



TARTAN SEMI-DETACHED BUNGALOWS



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

ENERGY EFFICIENCY FEATURES



All Tartan semi-detached bungalows are 100% ENERGY STAR® qualified, certified by independent third party inspectors as saving energy costs and reducing environmental impact. Every new home will meet the most current ENERGY STAR® New Home

standards—which exceed the Ontario Building Code by 20% for insulation, air tightness and indoor air quality.

KEY ENERGY STAR® SAVING FEATURES INCLUDE:

- All homes are individually inspected and certified by an independent representative of EnerQuality
- Exterior walls are insulated to R27 & wrapped in Tyvek
- Exterior basement walls are insulated with R24 insulation to the floor
- R10 value insulation under the basement floor
- R70 blown insulation in the attic
- ENERGY STAR® low-E Argon windows, triple glazed on main & 2nd floors
- Low expansion foam at all exterior windows and doors
- 96% minimum AFUE 2 stage gas value high efficiency furnace with flow through humidifier and high efficiency electronically commutated motor (ECM)
- Dedicated Heat Recovery Ventilation system for the highest indoor air quality
- Programmable heating/cooling thermostat
- Sealed duct work throughout unfinished basement
- Energy efficient LED light bulbs
- Drain Water Heat Recovery System

FINISHINGS

General

- 9 foot high ceilings on the main floor
- Smooth ceilings throughout
- Taller basement ceiling height (approx. 8' 2" from basement slab to underside of floor joist)
- Clean face gas fireplace raised with black ceramic trim around the fireplace
- One-sided fireplaces receive fan kit
- Oak spindles & handrails (as per plan)
- 4" colonial baseboards with coordinating window & door casings
- Window-ledge mouldings main-floor windows
- Carrara-style passage doors
- Carrara-style closet doors, slider or swing door (as per plan)
- Chrome door hardware
- Front door chime
- MDF cap on half walls (as per plan)
- Interior walls painted with washable, low VOC (volatile organic compound) low-sheen paint from builder samples.
- French door to study (as per plan)
- Standard ceramic floor tile in the kitchen, front entry, eating area, laundry, mudroom and all bathrooms
- 40 oz nylon carpeting with 12mm underlay
- Laundry pan and floor drain to be included under washer when installed on the main floor
- Upper cabinets with soft close doors (hinges) 5 ft wide above laundry area (as per plan)
- Engineered oak hardwood floors from package 'A' in the living room, dining room and hallway(s) (as per plan)



TARTAN

BUILT BETTER • LOOK BETTER • LIVE BETTER

Bathrooms

- Ceramic floor tile
- 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
- 4-piece bathroom tubs & showers are trimmed with ceramic tile; clear glass door on shower
- **Ensuite vanities include bank of drawers with soft close drawers and doors (hinges), two sinks where possible**
- Quality Delta faucets
- Chrome towel bars and paper holders
- Low-flush, water-saver toilet tanks
- 'Scald Guard' pressure balance valve in all showers
- Reinforcement for future grab bars in main bathroom

Kitchens

- Custom-crafted countertops and cabinets with soft close drawers and doors (hinges) (N/A to L-shaped corner cabinets)
- **Ceramic tile backsplash**
- **Kitchen upper cabinets are 36" high**
- **Microwave hood fan**
- Rough-in for future dishwasher
- Double stainless steel kitchen sink with one handle pull out kitchen faucet
- **Ceramic floor tile in kitchen and eating area**
- Optional eating bar
- **Cabinet above stove is 6" deep; cabinet above fridge is 24" deep**
- One pot light above kitchen sink

Exterior

- **Craftsman style exteriors featuring brick & stone detailing with rich vinyl siding colours**
- **40-yr. architectural roof shingles**
- Exterior soffit pot light package (as per plan)
- Oversized basement windows
- Low maintenance vinyl extruded windows throughout.
All operational windows to be casement except basement windows.
Windows are Low-E Argon with screens where applicable
- Terrace door at the back of the home
- Aluminum soffit and fascia
- Satin chrome grip set with dead bolt on front door
- Frost-free hose bib in garage and at rear
- Insulated, embossed metal or fibreglass front door and garage entrance door
- Insulated 8' height garage door (no glazing)
- Municipal address number at front of home
- Reinforced poured concrete front porch
- On exterior front doors where there is no clear glass on the front door or side lights, a peep hole is required by building code
- Fully drywalled garage interior (taped only)

CONSTRUCTION

Insulation

- Attic R70 value blown fiberglass insulation (R40 in cathedral ceilings)
- Exterior walls R27 value insulation except at exterior garage wall
- Full height R24 basement wall batt insulation on exterior walls with 2x4 wood framing
- **Min. R6.2 value insulated garage door**
- **R10 under basement floor**

Structure

- Foundation walls poured concrete 8" thick with steel reinforcement
- 30-yr. high density polyethylene (HDPE) foundation membrane
- Parging to exposed exterior portion of foundation wall
- Basement floor 3" thick concrete with trowel finish
- Garage floor 4" thick concrete with broom finish

Not all homes receive specification items listed as per plan. Plans, specifications and materials are subject to availability, substitution, modification without notice at the sole discretion of Tartan. All choices from builder's selected finishes. Dye lot and stain colours may vary. 'As per plan' refers to working drawings submitted for building purposes or supplier's plans at time of construction which may vary from models, brochure elevation and plans. Specifications may not apply to pre-built inventory prior to this release. E & OE. *Tartan Fees to be paid by purchaser

- Drainage layer waterproofing system to exterior of foundation walls (except garage walls)
- **Exterior walls are 2"x 6" at 16" stud space on centre**
- Garage walls are 2" x 4"
- Interior walls are 2" x 4", 2"x 6" or 2"x8" (as per plan)
- Walls between dwellings (1st floor at living space) include 2 separate walls with stagger stud construction and 2 layers of fire resistant gypsum board (drywall) installed on each wall with acoustic dampening techniques for minimal sound transfer and maximum privacy
- Basement walls are 2" x 4" at 24" stud space on centre (external walls only)
- Prefabricated and engineered roof truss system
- Roof sheathing 7/16" oriented strand board sheathing
- 5/8" tongue and groove oriented strand board subfloor nailed, sanded and screwed with 5/8" plywood underlay for ceramic

Rough-in

- Within each home there is one cabinet installed in the basement (under stairs)– housing all wiring needs for cable, modem, wireless & telephone
- 3 four port face plates
- Each face plate includes 1 coax jack, 1 telephone jack , 2 internet/data jacks (as such the structured wire will be terminated as follows: RG-6 for cable, Cat6 wiring for internet & telephone)
- Dedicated 110v receptacle at collection point
- **Pipe conduit from basement to attic for future wiring needs**
- **Central vacuum rough-in dropped to basement**

Mechanical/Plumbing

- **Dedicated Heat Recovery Ventilation system (HRV) for the highest indoor air quality**
- 96% minimum AFUE 2 stage gas value high-efficiency furnace with a flow-through humidifier & ECM motor
- Enhanced energy-efficient rental hot water system (tankless)
- Programmable heating/cooling thermostat
- Heating ducts sized for future air conditioning
- Laundry tub in unfinished basement (as per plan)
- **Shut-off valves under all sinks**
- Connection for washer and dryer
- PEX water supply
- All duct work is power vacuumed prior to occupancy

Electrical

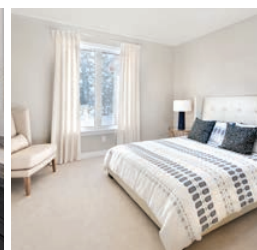
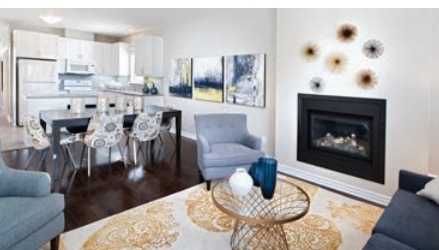
- Decora style switches & plugs
- Ceiling light fixtures throughout including family room, great room, living room and all bedrooms (except cathedral ceilings)
- Capped ceiling light in dining room
- 100 amp service
- **Additional 30 amp panel for future generator**
- Two weather proof exterior outlets
- Copper wiring
- Energy efficient LED light bulbs
- Minimum 1 electrical outlet in basement
- Electrical outlet for future garage door opener
- Carbon monoxide and smoke detectors where required by Building Code

LANDSCAPING

- Fully-sodded lot (or to tree line)
- Some lots receive a tree
- **Paved driveway**
- Precast patio stone walkway
- 6' x 10' backyard cedar deck with wood steps

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
- *Tartan seven-year warranty covering major structural defects



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