertops and cabinets in main and ensuite bathrooms
- 3-piece bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- 4-piece bathroom tubs & showers are trimmed with ceramic tile
- Single lever chrome Delta faucets (except laundry & roman tub)
- ceramic soap dishes, towel bars and paper holder
- mirrors with rounded corner
- medicine cabinet in ensuite
- low flush water-saver toilets tanks
- 'Scald Guard' pressure balance valve in all showers

Second Floor & Bedrooms

- 40 oz nylon carpeting with 12mm underlay
- ceiling light fixture in all bedrooms (except Cathedral Ceiling)

Kitchens

- custom-crafted countertops and cabinets
- kitchen upper cabinets are 36" high
- ceramic tile backsplash
- microwave hood fan (as per plan)
- rough-in for future dishwasher
- double stainless steel kitchen sink
- single-lever faucet with veggie spray
- ceramic floor tile in kitchen and eating area
- eating bar (as per plan)

Mudroom

- superbly crafted and built-in cabinets designed to keep everything in it's place including a charging station for cell phones (as per plan)

Exterior

- Craftsman style exteriors featuring distinctive stone, brick & siding treatments
- 40 year architectural roof shingles
- exterior soffit pot light package
- oversize basement windows
- low maintenance vinyl extruded windows throughout. All operational windows to be casement except basement windows. Windows are double sealed Low-E argon with screens where applicable
- 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
- frost-free hose bib in garage and at rear
- insulated, embossed steel front door, garage entrance door and sectional garage door
- municipal address number at front of home
- reinforced poured concrete front porch