

STANDARD FEATURES

EXTERIOR/GENERAL CONSTRUCTION:

- Basement**, Unfinished with unfinished storage under porch.
- Ceilings**, Family room with high vault with overlook on stairs above.
- Drywall** and perotape 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**, two panel steel 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'** construction on main level and 2" X 4" X 8' upper level with 7/16 wafer board sheathing per UBC requirements. Earthquake strapping, wind sheer ties and sheer panel construction meeting UBC requirements.
- Front porch** covered with unfinished storage below.
- 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 locks.
- 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 of home reviewed at 'Pre-Construction Meeting'.
- Soffit** and fascia, aluminum, with 2"X 6" framing design.
- Windows**, thermal break, double pane vinyl, insulated, on all levels of home with grid patterns as shown on front windows of home determined by actual plan set.

PLUMBING:

- Basement bath**, roughed in for ease of future finish.
- Faucets**, Moen brand type design throughout home.
- Feed lines** and joints, poly material.
- Garden Tub**, master bathroom garden tub.
- Hardware**, chrome color throughout home.
- Laundry room** with ceramic tile floor and floor drain.
- Master bath** garden tub, acrylic type. Master bath with separate shower, fully tiled. Master shower with standard chrome color glass shower door.
- Sinks in bathrooms**, molded in sink design in Whitewater Supply product.
- Sink in kitchen**, "stainless steel" under-counter type.
- Waste lines** and vents, *ABS/PVC* type.
- Water heater**, one 40 - gallon.
- Waterline** to refrigerator.

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) recessed can lights in kitchen work area.
 - Four, (4) prewired, T.V. coaxial cable boxes.
 - Four, (4) prewired, 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 UBC requirements.

FINISH:

Appliances:

- Range**, "Glass top" type, free-standing, self-cleaning, white or black
 - Microwave**, above range style
 - Dishwasher**, "Potscrubber" type dishwasher
 - Disposal**, kitchen sink disposal, 1/2 horse power design
- Baseboards and door casings**, 3 1/4" baseboard, 2 1/2" casing.

Cabinetry:

- Kitchen**, Raised panel style cabinet doors (Birch, knotty or clear design) and "Full Melamine" 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.
 - Main, half bathrooms and laundry**, standard height raised panel style cabinets in all other areas of home.
 - Master bathroom cabinets**, are 'adult height'.
- Closet organizers**,
- Master closet with "Walk-in" with single rod and single shelf design.
 - All other bedroom closets and coat closets with single rod and single shelf design by finish carpenter.
 - Pantry and linen closets with 3-5 shelf design by finish carpenter.

Countertops:

- Kitchen**, Granite at Builder's available selections with integrated white cast iron or stainless steel, under-counter sink design.
- Bathrooms and laundry**, Cultured marble countertops in remainder of home with molded sink by *Whitewater*.

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

Handrails, standard alder newel post and top rail with ornamental iron baluster system (rail-stained).

Hardware, door knobs and hinges throughout home chrome color.

Floor Coverings:

- Carpet in familyrooms, bedrooms, hallways.
- Ceramic tile in all wet areas: kitchen work area, dining nook, baths and laundry.

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

Plant Shelves where shown on plan.

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.

ENERGY PACKAGE:

Central Air Conditioning, one standard **13 SEER** efficient unit.

Furnace, one standard **80+%** efficient furnace with combustion air venting, 2-stage motor 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 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 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.

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CONTINUE TO CUSTOMIZE YOUR HOME TO YOUR SPECIFIC WANTS AND NEEDS!