



WHY BUILD WITH BANGERTER?

- **WORK DIRECTLY WITH AN EXPERIENCED BUILDER**

Garret Bangerter, a 3rd generation builder, brings nearly 50 years of experience building homes for Utah families. Garret will be actively involved during the construction process, from the plan design to the final walk through. He'll make sure your home is built the way you expect with the quality and detail Bangerter has built a reputation delivering.

- **CUSTOMIZATION AND UPGRADES INCLUDED AT BUILDER'S COST**

Every Bangerter home is built to meet the specific needs of the family it is built for. No two homes are exactly alike, even if they are the same floor plan. "Built for your life" is more than our motto --- it is the way we build and think. Your home is built to fit your lifestyle and to last a lifetime. Most plan customization is at no charge unless footage is added or "real costs" are involved.

- **A STANDARD WAY ABOVE THE STANDARD**

Bangerter homes are built with dozens of features and upgrades that are "extras" or "changes" for most builders. Check out our standard features list and compare before you buy. Then if you decide to add more upgrades we'll do them AT COST - No commission and no extra markup or profit to the builder. We love to help you "jazz" your home and don't penalize you for doing it!

- **ENERGY EFFICIENT AND BUILT TO LAST**

Bangerter homes are built to save you money for years after you move into your new home. Ask why our homes are stronger than the competition. We'll reveal the little things that add up to make your home last longer.

- **IT IS MORE THAN YOUR HOME... IT'S THE HOME OF A FRIEND**

We care about you and your home. We care about our reputation. We want to be able to look you in the eye when the job is done and feel good about what we've done and how you feel about your home.



STANDARD FEATURES

Included in our base price (page one)



BUILDER, EXPERIENCE, REPUTATION

Builder directly involved in construction oversight
Nearly 50 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 supplier/subcontractor



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
R19 exterior wall insulation
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'-11' depending on plan
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

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

ATTIC AND ROOF

Radiant barrier shield included on roof for major efficiency upgrade
Highly ventilated attics with Ohagin 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



STANDARD FEATURES

Included in our base price (page two)

ELECTRICAL, LIGHTING, and FANS

Christmas light package included
Rocker light switches
220 outlet for dryer included
Ceiling fans included in great room and ALL bedrooms with separate switches
Recessed can lighting included in great room, kitchen, dining, hallways, and entry
Chandelier lighting in dining and entry, pendant lighting over island
Allowance for lighting fixtures is at builder's contractor discounted 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

PLUMBING AND PLUMBING FIXTURES

Elongated toilets
Choice of brushed nickel or oil rubbed bronze plumbing fixtures
Moen pull out spray faucet in kitchen
Jetted tub in master bath (depending on plan), if you prefer no tub you get full credit
ADA accessible recessed shower floors
Undermount sinks with granite or quartz remnant tops, OR seamless one piece sinks

FIREPLACE

Gas fireplaces with blower fan in most subdivisions
Mantle included in base price
Stone facing up to mantle included in base price
Additional stone facing above mantle is available at additional charge
Hearth is available at additional charge

INTERIOR FINISHES

2 tone paint job with hand textured walls and ceilings, many colors available
Round corners on drywall (bullnose)
10'-11' tray ceiling with rope light in great room
Custom, hand crafted cabinets with raised panels
Cabinets have height and depth variation, large drawers and full extension hardware
Built in bread cutting board
3cm quartz or granite throughout home
4" granite or quartz 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
Generous 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



Questions?

Please call Rachel at 435-703-4071