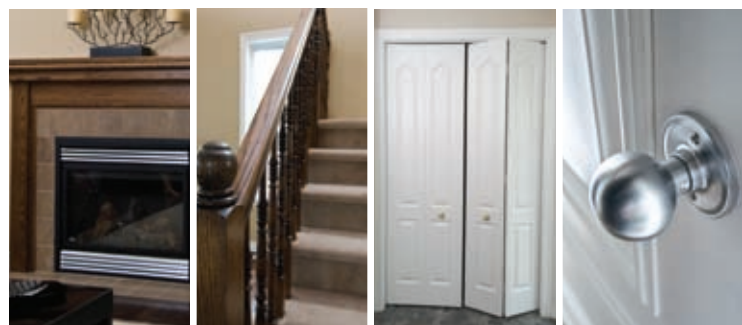


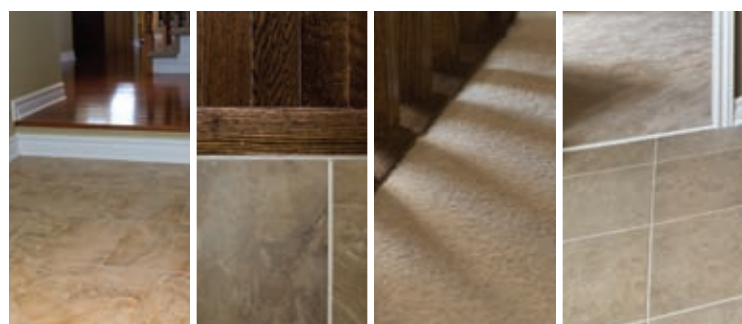
FINISHED to fit your life

At Tartan, we offer standard features, finishings and construction that goes far beyond industry norms and standards. Compare our standard semi-detached home features listed here with those of any other builder and we know you'll agree.



Finishing Details

- direct vent gas fireplace, raised with ceramic surround (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)

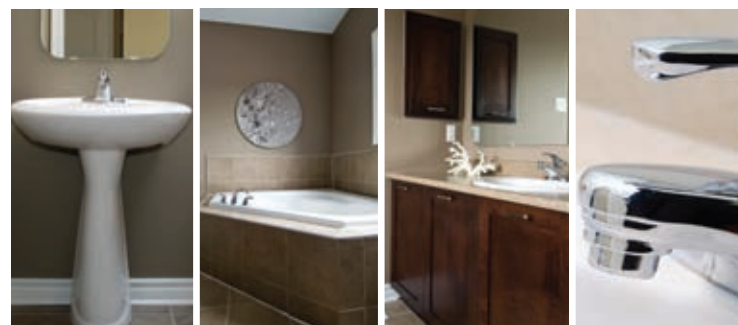


Flooring Finishes

- ceramic floor tile in front entry and powder room
- Sensational Semis receive pre-finished oak hardwood floors from Package 'A' in the living room, dining room, lower hall, (as per plan), Semisationals receive carpet in these areas
- 40 oz nylon carpeting with 12mm underlay
- vinyl flooring in kitchen, eating area, main and ensuite bathrooms, laundry and pantries

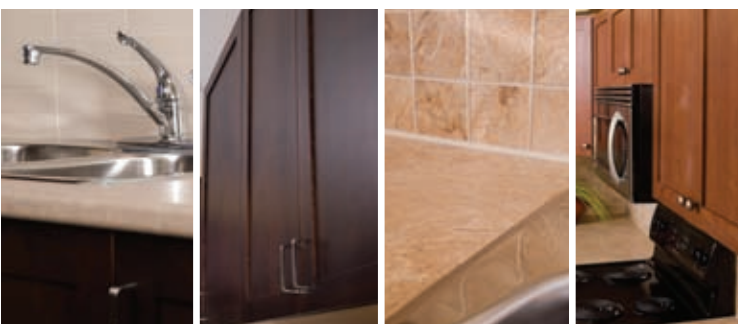
Electrical

- decora-style switches & plugs
- exterior soffit pot light package on front of home
- 100 amp electrical panel with 40 circuit breakers
- ceiling light fixture in all bedrooms
- two weatherproof exterior outlets
- copper wiring
- electrical outlet for future garage door opener
- energy-efficient compact fluorescent lights (CFL) as required
- capped ceiling light in dining room
- smoke detector at each level
- CO2 detector as required



Bathrooms

- pedestal sink in powder room
- custom-crafted countertops and cabinets in main and ensuite bathrooms
- three-piece bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- four-piece Roman bathroom tubs & showers are trimmed with ceramic tile
- quality Delta faucets
- ceramic soap dishes, towel bar 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
- microwave shelf with electrical outlet or microwave hood fan (as per plan)
- rough-in for future dishwasher
- white hood fan
- 30" height upper kitchen cabinets
- 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 Finishings

- 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.
- 5' 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

Construction

INSULATION

- attic R-50 value blown fiberglass insulation
- exterior walls R-25 value insulation except at exterior garage wall
- full height R-20 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

- common wall (between dwellings at ground and 2nd level) include 2 layers of fire resistant gypsum board on each side
- 2"x6" exterior 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)

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 need
- central vacuum rough-in



MECHANICAL/PLUMBING SYSTEMS

- Heat Recovery Ventilation system (HRV)
- high-efficiency two-stage 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
- Tarrion seven-year warranty covering major structural defects

DESIGN centre

The Tartan Design Centre is all about offering you a wide selection of finishings and expert design advice. Interior and exterior colours, flooring and floor coverings, cabinets, plumbing—the choices are all yours. Will it be muted or bold colours? Dark or light hardwood? White or wooden cabinets. Brass or pewter doorknobs? And if you want or need advice on which way to go, our expert design consultants are on hand at the Centre Saturday & Sunday 12–4 pm and Wednesdays 4–7:30 pm. The Design Centre is also open by appointment on weekdays to explain styles, materials and options, and to help you make the most of your choices and bring it all together.

