

DOUG TARRY HOMES

QUALITY APPOINTMENTS (SCHEDULE 'B')

ENERGYSTAR @ FEATURES

- Doug Tarry Limited is a registered ENERGY STAR® and ENERGUIDE builder. We provide a variety of energy efficient options to our home purchasers. Every Doug Tarry home is built to exceed current ENERGY STAR @ minimum requirements.
- According to Stats from Natural Resources Canada, Energy Star Homes are approximately 25-30% more energy efficient than a code built home
- Doug Tarry Homes was the 2007 & 2010 ENERGY STAR (R) Builder of the Year.
- Certificate of Qualification provided by Natural Resources Canada.

3RD PARTY VERIFICATION:

- Independent testing ensures the home is built to the specifications required by ENERGYSTAR @.
- Every home is subjected to a blower door test to make sure it meets the minimum requirements for air leakage.
- Computer modeling of home to optimize heating & cooling size and efficiency.

INSULATION DETAILS:

- R50 blown cellulose insulation for flat ceilings and R40 fibreglass batt insulation in sloped ceiling areas.
- R24 Advanced Framed walls above grade (2x6 at 24" on centre exterior walls with R5 insulated sheathing and R19 fibreglass batt insulation).
- R18 basement insulation (2x4 studs with full height R14 ROXUL batt insulation & R4 ROXUL drainboard).
- R44 insulation under exposed floors / rooms over garage (R24 blown foam insulation with R20 fibreglass batt insulation).
- Main floor joist header space with minimum R6 blown foam insulation and R22 ROXUL batt insulation to reduce air leakage. (Includes basement beam ends).

AIR LEAKAGE MANAGEMENT:

- Acoustic caulking of vapour barrier to provide a mechanical seal of the wall to reduce air leakage through the wall assembly.
- Continuous air barrier at 1st and 2nd floor assemblies using house wrap.
- Gasket sealed electrical boxes on all exterior walls.
- All windows are foamed in place to reduce air leakage.
- All exterior windows are Energy Star Rated Low-E argon filled with Warm Edge Technology intercept spacer.

PLUMBING AND MECHANICAL FEATURES:

- All furnace duct trunks & take off joints sealed with foil tape or mastic coating.
- Heat Recovery Ventilation (HRV) system with exhaust intakes and timer in each finished bathroom and one intake in basement.
- Programmable thermostat (Energy Star Rated).
- Drain water heat recovery (uses shower water as pre-heat for hot water tank).
- Screw down lid on sump pit, to reduce soil gasses.

ENERGY EFFICIENT / GREEN FEATURES:

- Solar Ready; conduit rough-in for future solar hot water heating or PhotoVoltaic Solar Electricity.
- Timberline 30 year architectural roof shingles with galvanized eaves starter to help prevent ice dam backup at eavestroughs.
- Energy Star compliant lighting (min. 75% of fixtures).

INTERIOR FEATURES

FLOORING & STAIRS:

- Ceramic flooring in foyer.
- High quality polyester plush or solid/multi-coloured Berber or Shag on main and second floors with 7-lb. 3/8" high-density foam carpet underpad.
- Berber carpet on finished 3rd level.
- Quality vinyl cushion flooring on 1/4" Miraply plywood underlay in kitchen, bathrooms and laundry area.
- Carpeted main staircase with square oak newel posts and railings, painted square spindles.

PAINT, TRIM & CLOSETS:

- Colonial series 800 doors (choice of brass or satin nickel finished hardware).
- 4" MDF colonial baseboard and 2 3/4" MDF colonial casing.
- Bathrooms & master bedroom equipped with privacy locks.
- All doors and trim finished with Benjamin Moore Collection white latex semi-gloss paint.
- All walls primed and painted two coats, choice of 3 Benjamin Moore light (1 or 2 base) colours with latex eggshell finish.
- Painted stairs to basement if door at top of stairs.
- Wire shelving in all closets.
- Melamine shelving in pantry.

WALLS & CEILINGS:

- Walls of living area to be 1/2" drywall fastened by screws.
- 1/2" drywall C.D. board fastened by screws on all insulated ceilings. (C.D. Board is a more rigid drywall designed for installation on ceilings).
- "California Orange-peel" textured ceilings as per plan.

KITCHEN & BATH

KITCHENS:

- Cabinets with lifetime hinge warranty.
- Door styles include: Brookfield (traditional) or Salem (shaker) Doors in a choice of Maple or Oak. with flat drawers, in a variety of colours, or Thermafoil coated white or ivory doors & drawers.
- Laminate countertops with attached backsplash as per plan.
- Cabinet crown mouldings, as per plan.
- Under cabinet light valance.
- Breakfast Bar as per plan.
- Two speed white/black range hood, vented to exterior.
- Double stainless steel sink.
- Delta single lever kitchen faucet.
- Rough in plumbing and wiring for future dishwasher.

BATHROOMS:

- Min. 36" wide vanities with lifetime hinge warranty in all bathrooms, except if pedestal sinks are used.
- Door styles include: Brookfield (traditional) or Salem (shaker) Doors in a choice of Maple or Oak. with flat drawers, in a variety of colours, or Thermafoil coated white or ivory doors & drawers.
- White china basins provided.
- Water saving low flush white Mansfield toilets with lined tanks.
- Acrylic 1-piece white tub and/or shower units and soaker tubs as per plan.
- 36" high mirrors above vanities, oval mirrors above pedestal sinks.
- Delta single lever bathroom faucet.
- Pressure balanced faucets in all showers.
- GFI electrical outlets beside vanity in all bathrooms.
- Chrome finish towel bars, tissue holders, fastened to solid mounting backing behind drywall.

EXTERIOR FEATURES

ELEVATION DETAILS:

- All exterior elevations, sitings and colours are to be architecturally controlled by Doug. Tarry Limited.
- Minimum roof pitch as per architectural restrictions.
- Brampton clay brick on main floor as per plan, except where architectural restrictions indicated otherwise.
- Second storey siding as per elevations. Accent details in other materials as per plan, from vendors architectural colour schemes.
- Pre-finished maintenance free oversized aluminium eavestroughs (seamless), soffits and fascia.
- Exterior decorative mouldings, friezeboard and shutters (as per plan).
- Maintenance free rails as per plan.

DOORS AND WINDOWS:

- Insulated smooth fibreglass front and garage entry doors into home.
- Front entry door equipped with choice of brilliance brass or satin nickel knob and deadbolt entry hardware.
- Sliding insulated vinyl patio doors equipped with insulated glass, self-lubricating tandem rollers (for easy operation) and c/w screens as applicable.
- Garage man door, terrace or cold cellar doors are insulated steel, as per plan.
- Window grills on front elevation as per plan (inside the glass for easy cleaning).
- Quick release screens on all operating windows for easy cleaning.

LOT AND SITE INFORMATION:

- Lot graded to City of St. Thomas (or governing authority) requirements.
- Fully sodded front and rear yards including boulevards (excluding treed areas).
- Fully paved asphalt driveway, including boulevard area. Completion date approximately 1 year from closing date, subject to proper driveway settlement.
- Boulevard trees provided and planted as per subdivision agreement.
- Two exterior Frost-Free water taps to prevent water line freeze up.
- Pre-cast concrete steps and slab walkway from front entry to driveway.

GENERAL PLUMBING

- Hot & cold water taps and discharge drain for washer and exterior vented exhaust for dryer.
- Temperature control mixing valve at the hot water heater to prevent scalding. (On demand water heaters have a built in temperature control).
- Under sink shut off valve, for all sinks.
- Washer pan for clothes washer provided on 2nd floor laundry only.
- Rough in for future 3 pc. bathroom in basement.
- Standard plastic laundry tub in basement (or as indicated on plan), complete with hot & cold water taps.
- Sump pump installed and discharged to storm sewers.
- Power Direct Vent gas hot water heater, supplied by Reliance Home Comfort on a rental basis.

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STRUCTURAL AND MECHANICAL

STRUCTURAL:

- 8" Concrete foundation with poured basement floor.
- Exterior concrete walls complete with Delta Membrane and Delta footings barrier, to provide a warmer, dryer basement by limiting basement moisture. These methods are from the Best Practice Guide to Basements.
- Interior House Wrap moisture barrier on interior foundation wall as part of the basement moisture management system.
- Steel / wood support beams or bearing walls as per plan and O.B.C.
- 8' Ceilings are standard on main & second floors except ceiling heights and vaults as shown per plan.
- All sub-floors 3/4" Structurewood Edgegold OSB (Oriented Strand Board) nailed, screwed and glued.
- 3/8" standard fir plywood roof sheathing.
- Reinforced poured concrete porch with decorative columns as per plan.

MECHANICAL:

- Armstrong 93% High-Efficiency forced-air natural gas furnace sized for each home. Installed complete with combustion air intake.
- Ductwork designed for future air conditioning. (A.C. rough in of electrical and exterior pipes are not included. Sizing varies by A.C. size and Manufacturer).
- Central vac rough in as per plan.

SUBDIVISION / COMMUNITY REQUIREMENTS AND INCLUSIONS

- Water meter installed by plumbing contractor to St. Thomas Energy requirements and gas meter installed by Union Gas.
- Sanitary sewers, water, gas, underground hydro, telephone, cable TV service included in closing price. Utility location as per utility policies.
- Paved street with curb, gutter, sidewalk and streetlights as per subdivision plan.
- Original building location survey provided on closing. Building permit and levies included in published home price.

SPECIAL FEATURES & ADDITIONAL NOTES:

- 1 oversized basement window (51" x 24") provided for better natural lighting and ease of access for future development. Remaining basement windows as per plan.
- Purchaser(s) will be provided with personal hard hat(s) & safety boot(s) (1 per person) for their use while on the jobsite with a representative from DTL.
- Services of an interior design consultant are provided to the purchaser to assist in the completion of their interior and exterior colour selections and the selection of upgrades (by appointment at our Décor Selections Studio)
- A standard electrical plan is provided at time of agreement, detailing the location of lights, electrical outlets, switches, phone and cable T.V. outlets. The purchaser will have the opportunity to personalize their electrical plan before installation.
- PEACE OF MIND © 30 day and 1 year warranty inspection and 1 year nail pop reports provided
Tarion Warranty registration fee paid by the Vendor.
- Decorative masonry veneer parging on exterior foundation walls from grade to brick line. Any areas separating from the foundation are warranted for 1 full year. (This item is not covered by the Tarion Warranty Program)
- Any alterations to the plan and/or specifications must be in the form of a written change order, signed by both the purchaser and the vendor.
- All selection requirements are from Builder's samples.
- The purchaser(s) acknowledge(s) that the home may include bulkheads and boxed out walls to accommodate and/or conceal plumbing and mechanical systems and may vary from home to home. The builder reserves the right to install bulkheads and boxed out walls as needed.
- Furnace, water heater, hydro panel, sump pit and water meter locations are determined by mechanical contractor or governing body.

This information is deemed to be correct, E & OE. Schedules "B & C" in Agreement will take precedence if changes to standard features or building codes.
Prices and specifications subject to change without notice.

ELECTRICAL

- Min. 100-amp electric service (sized to home), with breaker panel and copper wiring.
- White Decora style light switches.
- Dedicated receptacles for refrigerator and microwave.
- Heavy-duty receptacle for electric clothes dryer and stove.
- Door chime.
- Pre-wired telephone and cable TV outlets as per plan.
- Smoke and carbon monoxide (CO) detectors.
- Split electrical outlets and / or GFI protected outlets at counter level for small appliances.
- Two weatherproof exterior G.F.I. protected electrical outlets. One at each door.
- Pre-wired security rough-in as per plan.
- Allowance for light fixtures to be installed by vendor, (allowance varies by size & design of home).
- All electrical wiring to Ontario Electrical Safety Code.

GARAGES

- 4" to 5" poured concrete floor, over compacted granular material, complete with expansion joint saw cut(s) to control cracking.
- Interior walls and ceiling completely drywalled (gas-proofed) and 1 coat of latex primer.
- Garage Doors: Non-insulated overhead steel sectional door(s), with factory finished colours from builder's samples.
- Electric garage door opener (s) rough-in.
- 1 electrical outlet and overhead light per vehicle bay.
- Self-closing fire rated entry door with dead bolt from garage to house.