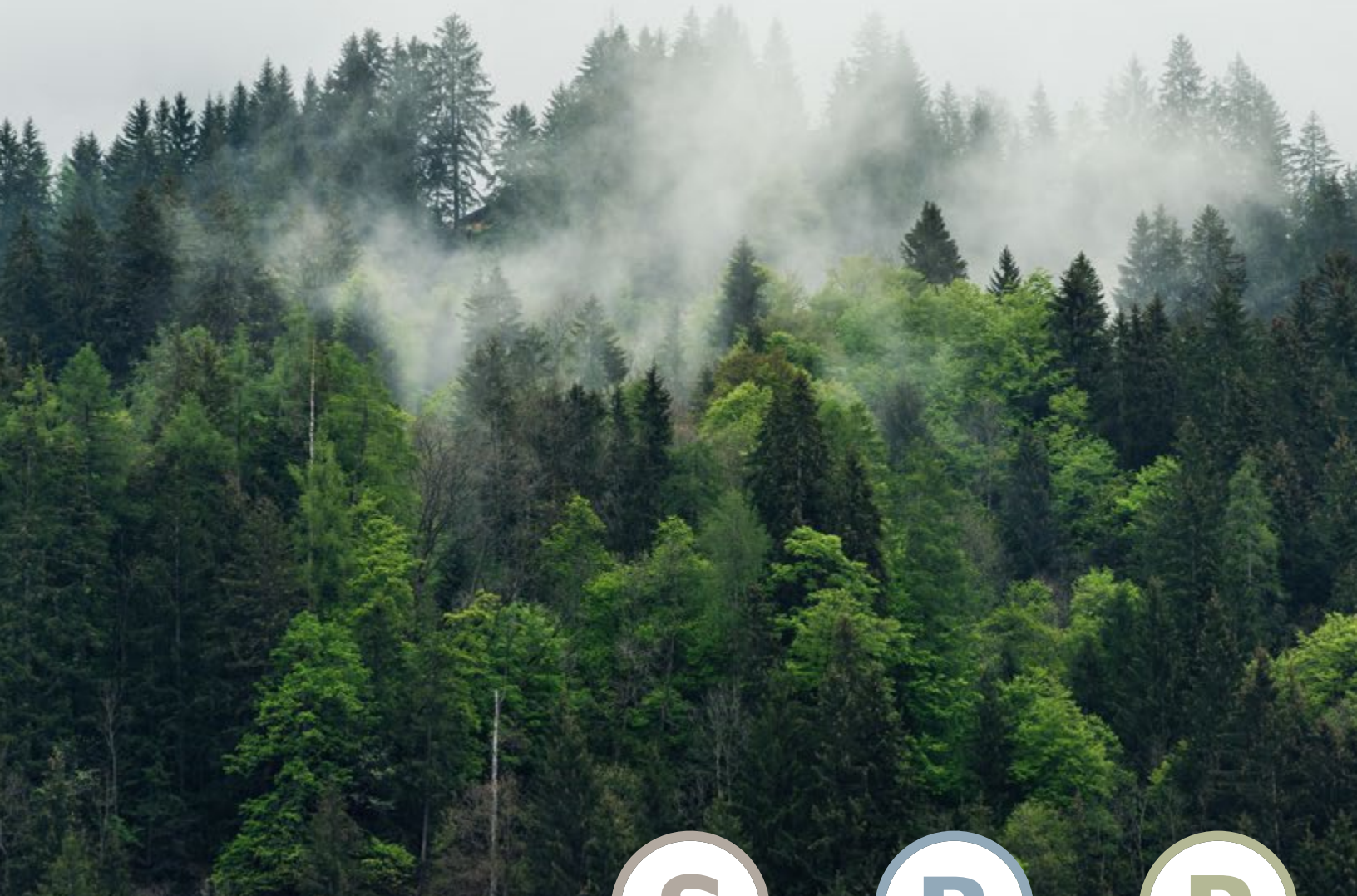


# TIMBERSTONE *Ridge*



*Signature*



*Benchmark*



*Prestige*

**Live better.**<sup>®</sup>  
SPECIFICATIONS



**TRUMAN**  
Live better.<sup>®</sup>

# FEATURES INCLUDED IN EVERY SINGLE FAMILY HOME

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

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## 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 16 – 24 “ 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 FINISHES *(as per community architectural controls)*

- Varies to include a selected variety of: Manufactured Stone or Brick, Designer James Hardie Siding or acrylic smooth finish stucco (as per architectural controls) with a combination of batten detailing and wood applications (as per plan)
  - Textured parging on foundation wall above grade in line bottom of above finished product
  - Maintenance free exteriors
  - 16 x 8 garage door with opener and 2 remotes (Applies only to front drive models only)
  - Landscaping not included (review landscape design guidelines)
- 



## WINDOWS & DOORS

- High performance aluminum clad Plygem windows (as per plan)
  - Exterior doors complete with metal clad jambs and dead bolts
  - All hardware, doors, and accessories to be selected from sales center
- 



## ELECTRICAL

- Decora switches & counter plugs
- 6 integrated USB charging ports
- GFI circuit for exterior waterproof plugs
- GFI outlets in all bathrooms (except main floor half bath)
- Smoke and CO<sup>2</sup> detectors throughout
- Wifi Ready Garage door openers with 2 remotes per door
- Christmas light plug and switch
- Rough in pipe to attic for solar panel system (pipe to attic and grounding wire)
- 6 phone outlets, 6 cable outlets, 6 internet outlets

# FEATURES INCLUDED IN EVERY SINGLE FAMILY HOME (CONTINUED)

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



## HEATING

- 96.1% High efficient furnace(s) - sized to code (as per plan)
- GeneralAire 570 drip humidifier (as per plan)
- Wifi enabled programmable digital thermostat (as per plan)
- Power Heat Recovery Ventilator Flex 100
- Charged electronic Hybrid Air Cleaners
- Kitchen hood fan and all bathroom fans vented to exterior

## LIVE BETTER™ BUILDING SPECIFICATIONS

**S** **B** **P** COMPARE



## APPLIANCES

- Whirlpool 24" built in dishwasher \_\_\_\_\_
- Whirlpool 30" self cleaning electric range, glass top \_\_\_\_\_
- Whirlpool side by side 20.5 cubic foot counter depth fridge in stainless steel and come with ice and water dispenser \_\_\_\_\_
- 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 \_\_\_\_\_

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## ELECTRICAL

- \$1.75 per sq. ft. (inc. gst) allowance for all lighting fixtures, or standard lighting Package at Cartwright Lighting \_\_\_\_\_
- \$2.00 per sq. ft. (inc. gst) allowance for all lighting fixtures, or standard lighting Package at Cartwright Lighting \_\_\_\_\_
- 10 - 4" pot lights in kitchen with LED bulbs \_\_\_\_\_
- 20 - 4" pot lights in kitchen with LED bulbs \_\_\_\_\_
- 30 - 4" pot lights in kitchen with LED bulbs \_\_\_\_\_

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- Under cabinet lighting in kitchen \_\_\_\_\_
- Garage Door Key Pad \_\_\_\_\_
- Security system rough-in only \_\_\_\_\_
- Vacu-flo vacuum outlet rough-in dropped to basement only \_\_\_\_\_
- Garburator rough in with switch \_\_\_\_\_
- Six zones of speaker rough-in \_\_\_\_\_

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**PLUMBING**

(fixtures are in chrome finish unless otherwise noted)

**PLUMBING ROUGH-INS**

- 50 Gallon Hi-efficient electric hot water tank \_\_\_\_\_
- 75 Gallon Hi-efficient electric hot water tank \_\_\_\_\_
- Choice of 100 Gallon natural gas hot water tank, or tankless water heater (as per plan) \_\_\_\_\_
- 1 exterior hose bib lawn service \_\_\_\_\_
- 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 \_\_\_\_\_

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**KITCHEN**

- Blanco stainless steel under mount double bowl 9" deep sink \_\_\_\_\_
- Double Bowl Silgranit under mount Anthracite sink \_\_\_\_\_
- Kohler Simplice pull out faucet \_\_\_\_\_
- Kohler Sensate pull out faucet \_\_\_\_\_

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**ENSUITE**

- Kohler Highline comfort height toilet \_\_\_\_\_
- Kohler Cimarron comfort height toilet \_\_\_\_\_
- Kohler Verticyl Sink with July Facuet \_\_\_\_\_
- Kohler Verticyl Sink with Refina Facuet \_\_\_\_\_
- 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, 12" chrome handle and trim \_\_\_\_\_
- Ellesmere Freestanding Bath with Fluted apron with Coralais deck-mount bath filler \_\_\_\_\_
- Ellesmere Freestanding Bath with Fluted apron with Refina deck-mount bath filler \_\_\_\_\_
- Ellesmere Freestanding Bath with Fluted apron with Singulier deck-mount bath filler \_\_\_\_\_
- Ellesmere Freestanding Bath with Fluted apron with Stillness deck-mount bath filler \_\_\_\_\_

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### MAIN BATH

- Kohler Highline comfort height toilet \_\_\_\_\_
- Kohler Cimarron comfort height toilet \_\_\_\_\_
- Kohler Verticyl Sink with July Facuet \_\_\_\_\_
- Kohler Verticyl Sink with Refina Facuet \_\_\_\_\_
- 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 Veer pedestal sink with Kohler July Faucet \_\_\_\_\_
- Kohler Veer pedestal sink with Kohler Refina Faucet \_\_\_\_\_
- Kohler Reve pedestal sink with Kohler Honesty Faucet \_\_\_\_\_
- Kohler Reve pedestal sink with Kohler Stillness Faucet \_\_\_\_\_

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### FLOORING

- Engineered hardwood floor throughout main floor excluding garage entry and family room \_\_\_\_\_
- Engineered hardwood floor throughout main floor excluding garage entry \_\_\_\_\_
- Engineered hardwood 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 \_\_\_\_\_
- One row tile backsplash in bath tub / shower surrounds \_\_\_\_\_
- Full height tile backsplash in bath tub / shower surrounds \_\_\_\_\_
- Shag carpet on stairs and in all bedrooms with 8 pound underlay \_\_\_\_\_
- Patterned carpet on stairs and in all bedrooms \_\_\_\_\_
- with Tempur-Pedic 8 pound memory foam with antimicrobial protection \_\_\_\_\_
- Patterned carpet on stairs and in all bedrooms, excluding master bedroom, with Tempur-pedic 8 pound memory foam with antimicrobial protection \_\_\_\_\_

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### DRYWALL FINISHING & INSULATION

- Knockdown sprayed ceilings throughout with square corner bead \_\_\_\_\_
- Painted 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-50 ceiling insulation (blown-in) \_\_\_\_\_
- R-22 insulated full basement walls with vapor barrier \_\_\_\_\_
- R-22 exterior wall insulation, caulking around door and window openings \_\_\_\_\_

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## BASEMENT DEVELOPMENT

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

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## 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 \_\_\_\_\_
- Direct vent 60 Inch one way clean face fireplace, and roughed in for force flow fan, includes paint grade custom mantle \_\_\_\_\_

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## INTERIOR FINISHING

- 42" Nexgen 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) \_\_\_\_\_
- Full height custom 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 \_\_\_\_\_
- Full width vanity mirrors in main bath \_\_\_\_\_
- Smooth Interior doors: Choice of 4 door styles \_\_\_\_\_
- Smooth Interior doors: Choice of 7 door styles \_\_\_\_\_
- 24 x 36 mirror over pedestal sink \_\_\_\_\_
- 4" MDF baseboards on main and upper floor, 3" casing in all areas, with base board & casing style to be selected from builder's samples \_\_\_\_\_
- 6" MDF baseboards on main and upper floor, 3" casing in all areas, with base board & casing style to be selected from builder's samples \_\_\_\_\_
- Privacy locks on master bedroom and bathroom doors \_\_\_\_\_
- White wire shelving in all closets, pantry, and linen closets \_\_\_\_\_
- Titanium glide free wire shelving in all closets, pantry, and linen closets \_\_\_\_\_
- Glide free wood shelving in all closets, pantry, and linen closets \_\_\_\_\_
- Weiser door hardware throughout \_\_\_\_\_
- Laminate countertops in laundry (as per plan) \_\_\_\_\_

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## 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 \_\_\_\_\_

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## 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 Lawyer is used

Live better.<sup>TM</sup> Live Truman.

[www.trumanhomes.com](http://www.trumanhomes.com)