

#### **BUILDER, EXPERIENCE, REPUTATION**

- ✓ Builder directly oversees construction
- ✓ 40+ years building homes for every budget and any style
- ✓ References available of buyers both recent and years past
- ✓ 3% cash discount for buyers who pay cash prior to construction
- ✓ 3% cash discount for buyers who have the construction loan in their name
- ✓ NO charge for customizing our house plans pre-construction
- ✓ ALL upgrades provided at contractor's price with NO ADDITIONAL MARKUP
- ✓ Invoices available for upgrades/changes for comparison to what is charged
- ✓ NO cost for change orders prior to order placement with the subcontractor/supplier



#### **FOUNDATION AND CONCRETE**

- ✓ Reinforced foundation with 30" rebar grid throughout included in our base price
- ✓ Exterior concrete is a STRONGER 6 bag mix which holds up better over time
- ✓ Choose any color stucco at no additional cost
- ✓ Soffits stuccoed at no additional charge
- ✓ Choice of Flat roof or S-curve roof tile included with a lifetime warranty on materials
- ✓ Several roof tile color selections and upgrades, including some blended colors

#### **QUALITY OF CONSTRUCTION & ENERGY EFFICIENCY**

- ✓ 2x4 Exterior Walls
- ✓ Upgrade to 2x6 exterior walls (+2" of insulation) at builder's cost, typically \$1000-1500
- ✓ R19 exterior walls
- ✓ Fiberglass Blown In Batt System (BIBS) for no air gaps
- ✓ 2x6 Interior plumbing walls with insulation to reduce noise
- ✓ Solid lumber backing behind every towel bar and toilet paper holder
- ✓ Floor sealed under exterior walls between concrete and lumber
- ✓ Standard wall height 9' with lighted tray coffer at 10' high
- ✓ Energy efficient vinyl windows with low E squared glass
- ✓ 1" foam wrap around ALL exterior walls (added thermal and sound barrier)
- ✓ OSB sheathing wrapped on ENTIRE exterior of the home
- ✓ Generous allowance for rock or stone on exterior of home for highest curb appeal
- ✓ Elastomeric stucco with Smooth, Classic, Sierra, and steel trowel "burn" styles

#### **WINDOWS, DOORS, and TRIM**

- ✓ 5" base trim in several styles
- ✓ ALL windows and doors foam sealed prior to drywall for added protection
- ✓ Stain grade, fiberglass, thermal insulated front door holds up for years in direct light
- ✓ Raised panel doors with upgraded hardware in several styles
- ✓ 8' standard entry door height
- ✓ Patio doors are full lite (full window pane) with integrated blinds

#### **ATTIC and ROOF**

- ✓ Radiant barrier shield included on roof for major efficiency upgrade
- ✓ Highly ventilated attics with Ohagen roof vents for maximum cooling
- ✓ Vents and pipes are painted to match the roof color and blend in
- ✓ R38 insulation netted and blown in the attic

#### **GARAGE**

- ✓ Garage is insulated, drywalled, fully trimmed and painted with ample plugs and lights
- ✓ Eight foot tall insulated garage doors, 1 1/2" thick!
- ✓ "Silent Drive" belt driven garage doors last longer and are lower maintenance
- ✓ Insulated side entry door
- ✓ Self closing hinges on fire door between garage and home

#### **ELECTRICAL, LIGHTING, and FANS**

- ✓ Christmas light package included
- ✓ Rocker light switches
- ✓ 220 outlet for dryer included
- ✓ Chandelier lighting in dining and entry, pendant lighting over island
- ✓ Ceiling fans included in great room and ALL bedrooms with separate switches
- ✓ Recessed can lighting included in great room, kitchen, dining, hallways, and entry
- ✓ Allowance for lighting fixtures is \$1.10 per sq ft at builder's contractor discount price
- ✓ Satellite hookup, TV/cable hookups in EVERY bedroom and great room/family room
- ✓ Phone jacks included in EVERY bedroom and great room/family room
- ✓ CAT5 outlets included in EVERY bedroom and great room/family room
- ✓ Fiber optic smart panel included
- ✓ Fusebox on inside of house for easy access

#### **APPLIANCES and NATURAL GAS**

- ✓ Cooktop and dryer plumbed for natural gas AND electric hookups, gas hookup on patio
- ✓ 13 SEER air conditioner, upgrade to 16 SEER air conditioner for \$680
- ✓ 95% efficient furnace (heat pump in Roadrunner Ridge)
- ✓ Digital, programmable, upgraded thermostat on every level of the home
- ✓ 50 gallon fast recovery gas water heater, loops for easy hookup of water softener
- ✓ Stainless steel dishwasher, over-the-range microwave included
- ✓ Your choice of gas or electric stainless steel range/oven combo
- ✓ Ice maker water line included, refrigerator provided at our wholesale contractor price

#### **PLUMBING and PLUMBING FIXTURES**

- ✓ Elongated toilets
- ✓ Choice of brushed nickel or oil rubbed bronze plumbing fixtures
- ✓ Moen pull out spray head in kitchen
- ✓ Jetted Tub in master bath (depending on plan), if you prefer no tub you get full credit!
- ✓ ADA accessible recessed shower floors

#### **INTERIOR FINISHES**

- ✓ Fireplaces with blower fan in most subdivisions
- ✓ NO limit on color selections, 2 tone paint job with hand textured walls & ceilings
- ✓ Round corners on drywall (bullnose)
- ✓ 10' 6" tray ceiling with rope light in great room
- ✓ Custom, hand crafted cabinets with raised panels
- ✓ Cabinets have height & depth variation, large drawers and full extension hardware
- ✓ Built in bread cutting board
- ✓ 3cm granite throughout the home
- ✓ 4" granite backsplash in kitchen, laundry, and bathrooms
- ✓ Tile shower surrounds or polystone
- ✓ Kwikset levered door handles and hardware
- ✓ Tile in all main traffic areas
- ✓ Generous flooring allowances
- ✓ Customized closet shelving in bedrooms and pantry
- ✓ Center pull doors on closets
- ✓ \$27 per sq ft allowance for carpet and 6# pad

#### **LANDSCAPING AND WATER SPIGOTS**

- ✓ 3 hose bibs on exterior
- ✓ Kerfed stucco jams on exterior doors
- ✓ Front yard landscaping with heavy weed barrier
- ✓ Concrete curb separating lawn areas

