



TRUMAN HOMES

FEATURES & SPECIFICATIONS

LEGACY SPEC VALID JAN 15th - MAY 1st, 2011

Foundation

- Steel reinforced high strength cement sulphate resistant foundation walls
- Spray 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 (as applicable)
- 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
- 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

- 1 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)

Drywall Finishing

- Spantex Ceilings throughout with square corner bead
- Door at the top of stairs, 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 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 chrome shower/tub faucet, 1 Hytec Fiberglass Shower, 1 Moen Monticello chrome shower head.
- Ensuite Bathroom: 1 Eljer Patriot/Savoy 6L white toilet, 2 single bowl American Standard sink (top mount), 2 Moen chrome faucet, 1 Hytec Fiberglass Shower (shower as per plan)
- 1 Moen chrome Chateau shower faucet
- 50G Hi Efficient Hot Water Tank Direct Vent (Natural Gas) powered.
- Water Line to Fridge

Flooring

- 3/4" Solid Hardwood
- Tile on all bathroom Floors
- 1 Row Tile Backsplash in Main and Ensuite Bath, and around Tub and Shower
- Full height backsplash in Kitchen
- Carpet on Stairs and in all bedroom with 8lbs underlay
- Or Allowance to be Selected @ Century Floors for a \$ 7.50 a sq ft (includes all floor and wall tile areas inc shower)
- (Please refer to our selections at our sales center)

Electrical

- Decora switches & counter plugs
- \$ 0.75 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 CO² detectors on all floors (as per plan)
- Vacu-Flo vacuum outlet rough in
- 3 Phone outlets, 3 cable outlets
- Security system rough-in only
- Christmas Light Plug and Switch

Cabinets/Countertops/Vanity Tops

- 42" upper uppers and matching base color kick on base cabinets (as per plan)
- Maple cabinets in Kitchen with a selection of 2 Door Styles and 4 Stains (double stage glaze not included)
- White interiors with standard extension drawer slides.
- 1 1/4" Granite Tops in Kitchen, upper baths to be textured laminate

Basement Development

- Door at the top of the stairs
- 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
- Oval 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 (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
- Wire shelving in all closets, and linen closets
- 5 mm framed showered door
- Simple Maple Mantle in Great Room
- Capped stub walls up to second floor

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
- 1 Frigidaire 30" self cleaning electric range, glass top
- 1 24" built in dishwasher
- 1 Frigidaire microwave OTR
- 1-Hood fan
- Or allowance may be selected of \$4,000 @ 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.

Note/Disclaimer: Products brands, names, and models may change without notice; any and all selections are to be verified by purchase agreement, and the corresponding specification sheet. Specifications may change without notice please consult with your Sales Liaison for current product information. Information is deemed accurate however is not guaranteed.