

EXTERIOR/GENERAL CONSTRUCTION:

- Ceilings**, vaulted and/or coffered ceilings as shown on actual plan set, reviewed by Buyers at Pre-Construction Meeting referenced in paragraph 5 below.
- Drywall** and perfortape to "paint ready" stage in living areas with "rounded" corners in common living areas, textured ceilings and smooth walls.
- Entry doors**, exterior, steel insulated.
- Entry front door**, six panel steel, insulated with either transom above and/or single or double side-lite panels as shown on actual plan set at "Pre-Construction Meeting".
- Entry rear door**, five (5') foot wide heavy vinyl sliding glass door or atrium style (single side operable) door, located as per plan leading to 14' X 14' concrete patio.
- Floor joists**, T.J.I. type with 3/4" tongue and groove sub-flooring, glued and nailed.
- Footings** and foundations with rebar steel, inspected and meeting all current UBC (Utah Building Code) requirements.
- Foundation** height to be approximately 8' gross dimension with required windows and window wells for egress as per the UBC.
- Framing** wall height to be 2" X 4" X 9' construction with 7/16 wafer board sheathing per UBC requirements. Earthquake strapping, wind sheer ties and sheer panel construction meeting UBC requirements.
- Front porch** with storage in basement as allowed or required by plan.
- Garage**, two-car, fully sheet-rocked and single coat perfo-tape garage, with two (2) ceiling light fixtures, one duplex outlet in ceiling for garage door opener installation and one (1) GFI duplex outlet in rear wall of garage.
- Garage door**, raised panel design, steel insulated, 16' X 8' with inside locks.
- Gravel** under all exterior "flatwork" concrete to minimize cracking and settling. Gravel in all window wells for improved drainage. Gravel under drive way with PVC sleeve for future sprinkler installation.
- Masonry**, full wall and wainscot wall of brick as shown on plan and reviewed at 'Pre-Construction Meeting' on front elevation of home, brick "soldier" band over garage door. Concrete address block on front elevation of garage (see plan).
- Rain gutters** and down spouts, aluminum, around entire home main levels and as required on 2-story.
- Roof design** with gable and/or hip design, 8/12 roof pitch front view design and "lambchop" returns on front elevation as allowed or required by plan.
- Roof shingles**, 30 year warranty, "Architectural" style asphalt with ice and water shield as required by UBC.
- Stucco**, acrylic type on remainder of home with "popout" trim on front elevation of home reviewed at 'Pre-Construction Meeting'.
- Soffit** and fascia, aluminum, with 2"X 6" framing design.
- Windows**, thermal break vinyl, insulated, on all levels of home with either 'full grid', 'queen anne grid' or no grid on front windows of main level of home determined by Buyers prior to the "Pre-Construction Meeting".

PLUMBING:

- Basement bath**, roughed in for ease of future finish.
- Faucets**, Moen "Chateau" type design throughout home. Kitchen faucet with separate side spray unit.
- Feed lines** and joints, poly material.
- Hardware**, chrome color throughout home.
- Jetted** master bathroom garden tub.
- Laundry room** with ceramic tile pan and floor drain.
- Master bath** garden tub by *Whitewater* supply. Master bath with separate shower, fully tiled or faux marbled provided by *Whitewater Supply*. Master shower with standard glass shower door.
- Sinks in bathrooms**, white china basins.
- Sink in kitchen**, "integrated" under-counter type.
- Stop and waste** for future lawn sprinkler installation (3/4" line) located in basement for easy access.
- Waste lines** and vents, ABS/PVC type.
- Water heater**, one 50 - gallon.
- Waterline** to refrigerator.

ELECTRICAL:

- Breaker box**, interior main panel "breaker" box located in basement.
- Lighting**, Standard Electrical Code placement of light fixtures, wall duplex outlets and switches.
 - a. One, (1) switched ceiling light outlet in each bedroom.
 - b. One, (1) switched ceiling light outlet in the kitchen, dining nook, family room, hallways as required, stairways, exterior doors as required and as shown on plan at Pre-Construction Meeting.
 - c. Four, (4) prewired, T.V. coaxial cable boxes.
 - d. Four, (4) prewired, telephone boxes (CAT5).
 - e. Two, (2) recessed can lights over fireplace when fireplace is added.
 - f. Two, (2) 220 v. outlets, 1- kitchen, 1-laundry.
 - g. Three,(3) fan/light preparation kits.
 - h. Two, (2) exterior soffit duplex outlets switched in two convenient locations.
- Wiring**, standard copper wire lines meeting all current UBC requirements.

FINISH:

Appliances:

- a. **Range**, "Glass top" type, free-standing, self-cleaning
- b. **Microwave**, above range style
- c. **Dishwasher**, "Potscrubber" type dishwasher
- d. **Disposal**, kitchen sink disposal, 1/2 horse power design

Baseboards and door casings, 6" baseboard, 3 1/2" casing.

Cabinetry:

- a. **Kitchen**, Raised panel style cabinet doors (Oak or Alder, knotty or clear design) and "Full Kortron Interior" cabinet boxes with standard brass hidden hinges, euro-style side mount rollers on drawers and door-pulls in kitchen. Crown molding and "staggered" design in kitchen with taller upper level cabinets to meet 9' framing.
- b. **Main, half bathrooms and laundry**, standard height raised panel style cabinets in all other areas of home.
- c. **Master bathroom cabinets**, are 'adult height'.

Closet organizers,

- a. Master closet with "organizer" shelving and double rods by finish carpenter.
- b. All other bedroom closets and coat closets with single rod and single shelf design by finish carpenter.
- c. Pantry and linen closets with 3-5 shelf design by finish carpenter.

Countertops:

- a. **Kitchen**, Granite at Builder's available selections with integrated white cast iron or stainless steel, under-counter sink design.
- b. **Bathrooms and laundry**, Plastic laminate countertops in remainder of home. *No charge option*: cultured marble with molded sink by *Whitewater* (no additional charge).

Crown molding, in master bedroom coffered ceiling, double level as possible in plan.

Doors, Interior doors, 2, 4 or 6 panel design hollow core doors.

Handrails, standard oak or alder newel post and top rail with 1 3/4" or ornamental iron baluster system (rail-stained).

Hardware, door knobs and hinges throughout home chosen by Buyer from Builder's Selections.

Paint, "Two-tone paint system" - One single color on all doors, casings, baseboards and moldings. One single color on walls and ceilings.

Tile pan, ceramic tile pan in laundry room with floor drain.

Tile surrounds, cement backed ceramic tile or cultured marble by *Whitewater supply* on tubs, showers, and 'wet area' window.

Window casing, fully cased windows on main and upper level of home.

ENERGY PACKAGE:

Furnace, one standard 90+% efficient furnace with combustion air venting, 2-stage motor for central air, meeting all UBC requirements.

Insulation:

- a. Foam and/or fiberglass "stuff" insulation around exterior doors and windows.
- b. Foam template seal between foundation and framing.
- c. Fiberglass batt insulation in exterior walls and floors over unfinished areas, cellulose blown insulation in ceilings, Vapor barrier:
R-13 walls R-19 floors between unfinished basement R-38 ceilings.

SECURITY PACKAGE:

Door locks, deadbolt locks on all exterior doors.

Garage door locks, inside locks on garage doors.

Garage door opener, one garage door opener with two remote transmitters and keyless pad.

Smoke alarms in all bedrooms and living spaces meeting all current UBC requirements.

BUILDING LOT:**Setbacks:**

- a. Standard twenty five (>25') feet or less sewer line setback.
- b. Standard twenty five (>25') feet or less water line setback.
- c. Standard twenty five (>25') feet or less power line setback.

Finish grade to meet municipal code requirements.

BUILDING DYNAMICS ADDITIONAL FEATURES:

Warranty - First year provided by **BUILDING DYNAMICS INC.**, warranty service.

Description of this warranty will be provided to Buyer(s), in writing, at Settlement/Closing.

UPGRADE PACKAGE #1: Contact your Sales Representative Today!**Electrical Items**

- 3 Fan light kits (kit=2 switches, 1 brace).
- 7 Recessed cans in kitchen.
- 2 Recessed cans over fireplace.
- 8 Recessed cans in front elevation soffit.

Third car garage (12'X22' w/9' X 8' door).

Fireplace (Gas, direct vent, 5' mantel, ceramic tile).

Front door entry to Alder with sidelite(s) or transom.

UPGRADE PACKAGE #2, FLOORING: Contact your Sales Representative Today!**Ceramic Floor Tile or Hardwood Flooring (#2 oak or equal)**

Approximately 650 square feet on average.

Areas covered:

- a. Entry from garage
- b. Kitchen work area
- c. Kitchen dining nook/area
- d. Laundry room
- e. Front entry
- f. Half-bath

- g. Master bath (not closet)
- h. Main hall bath
- i. Other as indicated on plan at Pre-Construction Meeting.

DON'T STOP NOW!
CONTINUE TO CUSTOMIZE YOUR HOME TO YOUR SPECIFIC WANTS AND NEEDS!