

Standard Features

Everything below is included in the advertised price of a BaumHaus home — no negotiating up from a stripped base. The right-hand column shows what's available if you want to go further.

ST. GEORGE · WASHINGTON COUNTY · SOUTHERN UTAH

INCLUDED Standard in every home, at the advertised price. **UPGRADE AVAILABLE** Priced individually — ask for a quote.

Structural

FEATURE	INCLUDED	UPGRADE AVAILABLE
Exterior wall framing	2×6 (garage may be 2×4)	—
Ceiling height	9 ft	—
Subfloor	3/4" plywood	—
Foundation	Slab on grade	Full basement or crawlspace
Floor joists & trusses	11 7/8" floor joists	—

Interior

FEATURE	INCLUDED	UPGRADE AVAILABLE
Paint	Three-tone	—
Interior doors	8 ft	—
Baseboard	5 inch	Any profile above 5"
Hardware	Kwikset — black or brushed nickel	Brushed gold
Drywall finish	Smooth	—
Ceiling fans	Primary bedroom & living room	Any room
Low-voltage wiring	Cat 6	Smurf tube to TV locations

Flooring

FEATURE	INCLUDED	UPGRADE AVAILABLE
Luxury vinyl plank	Kitchen, living, entry	Entire main floor
Tile	Bathrooms, kitchen backsplash	—
Carpet	Bedrooms	—

Kitchen

FEATURE	INCLUDED	UPGRADE AVAILABLE
Appliance allowance	\$12,000	Matching refrigerator
Cabinets	Shaker — wood or painted	Walnut, white oak & other premium species
Island	As per plan	—
Countertops	Quartz or granite, groups 1–2	Groups 3–5
Refrigerator water line	Included	—
Gas	Gas line to range	—

Bathrooms

FEATURE	PRIMARY BATH	SECONDARY BATH	HALF BATH
Fixtures	Moen	Moen	Moen
Cabinets	Shaker — wood or painted	Shaker — wood or painted	Shaker — wood or painted
Vanity	Double, as per plan	Single	Single
Sink & faucet	White sink, Moen	White sink, Moen	White sink, Moen
Exhaust fan	Included	Included	Included
Shower & tub	78" tile shower, freestanding tub	Tub / shower combination	<i>Not applicable</i>
Wall tile	Shower	Tile or solid surface	<i>None</i>

UPGRADE AVAILABLE Any fixture manufacturer · full-height tile shower & jetted tub in the primary · double vanity in the secondary · wall tile in any area

Exterior

FEATURE	INCLUDED	UPGRADE AVAILABLE
Elevation & fascia	As per plan	—
Landscaping	Final grade	Front yard, back yard, or both
Windows	Cascade — white or tan	Black windows, any manufacturer
Exterior doors	Insulated	Window options, metal door
Garage insulation	<i>Not included</i>	Insulated garage & garage door
Garage doors	As per plan — keypad & 2–3 openers	—
Stucco & siding	As per plan	Changes to any area or finish type
Rain gutters	Aluminum	Copper
Exterior GFCI	As per code	—
Hose bibs	Three	Any number requested

Energy & Mechanical

FEATURE	INCLUDED	UPGRADE AVAILABLE
Furnace	90% efficiency	95%, or mini-split in specific rooms

FEATURE	INCLUDED	UPGRADE AVAILABLE
Air conditioning	Outside unit	Mini-split or multiple units
Insulation	As per code	Garage, interior walls & floors for sound
Water heater	50 gallon	Dual heaters, or tankless with recirculating
HVAC ducting	As per code	Custom ducting options
Zoning	Single zone	Dual zone or additional zones

— Warranty & Walkthroughs

FEATURE	INCLUDED	UPGRADE AVAILABLE
Builder warranty	1 year	5-year third party
Structural & roof	2/10 (deductible applies)	Third-party options
Smoke & CO detectors	As per code — typically two	Smart detectors
Walkthroughs	Pre-drywall and pre-closing blue tape — both included	3D rendering of the home pre-drywall

Smart Home & Extras

- Video doorbell — Ring or equivalent
- Security system
- Whole-home or single-room audio
- Smart smoke & CO detectors

None of these are standard. All of them are available — if you want something that isn't on this page, ask. It can almost always be priced.



ON AIR

AJ Griffin and Jose Estrada of the Griffin Real Estate Team are regulars on **Utah's Real Estate Essentials** — every Sunday at 4:30 PM on ABC4 and Telemundo, streaming on Hulu Live.

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about your
build.

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