



# TARTAN SINGLE FAMILY HOMES AND BUNGALOWS



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

## 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. 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 R25 & 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
- Garage ceilings are insulated with Icynene foam insulation to R32 value, where there is a finished room above
- **ENERGY STAR® low-E Argon coloured windows 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** & 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**
- **Clean face gas fireplace with ceramic trim surround and custom Tartan mantle (one-sided fireplaces receive fan kit) (except linear fireplace in Bryson see page 3)**
- **Oak spindles & handrails, with oak nosing under the spindles at 2nd floor stair opening (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(s) to study or sunroom (as per plan)
- **Standard ceramic floor tile in the front entry, 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 & 2nd floors
- **Upper cabinets with soft close doors (hinges) 5 ft wide above laundry (not including unfinished basement laundry areas)**
- **Engineered oak hardwood floors from package 'A' in the living room or great room, dining room, kitchen, eating area and hallway(s) (as per plan)**



# TARTAN

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## Bathrooms

- Ceramic floor tile
- **Ensuite vanities to include bank of drawers with soft close drawers and doors (hinges) & one or two sinks (where possible)**
- **Master Ensuite bathroom tub (as per plan) is trimmed with ceramic tile, shower comes with acrylic base, ceramic tile walls & clear glass door**
- Main bathrooms include ceramic wall enclosure with dropped ceiling above bathtub
- Pedestal sink in powder room
- 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**
- **Microwave hood fan**
- Rough-in for future dishwasher
- Double stainless steel kitchen sink with one handle pull out kitchen faucet
- **Engineered oak hardwood floors from Package 'A'**
- Eating bar (as per plan)
- One pot light above kitchen sink
- Hanging pendant light above kitchen sink & hanging track lights over kitchen, breakfast area & master where there is a vaulted ceiling (as per plan)
- In loft units top of kitchen cabinets to match kitchen cabinet exteriors
- **40" height upper kitchen cabinets (finished tops with gable in loft option)**
- **Cabinet above fridge is 30" deep**

## 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 on main & 2nd floors to be coloured casement except basement windows (white). **Windows are Low-E Argon** with screens where applicable
- Detached single family and bungalows include either a 6' or 8' patio door (as per plan)
- Vinyl extruded Low-E Argon thermal patio door with screen and exterior light fixture at patio door (as per plan)
- 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
- **R10 under basement floor**
- **Garage ceiling insulated with Icynene R32 Value (when finished area above garage)**
- **Min. R6.2 value insulated garage door**

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

## 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
- 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)
- 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
- 5 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

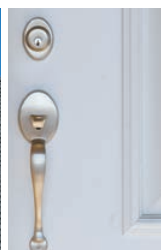
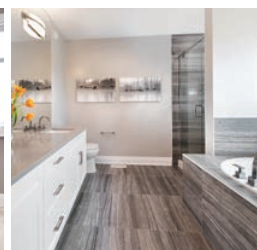
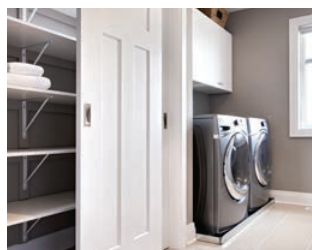
- Decora style switches & plugs
- Ceiling light fixtures throughout including family room, great room, living room and all bedrooms (except cathedral ceilings)
- Capped ceiling light in dining room
- 100 amp service
- **Additional 30 amp panel for future generator**
- Two weather proof exterior outlets
- 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
- Wood deck with wood steps at backyard (as per plan)

## 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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