



# TRUMAN HOMES

## FEATURES & SPECIFICATIONS

BENCHMARK SPEC VALID JAN 15th - JUNE 1st, 2012

### Foundation

- Steel reinforced high strength cement sulphate resistant foundation walls
- Spray Tar seal cement walls (Watchdog)
- Weeping tile around foundation where required by grade slip

### Floor and Wall System

- 23/32, tongue & groove sub floor, glued, nailed and screwed
- Engineered silent floor joist system
- 3/8" plywood underlay under all floor tile areas
- 2 X 6 Exterior Walls with 16" on center framing

### Roof System

- Engineered and approved truss system
- 35 year GAF Canadian T35 "Canadian" Fiberglass/Asphalt shingle
- #15 Felt Paper on Entire Roof Deck
- Galvanized step, wall & valley flashing (as per plan)
- Ice & Water shield on rounded dormers (as per plan)
- Aluminum clad sheeting in all valleys
- Designer series aluminum clad fascia, rain gutters and down spouts (as per plan)

### Exterior Finish (as per architectural controls)

- Varies to include a selected variety of: Eldorado Stone, Designer James Hardie Siding or Acrylic Stucco, Batten Detailing and Crezone applications (as per plan)
- Cement double smooth Parging on foundation wall above grade in line bottom of above finished product.

### Windows & Doors

- Gienow windows, vinyl cased with standard white crank handle and SolR Shield windows
- Exterior doors complete with metal clad jambs and dead bolts, (Stainable Front Door)
- Interior Smooth Carrera 2 Panel Doors
- Brushed chrome hinges, chrome door viewer, full return cladding (as per plan)
- All hardware, doors, and bathroom accessories to be selected from Sales Center

### Heating

- 2 TRANE STA 70-12 High efficient furnace (sized to code)
- 1 Drip Style Humidifier (main floor), 1 Drum humidifier
- 2 Digital Thermostat (as per plan)
- 5 Year Warranty on Installation
- 2 Year Trane Manufacture Warranty on parts

### Paint

- 1 Coat primer and 2 finish coats Benjamin Moore Designer Series latex eggshell finish. 2 colors permitted.
- 1 Finishing to be paint grade by sprayed lacquer (1 color permitted)
- 1 Stain Color for wood grain material

### Drywall Finishing

- Spantex Knockdown Ceilings throughout with square corner bead
- Door at stairwell, basement stairwell walls drywalled on stick frame side
- Aqua board behind tub & shower area
- Fully Drywalled Garage & Fire Taped

### Plumbing

- Kitchen: 1 Double bowl sink, 1 deck faucet chrome sink MOEN (undermount sink)
- Powder Room: 1 Eljer Patriot/Savoy 6 liter white toilet
- St. Michelle white pedestal sink, 1 Moen Chateau chrome faucet.
- Main Bath: 1 Eljer Patriot/Savoy 6L white toilet, 1 single bowl American Standard sink (top mount), 1 Moen Chateau chrome faucet, 1 Moen Monticello chrome Chateau shower/tub faucet, 1 Hytec Fiberglass Shower, 1 Moen Monticello chrome Chateau shower head.
- Ensuite Bathroom: 1 Eljer Patriot/Savoy 6L white toilet, 2 single bowl American Standard sink (top mount), 2 Moen Chateau chrome faucet
- 1 Moen Monticello chrome Chateau shower faucet
- 60G Hi Efficient Hot Water Tank Direct Vent (Natural Gas) powered.
- Water Line to Fridge

### Flooring

- 3/4" Solid Hardwood Floor throughout Main Floor
- Textured tile on all bathroom Floors
- 1 Row Tile Backsplash in Main and Ensuite Bath, and around Tub and Shower
- Full height glass 1 x 1 Tile Backsplash in Kitchen
- Carpet on Stairs and in all bedroom with 8lbs underlay
- Or Allowance to be Selected Centry Floors @ \$ 13.00 a sq ft (includes all floor and wall tile areas inc shower)
- Custom Tile Shower in Ensuite (as per plan)
- (Please refer to our selections at our sales center)

### Electrical

- Decora switches & counter plugs
- \$ 1.50 per sq. ft. allowance for all lighting fixtures, or Standard lighting Package
- Kitchen hood fan and all bathroom fans vented to exterior
- GFI circuit for exterior waterproof plugs
- GFI outlets in all bathrooms (except main floor half bath)
- Smoke and CO<sup>2</sup> detectors on all floors (as per plan)
- Vacu-Flo vacuum outlet rough in
- 5 Phone outlets, 5 cable outlets
- Security system rough-in and Finish
- Perimeter 4" Pot Lights in Kitchen ( 5 of them)
- 3 (1 way) dimmer switches
- Under Cabinet Lighting in Kitchen
- Christmas Light Plug and Switch
- 4 Zone Speaker Locations with Volume Controls (analog)

### Cabinets/Countertops/Vanity Tops

- Crown molding on upper cabinets and matching color kick on base cabinets (as per plan)
- Maple cabinets in Kitchen with a selection of 8 Door Styles and 12 Stains (double stage glaze not included)
- White interiors with standard extension drawer slides.
- 1-1/4" Granite Tops in Kitchen and upper bathrooms
- Kitchen Cabinets Floor to Ceiling on Perimter areas

### Basement Development

- 3 piece bathroom rough in
- Full Height Insulation on perimeter walls
- Please contact your Area Sales Manger for complete basement development pricing

### Insulation

- R-40 ceiling insulation (blown in)
- R-28 fiberglass in cantilever and floor over garages
- R-12 insulated full basement walls with vapor barrier
- R-20 exterior wall insulation, caulking around door and window openings
- Spray Foam in Cold Floor Areas

### Interior Finishing

- Full width vanity mirrors in main bath
- Espresso mirror over pedestal sink (or as per plan)
- Ceramic tile backsplash to underside of upper kitchen cabinets
- MDF 4" baseboards on main and upper floor, 3" casing in all areas. Base board & casing style to be selected from builder's samples.
- Shaker Door (as per plan/ or comparable passage and closet doors with brushed chrome handles and 3 brushed chrome hinges on all interior passage doors
- Privacy locks on master bedroom and bathroom doors
- MDF shelving in all closets, and linen closets (master with 1 armoire bank of 4 drawers
- 10 mm Full height glass shower door in master bathroom
- Custom MDF built in Great Room and Den (Total allowance of 18 LFT of cabinetry (including 4 Doors, max height 4 FT
- Custom Maple Railing 2&1 Pattern (as per plan)

### Exterior

- Exposed Aggregate concrete walkways from front side walk to the front steps
- Maintenance Free Exteriors
- Full Landscaping will be completed as per Architectural Controls (1 Tree, 10 Shrubs, Front Sod)
- 16 X 8 Garage Door with Heritage Series Garage Door with opener and 2 remotes

### Appliances

- 1 Frigidaire 21 cubic foot fridge, stainless steel, glass shelves, full width freezer shelf, 2 clear crispers, deli bin
- 1 Frigidaire 30" self cleaning electric range, glass top
- 1 24" built in dishwasher
- 1 Frigidaire microwave
- 1-Hood fan
- Or allowance may be selected of \$6,500.00 @ Coast Whole Sale Appliances (allowance includes install fee)

### Architectural Controls

- Architectural controls are required in most new subdivision. The requirements for each subdivision may vary according to the Controller and Developer. Some changes are to be expected on each approval, as lots and homes do vary, thus requiring some extra costs and considerations. Any costs, which arise from architectural approvals, and are the sole expense of the purchaser. Truman Homes cannot accurately predict all changes or requests, which may be made by the developer/controller.

### General Legal & Warranties

- Legal and closing fees are not included
- One year complete service program backed by the Alberta New Home warranty program, with comprehensive 5-year structural warranty. Legal Fees are included if Truman Homes Lawyer is used.