



Elite



Eclipse



FEATURES INCLUDED IN EVERY SINGLE FAMILY HOME

Get everything you deserve.® Don't cut yourself short.®



FOUNDATION, FLOOR & WALL SYSTEMS

- Steel reinforced high strength cement sulphate resistant foundation walls
 - Spray seal cement walls (WatchDog)
 - Weeping tile around foundation (where required by grade slip)
 - 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 24" framing
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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)
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EXTERIOR FINISHES *(as per community architectural controls)*

- Varies to include a selected variety of: Manufactured Brick, Designer James Hardie Siding (as per architectural controls) with a combination of batten detailing and metal panel (as per plan)
 - Textured parging on foundation wall above grade in line bottom of above finished product
 - Concrete walkways from front side walk to front steps (as per plan)
 - Maintenance free exteriors
 - Landscaping to be included as per Architectural Controls only
 - 16' x 8' glass garage door with opener and 2 remotes
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WINDOWS & DOORS

- Aluminum clad exterior & interior low maintenance windows, dual glaze, argon filled Low E glass.
 - Exterior doors complete with metal clad jambs and dead bolts
 - All hardware, doors, and accessories to be selected from sales center
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ELECTRICAL

- Decora switches & counter plugs
- GFI circuit for exterior waterproof plugs
- GFI outlets in all bathrooms (except main floor half bath)
- Smoke and CO² detectors throughout
- Garage door opener with 2 remotes
- Christmas light plug and switch
- 3 phone outlets, 3 cable outlets, 3 internet outlets

FEATURES INCLUDED IN EVERY SINGLE FAMILY HOME (CONTINUED)

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HEATING

- Professionally designed HVAC system
- 96.1% High efficient furnace - sized to code
- GeneralAire 570 drip humidifier (main floor)
- Nest programmable digital thermostat (as per plan)
- Kitchen hood fan and all bathroom fans vented to exterior

LIVE BETTER® BUILDING SPECIFICATIONS

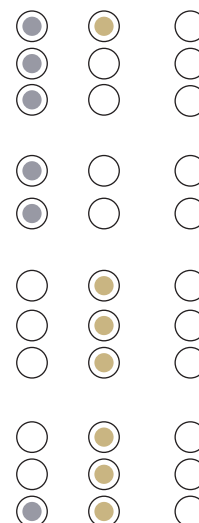


COMPARE



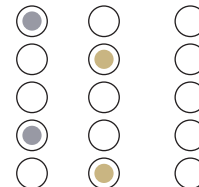
APPLIANCES

Elica Volterra Chimney Hood Fan			
Panasonic built in microwave with trim kit			
Whirlpool counter depth side by side fridge (ice/water)			
Whirlpool gas slide in range with SpeedHeat™ burner, adjustable self-cleaning, 5.0 cub. Ft. capacity, and AccuSimmer® burner			
Whirlpool hidden control dishwasher			
Kitchen Aid 20 cubic foot counter depth French Door refrigerator, stainless steel, icemaker and internal water dispenser, glass shelves, freezer drawer			
Kitchen Aid 30" self cleaning wall oven, stainless steel, hidden bake element, temperature probe			
Kitchen Aid 30" 5 burner gas cooktop, stainless steel, cast iron grates, auto re-ignition			
Kitchen Aid 24" dishwasher, stainless steel, stainless steel tall tub interior, fully integrated hidden control panel, ultra quiet			
Kitchen Aid built in microwave with trim kit			
Whirlpool front loading washer and dryer			



ELECTRICAL

Superior lighting Package at Cartwright Lighting			
Premium lighting Package at Cartwright Lighting			
5 - 4" pot lights in kitchen with LED bulbs			
6 - 4" pot lights in kitchen with LED bulbs			
8 - 4" pot lights in kitchen with LED bulbs			



Under cabinet lighting in kitchen

Security system rough-in only

Vacu-flo vacuum outlet rough-in dropped to basement only

Garburator rough in with switch

Four zones of speaker rough-in



PLUMBING

(fixtures are in chrome finish unless otherwise noted)

PLUMBING ROUGH-INS

75 Gallon Hi-efficient electric hot water tank

Choice of 75 Gallon Hi-efficient electric hot water tank, or tankless water heater

2 exterior hose bib lawn service

1 hose bib service in garage

Recirculation line for continuous hot water

Rough in for softwater lines

Gas line to deck for BBQ

Gas line to stove

Water line to fridge

KITCHEN

Double Bowl Silgranit under mount Anthracite sink

Kohler Sensate pull out faucet

ENSUITE

Kohler Highline comfort height toilet

Kohler Cimarron comfort height toilet

Kohler Vox vessel Sink with Honesty Faucet

Kohler Vox vessel Sink with Stillness Faucet

5mm framed glass shower with door, 6" chrome handle and trim, with fiberglass base

10mm frameless glass shower with door, 6" chrome handle and trim

Ellesmere Freestanding Bath with Fluted apron with Singulier deck-mount bath filler

Ellesmere Freestanding Bath with Fluted apron with Stillness deck-mount bath filler

MAIN BATH

Kohler Highline comfort height toilet

Kohler Cimarron comfort height toilet

Kohler Vox vessel Sink with Honesty Faucet

Kohler Vox vessel Sink with Stillness Faucet

Kohler 5686 Bathcove Tub/Shower unit

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POWDER ROOM

Kohler Highline comfort height toilet

Kohler Cimarron comfort height toilet

Kohler Reve pedestal sink with Kohler Honesty Faucet

Kohler Reve pedestal sink with Kohler Stillness Faucet

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FLOORING

Luxury wide plank floor throughout main floor excluding garage entry

Luxury wide plank floor throughout main floor and master bedroom excluding garage entry

12 x 12 tile on all bathroom, back entry, and laundry room floors

12 x 24 tile on all bathroom, back entry, and laundry room floors

Full height kitchen backsplash tile in kitchen

Shag carpet on stairs and in all bedrooms with 8 pound underlay

One row tile backsplash in bath tub / shower surrounds

Full height tile backsplash in bath tub / shower surrounds

Patterned carpet on stairs and in all bedrooms

Soft touch carpet underlay

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DRYWALL FINISHING & INSULATION

Knockdown sprayed ceilings throughout with square corner bead

Door at the top of stairs, basement stairwell walls dry walled on stick frame side

Aqua board behind tub & shower area

2 pound spray foam on all joist ends finished with thermal barrier

Cold floor areas 1/2 pound spray foam finished with 2 pound insulation

Fully dry walled garage & fire taped (on front drive models only)

R-40 ceiling insulation (blown-in)

R-20 insulated full basement walls with vapor barrier

R-20 exterior wall insulation, caulking around door and window openings

Level 5 painted ceilings throughout with square corner bead

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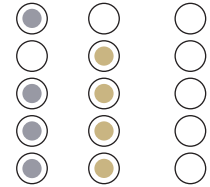
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BASEMENT DEVELOPMENT

- 8 FT +/- Ceiling height _____
- 9 FT +/- Ceiling height _____
- Door at the top of the stairs _____
- Full height insulation on perimeter wall _____
- 3 piece bathroom rough-in _____



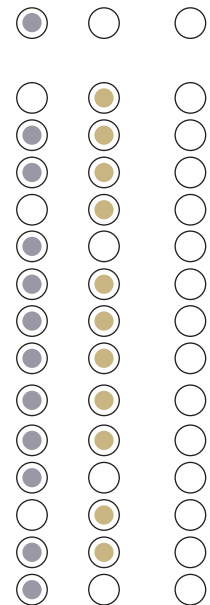
FIREPLACE

- Direct vent 36 Inch one way clean face fireplace, and roughed in for force flow fan, includes paint grade custom mantle _____
- Direct vent 42 Inch one way clean face fireplace, and roughed in for force flow fan, includes paint grade custom mantle _____



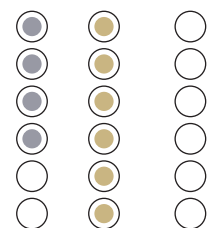
INTERIOR FINISHING

- 36" Fusion upper cabinetry with closed in soffit panel with crown molding on upper cabinets and matching color kick on base cabinets (as per plan) _____
- 42" Fusion upper cabinetry with closed in soffit panel with crown molding on upper cabinets and matching color kick on base cabinets (as per plan) _____
- Selection of 6 door styles and 10 colors, and over 30 handles styles _____
- Soft close doors and drawers with white melamine interior boxes _____
- 1-1/4 inch Caesar stone countertops tops in kitchen and upper baths _____
- 3-1/4 inch Caesar stone countertops tops in kitchen and upper baths _____
- Full width vanity mirrors in main bath _____
- Smooth Interior doors: Choice of 7 door styles _____
- 24 x 36 mirror over pedestal sink _____
- 6" MDF baseboards on main and upper floor, 3" casing in all areas _____
- Privacy locks on master bedroom and bathroom doors _____
- Titanium shelving in all closets, pantry, and linen closets _____
- Custom designed cabinetry with titanium glide free wire shelving in all closets, pantry, and linen closets _____
- Weiser door hardware throughout _____
- Laminate countertops in laundry (as per plan) _____



PAINT

- 1 coat primer low VOC latex paint in eggshell finish _____
- 2 finish coats low VOC latex paint in eggshell finish _____
- Paint grade material sprayed with water soluble lacquer _____
- Exterior paint in Acrylic latex paint in satin finish _____
- Painted stairs to basement in grey _____
- Painted basement floors in unfinished areas _____



ARCHITECTURAL CONTROLS

Architectural controls are required in most new subdivisions. 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 cannot accurately predict all changes or requests, which may be made by the developer/controller.

WARRANTIES

Peace of mind provided through our comprehensive warranty program

- 1 Year on Workmanship & Materials
- 2 Year Warranty of Delivery & Distribution Systems
- 5 Year Building Envelope Coverage
- 10 Year Structural Warranty

Comprehensive coverage including deposit payments are protected by the Alberta New Home Warranty Program

LEGAL

Basic legal Fees are included only if TRUMAN'S Lawyer & Financial Institution representative is used

Live better.[®] Live Truman.