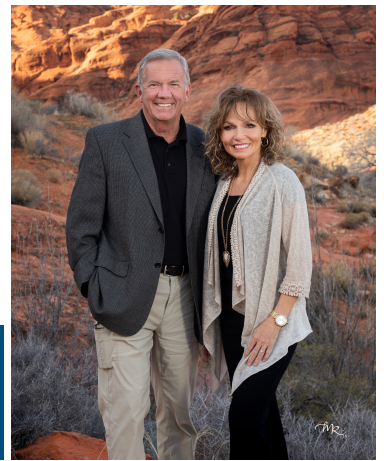




www.BuiltForYourLife.com

435-652-1829



Garret & Sherra Bangerter

WHY BUILD WITH BANGERTER

EXPERIENCE, LEADERSHIP, INTEGRITY

Garret Norman Bangerter—taught by his father as a 3rd generation builder— brings over 50 years of experience in quality homebuilding. He is actively involved in his industry, his community and in every home he builds, simply Because He Cares. Bangerter Homes are **“Built For Your Life”** in a tradition of trust you can count on:

- 2018: Utah Home Builders Association President
- 2017: Utah Home Builders Association Vice President
- 2015: Lifetime Achievement Award (SUHBA)
- 2014: Utah Governor appointment for 6 years to the Olene Walker Housing Loan Fund Board (Providing housing for low income families)
- 2007: Parade of Homes Chairman
- 2006: Builder Member of the Year
- 2005: President Of Southern Utah Home Builders Association (SUHBA)
- 1996: Best of Show – Parade of Homes (Last year Parade had judging)
- 1995: Best of Show – Parade of Homes (First year Parade had judging)
- *National Home Home Builders Association member for 38 years

CUSTOMIZATION AND UPGRADES INCLUDED AT BUILDERS COST

Every Bangerter home is built to meet the specific needs of the family it is built for. No two homes are exactly alike, because you customize to your needs. “Built for your life” is more than our motto --- it is the way we build. 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 and Upgrades are always at Builders Cost.

A STANDARD WAY ABOVE THE STANDARD

Bangerter homes are built with dozens of features and upgrades that are “extras” or “changes” for most builders. Compare our Standard Features before buying



STANDARD FEATURES (included in base price)

✓ BUILDER EXPERIENCE & REPUTATION

- *Builder directly involved in construction oversight on every home
- *Nearly 50 years building homes for every budget and style
- *3% Cash Discount for buyers paying cash prior as constructed
- *3% Cash Discount for buyers who have the construction loan in their name
- *NO CHARGE for customizing our house plans pre-construction

✓ FOUNDATION AND CONCRETE

- *Reinforced foundation with 30" rebar grid with Saw-Cut sections on garage floors and Call Deep Marked driveways, patios and sidewalks
- *Exterior concrete is a STRONGER 6 bag mix vs normal 5.5 bag mix
- *Choose any color stucco at no additional cost
- *Soffits stuccoed at no additional charge
- *Choice of flat roof or S-curve roof tile with lifetime warranty on materials
- *Several roof tile color selections available
- *No COST for change orders prior to order placement with suppliers/subs

✓ QUALITY OF CONSTRUCTION & ENERGY EFFICIENCY

- *2X4 exterior walls (can upgrade to 2x6 for additional 2" of insulation at 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
- *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 (adds thermal and sound barriers)
- *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
- *Key interior walls insulated for sound

✓ WINDOWS, DOORS and TRIM

- *8' standard exterior door height
- *Entry door is stain grade, fiberglass, thermal insulated front door. Holds up for years
- *Raised panel doors with quality hardware in several styles
- *Patio doors are full lite (full window pane) with integrated blinds
- *5" base trim in several styles

✓ ATTIC AND ROOF

- *Radiant Barrier Tech Shield installed in rafters for major energy savings
- *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 blown in attic

✓ GARAGE

- *Garage is insulated, drywalled, fully trimmed and painted with ample plugs and lights
- *Eight foot tall insulated garage doors, 1.5" 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 base price)



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 and Master Bedroom
- * Chandelier lighting in dining and entry, pendant lighting over island
- * Allowance for lighting fixtures is at builder's discounted cost
- *Satellite hookup, TV/cable hookups in EVERY bedroom and great 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



PLUMBING AND PLUMBING FIXTURES

- *Elongated toilets
- *Choice of brushed nickel or oil rubbed bronze fixtures
- *MOEN pull-out spray faucet in kitchen
- *Jetted tub in master bath (or no tub for credit)
- *ADA accessible recessed shower floors
- *Undermount sinks with granite or quartz remnant tops OR seamless one piece sinks
- *Plumbed for Central Vac



FIREPLACE

- *Gas fireplaces with blower fan in most subdivisions
- *Mantle included
- *Stone facing up to mantel
- *Additional stone facing above mantel available At Builders Cost
- *Hearth is available at builders cost



INTERIOR FINISHES

- *2-Tone paint 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 cutting board
- *3cm quartz or 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
- *Generous allowance for carpet and 6# pad



LANDSCAPING, GAS VALVE AND WATER SPIGOTS

- *3 hose bibs on exterior
- *Gas valve for BBQ
- *Kerfed stucco jams on exterior doors
- *Front yard landscaping with heavy weed barrier
- *Concrete curb separating lawn areas