



Timber Peaks Construction, LLC

Sales Office: 114 N. San Francisco St. Suite 207
Flagstaff, AZ. 86001

PRICE LIST - BASE PRICE

Date: 9/20/13 Base Price Mountain Home 1, 2, 3 = \$170/SF

Model-Mountain Home 1 Livable = 2323 Square Foot, Garage = 444 Square Foot,

Model- Mountain Home 2 Livable = 1812 Square Foot, Garage = 412 Square Foot,

Model- Mountain Home 3 Livable = 1575 Square Foot, Garage = 444 Square Foot,

Kenyon Residence Livable = 3545 Square Foot, Garage = 602 Square Foot on Lot 171
Flagstaff Ranch Golf Club Currently under Construction.

Model Asian Touch Livable = 2340 Square Foot, Garage = 1050 Square Foot,
Base Price = \$ To Be Determined/SF

Model Mountain Custom 1 Livable = 4100 Square Foot, Garage = 1050 Square Foot,
Base Price = \$ To Be Determined/SF

~ Upgrades are Offered & Priced upon request.

~ We also offer Design/Build Services for Custom Homes. We have an Architectural
Designer, Structural Engineer, & Builder in the same Office. We can provide a one
stop Turn Key Custom Home from Concept to Final Completion.

Prices Subject to Change



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MATERIAL LIST - BASE PRICE

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Materials Included in the Base Price as follows:

- 1) Concrete – Driveway, Patios, Walkways with Davis or Solomon 1 lb Color Broom Finish, House & Garage Slab Standard Grey Color Smooth Finish.
- 2) Framing – Exterior Walls 2x6 at 16 " OC, Interior Walls 2x4 at 16" OC, 1x6 T&G Vented Soffits, Exposed Beams, Corbels, Knee Braces, Per Elevations
- 3) Siding & Trim- Window Trim 2x4 RS, 2x6 RS, Belly/Collar Bands 2x8 RS, 2x10 RS, Fascia 3-Step 2x12 RS, 2x6 RS, 1x3 RS, Body-Lap Siding 8" Cedar, Batt & Board, Barnwood, Wane Edge w/ Chinking, Natural Edge Lap Siding, Cement Board Prefinished Lap Siding, Gables- Shakertown Cedar Shake Shingles, Per Elevations
- 4) Decks & Railing- Décor Metal Railing Mixed with Wood, Composite Decking
- 5) Eaves & Overhangs – 1x6 T&G or T1-11 No Groove RS
- 6) Beams & Posts- 6x6 RS, 6x8 RS, 8x8 RS, GLB RS,
- 7) Metal Work – Hand Rail Black Twisted Pickets, Deco Top Rail,
- 8) Stone Veneer – Natural Malpais Stone Field Lay Pattern, Brown Mortar, Per Elevations
- 9) Windows - Vinyl, Tan Color, Single Hung, XO Sliders, & Sliding Glass Door.
- 10) Doors- Knotty Alder Raised 2-Panel, 6ft 8in.Tall, Front Door Knotty Alder
- 11) Door Hardware- Emtek ORB Durango Lever w/ #2 Rosette,
- 12) Insulation- Per Energy Code, R-38 Blown In Fiberglass, Exterior Walls R-19 Fiberglass Batts, & Sound Walls R-19 Fiberglass Batts at Bathrooms,
- 13) Drywall- Texture Skip Trowel 80/20 Santa Fe, Bullnose Corners,
- 14) Painting - Exterior 3-Colors (Body, Trim, Accents) Interior – Paint Package, Stain Package,
- 15) Roofing- Architectural Shake Style Asphalt Shingles – Timberline Series
- 16) Finish Carpentry- 4" Knotty Alder Baseboards, Door Casing, & Window Casing
- 17) Cabinets – Knotty Alder, Medium Brown Stain w/Coffee Glaze, 5" Crown Molding, Shaker Doors, Drawers -Soft Close Hinges,
- 18) Countertops- Granite Group 1 Color TBD
- 19) Flooring- Carpet Mid Grade –Bedrooms, Eng. Wood at Common Areas,

- Wet Areas – Travertine Tile 18x18, Master Shower – Travertine 4x4 Walls,
Travertine Floors 2x2, w/ Deco Band at 5 ft High, 2- Soap Niches, Hall Bathrooms –
off-white porcelain tub w/ skirt and 4x4 Ceramic Tile walls, Powder Bathroom-
Travertine Floors & Baseboard 12x12
- 20) Lighting Fixtures- Oil Rubbed Bronze Light Package,
 - 21) Plumbing Fixtures-Danze Oil Rubbed Bronze, Kitchen Sink Stainless Steel Deep
Well Under mount, Vanity Sinks-Off-White, Under mount Sinks,
 - 22) Fireplaces- 36” Lennox Direct Vent or Equal
 - 23) Appliances- Standard 4 Unit Package Kitchen Aid Stainless Steel – Refrigerator,
Range Oven, Microwave Hood, Dishwasher,
 - 24) Heating & Cooling- 95% Efficient Furnace & Air Conditioning Unit
 - 25) Electrical- 200 Amp Panel, 6” Recessed Cans throughout, Romex Wiring, Rocker
Switches, Switches & Outlets Decora Plates Off White
 - 26) Plumbing – Pex or Equal White Poly Water Lines, 75 Gal Water Heater,
Recirculating Hot Water, ABS Drain, Waste, & Vent Lines, Steel Gas Lines,
 - 27) Fire Sprinklers- Viking White Concealed Heads, As Required per Subdivision.
 - 28) Low Volt Wiring- 1-Coax Cable (TV), 1- Cat 5 (Phone) at each Bedroom, Kitchen,
Family Room,
 - 29) Shower Enclosures – Master Bath Rimless Glass w/ Oil Rubbed Bronze
Hardware
 - 30) Mirrors- Beveled Edge Custom Fit at Bathrooms
 - 31) Bath Hardware- Oil Rubbed Bronze, Towel Rings, Towel Bars, TP Holder, Robe
Hook,
 - 32) Rain Gutters/Heat Tape- Match Fascia Wood Trim, As Needed for Drainage &
Walkways.
 - 33) Landscaping – Mulch Ground Cover around disturbed areas



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LOT & LAND CONDITIONS

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Base Price Lot & Land Conditions Inclusions & Exclusions as follows:

Inclusions:

1) Pricing is based off of the Lot & Land being flat a grade of 0 to +- 1 foot and soils conditions are normal and do not include hard digging or unstable soil. Standard Tree Removal, Excavation, Backfill, Drainage, & Final Grading is included in the Base Price with the exclusions below.

2) The Base Price is based off of the Coconino County & City of Flagstaff Building Code and Amendment requirements.

Exclusions:

1) If the Lot & Land is sloping uphill or downhill from the street it will be an additional cost to the Base Price for Excavation/Engineering/Block work etc... that will be priced on a case by case basis.

2) Hard Dig Clause – If Rock or Hard Soil conditions are encountered on your Lot & Land then there will be an additional cost to the Base Price for Hard Digging applied on a Time & Materials basis. It is recommended if Hard Digging has been encountered in the area of your Lot & Land, that a contingency allowance be included as an added cost to the Base Price.

3) Unstable Soil Clause – If Unstable Material such as Clay is encountered at your Lot & Land any additional work required will be charged on a time & materials basis and be an additional cost the Base Price. If excessive clay is encountered on your Lot & Land it may be required to get soils engineering which will also be an additional cost to the Base Price.