

# TRUSTWAY HOMES' SPECIFICATIONS & INCLUSIONS

## FOUNDATION

- Form-A-Drain™ drain tile system.
- 8' high x 8" thick poured Integra™ foundation with #4 R-bar 6' OC. Horizontal row at top and middle of wall.
- Horizon foundation finishing system.

## EXTERIOR

- ½" OSB sheathing.
- Tyvek™ house wrap at entire exterior and taped.
- Hardieplank® fiber cement board siding.
- MiraTEC trim at trimboards and cornerboards.
- Painting and caulking included.

## FRAMING

- 2 x 6 exterior walls, 16" on center.
- Kiln dried SPF dimensional lumber.
- Engineered I-joist floor system.
- Engineered trusses with energy efficient raised heels.
- ¾" single floor system; T&G, glued and nailed.

## WINDOWS & EXTERIOR DOORS

- Pella Impervia® series Duracast fiberglass windows. Double hung or casement per model.
- Therma-Tru® insulated front door with sidelights and weather stripping.
- Pella window flashing tape at all windows.
- Rubber boot installed at base of window opening to protect for moisture penetration.
- CHI steel paneled insulated garage doors.
- Two (2) overhead garage door openers with remotes and one (1) keyless entry pad.

## ROOF

- Malarkey® Vista dimensional Limited Lifetime warranty.
- ½" OSB sheathing.
- Trusses are secured to wall system via metal "hurricane clips".
- Individual roof vents.
- Baked enamel valleys and flashing.
- 4" aluminum gutters with downspouts.

## HVAC

- 95% high efficiency furnace with air cleaner.
- Hi Low air returns.
- 13 SEER air conditioner.
- Honeywell programmable thermostat.

## PLUMBING

- CPVC plumbing for water pipes.
- PVC waste pipes, vents & soil stacks.
- 50 gallon high efficiency, power vented water heater.
- Shut-offs at all fixtures.
- Waterline to refrigerator.
- Two (2) frost-free hose bibbs.
- Plumbing fixtures per model.
- Insinkerator™ Badger I disposal.

## ELECTRICAL

- 200 amp service.
- Recessed lights per plan.
- Generous lighting allowance – per model.
- Switched outlets at all bedrooms and family room.
- Smoke detectors hard wired with battery back-ups per code.
- Carbon monoxide detector on each floor per code.
- Under cabinet lighting at kitchen.
- Door chime at front door.
- Three (3) tv jacks and (3) phone jacks.
- Panasonic or Broan™ bath exhaust fans.

## INSULATION

- R-5 foundation insulation from top of footings to top of foundation wall.
- 3" closed cell foam spray at box sills.
- R-21 batt insulation at exterior walls.
- R-50 blown insulation at attic flat ceilings.

## FIREPLACE

- Fireplace per model. Most are direct vent.
- Wood mantel with surround; tile or stone.

## DRYWALL

- Drywall finishes of sand, orange peel, or knockdown per model.
- Radius corners per model.
- Walls and ceilings are primed and painted.

## CABINETS & COUNTERTOPS

- Holiday Kitchen® cabinets per model.
- Soft close drawers and doors at all cabinets.
- Full extension drawers at kitchen and 7/8 extensions at vanities.
- Granite countertops included at kitchen.
- Some models have granite counter tops at master bathroom vanity and/or at powder room.
- Molded marble countertops with one-piece sink per model.
- Laminate countertop at laundry room.



## MILLWORK AND INTERIOR DOORS

- Interior doors per model. Wood doors are 6-panel pine. Painted doors are Masonite doors.
- Base, casing and crown molding per model.
- All interior woodwork is stained or painted per model.

## HARDWARE

- Schlage door locksets and door handles.
- Deadbolts at both front and fire doors.
- Hardware allowance for all cabinets.
- Bathroom accessories per model.

## FLOORING

- Either ¾ solid wood floors or engineered wood floors per model.
- Flush wood register vents.
- Ceramic tile floors at baths, laundry room, mudroom – per model.
- Generous carpet allowance per model.

## MIRRORS

- Mirrors per model.

## APPLIANCES

- Dishwasher allowance included for all models.
- ½ HP disposal.
- Some models include an appliance allowance.
- Your choice of either gas or electric connections.

## SITE MAINTENANCE

- Site clean-up during construction.
- Wall cavities vacuumed prior to insulation.
- Final clean-up of interior with window cleaning.

## SELECTIONS & PROCESS

- In-house interior designer with \$350 allowance.
- 24/7 web based scheduling program.
- Web based software for all documents and photos.
- Change orders are done online.