



BUILDER'S BOOK



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TEAM

POWERED BY

PLACE

real

Real Broker, LLC

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STANDARD FEATURES

LOW MAINTENANCE EXTERIORS

- Choice of front elevation (most plans) - see sketch of plan
- Lap siding on front elevation w/house wrap & trim wrap around windows
- Choice of exterior paint colors (CCR &/or HOA paint selections may apply)
- Decking on walking surfaces
- Raised panel insulated fiberglass entry door w/deadbolt
- Insulated metal garage doors
- Block asphalt shingles
- Standard paved driveways (max \$4000 Allowance). In the case of an unpaved road, driveway will not be paved unless specified in the contract.

ENERGY EFFICIENCY

- Alaska 5 Star Energy Rating
- 95% gas forced air single stage furnace
- Programmable set-back thermostat
- Gas garage unit heaters
- On-Demand hot water system
- Thermo pane low-E argon gas-filled vinyl windows & sliders
- R-21 walls and crawl space, and R-49 ceiling insulation

THOUGHTFUL CONVENIENCES

- Pre-wired TV & Phone Outlets in Living Rooms & Bedrooms
- Insulated and fire-taped garages
- Two exterior hose bibs (plan dependent)
- Exterior outlet near garage for vehicle block heater
- Electrical outlet on each wall in garage distanced per code.
- Floor drain in garage centered in the middle on both 2 car or 3 car.

GOURMET KITCHENS

- Hickory recessed panel cabinets
- Self cleaning gas range w/vented range hood & dishwasher
- Stainless steel double sink
- Whirlpool Stainless Appliances (\$1,900 allowance)
- Plumbed for ice maker
- Granite or quartz countertops
- Soft close cabinets & drawers

COMFORTABLE INTERIORS

- Cathedral ceilings in living area (plus 9' ceilings throughout in most plans)
- 4.5" Interior base boards
- Fiberglass tub & shower surrounds
- White post to post interior handrail
- LVP Flooring wall-to-wall carpet w/6lb pad; LVP in the bathrooms & laundry
- 36" Direct vent gas fireplace w/log kit, drywall surround & mantle, wall switch operated
- Raised panel "Pure White" enamel doors w/matching trim
- "Repose Gray SW7015" interior walls & ceilings (satin finish) as recommended option for color
- "Pure White" interior trim (semi-gloss finish) as a recommended color
- Or buyers choice interior paint colors (if purchased prior to paint selections)
- Brushed nickel door hardware (Lever style handles)
- Chrome plumbing fixtures w/chrome hardware
- Selection of lighting fixtures (Lighting allowance \$1.50 per sq ft)
- Laminated "1" beam floors - "The Quiet Ones" screwed and nailed
- 2x6 construction, 16" on center, manufacturer required floor plans

BUILDER SPECIFICATIONS

SITE WORK

- Back fill foundation & final grade 10' around foundation area. This is not a landscape grade.
- Land clearing for up to 80' driveway, foundation, well and septic. Builder discretion on removal of trees on lot. Builder does not remove requested trees for future yard. Homeowners responsibility after closing.
- 100' allowance on well installation. Includes basic water test. Overage due prior to closing. Builder does not guarantee water tables, water quality or pressure. Buyer is responsible for any expenses to meet loan qualifications which may include, but not limited to: filters, softeners, bladders, holding tanks, sand screens, perforation, additional depth, distance, or gallons per minute.
- Septic is built to DEC standards- sized per bedroom count on plan.
- ENSTAR and MEA utilities provided to house (unless specified otherwise, and only if property is served with utilities) Accounts must be placed in buyers name prior to closing -effective: day of recording.
- Front and rear decks to be specified at contract if included in build. Stairs on front deck included, stairs on rear decks are not included.

EXTERIOR

- Owens Corning TruDefinition Duration Shingles & continuously vented ridge caps.
- 3 sides of the home in T1-11 OSB, front of house in OSB smart siding 6" lap (board and batten available as substitute).
- Exterior GFI outlets (1 on front porch, 1 on garage, 1 on back deck).
- 2 exterior cold water hose bibs.
- 3 house colors (main body, accent, & trim) included. Additional front door color also included (excludes other man doors). House colors to be approved by builder. Accent and trim color excluded on other 3 sides of house. Upgrade to paint trim windows on other 3 elevations must be quoted.
- Man door provided on 3 car garages, upgrade to install man door on 2 car garage.



INTERIOR SPECIFICATIONS & MECHANICAL

- Textured drywall interior walls with rounded corners and orange peel texture. Other wall and texture options available as an upgrade.
- Garage walls are drywall & fire taped. Garage door openers (1 per door).
- Trane S9V forced air furnace. One Reznor unit heater per garage. Rinnai on demand water heater. Brands subject to change.
- \$1900.00 dollar appliance allowance for standard appliance package (Microwave, range, dishwasher) Range hood is an upgrade. Adding microwave outlet is an upgrade added at electrical walkthrough.
- Gas plumbed dryer/range cooktop (220v electric is an upgrade).
- \$1.50 a sq foot living area lighting allowance at Browns Electric.
- 2 ceiling fans: 1 in living room & 1 in master bedroom. 2 pendant lights over island & 1 over kitchen sink.
- White vinyl windows with MDF windowsill. Window screens on all operable windows.

INTERIOR FINISHING

- One interior trim color 4 ½" base trim & cased door trim (standard is painted white semigloss).
- One interior wall color in satin finish. Multiple colors available at additional cost.
- Door knobs, hinges, and closet knobs are standard in brushed nickel. Venetian bronze and chrome are available at no additional cost. Matte black is an upgrade.
- All bath hardware and plumbing fixtures come standard in chrome; all other finishes are an upgrade.
- 5' Fiberglass tub/shower combo for guest bathrooms. 5' fiberglass soaker tub with 18" tile surround for master (plan specific on what tubs are included in master bath).
- Base cabinet layout per floor plan (unless otherwise specified) final design determined by Wrucks.
- Carpeted stairs for 2 story homes. Solid surface stairs are an upgrade.
- Mirrors (builder standard and discretion on size and placement, buyer can choose to provide these).
- ½ baths come with pedestal sink, (upgrade to add cabinet base/needs to include granite top).
- Granite or quartz countertops throughout
- Carpet in bedrooms, closets & hallways. LVP in Living room, Kitchen, Dining, Bathrooms and Laundry.
- Tile walk-in shower for master with fiberglass pan (plans specific) tile to 7' if 9' ceilings. Tiled to 8' if 8' ceilings.



POPULAR FLOOR PLANS



WM Construction is a custom home builder who will build almost any plan to suit your needs. The following pages are just a few of the builder's most popular floor plans. If you have a plan already picked out, we can present it to the builder. Keep in mind square footage on most plans can be adjusted to meet your needs. We can do a custom floor plans or heavy modifications to a current floor plan if desired. 2D & 3D floor plan rendering services is an available option at \$0.75 per sq ft. Any changes requested after the new initial plan is published will cost an additional \$50 per hour.

Call or Text:

Craig Channer | 907-312-7600

craig@benkinneyteam.com

Find more plans at

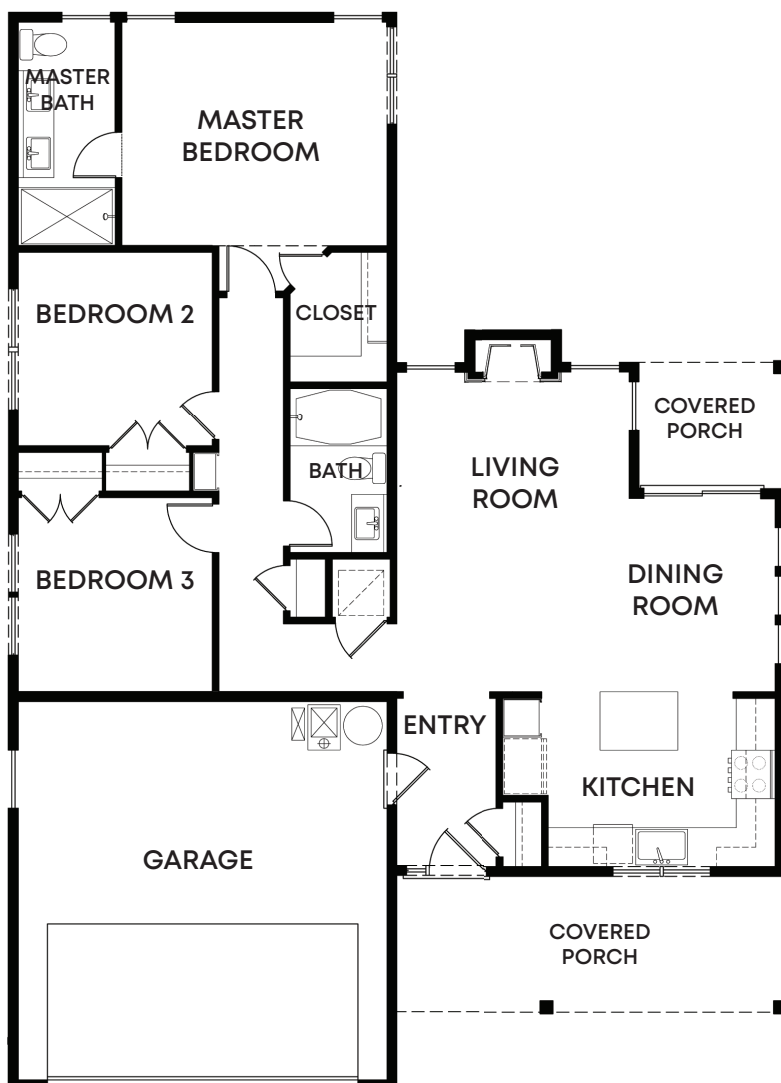
www.landmarkplans.com or

www.advancedhouseplans.com



MEAD FARM

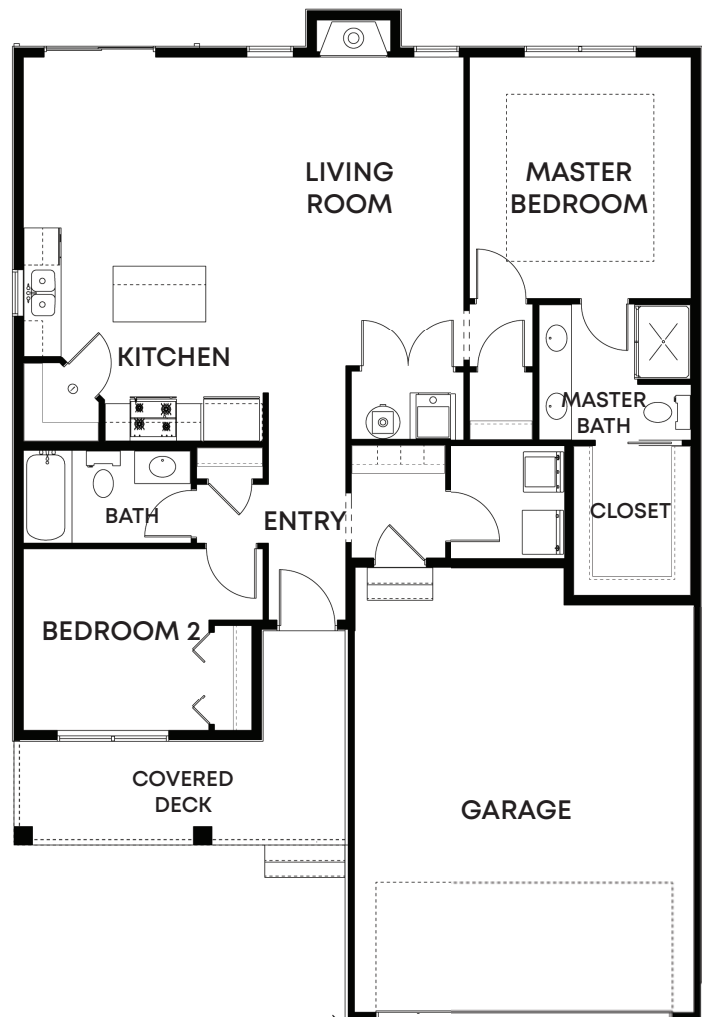
1196 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





ROSEWATER

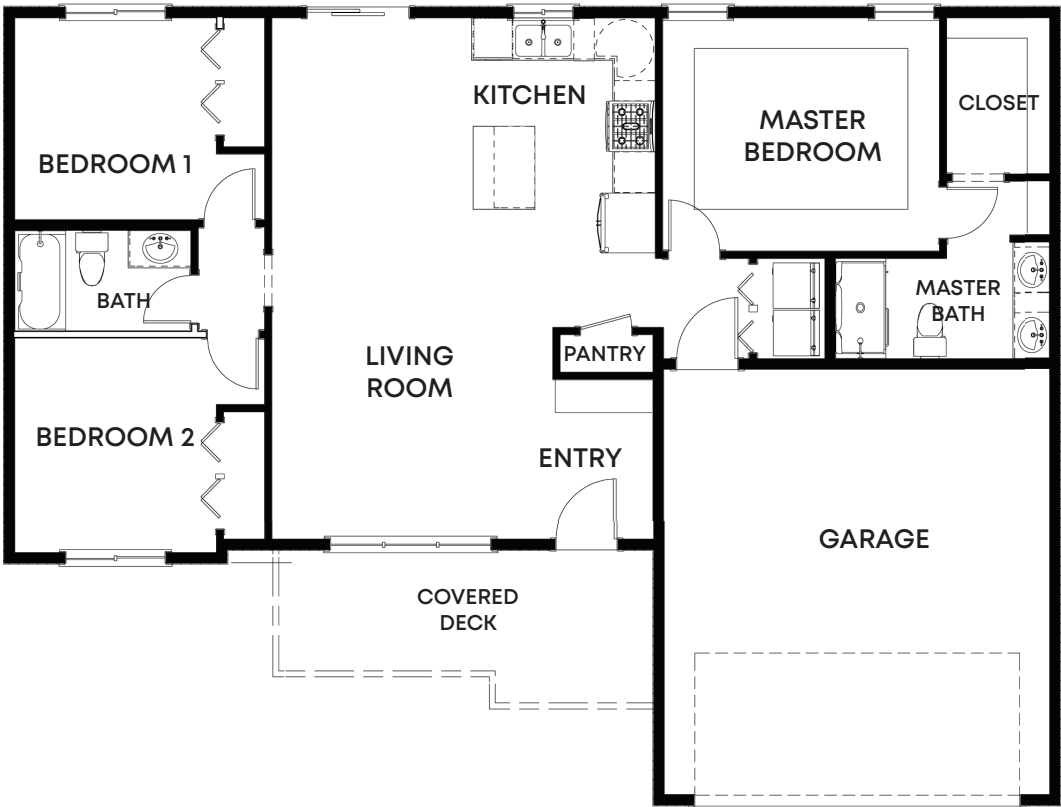
1200 SQ FT | 2 BEDROOMS | 2 BATHS | 2 CAR GARAGE





DANIELS

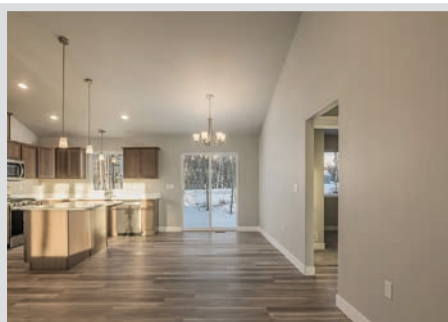
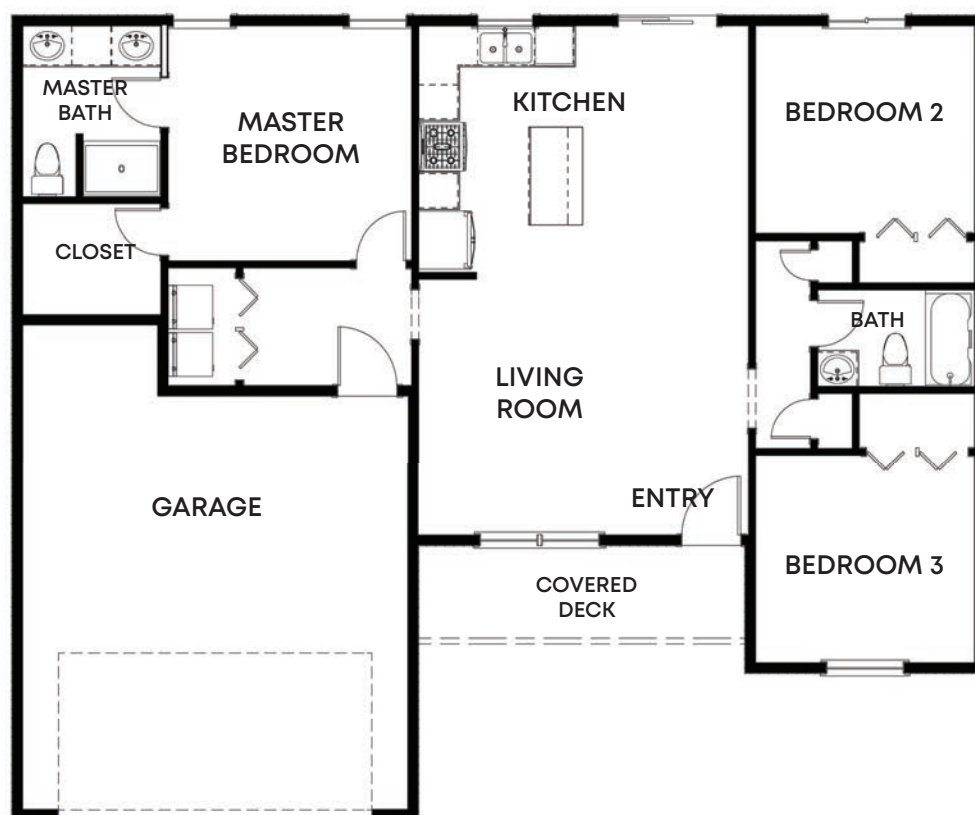
1220 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE





BIRCH LANE

1238 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE

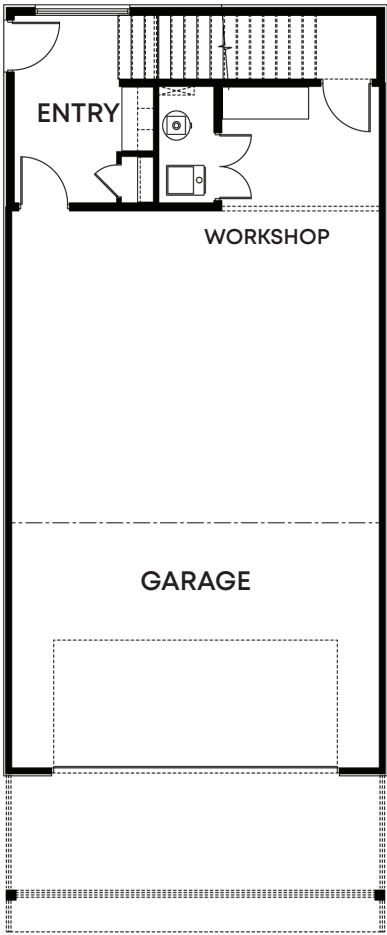




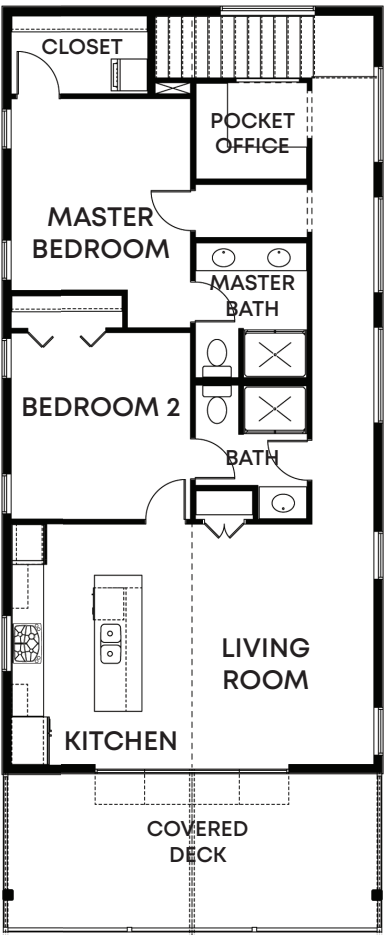
WM CONSTRUCTION, LLC

MILLARD HEIGHTS

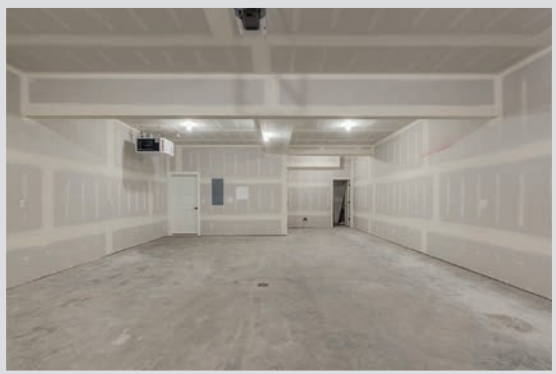
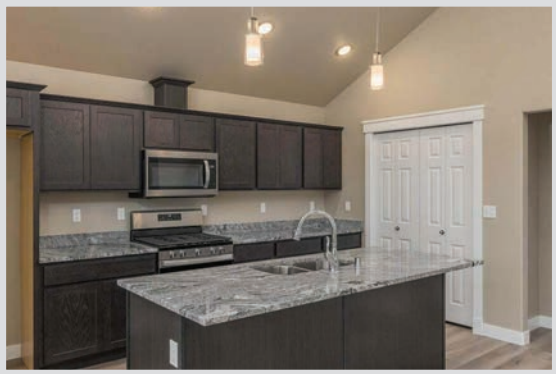
1318 SQ FT | 2 BEDROOMS | 2 BATHS | 3+ CAR GARAGE | OFFICE



MAIN LEVEL



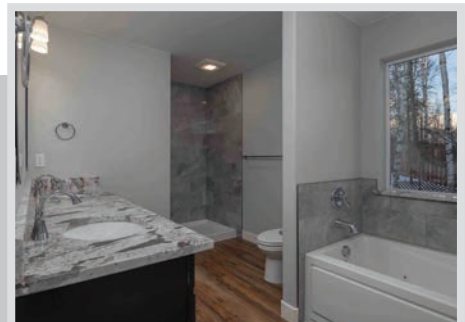
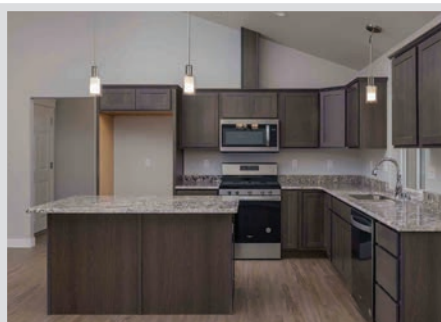
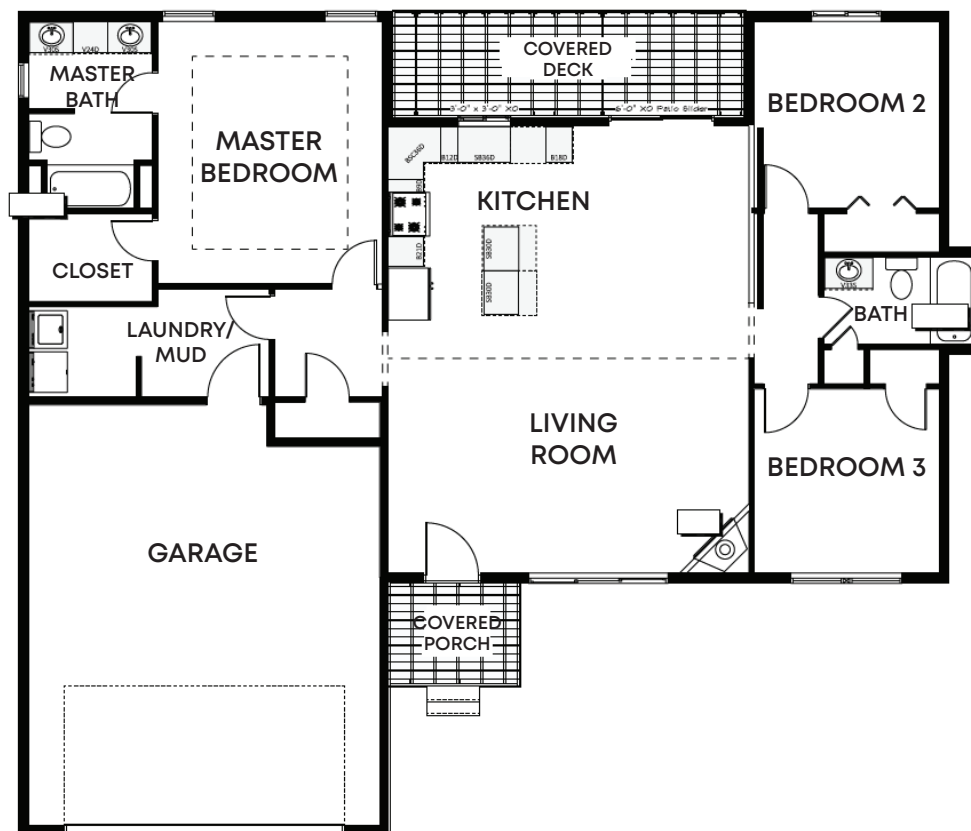
SECOND LEVEL





ANNIE

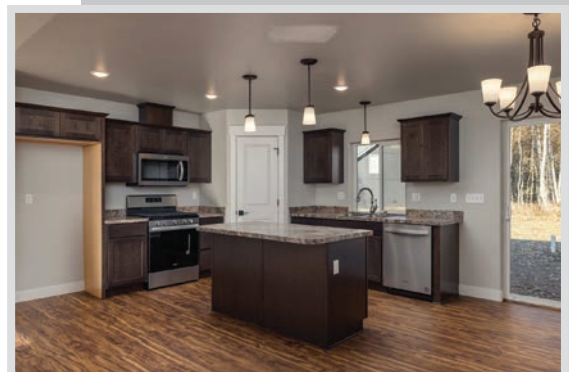
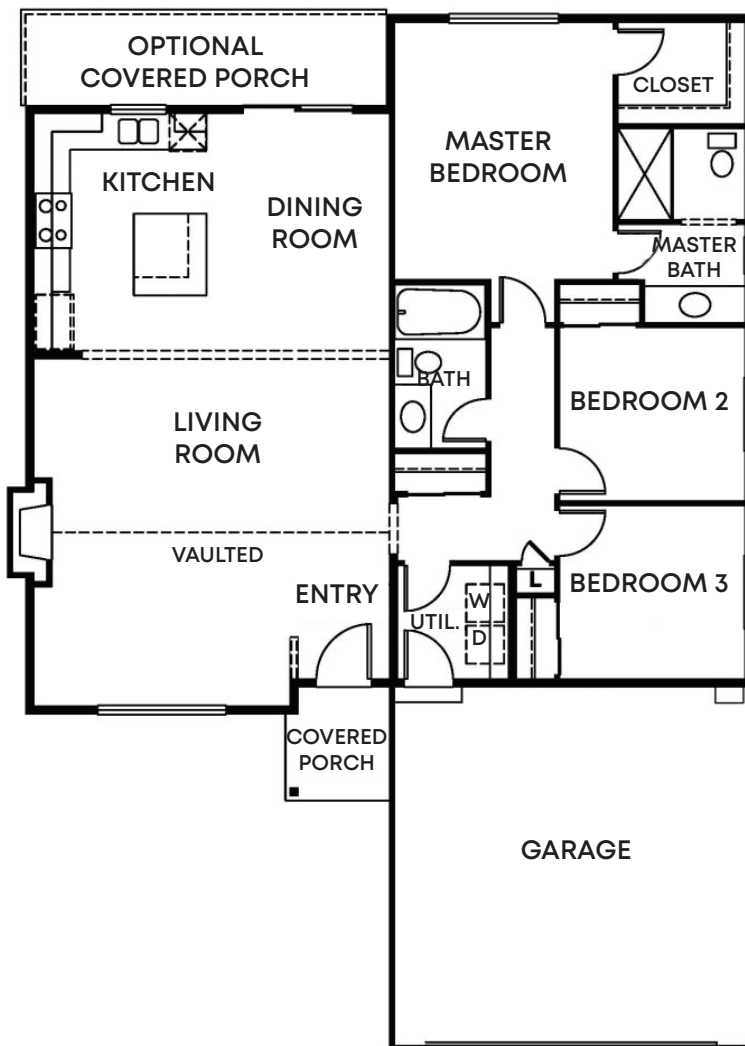
1404 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





TIKKA

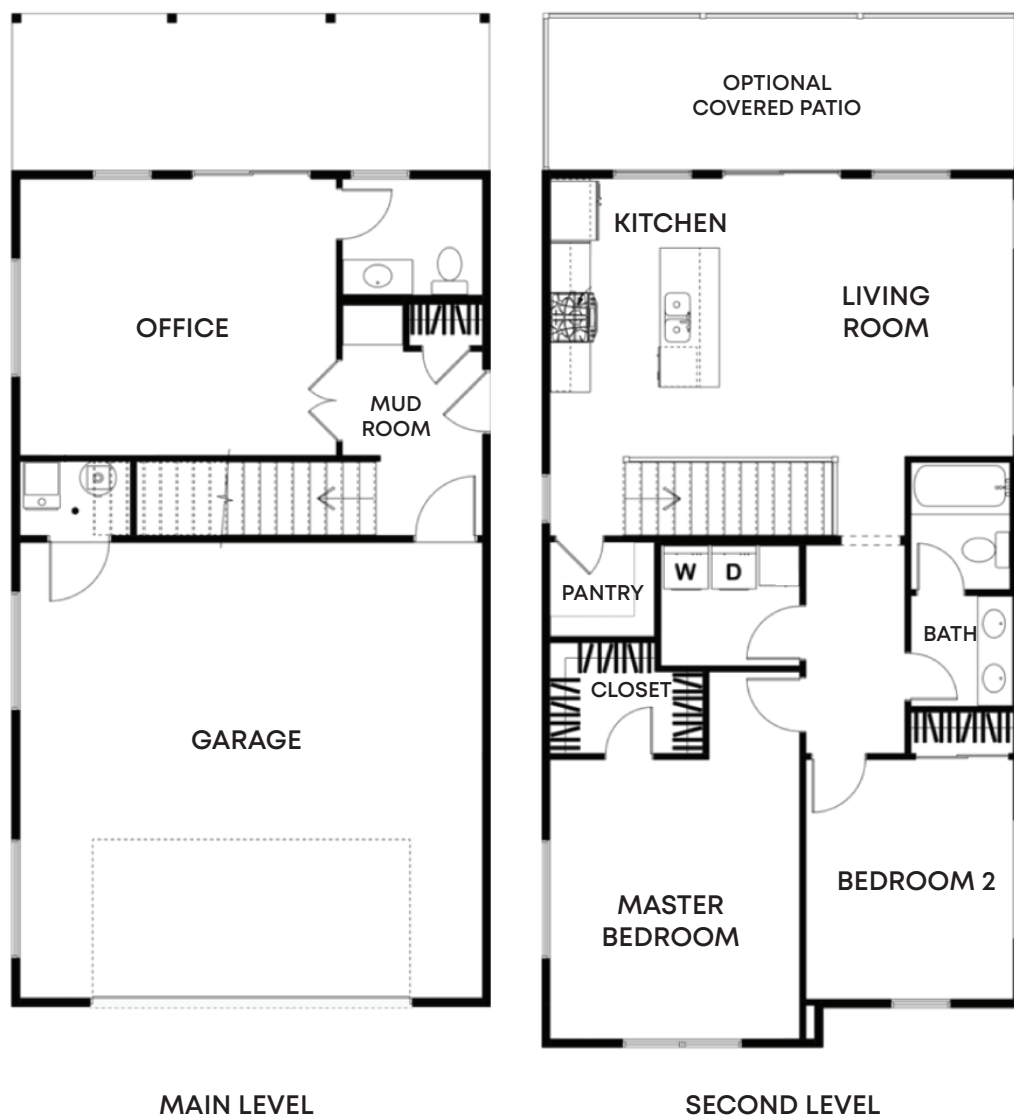
1318 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





GOODWIN

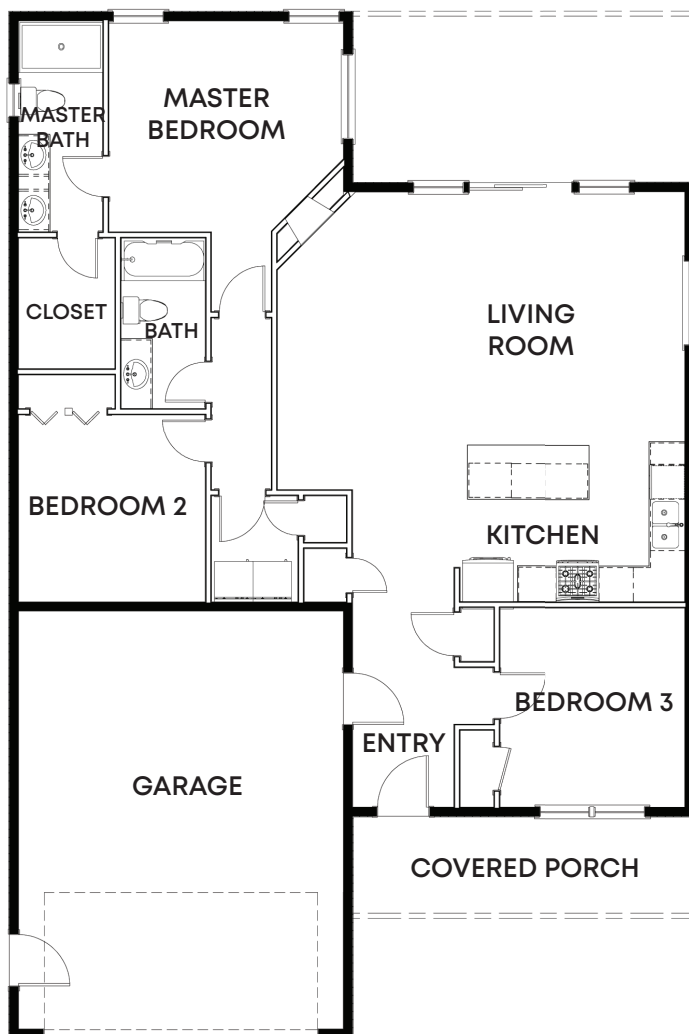
1422 SQ FT | 2 BEDROOMS | 2 BATHS | 2 CAR GARAGE





APPLE GROVE

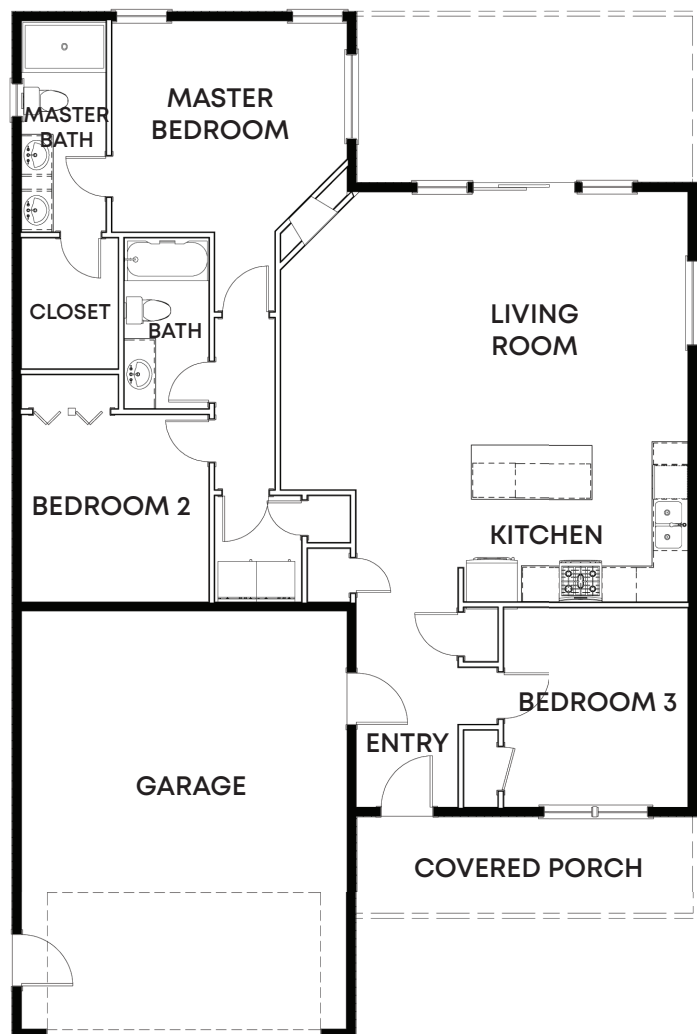
1446 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





APPLE GROVE MODIFIED

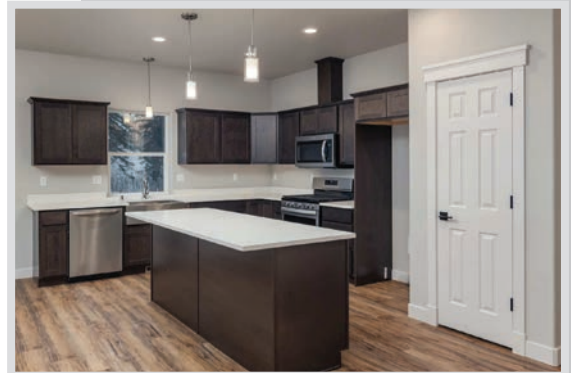
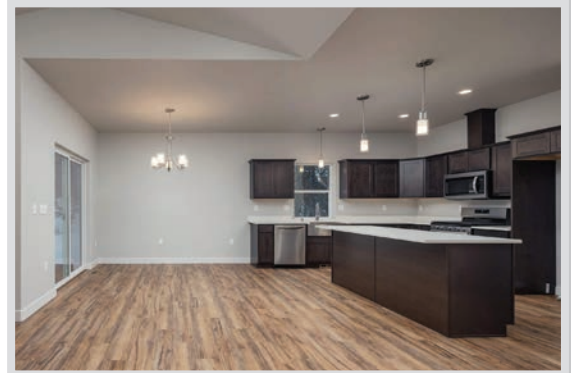
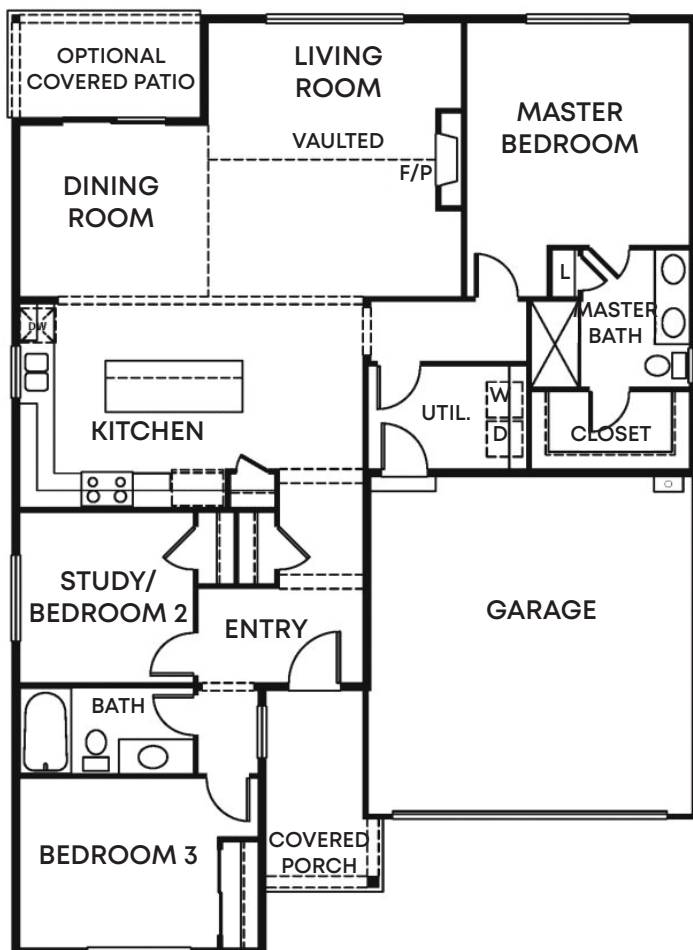
1446 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





CORBIN

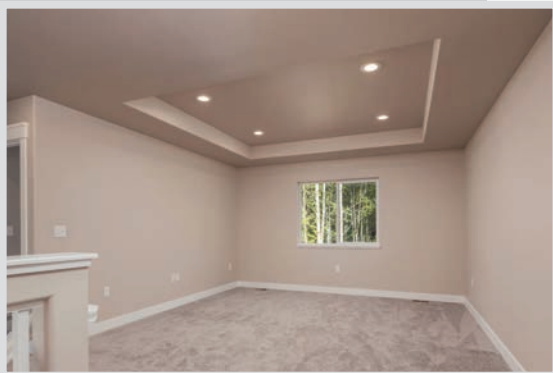
1507 SQ FT | 3 BEDROOMS | 2 BATHS | 2-3 CAR GARAGE



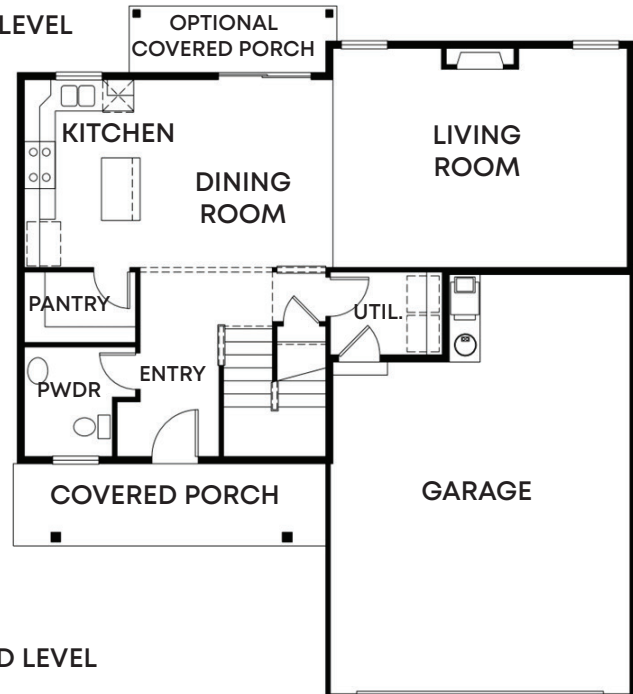


WILLOW

1560/1785/2029 SQ FT | 3-4 BEDROOMS | 2.5 BATHS | 2-3 CAR GARAGE



MAIN LEVEL



SECOND LEVEL

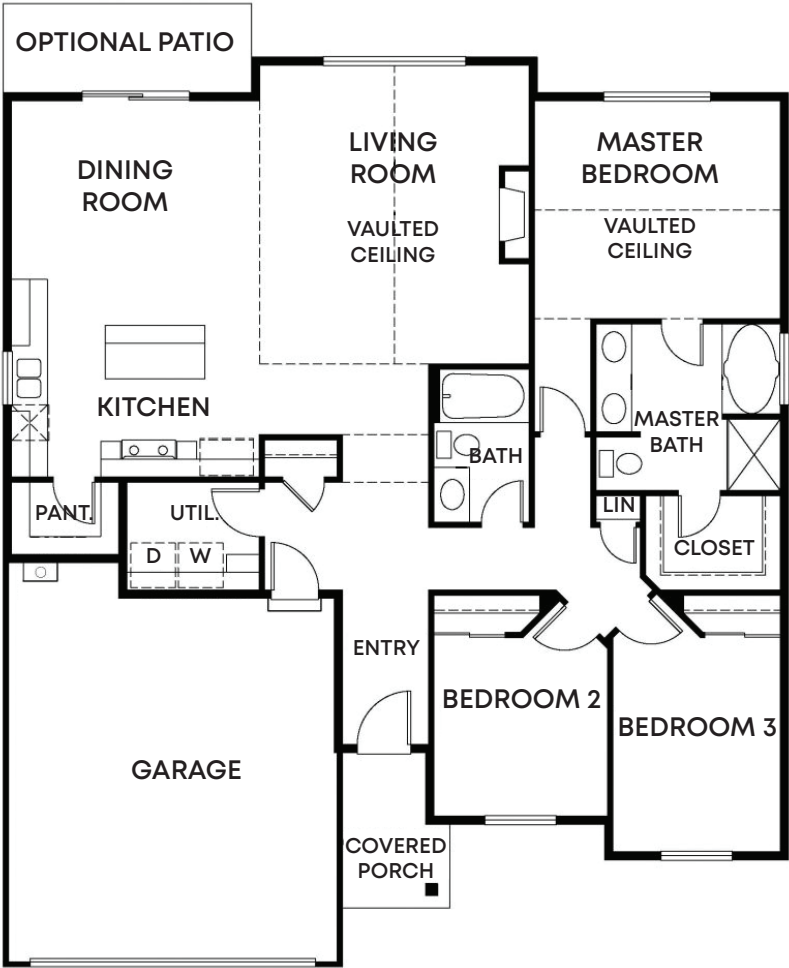




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AVERY

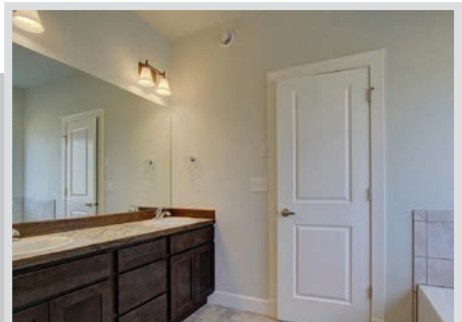
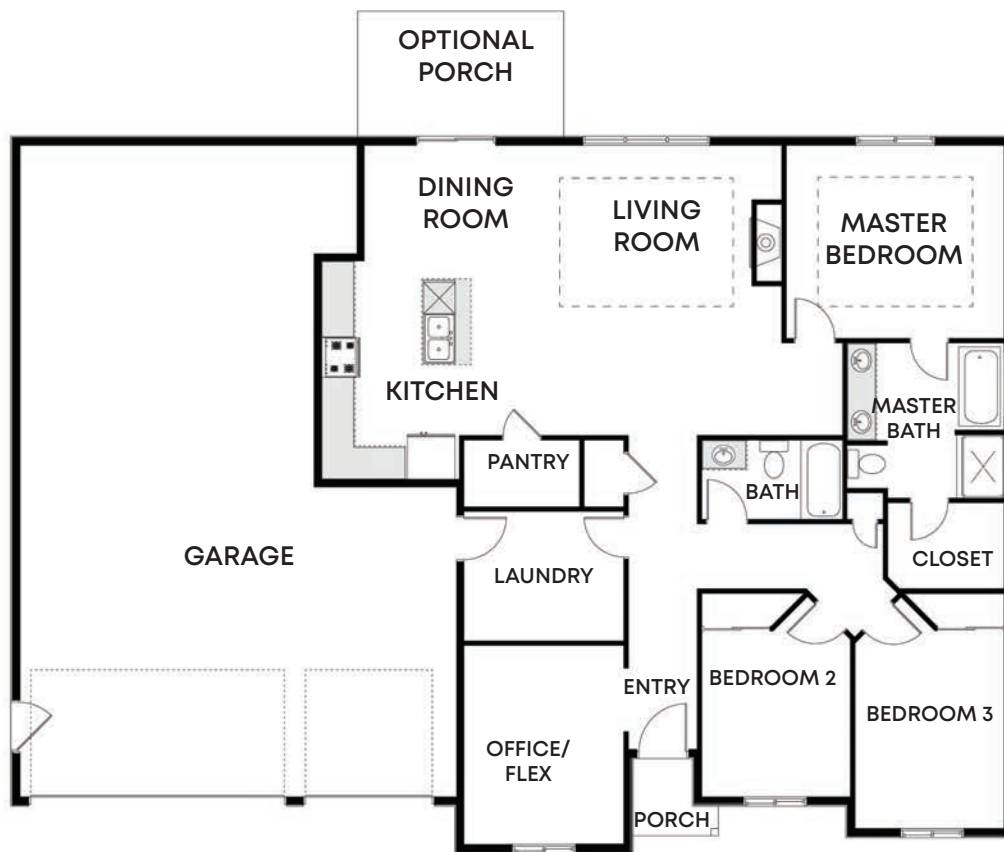
1588 SQ FT | 3 BEDROOMS | 2 BATHS | 2 CAR GARAGE





AURORA

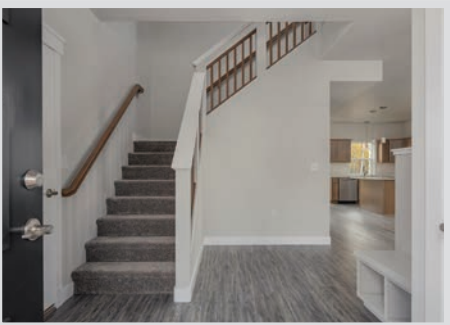
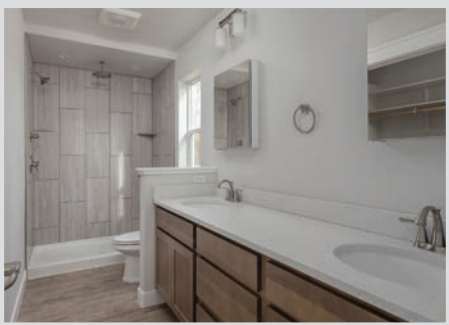
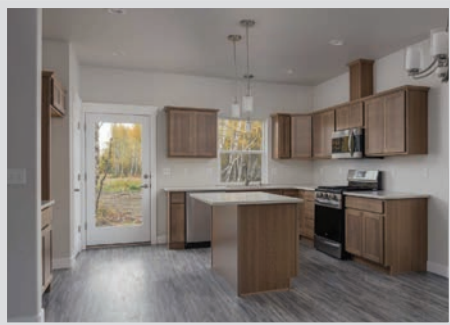
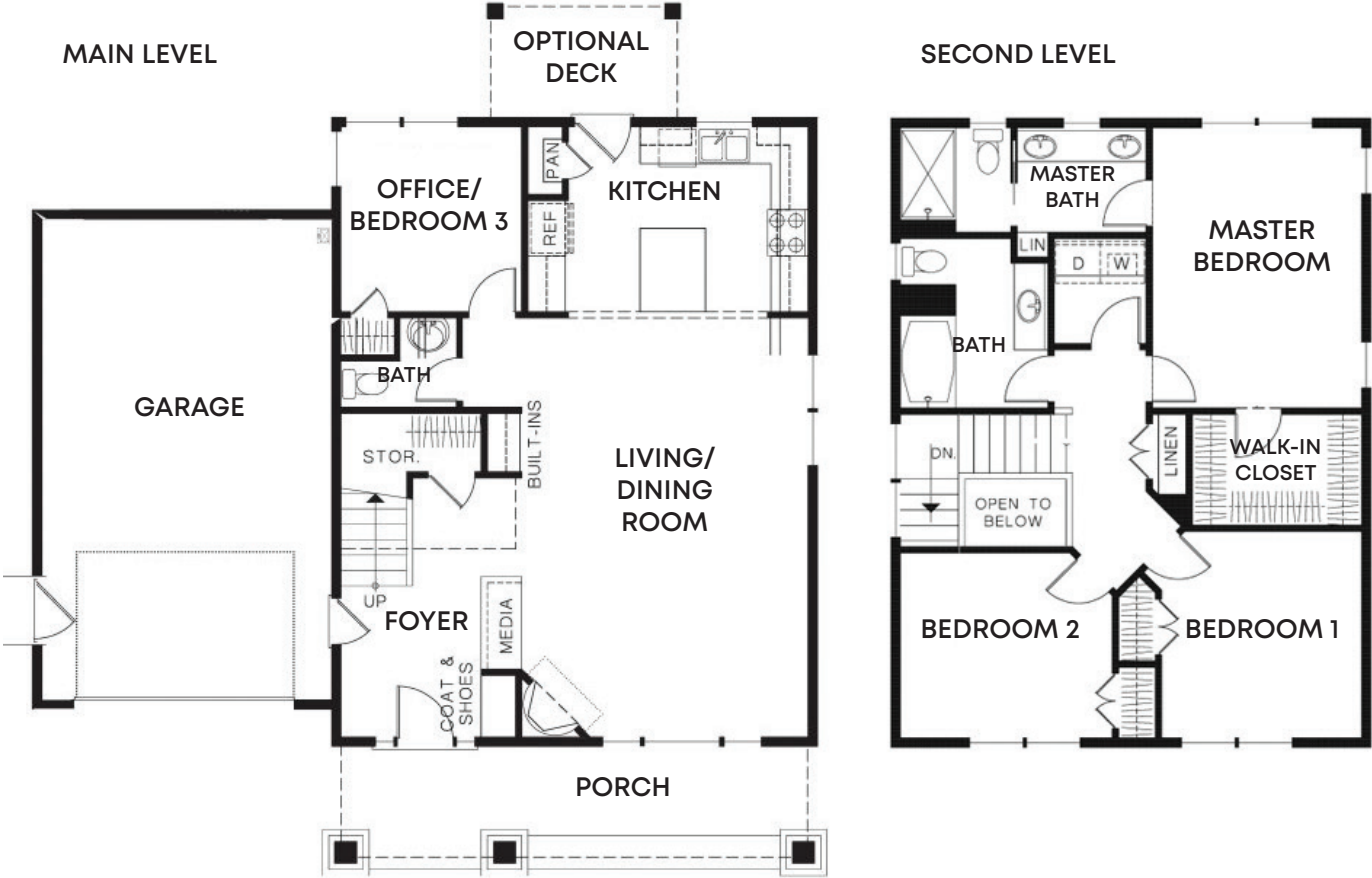
1660 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE





THOMPSON

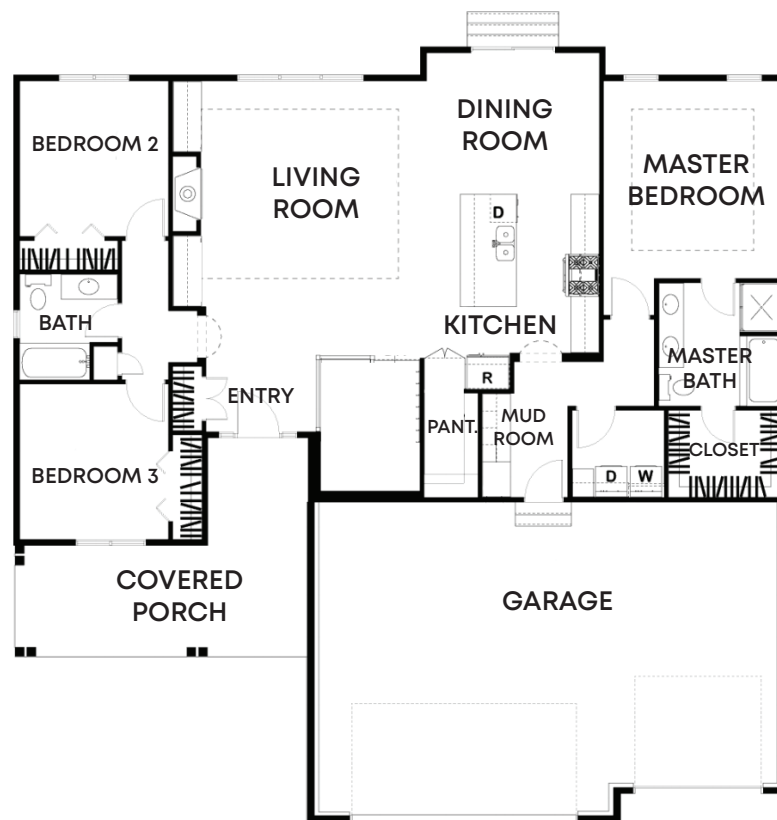
1700 SQ FT | 4 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE





BRENNA

1701 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE



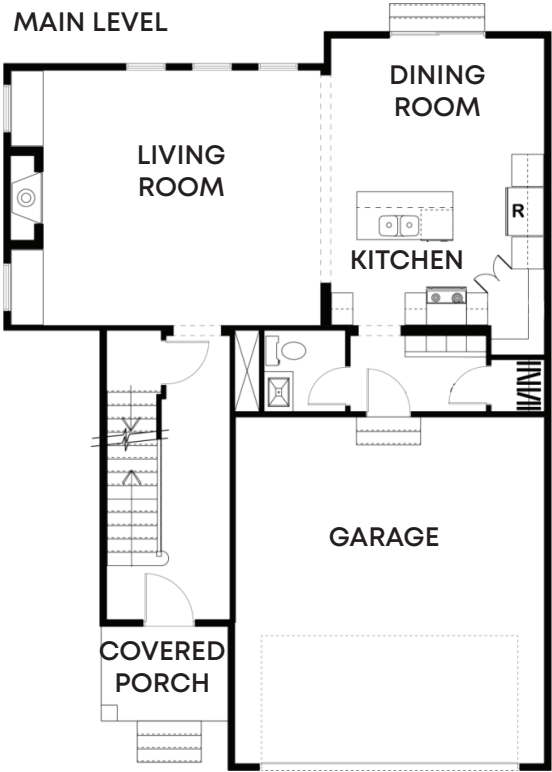


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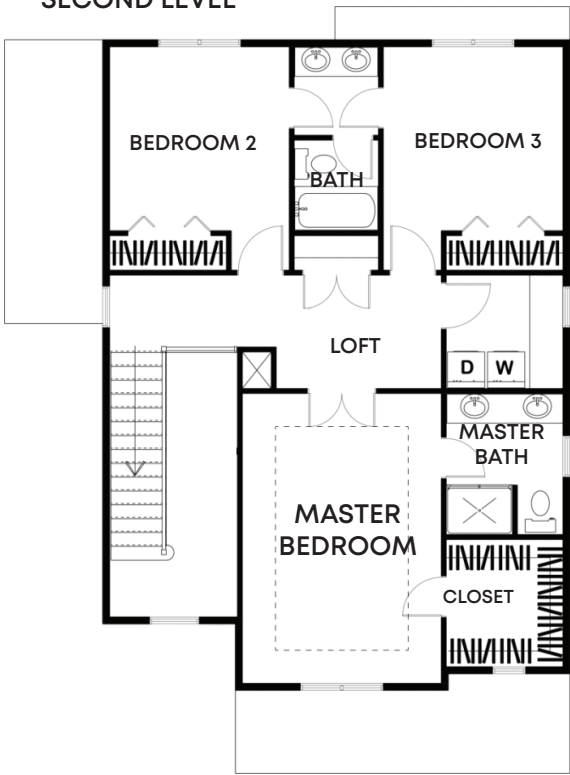
STALBIRD

1777 SQ FT | 3 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE

MAIN LEVEL



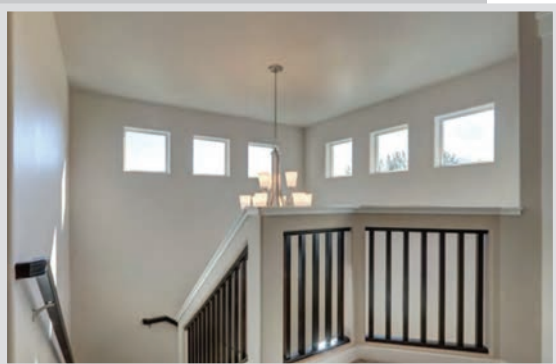
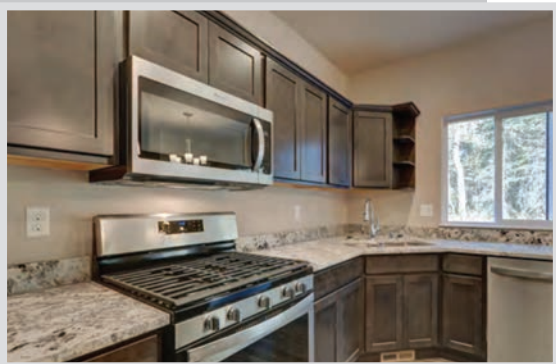
SECOND LEVEL



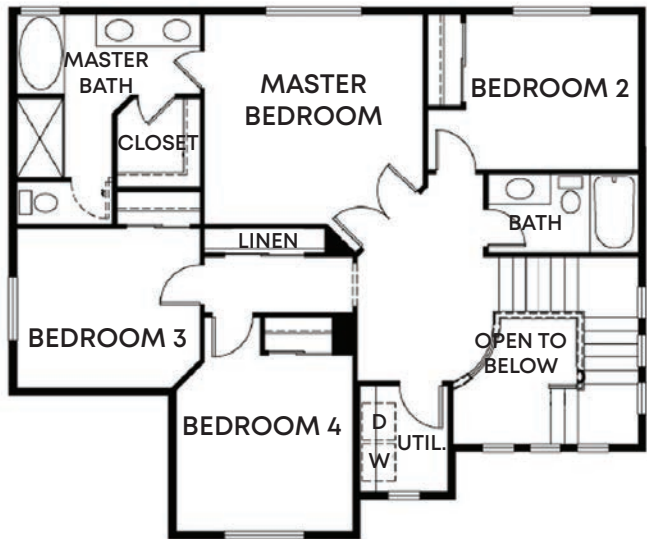


WINCHESTER

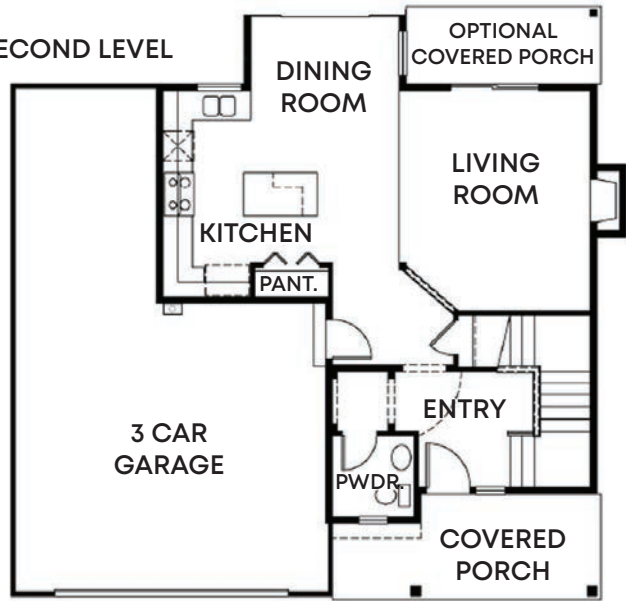
1809/2163 SQ FT | 4 BEDROOMS | 2.5 BATHS | 3 CAR GARAGE



MAIN LEVEL



SECOND LEVEL



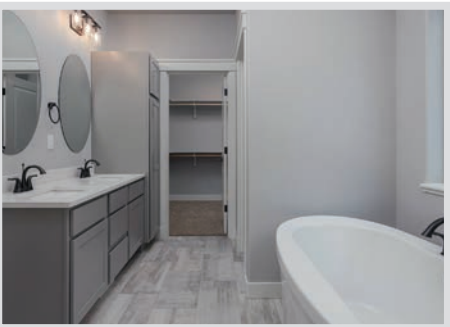
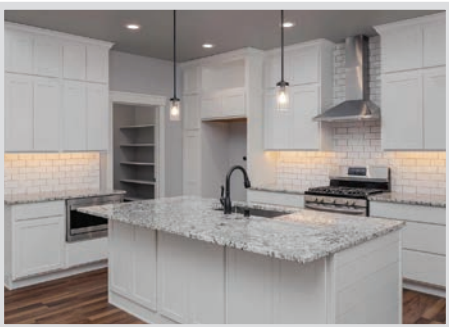
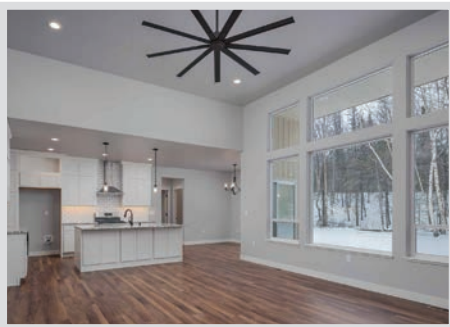
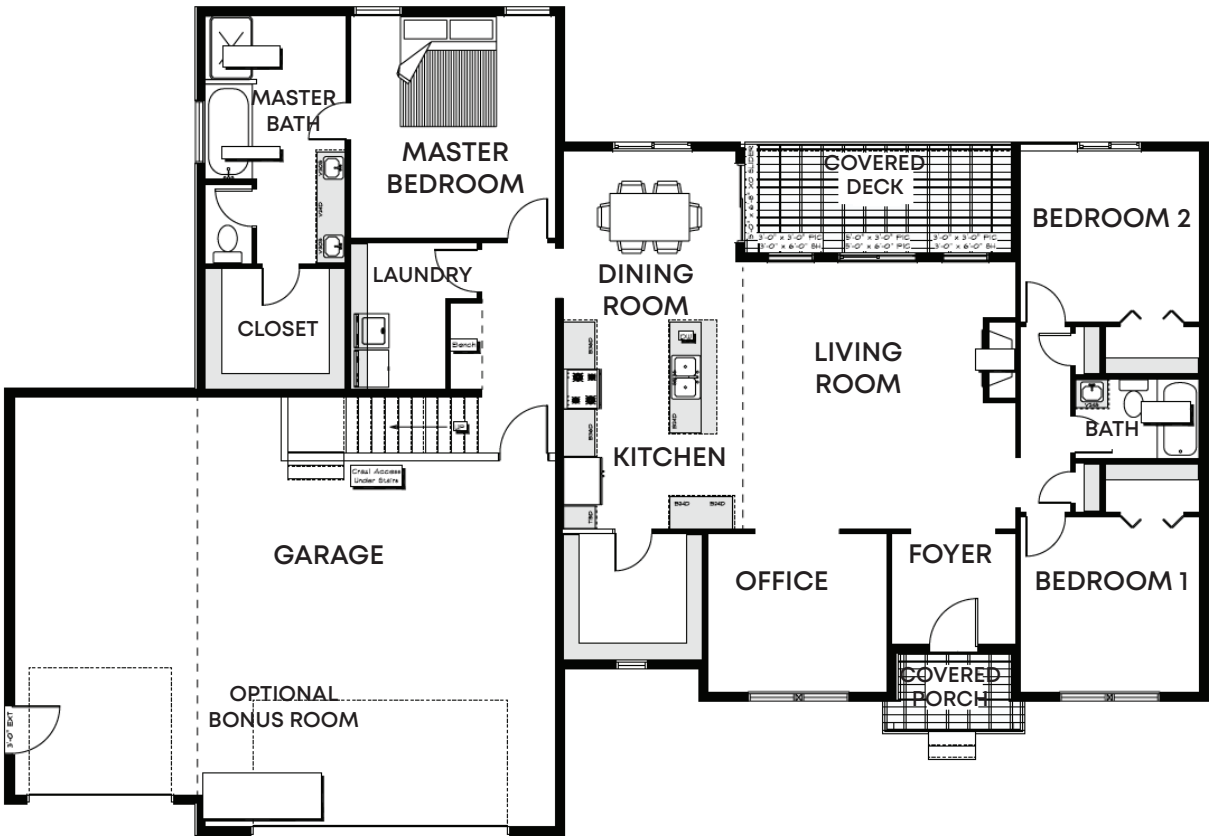


WM CONSTRUCTION, LLC

LILY

1819 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE

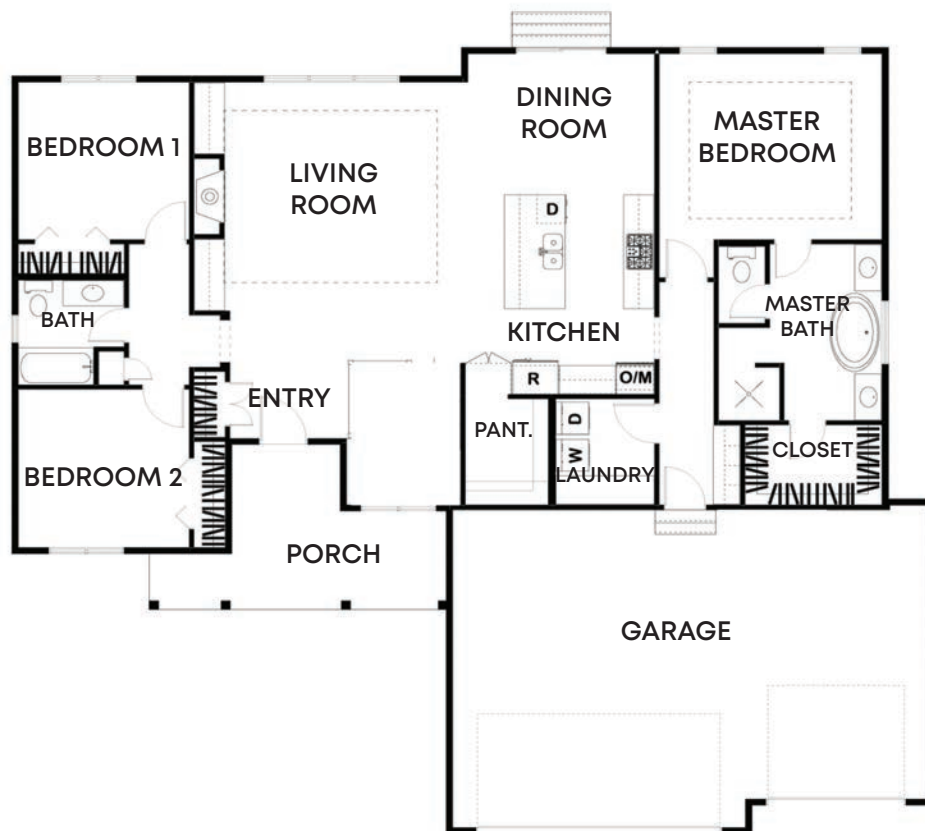
Optional Bonus Room brings total to 2,224 Sq Ft





MEADOW VIEW

1824 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE | OFFICE

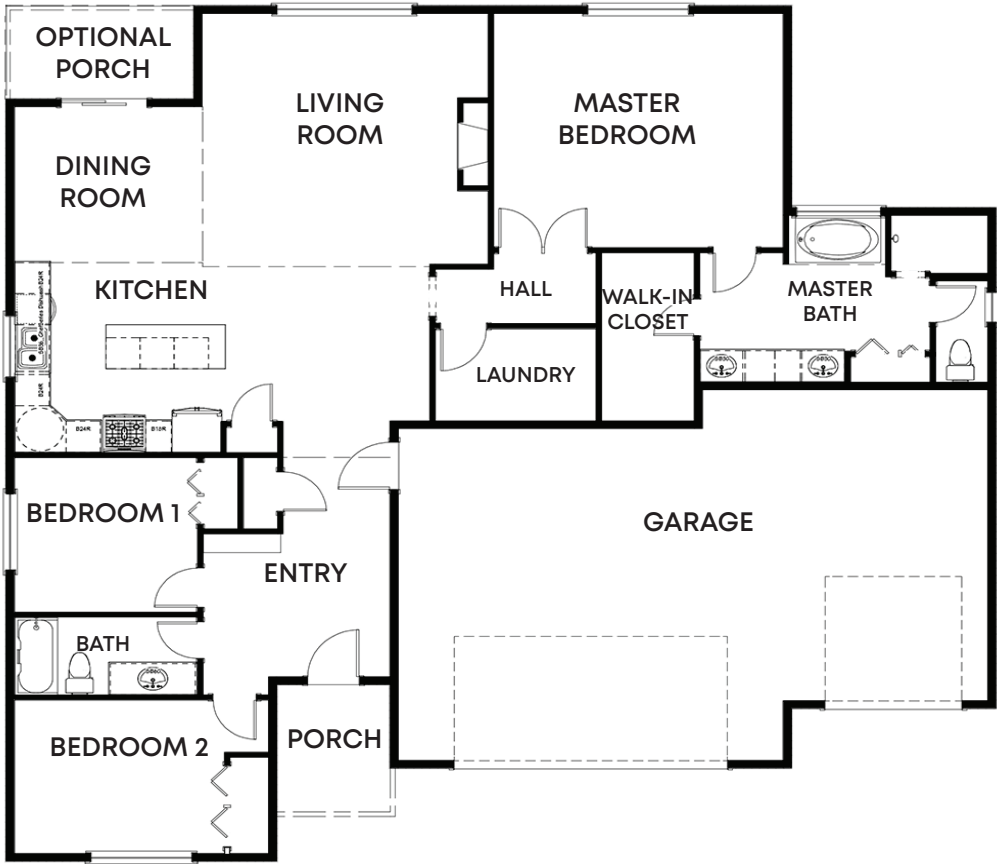




WM CONSTRUCTION, LLC

ADDY

1869 SQ FT | 3 BEDROOMS | 2 BATHS | 3 CAR GARAGE

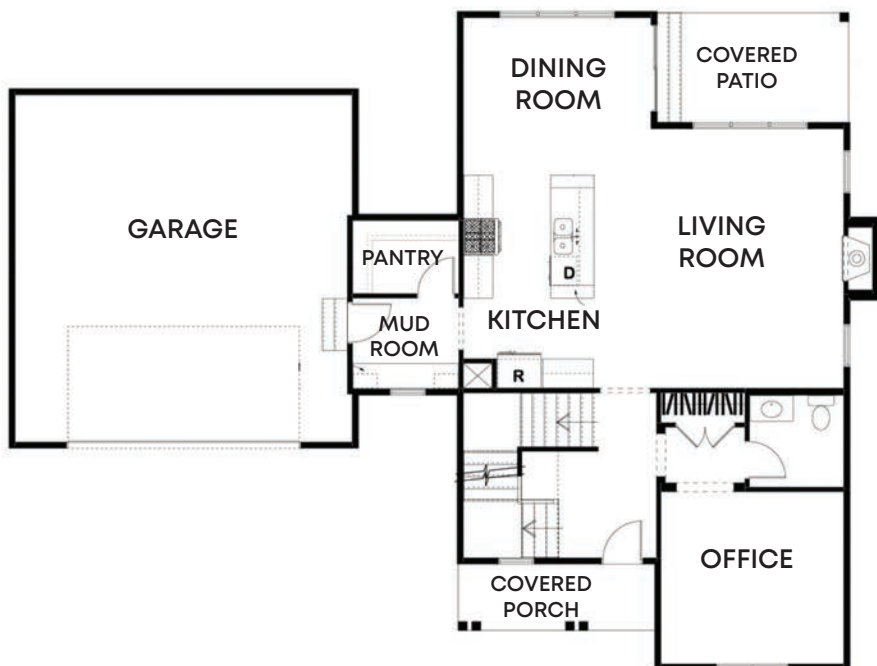




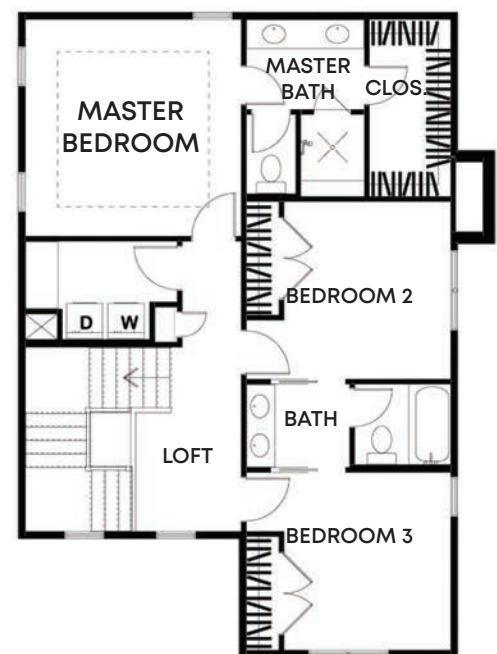
COLLINS

1994 SQ FT | 3 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE

MAIN LEVEL



SECOND LEVEL

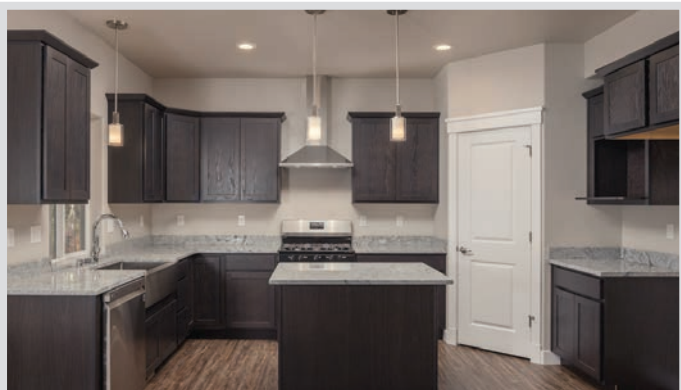
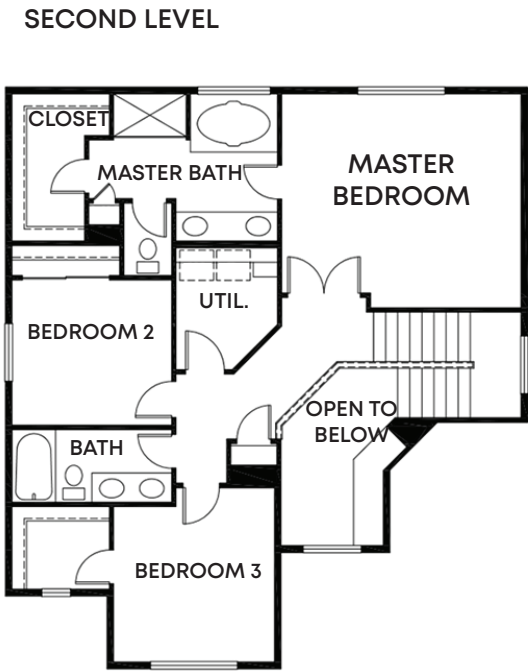
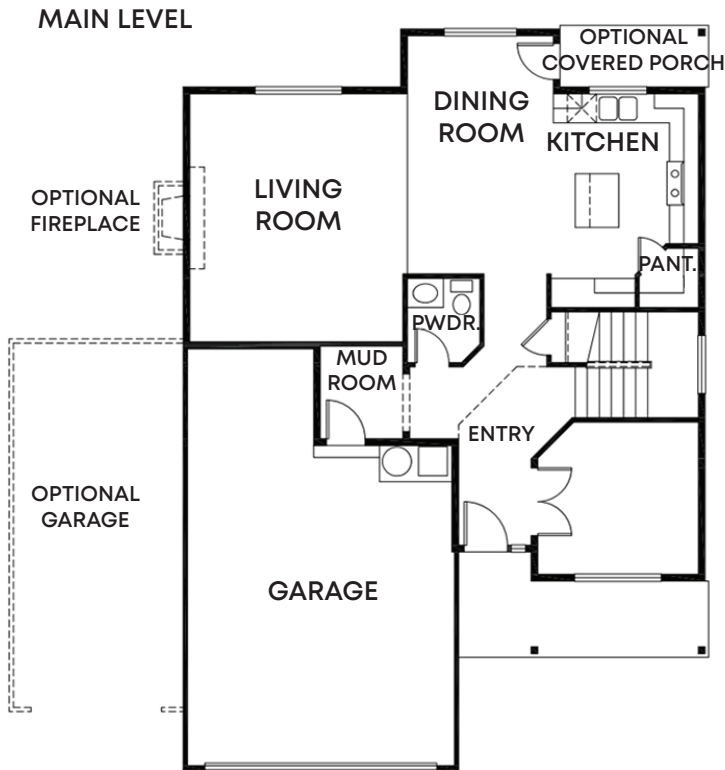




WM CONSTRUCTION, LLC

IVY

2044 SQ FT | 3 BEDROOMS | 2.5 BATHS | 3 CAR GARAGE

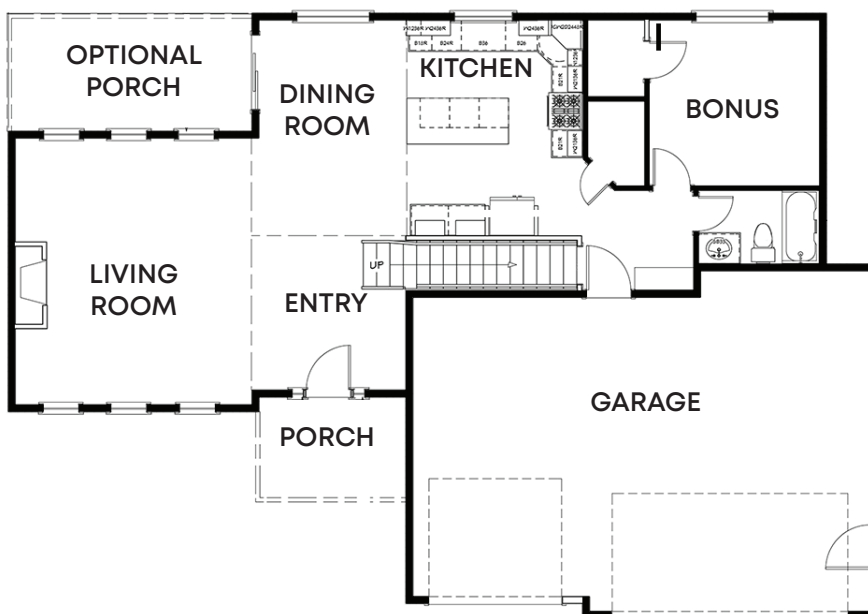




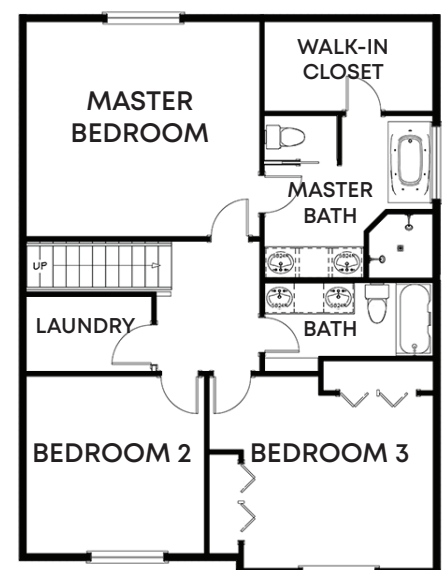
RILEY

2144 SQ FT | 4 BEDROOMS | 3 BATHS | 3 CAR GARAGE

MAIN LEVEL



SECOND LEVEL



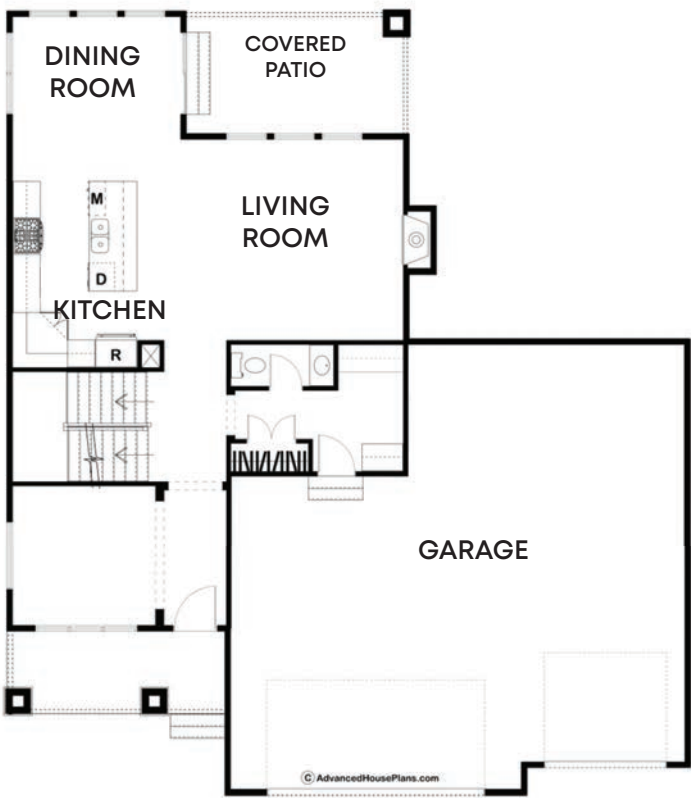


WM CONSTRUCTION, LLC

JOELLE

2158 SQ FT | 4 BEDROOMS | 2.5 BATHS | 3 CAR GARAGE 967 SQ FT

MAIN LEVEL



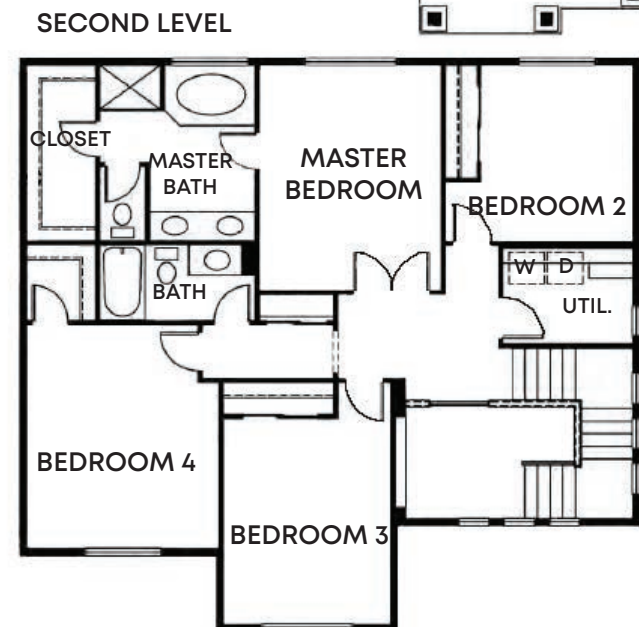
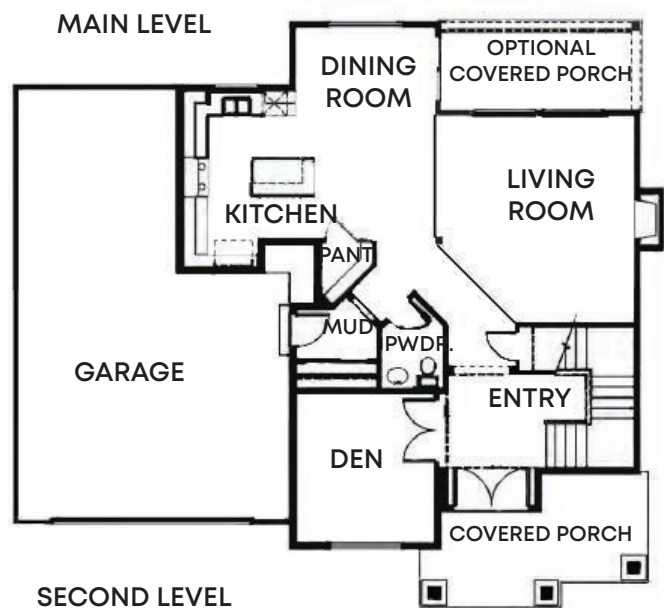
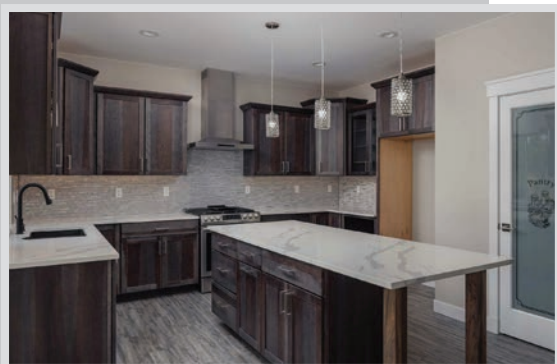
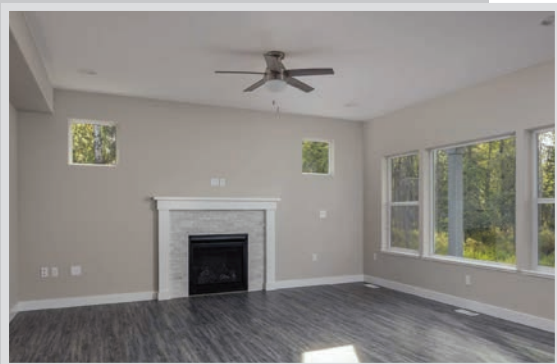
SECOND LEVEL





ASHTON

2345 SQ FT | 4 BEDROOMS | 2.5 BATHS | 2 CAR GARAGE

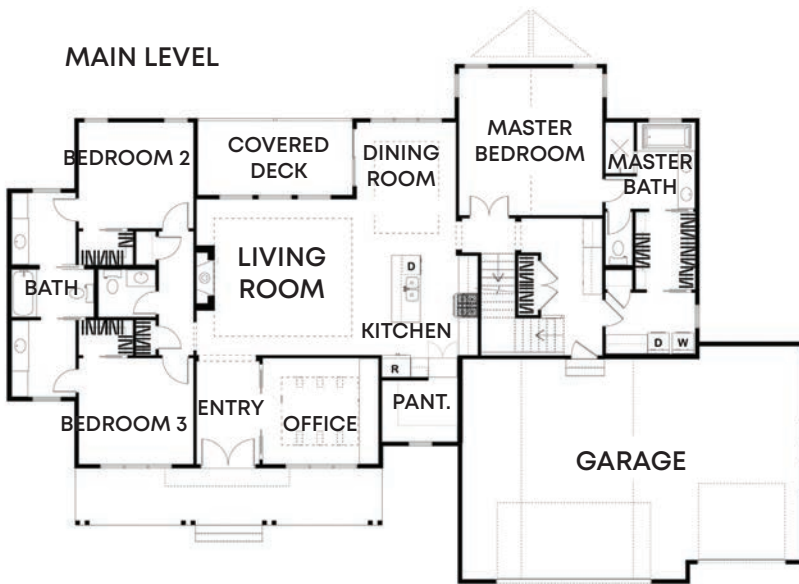




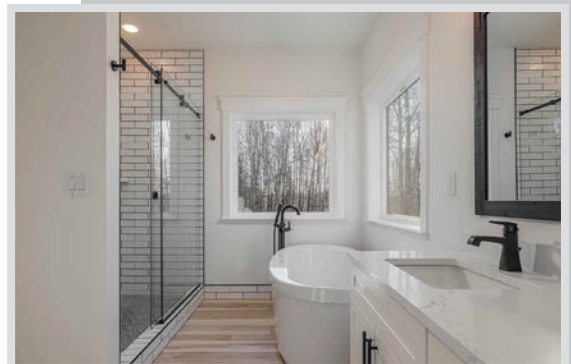
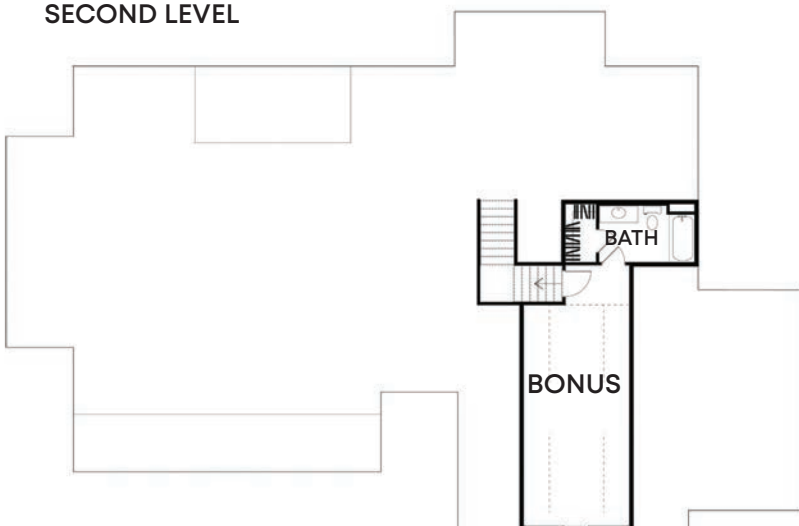
CEDAR HILL

2675 SQ FT | 3 BEDROOMS | 3.5 BATHS | 3 CAR GARAGE | BONUS ROOM

MAIN LEVEL



SECOND LEVEL



LOT RESERVATION

Date of Reservation: _____

Buyer(s), _____ hereby deposit the amount of \$1,000.00 in form of a cashier's check or personal check payable to WM Construction, LLC. The check will be delivered to Real Broker, LLC, office in Wasilla office and immediately delivered to WM Construction, LLC, reserving the following:

(Legal Description)

Non-Recorded Plat Reservations:

The reservation will only be valid until 72 hours after recording of the plat the lot is reserved in. Immediately upon recording, the buyer(s) and seller(s) must fully execute a New Construction Purchase and Sales Agreement within 72 hours of recording. If a sales agreement is not fully executed within 72 hours of recording the reserved lot will be released and the reservation amount of \$1,000.00 will be fully refunded to the buyer. If a sales agreement is executed, this deposit will become a part of the agreement by reference as earnest money already on deposit. If buyer chooses not to follow through with a purchase, buyer must notify the builder/developer through buyer(s) representing Realtor. The Realtor will request a withdraw on their lot reservation and buyer(s) will receive a full refund of the deposit. Neither party will have any further obligations to each other at that time.

Recorded Plat Reservations:

The reservation will only be valid for _____ days. Within this time-frame, the buyer(s) and seller(s) must fully execute a New Construction Purchase and Sales Agreement. If a sales agreement is not fully executed by the end of the _____ day, the reserved lot will be released and the reservation funds will be fully refunded to the buyer. If a sales agreement is executed, the deposit will become a part of the agreement by reference as earnest money already on deposit. If buyer chooses not to follow through with a purchase, buyer must notify the builder/developer through buyer(s) representing Realtor. The Realtor will request a withdraw on their lot reservation and buyer(s) will receive a full refund of the deposit. Neither party will have any further obligations to each other at that time.

Buyer(s): _____

Date: _____

Selling Licensee(s): _____

Date: _____

Selling Brokerage: _____

Listing Licensee(s): _____

Date: _____

Seller(s): _____

Date: _____

Listing Brokerage: Real Broker, LLC

AVAILABLE UPGRADES

Buyer(s): _____

Phone(s): _____

Email(s): _____

Address: _____

Legal: _____

Floor Plan: _____ # of bedrooms _____

The available upgrades may be included in the loan amount, provided they are included in the earnest money contract & appraised value. All prices are subject to change. Some options may not be appropriate for all plans. Builder's prices for materials and/or labor are subject to change at anytime. All quotes will include cost of materials & labor.

Well: **Y N** Septic: **Y N** Garage: **L** or **R**

KITCHEN

Double Oven \$upgrade cost through Allen & Peterson + WRUCKS
(this will also require an additional upgrade selection for the 220v power installation)

Glass Pantry Door - frosted with "Pantry" on front \$250

Instant Hot Water in Kitchen (Chrome) \$1,208

Farmhouse Sink Cabinet upgrade through WRUCKS

Under Cabinet Lighting \$950

Garbage Disposal for City Sewer \$400

Garbage Disposal "Septic Assist" for private Septic \$649

BATHROOMS

Dual Chrome Shower Heads \$500

Custom Walk in Shower w/Tiled Floor & Surround \$Quote

Glass Shower Door (we do recommend to do this after closing) \$Quote

Shower bench - Wrucks upgrade quote \$Quote

Shower shelving/wall niche (cannot be on exterior wall) - Wrucks upgrade quote \$Quote

Tiled shower floor for standard plastic shower pans \$Quote

LAUNDRY

Laundry Room Floor Drain \$800

Laundry Storage Cabinets & Shelving (upgrade through WRUCKS) \$Quote

Utility Sink Laundry Room \$850

Glass Laundry door - frosted with "Laundry" on front \$350

Options and pricing subject to change. Once under contract see BuilderTrend. This will supersede any printed material.

INTERIOR

Hardwood Flooring or LVP; Install extra WRUCKS (outside of standard area)	\$Quote
Additional paint colors (unlimited wall usage)	\$250 per paint color change + \$1.00 per floor sq ft
White Lids (Ceilings)	\$Quote
Interior French doors:	
• 5' Standard 6 panel	\$Quote
• 5' 10-lite	\$Quote
• Specialty	\$Quote

EXTERIOR

Gas Line for Grill to Back Porch	\$340
Exterior French Doors (roof over required, *WM does not recommend)	\$Quote
Additional Exterior Hose Bib (Must advise plumbers of location)	\$185/ea
Lap Siding Around Entire Home	\$Quote
Enclosed Soffits	\$Quote
Steps off deck (straight runs only, not included in build as standard)	\$Quote
Metal Roofing	\$Quote
Pilings for decks over 5' deep	\$Quote
Gutters & Fencing (not provided by builder, buyer to use vendor outside of the transaction, to be done after recording)	Not available
Additional Treated Wood Deck (standard material w/ea home) Additional decking may require additional costs for pilings; builder will quote	\$Quote
Trex Deck Pricing based off color selection	\$Quote

PLUMBING

Whole Home Water Filtration System (single sediment filter standard w/home on well w/on-demand water heater; two & three stage filtration systems available at extra cost)	\$Quote
Water Softener Rough in (stub outs only) (rough in will also route water lines to not use softener system on exterior hose bibs)	\$700
Water Softener System	\$2,779
Rain Shower Head - separate valve to operate	\$Quote
Rain Shower Head w/diverter	\$Quote
Slow Close Toilet Lids	\$60 each

GARAGE

Trench Style Floor Drain	\$Quote
Belt Drive Garage Door opener	\$Quote
Garage man door w/light scone (only standard in some plans)	\$925
RV Pad; Gravel or Asphalt; Additional Garage Bay	\$Quote
Hot & Cold Hose Bib in Garage	\$350
3rd Car Garage (12x24')	\$Quote
Utility Sink in Garage	\$850
Rough-in (plumbing only) for future utility sink in garage	\$500
Paint + Primer Garage	\$Quote
Smooth Wall Garage	\$Quote

LIGHTING & ELECTRICAL **Prices subject to change prior to walkthrough

Recessed Can light	\$100/ea
Interior Electrical outlet (std 110v)	Int \$50/ea Ext \$95/ea
Additional Interior Electrical switches or light boxes	\$45/ea
Flat up/down easy push Rocker switches	\$550 throughout
Accent Mood Lighting in Master bedroom	\$Quote
Accent Mood Lighting in Living Room	\$Quote
Generator Switch	100amp \$1,740 / 200amp \$2,230
220v (50amp)	\$420
Fire Place Blower Fan	\$600
Complete Central Vac System	\$Quote
Central Vac System Roughed in 3 valves	\$Quote
Additional Bathroom Fan	\$525
Room wired for ceiling fan (customer provides fan)	\$155
30 amp 220V for electric dryer or electric oven	\$340/ea
Microwave outlet for hood vent	\$115

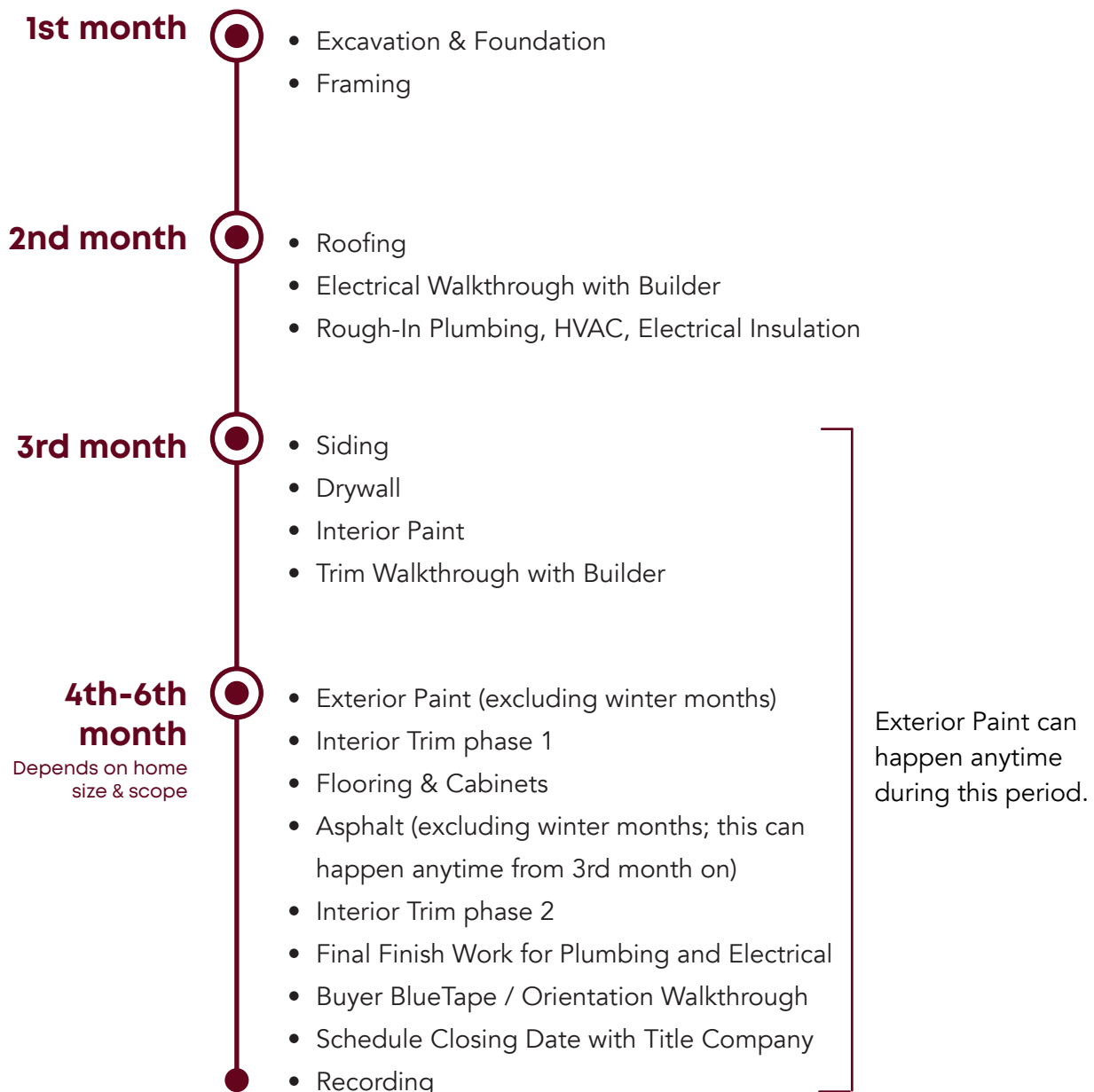
MISCELLANEOUS

Triple Pane Windows	\$Quote
Black Exterior, White Interior Windows	\$Quote
In Floor Heat	\$Quote
Cabinetry Handles & Pulls install Labor	\$300-500 depending on house size (buyer to pay & supply materials)
Bay Window pop out	\$Quote
Radon Venting Set-Up for Future Installation	\$Quote
Radon Venting Complete Passive Piping System	\$Quote
Re-Survey Lot after final grade	\$Quote

Options and pricing subject to change. Once under contract see BuilderTrend. This will supersede any printed material.

CONSTRUCTION TIMELINE

Meet with Builder, agree on build design, write up contract with Realtor. After a fully signed agreed upon contract you will walk the lot with the builder to go over placement of the home on the lot. The estimated date of completion is only an estimate. The builder will make every effort try to have the house completed on time. The builder is not responsible for any rate lock extensions, new rate locks, temporary housing, or any issues with buyer's current house or rental. Many things can cause delays in construction: shipment delays, subcontractors, strikes, weather, frozen ground, utilities companies, acts of God, etc.



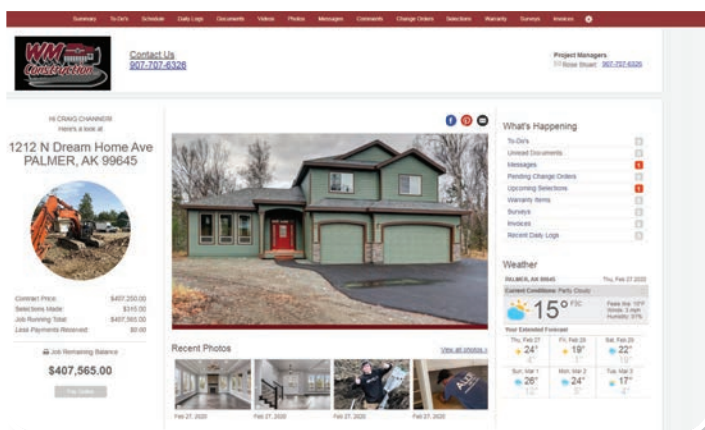
WELCOME TO BUILDERTREND



- **The HUB of all communication during the Building process**
- **Selections**
- **Warranty Portal**



We firmly believe that building a home should be exciting, not exhausting. With you in mind, BuilderTrend allows full access to the builders team to answer questions, vendor selection due dates with a "To-Do" checklist, selections, change orders and more. BuilderTrend is also the storehouse for all communication during the build period, with real time commenting and a private message feature so coordinating with clients and agents is easy and efficient. BuilderTrend accounts are only for the client, with the client's realtor email added so they are included in all communication. Clients will receive an email to set up their BuilderTrend account near the groundbreaking stage. A "Welcome to BuilderTrend" message is sent out with helpful information on how the new construction process works to help with any questions the client may have.



BuilderTrend is the required method of communication on all warranty related items after the build is completed. Warranty information is sent to the buyer once they have closed on the house, and the builderTrend account is open for one year after closing.

Phone calls or texts asking about warranty items will be denied. One year warranty list is required to be sent through Builder Trend before scheduling can take place.

BUILDER NEW CONSTRUCTION ADDENDUM

Address: _____

Legal: _____

This document becomes attached to and made a part of the Earnest Money Receipt and Agreement to Purchase between _____ the buyer(s), and _____ the seller(s), dated _____ covering the real property known as: _____

Any reference, in this Agreement to Purchaser, Homeowner or Buyer, shall be one in the same and refer to the Buyer as listed above.

Buyer Initials

Buyer to provide builder with a 90% pre-qualification letter or proof of funds for cash offers within 3 days of fully-executed contract. The builder reserves the right to refuse buyer's lender. Builder must receive buyer's pre-qualification letter before any construction will begin. All offers are contingent on the builder acquiring the lot & construction financing.

Buyer Initials

The estimated date of completion is only an estimate. The builder will make every effort to have the house completed on time. The builder is not responsible for any rate lock extensions, new rate locks, temporary housing, or any issues or costs with buyer's current house or rental. Many things can cause delays in construction: shipment delays, subcontractors, schedules, strikes, weather, frozen ground, utilities companies, acts of God, etc.

Buyer Initials

All earnest money & notice to proceed funds are non-refundable and will be released to the builder immediately upon fully-executed contract.

Buyer Initials

Buyer understands that the builder will order a construction appraisal for the construction loan purposes, buyer is responsible for the appraisal needed to secure buyers long term loan, if applicable. Buyer agrees to order appraisal upon request by builder and/or builder's licensee. In the event the appraised value comes in under the contract price, buyer agrees to pay the difference. This addendum shall supersede any FHA/VA amendatory clause, if applicable.

Buyer Initials

Buyer to pay for all change or upgrade fees upfront (even if financing the amount of the change or upgrade). All changes & upgrades will be done by an amendment or change order form approved by buyer in BuilderTrend & accompanied by buyer's funds. Builder will not complete a change or upgrade until builder has received funds along with documentation.

Buyer Initials

Checks for changes/upgrades made out to WM Construction LLC shall be provided to Craig Channer's office at Real Broker, LLC in Wasilla. Change/upgrade funds are non-refundable. Builder's prices for materials and/or labor are subject to change.

Buyer Initials

Driveways have standard paving if included in contract, the builder's maximum standard driveway payment is \$4000. Any additional paving to be paid by the buyer prior to closing by cashiers check.

Buyer Initials

Builder may substitute building materials (except buyer's selections & upgrades) of equal quality to maintain the schedule if necessary.

Buyer Initials

Buyer understands all flyers, ads, MLS Listings, floor plans, & photos are used for marketing & information purposes only. Photos and plans used for marketing are similar and may show buyer-optional upgrades.

Buyer Initials

Plans brought to builder will be built at WM standards unless otherwise negotiated in contract. Builder will place the house on the lot in the best possible place where recommended by the excavator.

Buyer Initials

Builder will provide 100' well allowance. Additional footage amount over 100' will be invoiced and sent to the buyer to be paid immediately. Pricing for additional well footage is \$61.00 per foot. If the well requires storage tanks, or any additional items to meet requirements for loan programs or buyers financing, the cost will be at the buyers expense. Builder is not responsible for water quality or amount of water a well produces. Natural and man made events can and do occur that can quickly effect well water quality and quantity.

Buyer Initials

If buyer(s) financing requires or buyer requests additional testing and/or inspections for the well or septic system, the cost will be at expense of the buyer.

Buyer Initials

Buyer must be accompanied by their Realtor at all times when viewing the home. At no time should the buyer or buyers Realtor speak to, instruct, ask questions or any other form of communication directly to subcontractors while they are on site. Any information given directly to subcontractors on site will not be guaranteed by WM Construction and carries the risk it will not be completed.

Buyer Initials

If the final sales price does not meet the appraised value due to the addition of closing costs and/or options added to the price of the home, the buyer agrees to pay cash for the difference or shortage prior to closing.

Buyer Initials

Builder is not responsible for any lender inspections that are needed for buyers financing. This includes appraisal fees, appraisal updates, final inspection, or lender inspections. For escrow items, the seller will provide a building inspection PUR 102, once escrow work is complete. If the lender requires additional inspections to complete escrow release, that expense will be paid for by the buyer. Payment from the buyer should not hold up releasing of funds to the seller from the lender. The Lender has 14 days after receiving PUR 102 to release funds directly to the builder.

Buyer Initials

Buyer may choose to have an independent inspection of the house. However, buyer understands & agrees that builder will only be required to make those changes required by code.

Buyer Initials

Closing & recording will take place within 7 days of home completion. Completion of the house will be upon delivery of the final builder's package. If closing is delayed by the buyer or their lender, the buyer will be charged \$75 a day starting on the 8th day. Walk through, blue tape & punch list items are not a valid reason to delay closing. Buyer to place all utility accounts (gas, electric, water, sewer, refuse, as applicable) in their name 24 hours prior to closing, with the utility account start date to be no later than the day of recording. The provided Utility Sheet will need to be sent to the builder 24 hours prior to signing closing documents. Closing will not be approved without the Utility Sheet, and any delays of receiving the Utility Sheet may result in delay of closing fees.

Buyer Initials

Builder completes final grade per code, signed off by a licensed building inspector, this is not landscaping grade. Completion date is determined by weather (ground conditions), building inspector, and utilities being buried. Landscaping is recommended after 1 year of ground settling. Builder is not responsible for any damage to fences , landscaping and/or materials caused by sinkholes. Builder is not responsible for lead times for utilities to be buried.

Buyer Initials

Builder reserves the right to hold open houses until recording.

Buyer Initials

Builder does not provide mail boxes, mail box keys, gutters, landscaping, or fencing. It is the buyer's responsibility to get gutters placed on the house to protect the house and the foundation from the rain after closing. Any damage resulting in not having gutters will not be covered under warranty.

Buyer Initials

Escrow items shall be completed by July 15th, weather permitting. Builder is not required to provide a new survey if paving is done after closing. Buyer agrees to provide access for any interior and exterior items, up to and including moving cars, pets, or any exterior items out of the work area. Escrow work schedule cannot be changed by the buyer. Paving can be delayed while waiting for utilities to be buried. Builder has no control over when the utility companies bury the utility lines. Builder will contact buyer when escrow work is schedule for their house 2 days in advance (weather permitting, as weather can cancel paint and paving). If lender requires buyer's approval to release escrow holdback funds, the approval is to be made immediately by the buyer. Any disagreements with escrow work is handled as warranty work, not as means to withhold escrow funds from Builder.

Buyer Initials

All driveway overages will be due prior to closing, including escrowed paving to be completed the following spring. Escrowed paving will be estimated. These estimated costs will be applied to the paving invoice once completed. Any overpayments will be returned to buyer, any unpaid amounts from the estimate will be billed and due immediately once driveway is complete. Any additional paving the buyer requests will need to be done between buyer and paving contractor and paid directly to them.

Buyer Initials

Any paving requests that change driveway dimensions from road right of way to property line will need an amended driveway permit/or a new permit from MSB. WM Construction will not be responsible for any changes done by homeowner after closing - if MSB does not approve driveway permit WM applied for due to any changes by homeowner from what WM installed, it will void the permit and will be at the expense of the buyer to apply for one. MSB requires a permit for every driveway or access installed in their road right of way.

Buyer Initials

When the build requires purchasing the lot on behalf of the buyer, the buyer is responsible for closing costs of the lot paid by cash, or included in Build PSA.

Buyer Initials

Purchase & Sale Agreement (PSA) Notes

\$10,000 minimum required for Notice to Proceed Funds. Earnest Money amount can be \$1,000 & Notice to Proceed amount can be \$9,000. Total amount released to builder must total \$10,000 unless negotiated otherwise. Both Earnest Money & Notice to Proceed Funds will be released to builder. Check will need to be made out to WM Construction, LLC.

Buyer Initials

Title Company: Heather Billsborough with Stewart Title

Buyer Initials

Home Warranty will be Builder's standard one year Warranty (no extra cost for buyer or seller unless the buyer wants to purchase an additional home warranty offered from a third party vendor).

Buyer Initials

Home Inspector can be buyer's choice, but must be mutually agreed upon by builder.

Buyer Initials

Builder will provide an as-built survey at the foundation stage. Survey may not include decks, walkways, etc. If an updated survey is needed, buyer to cover cost of second survey. Lot lines, stakes, metal property corners can be buried or lost. Buyers expense to hire a surveyor to come back after closing to re-mark.

Buyer Initials

The specifications in this builder's book are binding unless specifically addressed in an amendment, addendum, or additional terms and conditions of the PSA.

Buyer Initials

Builder New Construction Addendum is required to be signed and submitted with the New Construction Purchase & Sale Agreement (Contract will not be accepted without it.)

Buyer Initials

Buyer's Selections Process

Call each point of contact (noted on top of each selection sheet) for each vendor & schedule an appointment with them directly. Each vendor has packages available to keep within the allotted budget. They will advise you of which packages you can select from without adding any overage charges. You will have to check with each vendor for overage cost of any upgrades selected. No credits will be carried over, used, refunded or provided in any way for any item selections. Sherwin Williams + Rodda colors only accepted.

Buyer Initials

The standard paint selections are 2 paint colors interior (walls/trim), 3 paint colors exterior (body, accent, trim) & one color for front door. Trim only painted on front elevation (except roofline) and windows, doors around the other 3 elevations are painted body color. No credits are given for less colors chosen. White or light color houses are a QUOTE for additional paint needed to adequately cover exterior. The only brands accepted will be Sherwin Williams and Rodda.

Buyer Initials

Any upgrade costs will be paid by Buyer(s) directly to the vendor before order is made. Any major adjustments, orders, or upgrades will require a "Change Order Form" & builder meeting for approval.

Buyer Initials

Buyer to be aware order changes and/or selection of items not in stock may cause additional costs associated with the build & push back completion date of your home. Ordering of non in-stock items will require approval by the builder prior to ordering. Please select in-stock items only.

Buyer Initials

Any upgrade selections made at Wrucks will require the home to be in completed Frame Stage so they can measure & provide you with the best pricing (for tile and flooring only).

Buyer Initials

Please accomplish selection sheets in order they are listed in this book. It is important to schedule an appointment with each vendor as soon as possible. All selections are due within 30 days of signed contract.

Buyer Initials

Selection sheets for in person vendor selections are provided as a courtesy for taking notes at vendors. Any questions regarding the Buyers Selections please contact Craig Channer at (907) 312-7600.

Buyer Initials

Buyer agrees to make all selections as soon as possible (delays will cause a delay in closing). Buyer will make all selections with builder's vendors & designated point of contact. If buyer makes purchases other than through the builder's vendors, the builder will not warrant those items. Buyer is responsible for the warranty, delivery, & any damages to these additional item(s).

Buyer Initials

Builder provides range, dishwasher, & microwave and/or range hood. Appliance allowance to be \$1900 unless negotiated otherwise. Builder does not provide refrigerator, washer, or dryer unless negotiated otherwise, and cannot be delivered to job site until after recording.

Buyer Initials

The electrical allowance is \$1.50 per square foot, based on the finished living area. This allowance excludes the garage and any other unfinished space.

Buyer Initials

Orientation/Blue Tape Walk Through & Warranty Request Items

Items indicated by buyers during the blue tape walk through will be remedied by the builder in a reasonable amount of time up to 45 days after recording of the property. The Buyer's Realtor will provide the Builder's Realtor a list of items indicated during the blue tape walk through as soon as possible. At that time the builder will review the list for approval. If approved, the builder will schedule completion of these items.

Buyer Initials

Any major home warranty items or unforeseen emergencies that are not controllable that come up after recording such as roof leaks, leaking fixtures, electrical problems etc. need to be remedied right away to be covered by the builder's warranty. If a major problem is discovered and the builder is not notified immediately this may cause the issue to not be covered under the builders warranty and repair expenses will be to expense of the buyer. Please contact your Realtor for any major issues so they can notify the builder immediately.

Buyer Initials

Any minor home warranty items discovered after recording will need to be itemized on the list found on page title "Warranty Request Items" until the end of eleventh month after recording. That list will need to be submitted using BuilderTrend. If you do not have a BuilderTrend account, please email to Rose.WMConstructionLLC@gmail.com and WMConstructionLLC@gmail.com. Please do not call with warranty concerns as we require all items to be in writing. At that time the builder will schedule a time with the homeowners to have warranty items repaired. Be sure to provide the builder with the best contact number & email address.

Buyer Initials

Buyer asserts receipt of a copy of this builder's book.

Buyer Initials

Materials

Your homes price is based on material pricing as of date of the Purchase Agreement. If material costs change due to price increases, shortage of supply, strikes or lack of availability, WM Construction LLC. reserves the right to increase prices accordingly. In the event of these increases, price is to be negotiated between WM and buyer. Parties shall have 3 days to negotiate the purchase price. If parties do not reach an agreement, the purchase agreement shall be terminated.

Buyer Initials

Commission

The Seller/Builder's Commission Fee will be calculated based on the base purchase price outlined in the PSA and will not include any future increases due to upgrades, add-ons, or other enhancements. Additionally, any upgrades or add-ons added after contract signing will not be factored into the commission calculation.

Selling Licensee

Payment for Upgrades

If the buyer opts to add upgrades after contract signing, they will be required to provide funds to WM Construction immediately upon selection. A 5% discount will be applied to all WM-quoted upgrades paid out of pocket.

Accepted payment method:

Cash
 Check (Made out to WM Construction, LLC)
 Credit Card (3% fee, must call WM Construction to process)
 Wire Transfer (\$10 fee)

***VA/FHA Loans**

Any fees designated in the contract as the buyer's responsibility at closing will not be covered by the builder. It is essential to verify the maximum out-of-pocket expenses to ensure the loan accommodates all contractually agreed-upon costs. The builder is not obligated to accept additional charges arising from buyer loan requirements.

Buyer Initials

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

Buyer phone number(s): _____

Buyer email(s): _____

Selling Licensee(s): _____ Date: _____

Seller/Builder signature: _____ Date: _____

Listing Licensee(s): _____ Date: _____

NOTICE OF POTENTIAL CLAIMS

Address: _____

Legal: _____

This document becomes attached to and made a part of the Earnest Money Receipt and Agreement to Purchase between _____ the buyer(s), and _____ the seller(s), dated _____ covering the real property known as: _____

Notice of Potential Claims Must be Provided Within One Year.

Alaska law at AS 09.45.881 - 09.45.899 contains important requirements that you must follow before you may file a court action for defective design, construction, or remodeling against the designer, builder, or remodeler of your home. Within one year of the discovery of a design, construction, or remodeling defect, before you file a court action, you must deliver to the designer, builder, or remodeler a written notice of any design, construction, or remodeling conditions you allege are defective in order to provide your designer, builder, or remodeler with the opportunity to make an offer to repair or pay for the defects. You are not obligated to accept any offer made by the designer, builder, or remodeler. There are strict deadlines and procedures under state law, and failure to follow them may affect your right to file a court action. Alaska law at AS 09.45.895 contains limitations to the amount of damages that may be recovered in a court action for defective design, construction, or remodeling. _____

Buyer Initials

Buyer Printed Name: _____

Buyer signature: _____

Date: _____

Buyer Printed Name: _____

Buyer signature: _____

Date: _____

Seller/Builder signature: _____

Date: _____

SHINGLE COLOR

Property Address: _____

Buyer(s) Name: _____



Onyx Black



Driftwood



Estate Gray



Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

FLOORING, CABINETS & TILE

Property Address: _____

Buyer(s) Name: _____

2097 E Bogard Rd, Wasilla
 Flooring - Chris | Cabinets - Patti | (907) 373-4960
 wruckscarpetone@hotmail.com | **wruckscarpetone.com**



	COLOR	MODEL ITEM #	UPGRADE COST
Carpet **Any room to room carpet changes will incur additional labor cost. (Builder Approval Required)			
Carpet			
Pad			
Transition			
Notes: Carpet is standard in bedrooms & throughout 2nd floor including the stairs on two story models. Ranch Models carpet is standard in bedrooms w/exception of the 1408 sqft Tikka model, carpet is standard in the hallway as well.			
LVP/Tile *LVP is standard. Tile is an upgrade.			
Master Bathroom			
Bath 2			
Bath 3			
Laundry			
LVP *LVP is standard.			
Kitchen, Living,			
Entry and Halls			
Cabinets **1/2 Bath on most models is a pedestal sink. Vanity Base is an upgrade in this case. Verify w/builder.			
Kitchen			
1/2 Bath Pedestal/Vanity			
Bath Vanities			
Tub & Shower Tile **White Acrylic shower pan is standard. Tiled shower floor is an upgrade.			
Master Shower Surround			
Master Tub Surround			
Other			
Notes: - For any upgrade quotes by Wrucks the house must be framed so they can get exact dimensions of the floor plan. They will physically go to your framed home and measure to provide you with the best price. - If a farmhouse sink is chosen, it needs to be confirmed that Wrucks has added the sink base in your design.			

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

COUNTERTOPS

Property Address: _____

Buyer(s) Name: _____

4130 S. Vine Rd (near intersection of KGB and Vine Rd)
 Call or text (907) 203-9468 to schedule an appointment
 to make selections.



Countertop Selections

WM Construction will contact through BuilderTrend any upgrade amounts after selections are complete, please do not contact Alaska GK for upgrade pricing as they will come directly from the builder. Sq ft pricing is not available for quotes. Please allow 5-7 days for quotes.

Kitchen material:			
Vanity material:			
Other:			
Waterfall:	☐ Yes	☐ No	
Kitchen Sink:	(BuilderTrend Selection)		
Vanity Sink(s):	☐ Square	☐ Round	(BuilderTrend Selection)
Faucet Hole(s):	Kitchen _____ + air gap	Vanity _____	(BuilderTrend Selection - refer to WM)
Kitchen backsplash:	☐ Standard 4"	☐ Upgraded to tile backsplash @ Wrucks	
Vanity Backsplash:	☐ Standard 4"	☐ Upgraded to tile backsplash @ Wrucks	
Vanity Backsplash:	☐ Standard square	☐ Rounded edges (outside edges of island only)	

Upgrades

Windowsills:	☐ Yes	Size: _____	☐ Refer to builder to get sizes for quote
Master bath window:	☐ Yes	☐ No	
Bench:	☐ Yes	Size: _____	☐ Upgraded to tile @ Wrucks
Corner shelves in master bath:	☐ Triangle	☐ Rectangle	
Corner shelves in Guest bath:	☐ Triangle	☐ Rectangle	<i>*If upgraded to tiling @ Wrucks</i>
Master shower curb topper:	☐ Yes	Size: _____	☐ Upgraded to tile @ Wrucks

Notes:

***Kitchen window behind sink is standard to have stone added*

**WM will have labor prices to add onto any upgrades for install with tile subcontractor*

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

LIGHTING

Property Address: _____

Buyer(s) Name: _____



940 E 6th Ave Anchorage | M-F 9-5:30 Sat 10-5

Pat Tomlinson Cell: (907) 317-9529 | patt@brownselectric.com

Store: (907) 277-5445

brownselectric.com

	ELECTRICAL FIXTURE	STYLE/MODEL/ITEM #	UPGRADE COST
\$1.50 per sq ft allowance			
Entry/Foyer	Flush		
Kitchen	Pendants over island & sink		
Dining Room	Chandelier		
Living Room	Ceiling Fan w/light		
Master Bedroom	Ceiling Fan w/light		
Bedroom 2	Flush Mount		
Bedroom 3	Flush Mount		
Bedroom 4	Flush Mount		
Master Bath	Over Vanity Lights		
Bath 2	Over Vanity Lights		
Bath 3	Over Vanity Lights		
Laundry	Flush Mount		
Garage Door Ext	Sconce		
Garage Man Door	Sconce		
Back Porch/Door	Sconce		

Notes:

- Pat at the Lighting Gallery at Brown Electric in Anchorage will have lighting plan so she will know the amount of lights you will need to select. Can lighting can be added if desired during electrical walk through for a minimum of \$100.00 ea. All other lighting allowance is \$1.50 per sq ft of floor plan.
- If changing a standard light to a can light, no credits are given for exchange.
- Brown's is the preferred vendor and the only one fixtures will be warrantied from. If buyer selects from a different vendor, the selections must be properly listed (UL listed, ETL listed). Items must be approved prior to purchasing and prior to dropping off at the job site.
- If you are supplying your own lighting, a credit will be given at closing, not during the build.

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

INTERIOR PAINT**SHERWIN WILLIAMS OR RODDA CASCADIA**

Property Address: _____

Lot: _____ Block: _____ Sub: _____

Buyer(s) Name: _____

**DUE DATE ONE
WEEK AFTER TRIM
WALTHROUGH****MANDATORY AREAS
TO COMPLETE**

INTERIOR	COLOR	COLOR CODE#	NOTES
Walls and Ceiling			Satin sheen only
Trim			Semi gloss only
Interior of Front Door Upgrade to stain, need Minwax GEL STAIN			Standard is to match interior trim color. If matched to outside of door, no upgrade. If want another color or stain, it is an upgrade
INTERIOR WALL UPGRADES <i>Please note where under Additional Instructions for Painter</i>			APPROVED Upgrade \$
Accent Wall (Upgrade)			\$
Upgrade to paint interior doors or whole rooms 3rd color			\$
Butcher Block	Staircase Balusters <i>*For homes that are two stories, select a color for staircase balusters.</i>	Mantle <i>If a fireplace is included in your build</i>	Barn Door <i>(option only available if upgraded to include barn doors)</i>
☐ Stain MINWAX Interior color: _____ ☐ Mineral Oil ☐ Leave Raw	☐ Painted - Trim Color ☐ Stained *Upgrade Brand: MINWAX Interior Stain color: _____	☐ Painted - Trim Color ☐ Stained *Upgrade Brand: MINWAX Interior Stain color: _____	☐ Paint grade barn door match trim color ☐ Stain grade barn door Brand: MINWAX Interior Stain color: _____
Quoted paint upgrades <i>*Please only check approved quotes sent by Rose prior to sending in paint sheet.</i>			APPROVED QUOTES
☐ Upgrade stain for wood front doorMINWAX Interior Color: _____ \$ _____ ☐ Upgrade to white ceilings \$ _____ ☐ Stain Interior Beams/ or wood windowsillsMINWAX Interior Color: _____ \$ _____ ☐ Upgrade to prime garage \$ _____ ☐ Upgrade to paint and prime garage \$ _____ ☐ Upgrade to paint interior accent walls Color: _____ \$ _____			
NOTES			
- Please read attached paint sheet instructions for more information about interior paint. - Please ensure paint sheet is filled out with all information pertaining to your build including upgraded items - Interior Stain colors must be Minwax interior stain brand. This can be gel stain as well. Exterior stain colors will not be accepted. ADDITIONAL INSTRUCTIONS FOR PAINTER:			

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

EXTERIOR PAINT

SHERWIN WILLIAMS OR RODDA CASCADIA

Property Address: _____

Lot: _____ Block: _____ Sub: _____

Buyer(s) Name: _____

**DUE DATE ONE WEEK
AFTER ELECTRICAL
WALKTHROUGH**

**MANDATORY AREAS
TO COMPLETE**

EXTERIOR	COLOR	COLOR CODE#	NOTES
Body White colors are an upgrade			Satin Sheen This is main body color
Trim			Satin Sheen This is all the trim painted on front elevation only
Accent (If you do not want an accent color leave this blank)			Accent is above garage gables and deco boxes as standard. See paint examples on BuilderTrend
Exterior of Front Door			This can be a 4th color. We cannot stain fiberglass doors.
Garage bay door/ man door			Must be one of the main 3 colors, body, accent, or trim

Gable starbursts**Front porch columns****Paint Grade**

Color: _____

Stain Grade

Color: _____

Brand: MINWAX EXTERIOR

☐**Paint Grade**

Color: _____

☐**Stain Grade** Gable Starbursts *Upgrade

Color: _____

Brand: MINWAX EXTERIOR

Quoted paint upgrades *Please message Rose on BuilderTrend to get quotes prior to sending in paint selections.

- ☐ Upgrade stain for wood front door MINWAX GEL STAIN Color: _____ \$ _____
- ☐ Upgrade to paint trim color around full exterior \$ _____
- ☐ Upgrade to paint exterior a white color \$ _____

NOTES

- Please read paint sheet instructions for information about exterior paint.
- Stain must be MINWAX brand Exterior Stain. Front door stain (upgrade) must be MINWAX Gel Stain. Gel stain cannot be used on exterior wood posts or starbursts.

ADDITIONAL INSTRUCTIONS FOR PAINTER:

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

PLUMBING FIXTURES

Property Address: _____

Buyer(s) Name: _____

Select fixtures on BuilderTrend - sheet is for customer use only.

	COLOR	MODEL ITEM #	UPGRADE COST
Kitchen			
Kitchen Sink*			
Kitchen Faucet			
Master Bath			
Master Sink*			
Master Sink Faucet			
Master Shower Faucet			
Master Tub			
Master Tub Faucet			
Other Baths			
Bath Sinks*			
Bath Sink Faucets			
Bath Tub			
Bath Tub/Shower Faucets			
Other			
Utility Sink *Indicate location(s)			
Other			
TOTAL OVERAGE:			
Notes: - Plumbing & Fixtures installed by Alaska Clearwater. Any upgrade/overage amount needs to be paid by cashiers check to WM Construction and delivered to listing agent. - Over Mount sinks are standard for laminate countertops. Undermount sinks are standard for solid surface countertops. Sinks are available to choose at Alaska GK.			

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

KITCHEN FAUCETS

DELTA



CHROME CENTERSET | STANDARD



**ARCTIC STAINLESS
UPGRADE**



**VENETIAN BRONZE
UPGRADE**



**MATTE BLACK
UPGRADE**

MOEN



**CHROME
SINGLE POLE
UPGRADE**



**STAINLESS
SINGLE POLE
UPGRADE**



**MATTE BLACK
SINGLE POLE
UPGRADE**

Options and pricing subject to change. Once under contract see BuilderTrend. This will supersede any printed material.

KITCHEN SINKS

DOUBLE BOWL SS
UNDER MOUNT SINK | STANDARD
Standard for Laminate Countertops



SINGLE BOWL SS
UNDER MOUNT SINK | UPGRADE
Optional upgrade for Solid Surface Countertops
Can be 50/50 option as well



FARM SINK SS
UNDER MOUNT SINK | UPGRADE
(Optional upgrade for Solid Surface Countertops)
Can be 50/50 option as well



White Composite single bowl.....	\$Quote
Black Composite single bowl.....	\$Quote

Options and pricing subject to change. Once under contract see BuilderTrend. This will supersede any printed material.

PLUMBING FIXTURES
MASTER BATHROOM FAUCETS

LAHARA



CHROME CENTERSET | STANDARD



STAINLESS CENTERSET
UPGRADE



VENETIAN BRONZE CENTERSET
UPGRADE



CHROME
SINGLE POLE
QUOTE



STAINLESS
SINGLE POLE
QUOTE



VENETIAN BRONZE
SINGLE POLE
QUOTE

SINGLE POLE FAUCETS ARE AVAILABLE FOR SPECIALTY QUOTE
ON LAHARA, WOODHURST, AND ASHLYN STYLES

PLUMBING FIXTURES MASTER BATHROOM SHOWER

LAHARA



CHROME | STANDARD



STAINLESS
UPGRADE



VENETIAN BRONZE
UPGRADE

2-IN-1 DETACHABLE SHOWER WANDS ARE AVAILABLE
AS UPGRADES ON SELECT STYLES

PLUMBING FIXTURES TUB + SHOWER COMBO

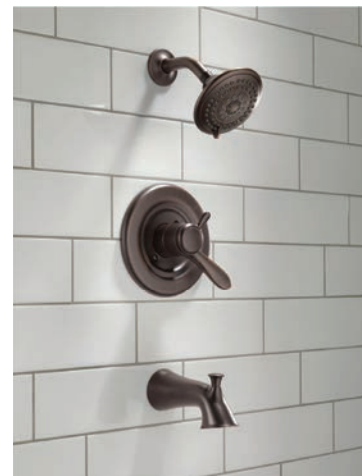
LAHARA



CHROME | STANDARD



**STAINLESS
UPGRADE**



**VENETIAN BRONZE
UPGRADE**

PLUMBING FIXTURES
MASTER BATHROOM FAUCETS

WOODHURST



CHROME CENTERSET | STANDARD



MATTE BLACK CENTERSET
UPGRADE



STAINLESS CENTERSET
UPGRADE



VENETIAN BRONZE CENTERSET
UPGRADE



CHROME
SINGLE POLE
QUOTE



MATTE BLACK
SINGLE POLE
QUOTE



STAINLESS
SINGLE POLE
QUOTE



VENETIAN BRONZE
SINGLE POLE
QUOTE

SINGLE POLE FAUCETS ARE AVAILABLE FOR SPECIALTY QUOTE
ON LAHARA, WOODHURST, AND ASHLYN STYLES

PLUMBING FIXTURES MASTER BATHROOM SHOWER

WOODHURST



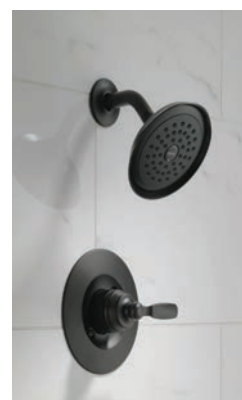
CHROME CENTERSET | STANDARD



STAINLESS UPGRADE



VENETIAN BRONZE UPGRADE



MATTE BLACK UPGRADE

2-IN-1 DETACHABLE SHOWER WANDS ARE AVAILABLE
AS UPGRADES ON SELECT STYLES

PLUMBING FIXTURES MASTER BATHROOM FAUCETS & SHOWER

ASHLYN



MATTE BLACK CENTERSET
UPGRADE



MATTE BLACK SINGLE POLE
UPGRADE



MATTE BLACK
UPGRADE



MATTE BLACK
UPGRADE

SINGLE POLE FAUCETS ARE AVAILABLE FOR SPECIALTY QUOTE
ON LAHARA, WOODHURST, AND ASHLYN STYLES

2-IN-1 DETACHABLE SHOWER WANDS ARE AVAILABLE
AS UPGRADES ON SELECT STYLES

BATHROOM SINKS

OVAL WHITE UNDER MOUNT BATH SINK | STANDARD

Standard for Solid Surface Countertops
SIN-POR-UNDOVLWHT-1714



SQUARE WHITE DROP-IN BATH SINK | UPGRADE

Optional upgrade for Solid Surface Countertops
SIN-POR-UNDRECWHT-2015



PEDESTAL BATHROOM SINKS

GERBER MAXWELL® 4"
CENTERS STANDARD | STANDARD



GERBER VIPER® 8"
CENTERS STANDARD | UPGRADE



GERBER BURR RIDGE™ 4"
CENTERS STANDARD | UPGRADE



TUB/SHOWER COMBO



60" X 32" DEEP SOAKER TUB

(standard in Master Bath)

Tenderness 6032



60" X 30" TUB/SHOWER COMBO

(Standard for guest/kids bath)

Ensemble Medley 71370110



60" X 30" TUB

(standard for tub only baths)

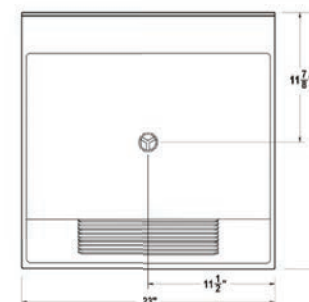
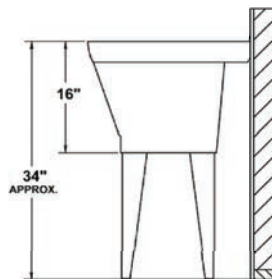
Ensemble 71171110

UTILITY SINK W/FAUCET

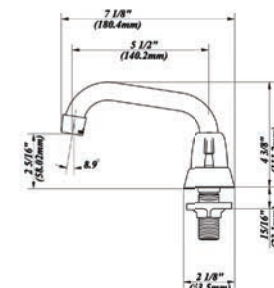
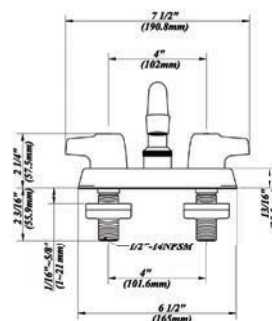
GARAGE OR LAUNDRY ROOM



Color: White
Model: 17F
Mounting: Floor
H x W x D:
34" x 23" x 23-1/2"



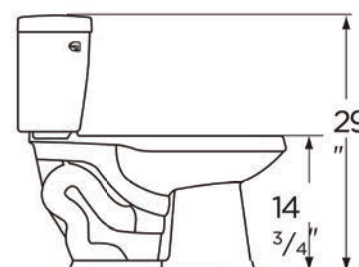
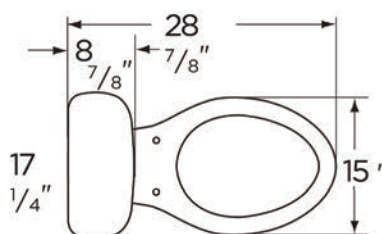
\$50 hose attachment utility sink faucet.



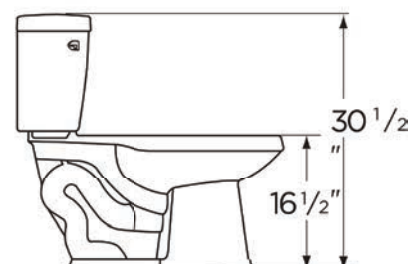
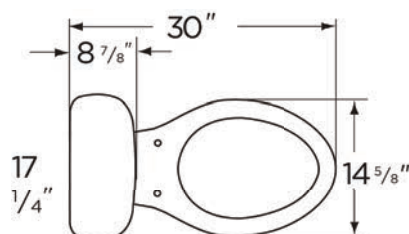
TOILETS



Elongated Toilet
(standard)



Ergo Toilet
(upgrade)



\$58 Slow Close Lid Option

APPLIANCES

Property Address: _____

Buyer(s) Name: _____



990 S Hermon Rd, Wasilla | Mon-Sat 10-7 Sun Closed

Richard Pischke: 907-206-4101

aphome.com

	TYPE OR BRAND	COLOR	STYLE/MODEL/ITEM #	COST
Appliances				<i>\$1,900 allowance</i>
Stove/Range				
Dishwasher				
Microwave or Hood				
Refrigerator*				
Washer*				
Dryer*				
TOTAL COST:				
Notes: • Refrigerator, washer & dryer are NOT INCLUDED with the home, but can be ordered at the same time as the other appliances. The refrigerator, washer & dryer will need to be scheduled for delivery after recording of the home. The builder does not install the refrigerator, washer & dryer. Be sure to let A&P know you will need those items delivered & installed on a separate date after recording takes place. Charges will apply and installation kits will need to be purchased as well. The builder only installs the stove/range, dishwasher & microwave or hood. If overall total amount of appliances exceeds \$1,900 the buyer will need to pay the vendor directly for any overage amount in full unless otherwise noted on signed contract. Any appliances purchase outside of builders preferred vendor will NOT be covered under builder's warranty. • Client must order their appliances directly with Richard or Lisa at Allen and Petersen. • Natural gas is a standard feature for the range, oven and clothes dryer. If electric or dual fuel appliances are selected and need a 220v outlet, it is an upgrade. Please let your Realtor know before the electrical walkthrough so the upgrade can be selected. The builder does not receive appliance invoices until delivery, they do not know ahead of time if upgraded outlets are needed.				

Buyer signature: _____ Date: _____

Buyer signature: _____ Date: _____

CHANGE ORDER FORM

Date: _____

Address: _____

Legal: _____

Buyer(s): _____

Change Order Request

Cost of Change Order: \$250

Vendor

Buyer to Pay Builder _____ Buyer to Pay Vendor _____ (Check one)

(If the change order is going to change the purchase price: You must use the contract Amendment Form)

Original Completion Date Was: _____

New Expected Completion Date: _____

Buyer: _____

Date: _____

Buyer: _____

Date: _____

Selling Licensee: _____

Date: _____

Builder or Representative: _____

Date: _____

BUILDER LIMITED WARRANTY COVERAGE

Buyer(s): _____

Property Address: _____

Legal Description: _____

Palmer Recording 3rd Judicial District, State of Alaska

Start Date: _____ End Date: _____

General Provisions:

- A) This limited warranty ("Limited Warranty") is between the Buyer(s) listed above ("Buyer") and WM Construction, LLC ("Builder") and has specific rights and duties for Buyer and Builder. The obligations of Builder under this Limited Warranty are strictly limited to the terms expressly provided herein (consisting of 6 pages numbered 1 through 6) and no other warranty, promise, or obligation is expressed or implied.
- B) This Limited Warranty is applicable only to the property identified above ("the Property") and does not apply to any other property, whether owned by Buyer or constructed by Builder.
- C) When used herein "Start Date" "commencement date" "settlement date" or similar terms means the earlier of the date listed immediately above ("Start Date") or the date of Recording of the Property.
- D) All inquiries or requests for repairs, replacement, or other work under this Limited Warranty must be in writing on the form attached hereto as Exhibit A and delivered to Builder within Ten (10) calendar days of the discovery of any defect or alleged defect for which this Limited Warranty may provide coverage.
- E) No changes to this Limited Warranty are valid unless executed in a separate written instrument signed by both Buyer and Builder. Buyer and Builder agree that verbal alterations of this Limited Warranty are not valid.

1. ONE (1) YEAR COVERAGE

This Limited Warranty commences on the date of settlement, or the date of Buyer's occupancy, whichever occurs first, and continues for a period of one (1) calendar year from such date; such one year period referred to hereinafter as "the Term".

It is a condition precedent to Builder's obligations hereunder that Builder is in receipt of entire contracted purchase price. Notwithstanding that condition precedent to Builder's obligations, the commencement of the Term shall be as identified above and will not be delayed or tolled if Builder has not received the entire contracted purchase price.

Builder's obligations under this Limited Warranty are limited to the specific provisions herein and are further limited to the repair or replacement of defective work or materials where such work was originally provided by Builder or such materials were initially installed by Builder. Any modification of Builder's work or installation of materials by Buyer voids coverage under this Limited Warranty.

2. NON-TRANSFERABLE

This Limited Warranty is not transferable and will automatically terminate if property is leased, vacated or sold by original Buyer.

3. REQUEST FOR WARRANTY SERVICE

The Buyer with Limited Warranty request for repair or replacement as provided by this Limited Warranty must submit a clear and specific WRITTEN request to the Builder at the address shown on this Limited Warranty by using the form attached hereto as Exhibit A. Such request must be submitted within Ten (10) calendar days of the discovery of any defect or alleged defect for which this Limited Warranty may provide coverage. No Limited Warranty work will be performed until such request and form has been received in writing, unless designated an emergency.

4. REMEDY

The Builder will, within Seven (7) calendar days after receipt of notice as provided herein, examine an alleged defect to determine if it is covered by this Limited Warranty. This Limited Warranty covers only those defects specifically identified herein which are the result of improper work by Builder. A defect covered by this Limited Warranty will be repaired, replaced, or replaced with item of like kind, at Builder's expense. Builder reserves the right to charge the owner a reasonable sum per service call for any request not covered under this Limited Warranty. Any repair or replacement shall not extend the Warranty term. The total liability of Warranty is limited and shall not exceed the sales price of the home. After determination that a defect is covered by this Limited Warranty, Builder will provide Buyer with a schedule to complete the repair of such defect; while Builder will make a reasonable attempt to accommodate Buyer's wishes, other than good faith efforts for a timely repair, the schedule for repair will be at Builder's sole reasonable discretion. If notice of a defect is provided by Buyer as required herein prior to the end of the Term, Builder will undertake the repair of such defect if that repair is otherwise covered by this Limited Warranty even if the repair schedule continues beyond the expiration of the Term. Such repair work shall not extend the Term.

5. DISCOLORING

Discoloring identified as paint base coat visibility, bleed through discoloration or exterior surfaces, or fading of interior trim color will be repaired or replaced. Any repair or replacement of interior and exterior surfaces, including driveways and sidewalks, will be limited to the defective area. Ordinary water bleaching of exterior surfaces, including, without limitation, driveways and sidewalks, is not a covered defect under this Limited Warranty.

6. CONSEQUENTIAL DAMAGES

Limited Warranty coverage does not include consequential damages, or any costs for impacts to Buyer resulting from a defect or the repair of that defect. This Limited Warranty does not provide any coverage for direct costs experienced by Buyer due to a defect and Builder's only obligation is the repair of the defect pursuant to the express terms of this Limited Warranty.

7. RIGHT OF ACCESS

Buyer must provide the Builder access to property during normal weekday business hours to perform its obligations under this Warranty as identified in the repair schedule identified by the Builder. Failure to provide such access may relieve Builder of its obligations.

8. COVERAGE PROVIDED

During the term of this Warranty, and subject to the terms and conditions listed herein, the Builder warrants the home against defects in materials and workmanship in the following items:

- A. The Central Heating, Cooling, and Ventilation Systems and its Components.
- B. The Plumbing System and its Components.
- C. The Electrical System and its Components.
- D. Structural and Finish Components.
- E. Windows, Doors, and Hardware.
- F. The Roof and its Components.

Defects in materials or workmanship shall mean materials provided or workmanship utilized that is less than the regular quality of materials or workmanship utilized in homebuilding in the general Matanuska-Susitna area of Alaska.

9. EXCLUSIONS

This Limited Warranty shall NOT extend to, include, or be applicable to:

- A.** Damages or losses resulting from accidents; civil commotion; acts of God or Nature - including, but not limited to: wind storms, wind driven water, floods, sink holes, hail, lightening, fallen trees, earthquakes, explosions, fire, smoke, water escape, or changes in underground water table. Builder is not responsible for water quality or amount of water a well produces. Natural and man made events can and do occur that can quickly affect well water quality and quantity
- B.** Any condition which does not result in actual physical damage to the Home – including, but not limited to: un-inhabitability or health risk due to presence or consequence of unacceptable levels of radon gas, formaldehyde, mold, carcinogenic substances, or other pollutants and contaminants; or the presence of hazardous or toxic materials.
- C.** Coverage on appliances and items of equipment – including, but not limited to: water heaters, pumps, stoves, ranges, ovens, garbage disposals, dishwashers, furnaces, air conditioning units, heat pumps, and other similar items – these items are for the manufacturer's warranties to Buyer.
- D.** Any soil erosion/sedimentation or damages to storm water control management systems or damages from such storm water control or management systems where such storm water control or management systems were approved by a governing jurisdiction.

- E.** Shrinkage cracks or movement in concrete foundation, basement walls and slab, driveway and walkways, and garage floors, which are within the design performance criteria.
- F.** Normal and usual cracks; nail pops; twisting or movement in walls, ceilings, exterior and interior trim and finished items caused by drying, aging, or shrinkage of building products.
- G.** The existence of a dry basement or loss or damage caused by or resulting from seepage of water into the basement.
- H.** Personal property damage or bodily injury or punitive damages or any other type of damage that may be related to a defect in materials or workmanship other than the replacement of defective materials or workmanship.
- I.** Any defect, damage, or loss which is caused or aggravated by negligence of Buyer or anyone other than the Builder or its employees, agents, or subcontractors.
- J.** Touch up painting after completion of a walk-through punch list:
 - 1. For clarity, and without limiting the exclusion of touch up painting from this Limited Warranty, there will be no touch up painting after settlement unless the items are part of the walk-through punch list. There is NOT an eleven month or other post settlement touch up period prior to the end of this one year coverage.
- K.** Gutters or any damages arising from roof drainage or lack of roof drainage.
 - 1. For clarity and without limiting the exclusion of gutters and gutter related issues from this Limited Warranty, the Builder does not include gutters in the build. It is the Buyer's responsibility to get gutters placed on the house to protect the house and the foundation from the rain. Any damage resulting in not having gutters will not be covered under warranty.

10. WARRANTY STANDARDS

The items below identify typical issues which may arise and illustrate routine delineation between Builder and Buyer responsibilities. Nothing in this Section 10 shall be construed to limit, waive, or modify any other portion of this Limited Warranty.

A. Possible Deficiency - Poor Drainage Lot

Performance Standard - After normal rainfall, water should not stand in yard within 10 ft of home for more than 48 hours. Drainage time may be much longer during times of snow, frost, excessive precipitation or soil saturation.

Responsibility - Builder is responsible to establish proper grades and swales; Buyer is responsible for maintaining them.

B. Possible Deficiency - Basement Water and Dampness

Performance Standard - Dampness of walls and floors is not unusual until such time as backfill has been fully compacted through settling. This may take as long as five years.

Responsibility - During the Term of the Limited Warranty and without waiving the exclusion of damage per Section 9.G, Builder will correct actual measurable accumulation and flow of water within the basement. Leakage due to grade and landscaping settlement is considered a maintenance item and as such is not covered.

C. Possible Deficiency - Basement or Foundation Wall Cracks

Performance Standard - Small cracks not affecting structural stability are not unusual in foundation walls. Cracks greater than 1/4 inch in width shall be repaired.

Responsibility - Builder will repair cracks in excess of 1/4 inch by caulking with a urethane concrete caulk.

D. Possible Deficiency - Separation or Movement of Stoops and Porches

Performance Standard - Minor movement within one inch is normal.

Responsibility - Builder will repair separation exceeding one inch.

E. Possible Deficiency - Cracking of Basement or Garage Floor

Performance Standard - Minor cracks in concrete basement floors are normal. Cracks exceeding 3/16 inch in width or 1/8 inch in vertical displacement shall be repaired.

Responsibility - Builder will repair cracks exceeding maximum tolerances by surface caulking, patching or other methods as required.

F. Possible Deficiency - Uneven Concrete Floors/Slabs

Performance Standard - Except for basement floors or where a floor or a portion of floor has been designed for specific drainage purposes, concrete floors in rooms designed for habitability shall not have pits, depressions or areas of unevenness exceeding 1/4 inch in 32 inches. Concrete floor cracks shall not puncture finished floors.

Responsibility - Builder will patch, correct or repair to meet Performance Standards.

1. Possible Deficiency - Pitting or Deterioration of Concrete Surfaces

Performance Standard - Concrete shall not disintegrate to the extent of exposing aggregate under normal conditions of use, except where such surfaces have been exposed to salts, chemicals or other abuses beyond builder's control.

Responsibility - Builder will patch, correct or repair to meet the performance Standard.

2. Possible Deficiency - Efflorescence on Masonry Stone, Brick, Block Or Concrete

Performance Standard - Masonry products are known to discolor due to lime content.

Responsibility - None

3. Possible Deficiency - Dampness or Water Absorption into Exposed Masonry

Performance Standard - Masonry materials are porous to varying degrees and cannot be controlled by Builder.

Responsibility - None

4. Possible Deficiency - Roof Leaks

Performance Standard - Roof shall not leak, except where snow and ice are permitted to build up excessively or repeatedly. Prevention of ice buildup is a maintenance item and is not the responsibility of the builder. Because roof systems must breathe, your home is constructed with vents at the soffits and ridges of the roof system. Snow and rain driven by high winds under severe conditions can be driven into air vent passages. This is not considered a defect and builder does not warrant against such water penetration.

Responsibility - All roof leaks, not caused by owner neglect or excessive winds will be repaired. Builder is not responsible for color variations.

5. Possible Deficiency - Air Filtration

Performance Standard - Some air filtration is normal around doors, windows and other wall openings especially in conditions of high wind. In order to increase the air tightness of the home beyond such standards, owner may need to purchase and install storm windows and doors to provide solutions satisfactory to owner's own expectations.

Responsibility - Builder will adjust windows and doors to maintain manufacturers designed air filtration.

6. Possible Deficiency - Heating and Cooling Variations

Performance Standard - The HVAC system is designed to be able to maintain a temperature of 78 degrees Fahrenheit for heating and 70 degrees Fahrenheit for cooling. Temperatures are measured five (5) feet above the center of the floor in the room where the thermostat is located. In severe weather conditions; a variation of up to 15 degrees from room to room is acceptable. All rooms may vary in temperature by 5 or 6 degrees. Home owner is responsible for adjusting ducts and registers to obtain acceptable temperature consistency.

Responsibility - Builder will repair system to meet the acceptable standards as described above.

7. Possible Deficiency - HVAC Condensate Clogs

Performance Standard - HVAC system condensate lines will eventually clog as household dust accumulates on the cooling fins and condensation carries dust through the condensation lines where it normally builds up a clog in the condensate trap. This is a maintenance item. Builder recommends that condensation lines be checked and cleaned at least annually, at the beginning of each air conditioning season.

Responsibility - None

8. Possible Deficiency - Ground Fault Circuit Trips Frequently

Performance Standard - Ground Fault Interrupters (GFI) are sensitive safety devices designed to trip very rapidly in the event of ground fault condition, such as in the event of electrical shock. This sensitivity causes them to trip easily and especially in cases where an extension cord of more than 50 feet is anywhere in the protected circuit.

Responsibility - Builder has installed GFI protectors in accordance with the National Electric code. Frequent tripping is not warranted against. GFI devices otherwise determined to be defective will be replaced.

9. Possible Deficiency - Paint or Stain Peels or Fades

Performance Standard - The weathering of finishes is normal and should be expected within certain tolerances. Exterior finishes may deteriorate rapidly due climatic conditions and is considered a maintenance item and is not covered by this warranty.

Responsibility - Builder will correct or repair finishes where paint is determined by builder or his representatives to be defective. Builder is not responsible for color variations.

10. Possible Deficiency - Drywall Cracks, Nail Pops, Cracks in Caulking, Seam Taps or other imperfections

Performance Standard - Modern homes are constructed, partially from organic wood materials. Such materials will move, shrink and Expand with minor variations in temperature and moisture within the home. Drywall, being inorganic, tends not to move well with the movement of the lumber supporting it. Such movement, therefore often results in minor cracks, nail pops, the appearance of seam tape and other minor imperfections. Such imperfections not exceeding 1/8 in width are common in drywall and are not considered a defect.

Responsibility - None

11. Possible Deficiency - Trim and Molding Pieces

Performance Standard - Because trim and molding is largely made from organic materials, these pieces move, shrink and expand with minor variations in temperature and moisture within the home. Such movement, which may result in minor separation between adjacent surfaces is normal and should be expected within certain tolerances. Particularly, wood stairways and shoe moldings normally shrink away from the walls of stairway within the first year. This is not considered a defect, but is within the expected behavior of organic wood products. Interior doors may need to be adjusted and are not a warranty item.

Responsibility - None

12. Possible Deficiency - Floor Creaks or Squeaks

Performance Standard - Modern homes are constructed, partially from organic wood framing materials. Such materials will move, shrink and expand with minor variations in temperature and moisture within the home. Squeaks are normally a passing condition caused by lumber shrinkage or movement and are not covered by this warranty unless caused by a defect in the floor joist system.

Responsibility - Builder will correct floor system structural defects.

13. Possible Deficiency - Imperfections in Resilient Flooring

Performance Standard - Minor nail pops or visible seams in underpayment are not considered unusual within certain tolerances.

Responsibility - None

11. STATUTORY STANDARDS

This Limited Warranty does not waive any of the requirements of Alaska Statutes 09.45.881 – 09.45.899 relating to claims for defective construction work.

ALASKA LAW AT AS 09.45.881 — 09.45.899 CONTAINS IMPORTANT REQUIREMENTS THAT YOU MUST FOLLOW BEFORE YOU MAY FILE A COURT ACTION FOR DEFECTIVE DESIGN, CONSTRUCTION, OR REMODELING AGAINST THE DESIGNER, BUILDER, OR REMODELER OF YOUR HOME. WITHIN ONE YEAR OF THE DISCOVERY OF A DESIGN, CONSTRUCTION, OR REMODELING DEFECT, BEFORE YOU FILE A COURT ACTION, YOU MUST DELIVER TO THE DESIGNER, BUILDER, OR REMODELER A WRITTEN NOTICE OF ANY DESIGN, CONSTRUCTION, OR REMODELING CONDITIONS YOU ALLEGE ARE DEFECTIVE IN ORDER TO PROVIDE YOUR DESIGNER, BUILDER, OR REMODELER WITH THE OPPORTUNITY TO MAKE AN OFFER TO REPAIR OR PAY FOR THE DEFECTS. YOU ARE NOT OBLIGATED TO ACCEPT ANY OFFER MADE BY THE DESIGNER, BUILDER, OR REMODELER. THERE ARE STRICT DEADLINES AND PROCEDURES UNDER STATE LAW, AND FAILURE TO FOLLOW THEM MAY AFFECT YOUR RIGHT TO FILE A COURT ACTION. ALASKA LAW AT AS 09.45.895 CONTAINS LIMITATIONS TO THE AMOUNT OF DAMAGES THAT MAY BE RECOVERED IN A COURT ACTION FOR DEFECTIVE DESIGN, CONSTRUCTION, OR REMODELING.

Buyers acknowledge that they have read, understand, and accept this Builder's Limited Warranty and that this warranty shall supersede any other warranties, implied or specified.

Buyer: _____

Buyer signature: _____

Buyer: _____

Buyer signature: _____

Builder: _____

Builder signature: _____

BLUE TAPE WALK THROUGH &/OR HOME INSPECTIONS

Scheduled after Builder completes the home before closing on the property.

Owner(s): _____

Phone/Email: _____

Address: _____

Legal: _____

I/we hereby request the Builder to remedy the following items indicated below & any items marked w/blue tape throughout the home. Any home inspection reports identifying necessary repairs will need to have the inspection summary provided to the Builder for review and correction, if deemed necessary.

Item 1: _____ Room located in: _____

Concern: _____

Item 2: _____ Room located in: _____

Concern: _____

Item 3: _____ Room located in: _____

Concern: _____

Item 4: _____ Room located in: _____

Concern: _____

Item 5: _____ Room located in: _____

Concern: _____

Item 6: _____ Room located in: _____

Concern: _____

Item 7: _____ Room located in: _____

Concern: _____

Item 8: _____ Room located in: _____

Concern: _____

***Caulking is done after the blue tape walk through, it is not necessary to add to this form.

WARRANTY ITEMS REQUEST

End of 11th month after recording.

email: wmconstructionllc@gmail.com | rose.wmconstructionllc@gmail.com

text: (907) 707-6326

Please review warranty coverage and exclusions prior to submitting this form.

Owner(s): _____

Phone/Email: _____

Address: _____

Legal: _____

I/we hereby request warranty work be performed to remedy the following items:

Item 1: _____ Room located in: _____

Concern: _____

Item 2: _____ Room located in: _____

Concern: _____

Item 3: _____ Room located in: _____

Concern: _____

Item 4: _____ Room located in: _____

Concern: _____

Item 5: _____ Room located in: _____

Concern: _____

*Warranty Items Request must be received no later than 2 weeks prior to the One Year Warranty end date, and submitted via BuilderTrend or email. If submitting via email, the form must be sent to BOTH email addresses listed above.

HELPFUL CONTACT NUMBERS

TELEPHONE SERVICES

ACS

600 Telephone Ave, Anchorage
RESIDENTIAL - PH: (907) 561-1221
BUSINESS - PH: (907) 563-8000
CELLULAR - PH: (907) 564-7300

AT&T ALASCOM

210 E. Bluff Dr, Anchorage
PH: (907) 264-7320

MATANUSKA TELEPHONE ASSOCIATION

480 Commercial Dr, Palmer
PH: (907) 745-3211
PH: (800) 478-3211

ELECTRIC & NATURAL GAS UTILITY SERVICES

ENSTAR NATURAL GAS COMPANY

3351 Palmer/Wasilla Hwy, Wasilla
PH: (907) 376-7979
PH: (877) 907-9767

MEA-MATANUSKA ELECTRIC ASSOCIATION

www.mea.coop/sign-up-for-service/

Wasilla

1401 S. Seward Meridian Parkway
PH: (907) 376-7237, (907) 761-9500

Palmer

163 E. Industrial Way
PH: (907) 761-9300

CHUGACH ELECTRIC ASSOCIATION INC

5601 Minnesota Dr, Anchorage
PH: (907) 563-7366

MUNICIPAL LIGHT & POWER

1120 E. 1st Ave, Anchorage
PH: (907) 263-5340

WATER / SEWER

CITY OF PALMER UTILITIES

231 Evergreen Ave, Palmer
(907) 745-3271

CITY OF WASILLA UTILITIES

290 E Herning Ave, Wasilla
PH: (907) 373-9078

CABLE / SATELLITE TV

DISH NETWORK

3901 Eric Cir, Anchorage
PH: (907) 248-3226

GCI

2800 C St, Anchorage
13221 Old Glenn Hwy, Eagle River
PH: (907) 265-5400

THE SATELLITE GUY

711 E 8th Ave, Anchorage
PH: (907) 243-7471

DIVISION OF MOTOR VEHICLES

DMV

www.state.ak.us/dmv
1300 W. Benson Blvd, Anchorage
PH: (907) 269-5551
515 E. Dahlia Avenue, Suite 230, Palmer
PH: (855) 269-5551

REFUSE / WASTE

WASTE MANAGEMENT

1101 Wasilla Fishhook, Wasilla
PH: (907) 376-2158

CITY OF PALMER GARBAGE/WASTE

231 W Evergreen Ave, Palmer
PH: (907) 745-3271

DENALI REFUSE

denalirefuse.com
Mile 49.5 Parks Hwy
670 Dandelion Cr, Meadowlakes, AK 99623
PH: (907) 357-6000

ANCHORAGE REFUSE & WATER MANAGEMENT

6301 Rosewood St, Anchorage
PH: (907) 563-3717

ANCHORAGE WATER & WASTEWATER

3000 Arctic Blvd, Anchorage
PH: (907) 564-2700

SOLID WASTE UTILITY

111 E 56th Ave, Anchorage
PH: (907) 343-6250