

EXTERIOR/GENERAL CONSTRUCTION:

Basement, Unfinished.

Ceilings, Family room with high vault with overlook on stairs above. (Depends on unit style)

Drywall and perfortape to "paint ready" stage in living areas with "rounded" corners in common living areas, textured ceilings and light texture walls.

Entry doors, exterior, steel insulated garage door.

Entry front door, fiberglass insulated.

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' or 2" X 6" X 9' construction on main level and 2" X 4" X 8' upper level with 7/16 wafer board sheathing per UBC requirements. Earthquake strapping, wind shear ties and sheer panel construction meeting UBC requirements.

Front porch covered.

Garage, fully sheet-rocked and single coat perfo-tape garage meeting fire code requirements, with ceiling light fixture, 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 and insulated 8' tall with inside and opener with keyless.

Gravel under all exterior "flatwork" concrete to minimize cracking and settling.

Gravel in all window wells for improved drainage.

Masonry, Cultured Rock as shown on plan.

Patio, covered. Rain gutters and down spouts, aluminum, around entire home main and upper levels and as required by UBC requirements.

Roof design with gable and/or hip 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.

Siding, "Hardi-Board" type low maintenance siding design with batten board and shake shingle design.

Stucco, acrylic type on remainder of home with "popout" trim on front elevation.

Soffit and fascia, aluminum, with 2"X 6" framing design.

Windows, thermal break, low "E", double pane vinyl, insulated, on all levels of home with grid patterns as shown on front windows of home determined by actual plan set

ELECTRICAL

Breaker box, interior main panel "breaker" box located in basement or garage.

Lighting, Standard Electrical Code placement of light fixtures, wall duplex outlets and switches.

One, (1) switched ceiling light outlet in each bedroom.

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.

Four, (4) flush mount lights in kitchen work area.

Two, (2) pre-wired, T. V. coaxial cable boxes.

Two, (2) pre-wired, telephone boxes (CAT5).

Two, (2) 220 v. outlets, 1- kitchen, 1-laundry.

Light Fixtures, Pewter or bronze color decorator light package.

Wiring, standard copper wire lines meeting all current U.B.C. requirements.

PLUMBING

Basement bath, roughed in for ease of future finish.
Faucets, Moen brand type design throughout home.

Feed lines and joints, poly material.

Fiberglass tub and shower surround in Guest Bathroom

Hardware, Nickel or Oil Rubbed Bronze throughout home.

Laundry room with waterproof LVP flooring and floor drain.

Master bath garden tub, acrylic type.

Master bath with separate shower, Solid surface finish.

Master shower with standard chrome color semi-euro glass shower door.

Sinks in bathrooms under mount white China.

Sink in kitchen, "stainless steel" undercounter type.

Waste lines and vents, ABS/PVC type.

Water heater, one 50 - gallon.

Waterline to refrigerator.

FINISHES

Appliances:

Electric Range, "Glass top" type, free-standing, self-cleaning

Microwave, above range style

Dishwasher, "Pot scrubber" type

Disposal, kitchen sink disposal, 1/2 horsepower design

Baseboards and door casings, 4 1/4" baseboard, 3" casing.

Cabinetry:

Kitchen, Painted shaker white and "Full Melamine Interior" cabinet boxes with standard hidden hinges, euro-style side mount rollers on drawers and door-pulls throughout. Crown molding and "staggered" design in kitchen with taller upper-level cabinets 36-42" tall staggered.

Main, half bathrooms and laundry, standard height raised panel style cabinets in all other areas of home.

Master bathroom cabinets, are 'adult height'.

FINISHES

Closet organizers:

Master closet "Walk-in" with multiple rod and closet organizer shelf design.

All other bedroom closets and coat closets with single rod and single shelf design by finish carpenter.

Countertops:

Kitchen, Laminate Countertops with stainless steel sink.

Bathrooms, Laminate Countertops in remainder of home with over mount China sinks.

**If buyer elects to use builders preferred lender a Grade 1 Granite will be installed with an integrated stainless steel, under-counter sink in the kitchen and under mount China sinks in bathrooms

Doors, Interior doors, 2 panel, archtop design hollow core doors.

Handrails, black iron baluster system.

Hardware, doorknobs and hinges throughout home Nickel or Oil Rubbed Bronze color.

FINISHES

Floor Coverings:

LVP on main floor

Carpet in bedrooms and hallways.

LVP in all wet areas: kitchen work area, dining nook, baths and laundry.

Paint, "Two-tone paint system" – One single color on

all doors, casings, baseboards, moldings, and one on walls and ceilings.

Plant Shelves where shown on plan.

LVP in laundry room with floor drain.

Tile surrounds, cement backed ceramic tile or cultured marble by Whitewater supply on Master tubs, shower, and wet area window

ENERGY

Central Air Conditioning, one standard 13 SEER efficient unit.

Furnace, one standard 95+% efficient furnace with combustion air venting, 13 seer for central air, meeting all UBC requirements.

Insulation:

Foam and/or fiberglass "stuff" insulation around exterior doors and windows.

Foam template seal between foundation and framing.

Fiberglass batt insulation in exterior walls and floors over unfinished areas, cellulose blown insulation in ceilings,

Vapor barrier:

R-13 walls,

R-19 insulation blanket on exterior walls of unfinished basement,

R-38 ceilings.

SECURITY

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 DYNAMICS ADDITIONAL FEATURES:

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

NOTICE: All standard features and Upgrade Package features may change without notice. BUILDING DYNAMICS INC., reserves the right to adjust the features in each package and/or the pricing as the market may require. Any other additions, upgrades, changes to plan, may be added at time of Contract or in the standard Change Order method as described in the Addendum to the Contract. There may be other upgrades available that are not listed here