



Doug Tarry Homes Standard Features Quality Appointments (Schedule B.)

Feb. 1 2021

Doug Tarry Limited is a registered ENERGY STAR® and Net Zero Ready builder. Every Doug Tarry home is built to exceed current ENERGY STAR® minimum requirements and labelled to meet the requirements of Net Zero Ready. Not only are Doug Tarry homes energy efficient but also lend to a healthier home with significant improvements in energy efficiency, indoor air quality, home comfort, durability and peace of mind. We utilize third party certification to provide peace of mind to our buyers. Doug Tarry homes are not built to code, they are built approximately 2 code cycles ahead to ensure you are getting the greatest value in your investment not just financially but personally.

ENERGYSTAR® and Net Zero Ready

- Certificate of Qualification provided by Natural Resources Canada.
- Monitoring system – basic electrical monitoring whole home
- Energy Star compliant lighting (min. 75% of fixtures).

3RD PARTY VERIFICATION:

- Independent testing ensures the home is built to the specifications required by ENERGYSTAR® & Net Zero Ready
- Modeling of home to optimize heating & cooling size and efficiency.
- Blower door test to make sure air leakage exceeds the min requirements

INSULATION DETAILS:

- R60 blown cellulose insulation for ceilings.
- R20 blown cellulose insulation in garage ceilings.
- "R27.5 Advanced Framed walls above grade, 2x6 at 24" on center exterior walls, as per OBC, with R7.5 insulated sheathing and R20 fiberglass batt insulation."
- R44 insulation under exposed floors / rooms over garage (R24 blown foam insulation with R20 fiberglass batt insulation beneath).
- R10 Sub Slab insulation (spray foam)
- Exterior concrete walls complete with Delta Membrane barrier, to provide a warmer, dryer basement by limiting basement moisture.
- R29.5 basement insulation (2x6 studs with full height R22 Rockwool comfortbatt insulation & R7.5 Rigid Insulation).
- Half height smart membrane / half height 6mil poly air vapor barrier on inside of insulated foundation wall to provide drying potential.
- Main floor joist header space with R28 Insulation (R22 Rockwool Batts). And spray foam.

AIR LEAKAGE MANAGEMENT:

- Gasket sealed electrical boxes on all exterior walls / ceilings.
- Acoustic caulking of vapor barrier to provide a mechanical seal of the wall to reduce air leakage through the wall assembly.
- All exterior windows are foamed in place to reduce air leakage.
- Tyvek house wrap system with exterior door and window flashing for moisture drainage plane which provides increased durability of the building.
- Soil Gas (Radon Control) Barrier under basement slab and Soil Gas Collector Rough-In for Optimum Indoor Air Quality and Occupant Health.
- Whole home continuous air barrier for reduced air leakage.

ELEVATION & EXTERIOR DETAILS:

- Clay brick on main floor with cast sills under openings as per plan.
- All exterior elevations, site plans and colours are to be architecturally controlled by Doug. Tarry Limited.
- Vinyl siding on second storey as per elevations
- Exterior decorative mouldings, frieze board, shutters and other accent details as per plan from vendors' architectural colour schemes
- Limited Lifetime Warranty fiberglass architectural roof shingles with galvanized eaves starter to help prevent ice dam backup at eaves troughs.
- Cement board or composite siding from factory finish colour selections as per plan
- Pre-finished low maintenance aluminum eaves troughs (seamless), soffits and fascia.
- Exterior house number from builder selections (\$100 allowance)

STRUCTURAL:

- 8' ceilings are standard on main & second floors as per plan.
- 9' ceilings and vaulted ceilings as per plan.
- Steel / wood support beams or bearing walls as per plan and O.B.C.
- All sub-floors ¾" OSB (Oriented Strand Board) nailed, screwed and glued.
- 7/16" OSB roof sheathing.
- 8" or 9" concrete foundation at insulated walls (8" typical at porch & garage).
- Poured concrete basement floor with floor drain.
- Reinforced poured concrete porch with decorative columns as per plan.
- Climate resiliency detail

MECHANICAL:

- Central vac rough in as per plan
- Dettson Chinook high efficiency, fully modulating furnace with ECM motor and direct venting.
- Dettson Alize fully modulating Air Source Heat Pump (Air Conditioner), installed (Sized to Home).
- VanEE 90H ECM Energy Recovery Ventilation (ERV) system with exhaust inlet and timer in one main floor bathroom, in basement bathroom rough in, one in main floor general living space (Max. 3 inlets per home)
- Energy Star rated bath fans installed with timers, in all 2nd floor bathrooms and a main floor bathroom
- Dettson programmable thermostat (Energy Star Rated) and VanEE ERV Platinum Control with Smart Mode
- All furnace supply duct trunks, take off joints and lines, and all ERV exhaust lines sealed with foil tape or mastic coating.
- Dettson Smart Ducting system, designed with high throw supply runs for optimal airflow distribution. This exceeds requirements of OBC and ENERGY STAR®.
- 1" metal solar conduit from mech room to attic for future solar panels
- Smoke and carbon monoxide (CO) alarms as per OBC.
- 1yr HVAC service (fall/spring)

ELECTRICAL:

- Allowance for light fixtures to be installed by vendor (allowance varies by size & design of home).
- Weatherproofed exterior G.F.I. protected elec. outlets at front & rear doors.
- Empty conduit and empty electrical outlet box for future car charger
- Min. 200-amp service w breaker panel & copper wiring.
- Electrical wiring included for HVAC, water heater and sump pump.
- Split electrical outlets and / or G.F.I. protected outlets at counter level.
- White Decora style light switches and outlets
- Dedicated receptacles for refrigerator and microwave.
- Heavy-duty receptacle for electric clothes dryer and stove.
- Door chime.
- Pre-wired telephone and cable TV outlet (incl cat6 wire)
- Pre-wired security key pad rough in.
- All electrical wiring to Ontario Electrical Safety Code.
- Monitoring system - basic electrical monitoring whole home
- 2 USB outlets, 1 in Master and 1 in Kitchen
- Electrical and pot light allowance of \$750

KITCHENS:

- Chrome Delta Essa pull down kitchen faucet.
- Delta single lever kitchen faucet.
- Nova Pro drawer system in kitchen only as per design (soft close).
- Under cabinet valance lighting.
- Cabinet crown mouldings where applicable.
- Energy Star two speed range hood, vented to exterior
- 30" double stainless-steel kitchen sink.
- Rough in plumbing and wiring for future dishwasher.
- Backsplash allowance of \$1000

DOORS AND WINDOWS:

- Energy Star Rated Low-E argon filled with warm edge super spacer technology in basement windows
- North Star Triple Pane Argon/Krypton filled with warm edge super spacer technology.
- Quick release screens on all operating windows.
- North Star sliding insulated vinyl patio doors equipped with insulated glass and self-lubricating tandem rollers as per plan.
- Dashwood insulated terrace doors with full height glass as per plan.

- Dashwood insulated smooth fiberglass front and garage entry doors into home (insulated & weather stripped).
- Front entry door equipped with knob and deadbolt entry hardware with satin nickel finish.
- Low E 366 Solar glass coating incl. on all above grade windows and patio doors.

SUBDIVISION / COMMUNITY REQUIREMENTS AND INCLUSIONS:

- Building permit and levies included.
- Water and gas meter installed as per municipal requirements.
- Building location survey provided on closing
- Paved street with curb, gutter, sidewalk and streetlights and above ground street furniture as per approved engineered drawings
- Building location survey provided on closing.
- Sanitary sewers, watermain, storm sewers, gas, underground hydro, telephone, cable TV service included. Utility location and installation as per approved engineered drawings

CABINETS:

- Exposed gables included under fronts of breakfast bar areas & all panel ends: White or matching wood veneer.
- Choice of door styles in a variety of colours and finishes.
- Cabinet interiors to be White melamine.
- Laminate countertops with attached rolled backsplash.
- Cabinets with lifetime hinge warranty.
- High-definition laminate countertops with attached rolled backsplash in bathroom with side splash. Kitchen backsplash to be removed
- Cabinets with limited lifetime hinge warranty including soft close drawers & anti slam doors

BATHROOMS:

- Chrome finish towel bar, towel ring, robe hook and tissue holders.
- G.F.I. electrical outlets beside vanity in all bathrooms.
- Pressure balanced faucets in all showers.
- Acrylic 1-piece white tub and/or shower units as per plan.
- Delta single lever bathroom faucet.
- All bathroom vanities 34" in height, width as per plan.
- White china basins or pedestal.
- 36" high mirrors above vanities (4" narrower than vanity width).
- Oval mirrors above pedestal sinks.
- Comfort height toilets ~ white china. Water saving 4.8 L low flush toilet, elongated bowl with a soft close lid

PLUMBING:

- Back water valve installed.
- Rough in for future 3 pc. bathroom in basement.
- Under sink shut off valve for all sinks.
- All faucets and hardware for plumbing are chrome.
- Fully sealed sump pit with submersible pump with alarm and piping installed and discharged to storm sewers, or as per municipal requirements.
- Washer and dryer rough-in includes discharge drain and exterior vented exhaust.
- Two exterior 'Frost-Free' water taps to help reduce water line freeze up.
- Standard 24" plastic laundry tub with hot & cold-water taps.
- Tankless Direct Vent gas hot water heater, supplied on a rental basis.
- Drain Water Heat Recovery Unit
- R3 insulated hot water lines in basement
- Waterline to Fridge

FLOORING & STAIRS:

- Ceramic flooring in foyer.
- Carpeted main staircase with stained square oak newel posts and top rail, painted square spindles and bottom rail.
- Vinyl flooring on ¼" plywood underlay in kitchen, bathrooms, laundry area as per builder selections
- High quality polyester, plush or solid/multi-coloured Berber or Shag on all floors (including finished basements as applicable), with 7 lb. high-density foam under pad.

All content provided by Doug Tarry Homes and its suppliers. Content may change without notice. See new homes consultant for more information. E. & O. E.

PAINT, TRIM & CLOSETS:

- Bathrooms & master bedroom equipped with privacy locks.
- Painted stairs to basement if door at top of stairs.
- 3 ⅝" MDF colonial baseboard and 2 ¾" MDF colonial casing.
- Wire shelving in all linen closets, hanging wire shelf in other closets.
- Colonial series 800 doors with satin nickel finished Passage knobs.
- Painted MDF shelving in pantry.
- All doors, closets and trim finished with Benjamin Moore Collection white latex semi-gloss paint or Graphenstone GrafClean mid-shine.
- All walls primed and painted two coats, choice of 3 light (1 or 2 base) colours with flat latex finish. Kitchens and baths to have latex eggshell finish. Graphenstone Graf Clean matte finish or Benjamin Moore
- Front door gripset

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 or flat ceilings, where applicable.

GARAGES:

- Insulated, all steel overhead sectional garage door(s), with factory finished colours from builder's samples.
- 1 electrical outlet, overhead light and garage door opener rough in, minimum (as per plan).
- Self-closing with spring loaded hinges fire rated entry door with dead bolt from garage to house.
- 4" to 5" poured concrete floor, over compacted granular material, complete with expansion saw cut(s) to control cracking.
- Interior walls and ceiling completely dry walled (gas-proofed) and 1 coat of latex primer.
- Belt drive garage door opener with remote per door and 1 keypad
- Insulated, all steel overhead sectional garage door(s), with factory finished colours from builder's samples.

LOT AND SITE INFORMATION:

- Lot graded to conform with individual lot development plans and the recommendations of approved supporting documents
- Fully sodded front, side & rear yards incl. boulevards (excluding treed areas).
- Pre-cast concrete steps at front entry (may vary as per grade) (4ft wide).
- Concrete slab walkway (24" x 30") as required, from front entry to driveway.
- 1 yr lawn care package
- Fully sodded front, side & rear yards incl. boulevards (excluding treed areas). Fully sodded front, side & rear yards incl. boulevards (excluding treed areas). Sodding to occur in appropriate weather conditions at the discretion of the builder and may not necessarily be done in the order of final lot grading completion
- Boulevard trees provided and planted, where applicable, as per approved tree planting plan. Boulevard trees to be planted closer to the completion of all major works in the phase or at the discretion of the builder
- Fully paved asphalt driveway, including boulevard area. Installation of driveways will be at the discretion of the builder and may not necessarily be done in the order of completion; Asphalt driveways installed by the builder will occur a minimum of 12 months from possession and up to 16 months after possession to allow for the granular base to properly settle (timeline subject to be adjustment based on weather conditions)

SPECIAL FEATURES & ADDITIONAL NOTES:

- Tarion Warranty registration and fee included by the Vendor.
- PEACE OF MIND © 30 Day, 1 Year, 2 Year and 7 Year Warranty Coverage. 1-year nail pop reporting.
- 1 oversized basement window (46" x 38.5") provided for enhanced natural lighting. Remaining basement windows as per plan.
- Services of an interior design consultant are provided to the purchaser. Assists in the completion of their interior and exterior colour selections and the selection of upgrades (at our Décor Selections Studio).
- A standard electrical plan will be provided during selections process so that the purchaser can review their electrical plan.
- Decorative masonry veneer parging on exterior foundation walls from grade to brick line. Areas separating from the foundation is warranted for a year.
- 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.
- Services of a design team member review, to finalize all upgrades completed at sales, review plans, upgrade options - one consultation meeting
- Services of an interior decor consultant are provided to the purchaser. Assists in the completion of their interior and exterior colour selections and the selection of fit & finish upgrades (at our Décor Selections Studio). Design time allocation is subject to 10 hours for interior and exterior selections.
- The purchaser acknowledge 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, natural gas and water meter locations are determined by mechanical contractor or governing body
- All details and selections noted above are as per plan.
- Model homes may include upgrades which can be provided at an additional cost to the purchaser.
- Sanitary sewers, watermain, storm sewers, gas, underground hydro, telephone, cable TV service included. Utility location and installation as per approved engineered drawings.