

Welcome To:



A Family Owned and Operated Business



While majoring in Industrial Construction Management at Colorado State University, Troy began working for his father-in-law's building company. In 1976 Troy built his first home (his own) and discovered he was hooked. He proceeded to sell that home and build another, and another, and another. By 1985, Troy Davis Homes was building over 200 homes a year in Denver, Colorado. Over the years Troy Davis Homes has built thousands of homes and has won numerous awards for their building designs and marketing. Today, Troy Davis Homes has evolved into a family business. Troy and Bonnie's four children are involved in the business, not only as owners, but also as employees. Sons, Troy "Buck", Ben, and son-in-laws, Josh and Tim, work in the field adding the finishing touches to your new Troy Davis Home.

All Troy Davis Homes built are overseen by one of the family members to ensure you receive "Quality You'll Appreciate".

"We're not just building homes, We're building relationships!"

Standard Specifications

Pioneer Heritage Estate Country Club

APPLIANCES: See Allowance on Page 5

CABINETS & WOODWORK: See Allowance on Page 5

† Kitchen cab. Kemper Oak recessed panel with light nat. oak finish	√	√	√	
† Kitchen cabinets Oak raised panel with light natural oak finish.....				√
† Oak “edged” Formica countertop & oak back splash.....	√	√	√	
† Hi-Mac, Granite (or Equal) Kitchen countertops, Baths to be Ceramic Tile or Formica			√	√
† Bathroom cabinets are the same as kitchen.....	√	√	√	√
† Cabinets above washer & dryer				√
† Closets to have single pole with simulated oak self	√	√		
† Closet to have single pole with 1 closet organizer			√	√
† Primed stained slab oak.....	√			
† Primed Colonist 6 Panel & Painted interior doors		√	√	
† Primed Colonist 4 Panel & Painted interior doors arched top.....				√
† Int. base and casing to be Colonial 2 ¼”.....	√	√		
† Int. base to be 3 ¼”. Casing to be 2 ¼” Colonial	√		√	
† Int. base to be 3 ¼”. Casing to be 2 ¼” Colonial w/ Rosettes & Plyth Blks.....				√
† Stairs: ½ wall with handrail or post to post pickets & handrail-all painted.		√		
† Stairs: Knee wall with MDF cap.....	√			
† Stairs: Wall 3” above nosing, stained handrail, shoe, white pickets,			√	
post to post handrail				
† Stairs: Wall 3” above nosing, skirt boards, stained handrails, shoe & stained caps & risers on steps. Handrail over the top w/ 1-2 Valutes at the start.....				√

CERAMIC TILE: See Allowance Page 5

† Master bath tub surround Ceramic Tile.....			√	√
† Ceramic or granite fireplace surround with wood mantle			√	√
† Master bath vanity & floor – Ceramic.....			√	
† Master bath vanity & floor – ceramic and Meganite (vanity).....				√

ELECTRICAL:

† 100 Amp Service on Homes less than 1500 sq. ft.).....	√	√		
† 200 Amp Service (Homes over 1500 sq. ft.).....			√	√
† 2 TV & phone outlet.....	√	√		
† 5 TV & phone outlets.....			√	√
† Ceiling Fan In Family Room.....	√			
† Ceiling fan in master bedroom and family room			√	√
† Upgraded deco light switch’s.....				√

EXCAVATION & BACKFILL:

† Final grade with adequate drainage from the house.....	√	√	√	√
† Paved parking apron 20’ in front of gar. & gravel base drive, - total 60” from house.....	√	√		
† Paved drive and parking apron 60’ total			√	
† Paved drive and parking apron 100’ total.....				√
† 20’ clearing and final grade around house.....		√	√	√
† Builder provides a 3 bedroom septic system (Not to exceed \$4,500.00).....	√			
† Builder provides a 3 – 4 bedroom septic system.....		√	√	√
(Not to exceed \$5,000.00)				
† Well not to exceed 100’ in depth. Additional: \$41.00 per foot.....	√	√	√	√

FLOORING: See Allowance on Page 5

T Kitchen, Entry, Dining & Baths with vinyl.....√				
T Kitchen, Entry & Dining with Mannington vinyl.....√				
T Kitchen, Entry & Dining with Shaw Laminate.....√				
T Kitchen, Entry & Dining with real Kahr's hard wood.....√				
T Flooring allowance to vary with plans.....√				
T 8 lb. upgraded pad.....√				
T Bedrooms, Living & Great Room – Carpet with 6lb pad.....√				

FRAMING & SIDING:

T 2x6 exterior walls at 16" on center.....√				
T 2x4 interior walls at 16" on center.....√				
T 2 x 10 floor joist or BCI at 16" on center (BCI second floor).....√				
T 2x6 plumbing walls at 16" on center.....√				
T ¾" T&G OSB sub flooring , glued & nailed to floor joist or BCI.....√				
T 3 Sides primed OSB. Front lap siding.....√				
T 4 Sides Lap Siding.....√				
T Enclosed Soffit's – whole house.....√				
T Exterior deck framing members pressure treated.....√				
T Exterior deck decking cedar or redwood.....√				

FOUNDATION:

T 10"x 16" Concrete Footing.....√				
T 5 courses concrete block or poured concrete foundation walls.....√				
T Damp sealed with asphalt emulsion.....√				
T 6 sack concrete in garage.....√				
T Rubberized water proofing on foundation ext. at all below grade living areas.....√				

HEATING:

T Five star energy rating certified.....√				
T R -21 exterior wall insulation.....√				
T R -44 ceiling insulation – blown in fiberglass or batts.....√				
T 90-92 % efficient natural gas furnace (60,000 – 120,000 BTU).....√				
T Gas fired heater in gar. (30,000 BTU (2-Car) 50,000 BTU (3-Car).....√				
T Controlled ventilation system for Kitchen & Baths.....√				
T Setback thermostat.....√				
T Programmable thermostat.....√				
T Gas fireplace in family room.....√				
T Gas fireplace in master bedroom.....√				
T De-humidistats on fans.....√				
T DRV system for whole home.....√				

PLUMBING & FIXTURES:

T Gas Fired Nort – NR83 on demand water heater.....√				
T Stainless steel kitchen sink(8 inch deep).....√				
T Cast iron or Americast kitchen sink or upgraded s.s. (8in. deep).....√				
T Delta Bathroom and Kitchen Fixtures.....√				
T Delta 302 Kitchen faucet, 520 Lav Faucets.....√				
T Delta 172 Kitchen faucet, 540 Lav Faucets.....√				
T Delta 476 Kitchen faucet, 540 Lav Faucets.....√				
T 1 exterior hose bib.....√				
T 2 exterior hose bibs (1 front, 1 back of house).....√				

PLUMBING & FIXTURES (cont.):

† Bathroom vanity is an oval 19" lavatory sink.....√	√	√	√
† Bathroom toilets are round.....√	√		
† Bathroom toilets are elongated.....√		√	√
† Soaker Tub in master bath.....√	√		
† Jetted Jacuzzi Tub in master bath.....√		√	
† Jetted Jacuzzi Tub in master bath with hand held sprayer.....√			√
† Main Bath is a 1 piece unit.....√	√	√	√
† Master Shower has glass doors.....√		√	√

ROOFING:

† 3 tab fiberglass shingles over 15# felt with a 30 year warranty.....√	√		
† 3 tab fiberglass arch. shingle over 15# felt with a 30 year warranty.....√		√	
† 3 tab fiberglass arch. shingle over 15# felt with a 50 year warranty.....√			√
† Ice & water shield at eaves.....√	√	√	√
† Engineered trusses for Alaska conditions.....√	√	√	√

SHEETROCK:

† ½" sheetrock with rounded corners at all exposed corners.....√	√	√	√
† Walls and ceiling to have orange peel texture.....√	√	√	√
† Garage is 5/8" drywall – fire taped.....√	√	√	
† Garage is 5/8 drywall –Texture and painted.....√			√
† All interior is painted a low sheen – washable finish.....√	√	√	√

WINDOWS & DOORS:

† Exterior doors are raised panel metal with deadbolt.....√	√		
† Exterior doors are smooth- star composite with deadbolt.....√			√
† Exterior doors are fiber classic with deadbolt.....√			√
† Windows are white vinyl with low –E, and argon gas.....√	√	√	√
† All Hardware to be brushed chrome or nickel finish.....√	√	√	√
† Bi fold doors are to be primed Colonist.....√	√	√	√
† Windows to be bull nosed sheet rock wrapped with a wood sill.....√	√	√	
† Windows to be totally wood cased.....√		√	√
† Upgraded entry knob.....√			√

WHOLE HOUSE:

† Coffered ceiling in dining room.....√			√
† Tray Ceiling in master bedroom.....√			√
† Whole house wrapped in R-wrap.....√	√	√	√
† Cultured stone on front of home (vener) (approximately 80 sq. ft.).....√		√	√
† 8' tall garage doors.....√	√	√	√

Allowance & Selection Specifications



	<u>Pioneer</u>	<u>Heritage</u>	<u>Estate</u>	<u>Country Club</u>
<u>Flooring</u> (per square foot of living space)	\$3.00	\$4.50	\$6.00	\$7.00
† Includes all flooring, wood, carpet, linoleum, ceramic tile (tub, shower, fireplace and all ceramic countertops) This includes all : Labor & Material.				
<u>Appliances:</u>				
† Range				
† Microwave				
† Dishwasher				
† Range Hood	\$1,000.00	\$1,500.00	\$2,000.00	\$3,000.00
<u>Painting:</u>				
† Standard includes Interior: 1 wall color & 1 trim color Exterior: 1 base, 1 trim , & 1 Accent color				
<u>Cabinets:</u>				
† (per square foot of living space) **See Builder for catalogs and samples**	\$2.00	\$2.25	\$3.00	\$3.50
<u>Lighting:</u>				
† (per square foot of living space) **See Builder for catalogs and samples**	\$0.50	\$0.75	\$1.00	\$1.50
<u>Kitchen Countertop:</u>	\$500.00	\$750.00	\$3,500.00	\$5,000.00
<u>Bathroom Countertops:</u>	\$250.00	\$450.00	\$750.00	\$1,000.00

All selections must be in writing, and signed by Home Buyer
by completion of framing.

All allowance prices are subject to change without notice

Optional Features

Price List
Effective March 01, 2011

Options:

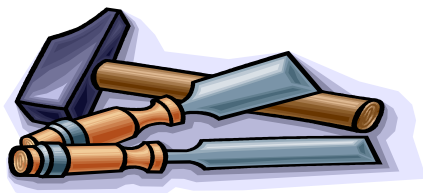
Add to price of home:

T	32" Majestic Gas log direct vent fireplace-Installed.....	\$1,995.00
T	36" Majestic Direct vent gas log fireplace.....	\$2,150.00
T	Wood fireplace-Installed, 2-story or less.....	\$2,750.00
T	Steel garage man door (36" x 80" x 1-3/4").....	\$400.00
T	Attached 1-car garage (12' x 22').....	\$12,000.00
T	Attached 2-car garage (22' x 22').....	\$19,000.00
T	Oversized garage @ \$59.00 - per sq. ft.....	\$59.00 sq. ft.
T	220-volt circuit in garage.....	\$375.00
T	Utility sink in garage.....	\$750.00
T	Utility sink in garage – Rough In Only.....	\$600.00
T	Extra garage door remote.....	\$60.00
T	Space saver microwave hood.....	\$450.00
T	Window grids per window.....	\$45.00
T	Interior paint color change (per room).....	\$ 400.00
T	Shower door only.....	\$750.00
T	Extra shower head.....	\$350.00
T	Ceramic Tile Tub Surrounds (White 6 Xx6 Tile).....	\$595.00
T	6' x 42' Jacuzzi Tub/Shower.....	\$1,795.00
T	6' x 42' Jacuzzi Deck Mounted Tub.....	\$2,195.00
T	75 gal hot water heater.....	\$595.00
T	Closet double rod and shelf - per closet.....	\$120.00
T	Oak interior stair rail w/newel post - per linear foot.....	\$90.00
T	Painted interior stair rail w/newel post - per linear foot.....	\$80.00
T	Additional TV or phone outlets - each.....	\$42.00
T	Additional 110 volt power outlet - each.....	\$42.00
T	Deck per square foot (all weather wood) – per square foot.....	\$27.50
T	Dedicated wiring circuit.....	\$225.00
T	Asphalt or concrete driveway-20' (drive std.) additional sq. ft. @.....	\$3.00
T	Rough in central vacuum.....	\$525.00
T	Ceramic tile sealing - per square foot.....	\$2.75
T	Architectural 30 Year Shingles - per 100 sq. ft. roof area.....	\$60.00
T	6 panel solid core wood interior doors - each.....	\$265.00
T	Natural wood base and trim – per lineal foot (oak or pine).....	.87¢ lin. ft
T	Automatic humidifier.....	\$1,275.00
T	Pull out kitchen faucet.....	\$175.00
T	Additional Hose Bibs - each.....	\$125.00
T	OSB Lap Siding – per square foot wall area.....	\$3.50 per sq ft
T	Ceiling fan (controls to be included in lighting allowance) (Rough in only).....	\$150.00
T	Recessed can lights - per can (Rough in only).....	\$95.00
T	Hand Held Sprayer For Jetted Tub.....	\$450.00

These options are to be paid directly to the builder or will need to be added to the contract.
If Amounts added to the contract require a new appraisal, purchaser will be charged\$ 550.00

All prices are subject to change without notice.

Current Subcontractors



Appliances

Home Depot	Daulton	907-352-2402
Allen & Peterson	Carmen	907-373-0111

Cabinets & Vanities

Builders Millwork Supply	Amy	907-561-1355
Home Depot	Gail	907-357-8181

Electric

Brothers Electric	Luke	907-631-2655
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Excavation & Septic

MKC Constructions	Mike	907-373-0471
Pomraning Excavation	Reed	907-349-1616

Flooring & Ceramic Tile

Kash's Carpet	Tom	907-357-8300
Home Depot	Daulton	907-352-2402

Foundation & Flatwork

Ferguson Masonry	Jack	907-357-2547
Custom Concrete	Dale	907-727-0685

Framing

Ivanov Enterprises	Gary	907-299-2089
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Insulation

A+ Insulation	Gabe	907- 632-3222
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Lighting

Browns Electric Inc.	Linda	907-277-5445
Decor Lighting		907-349-4123

Lumber

Spenard Building Supply	Rod	907-373-1751
Home Depot	Daulton	907-352-2402

Painting

Professional Services	Leroy	907-982-7848
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Plumbing & Heating

Apex Plumbing & Heating	Greg	907-746-7856
Top of the World Mechanical	John	907-355-0821
MDS Mechanical	Mark	907-315-5566

Roofing

J&C Roofing	Nate	907-232-8635
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Sheetrock

Action Drywall	Chip	907-727-5050
Professional Services	Leroy	907-982-7848

Water Wells & Pumps

Ace Water Wells	Chad	907-373-7987
Durham Pump & Well	Ted	907-376-3161

Windows & Doors

BMS	Garnett	907-561-1355
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“References”

- | | | |
|-------------------------------------|---------------------|----------------|
| 1. Kerry & Beth Wright | Wasilla, Alaska | (907) 373-3666 |
| 2. Peg Watkinson & Bobbie Rawcliffe | Wasilla, Alaska | (907) 276-1206 |
| 3. Kent & Robyn Newell | Eagle River, Alaska | (907) 726-1330 |
| 4. Bill & Sharon Huckins | Wasilla, Alaska | (907) 376-7940 |
| 5. Evan & Veronica Wolf | Wasilla, Alaska | (907) 357-2413 |
| 6. Jim & Terry King | Wasilla, Alaska | (907) 232-7612 |
| 7. Tim & Yolanda Calister | Wasilla, Alaska | (907) 376-7434 |
| 8. Brian & Sara Mason | Eagle River, Alaska | (907) 350-2840 |
| 9. Beth Libby | Wasilla, Alaska | (907) 357-6166 |
| 10. Brian & Dyanne Hardy | Eagle River, Alaska | (775) 287-9810 |
| 11. Bobbie Tolbert | Wasilla, Alaska | (907) 357-3085 |
| 12. Wayne & Janet Kuykendall | Eagle River, Alaska | (907) 696-3640 |
| 13. Tony & Stephanie Aguilar | Wasilla, Alaska | (907) 357-5599 |
| 14. Scott Marcy | Eagle River, Alaska | (907) 622-4226 |
| 15. Tim & Jana Collins | Wasilla, Alaska | (907) 376-3878 |
| 16. Jason & Amanda Terryberry | Wasilla, Alaska | (907) 350-9356 |
| 17. Dave & Kristi Brown | Eagle River, Alaska | (907) 622-8988 |
| 18. Greg & Melinda Harr | Eagle River, Alaska | (907) 277-5361 |
| 19. Derrick Sanderson | Wasilla, Alaska | (907) 373-6004 |



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