

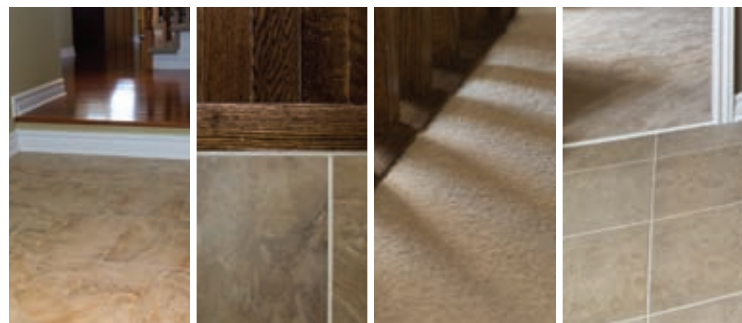
FINISHED to fit your life

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



Finishing Details

- direct vent gas fireplace finished with three sided oak mantle, glass pane and ceramic hearth & face (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

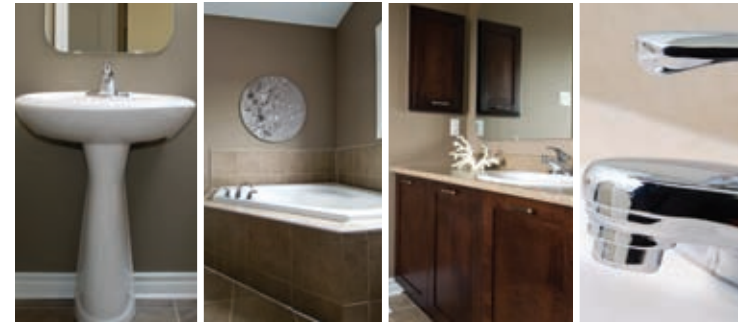
- ceramic floor tile in kitchen, eating area, front entry, powder room, ensuite and main bathroom
- pre-finished oak hardwood floors from Package 'A' in the living room, dining room, lower hall (where applicable)
- 40 oz nylon carpeting with 12mm underlay
- vinyl flooring in laundry areas and family foyers

Electrical

- decora style switches & plugs
- exterior soffit pot light package
- 100 amp electrical panel with 40 circuit breakers
- 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

Laundry

- shelf above washer and dryer and folding shelf as per plan
- vinyl flooring in main & 2nd floor laundry areas & mud room
- connection for washer and dryer

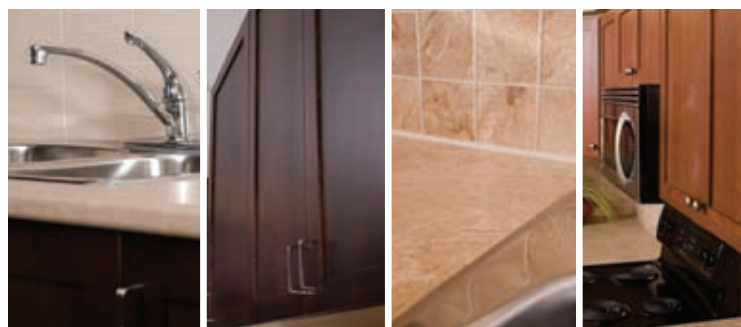


Bathrooms

- ceramic floor tile
- pedestal sink at 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 corner
- medicine cabinet in ensuite
- water-saver toilets
- 'Scald Guard' pressure balance valve in all showers

Second Floor And Bedrooms

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



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
- cabinet above stove is 6" deep
- double stainless steel kitchen sink
- single lever faucet with veggie spray
- ceramic floor tile in kitchen and eating area

Family Foyer

- superbly crafted and functional cabinetry and bench designed to keep everything in it's place including a charging station for cell phones (as per plans)

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
- clay brick, stone, vinyl siding, permashield &/or wood trim accent panels (as per plan)
- stone sills on windows and stone smooth lintels over windows and doors at brick or stone locations
- 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
- 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

Construction

INSULATION

- attic R-50 value blown fiberglass insulation (R-40 in cathedral ceilings)
- 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

- 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 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
- 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 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



Landscaping

- fully sodded lot
- coniferous or deciduous tree in front yard (as per landscape plan)
- Living Fence (as per landscape plan)
- 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

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 and 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.

