



March 9, 2016

MODEL HOME

Lot 2 Sunrise Ridge
1,904 square foot rambler with 3 car garage

Elite Craft Homes LLC.

P.O. Box 980
Farmington, Utah 84025

Home Price:

\$447,861.00

Components included in the proposed price:

Concrete

- 10" thick continuous structural footings
- 9' foundation – 8'9" basement ceiling height
- 4" thick garage and basement floors
- 4' x 4' concrete air conditioner pad
- 8" thick porch cap poured over storage
- Damp-proofed foundation
- Driveway concrete included is the width of both garages and 20 feet in length
- 120 square foot patio included with the small deck

Structural

- Flat ceiling lines throughout
- 2x6 exterior wall construction
- 9' ceiling height in the basement
- 9' ceiling height on the main floor
- Unfinished basement
- 3rd car garage
- Trex deck outside main floor patio

Exterior Cladding

- Harristone or equivalent installed on exterior
- 8" horizontal lap hardi siding and vertical batten board hardi on exterior
- Aluminum soffit over front porch
- 6" aluminum fascia
- Seamless aluminum rain gutter and downspouts
- Self-tabbing 30 year architectural asphalt shingles
- Trex cladding on deck and steps to patio level
- Metal deck railing - \$35/foot allowance

Windows & Doors

- Amsco Studio series windows throughout
- Window color to be either taupe, almond, or white
- Front door to be paint grade fiberglass with two sidelights
- Fire rated exterior Masonite door to go from the garage to the mud room
- Other exterior doors to be paint grade fiberglass
- Patio doors to be atrium doors and have full glass windows with inserted blinds
- Exterior doors to be 6'-8" tall
- 18' x 8' carriage style non-insulated garage door with decorative hardware on the two car garage
- 9' x 8' carriage style non-insulated garage door with decorative hardware on the third car garage
- Chain drive opener included for each garage door

Insulation & Drywall

- R-19 insulation batts in the framed exterior walls
- R-38 blown in fiberglass insulation in the main attic
- R-11 insulation blankets attached to exposed basement concrete walls excluding the cold storage
- ½" drywall throughout
- ⅝" fireproof drywall in garage that will be fire taped
- Round wall corners
- Smooth walls throughout
- Textured ceilings

Interior & Finishes

- 3½" Colonial style or flat craftsman door casing
- 4½" Colonial style or flat craftsman base board
- Custom boxed newel posts
- Alder railing and newel posts (stained)
- Poplar block craftsman spindles (painted)
- Custom closet shelving and layout
- 6'-8" tall interior paint grade hollow core doors throughout the main and upper floors
- Bench and open lockers included in the mud room
- Cabinets include:
 - Alder cabinet doors and fronts

- Staggered and recessed upper kitchen cabinets
- White painted kitchen island
- Clear stained cabinet finish
- 3" crown molding included on upper cabinets
- Cabinet built-ins on both sides of the fireplace
- Alder stain grade shelves on both sides of the fireplace above the built-ins
- Group 1 granite countertops in the kitchen
- Tiled kitchen backsplash - \$10 per square foot material allowance
- Standard laminate countertops with a 4" backsplash included in laundry room and bathrooms
- 3 tone paint
- Appliance allowance to be \$1,350.00 excluding refrigerator

Flooring & Surrounds

- Group 1 tile included in the mud room, laundry room, and in both the main and master bathrooms
- Group 1 tile surrounds included in the master shower and around master tub and main bath tub
- Group 2 carpet included in office/living room, great room, master bedroom, stairs, & closets
- Engineered hardwood included in the entry, kitchen, pantry, dining nook, and walkway to the master bedroom
- Shelf fireplace mantle with tile surround from floor to ceiling around the great room fireplace

HVAC & Plumbing

- HVAC components include:
 - Superior DRT 3530 direct vent gas fireplace
 - Single stage 92% forced air furnace
 - 13 SEER air conditioner
 - Gas line for fireplace, range, and BBQ
 - Underground gas service from the street
- Plumbing components include:
 - (1) 50 gallon water heater
 - 5050 stainless steel under mount kitchen sink
 - White drop-in porcelain sinks in the bathrooms
 - Free standing oval pedestal sink in half bathroom
 - White soaker tub in master bath
 - 30" x 60" white Americast tub in upper bath
 - Delta lehara fixtures with brushed nickel finish in the bathrooms
 - Delta Leland fixtures with brushed nickel finish in the kitchen
 - Water line to refrigerator for ice maker
 - Standard white round toilets throughout

- Rough basement plumbing included
- Roughed for soft water

Electrical

- 200 amp main service line
- Underground main service from the street
- 30 can lights included throughout – Including accent cans in the front eaves and porch
- Ceiling fans included in great room and all bedrooms as per plan
- 2 eave outlets included with a switch inside the front door
- 8 low voltage lines installed throughout (CAT5e or Coax) - locations TBD
- Decora rocker switches throughout