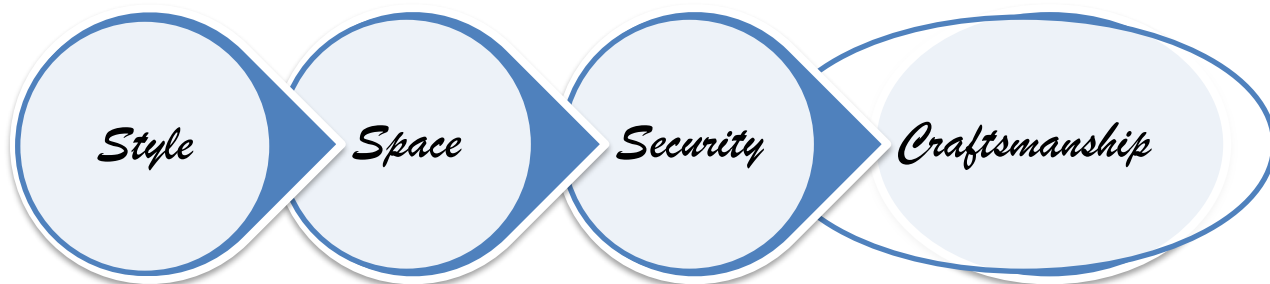


AK Custom Home Builders LLC



Agim Delolli, owner and builder, believes your home is an extension of you! Your home should be more than simply a house. It should be a haven that is every bit as unique as you are. The vision of AK Custom Home Builders LLC is to create a space where you can truly live—a place that resonates with your distinct values and lifestyle. You deserve a homebuilder who will listen to your needs and desires—whose goal is to create style, space, security, and craftsmanship. AK Custom Home Builders LLC strives for a careful balance of beauty with function, life with lifestyle.

Whether you're looking for a custom home or want to purchase a new home from our current inventory of homes, we'll help you create an atmosphere where memories are made. From start to finish, the builder works with you every step of the way.

Click the link to see photos of our newest masterpiece, our award-winning home!

<http://tour.dmdrealestatephotography.com/public/vtour/display/839114?a=1> (Virtual Tour)



AK Custom Homebuilders, LLC

Residential Endorsement #2508 / VA# 0579

Agim Delolli, Builder



Krystal Rogers
Office: (907) 373-4300
Cell: (907) 355-8455
krystal@mtaonline.net
www.TeamRogersHome.com

Mat Su Homebuilders
Golden Spike Award Winner 2017



Find us on



*This booklet has been put together for Buyers' information purposes only.
Info, specs, pricing may change without notice.*

AK Custom Home Builders LLC

LICENSE DETAILS

License #: CONG37660
Program: Construction Contractors
Type: General Contractor With Residential Contractor Endorsement
Status: Active
DBA: ALASKA CUSTOM HOMEBUILDERS, LLC
Issue Date: 11/09/2011
Effective Date: 05/08/2017
Expiration Date: 12/31/2018
Mailing Address: SUTTON, AK, UNITED STATES

OWNERS

Owner Name	Entity Number
ALASKA CUSTOM HOMEBUILDERS, LLC	<u>10001194</u>

RELATIONSHIPS

Title	License/Entity #	Name	License Status	Expiration Date
Residential Endorsement Assignee	<u>RESR2508</u>	AGIM DELOLLI	Active	12/31/2018

LICENSE DETAILS

License #: RESR2508
Program: Residential Contractor Endorsement
Type: Residential Contractor Endorsement
Status: Active
Issue Date: 11/09/2011
Effective Date: 05/08/2017
Expiration Date: 12/31/2018
Mailing Address: SUTTON, AK, UNITED STATES

OWNERS

Owner Name	Entity Number
AGIM DELOLLI	

RELATIONSHIPS

Title	License/Entity #	Name	License Status	Expiration Date
Endorser	<u>CONG37660</u>	ALASKA CUSTOM HOMEBUILDERS, LLC	Active	12/31/2018

AK Custom Home Builders LLC

Your choices: Production vs. Custom home

Buying or building your new home should be one of the most exciting, important and biggest events in your lifetime. That's why understanding your options before making your final decisions is so critical—so you're sure you're making the right decision for your needs.

Production Home: A production home is typically built by large quantity homebuilders that build the same plans over and over, usually in a number of new home communities throughout the state or region. These homes are known as "big box" homes because of their architecture, square footage and standard interiors.

Custom Home: Custom homes are collaboration between a builder and home buyers. Designs may be planned around lifestyle, to capture views, or to enhance privacy. Interior and exterior finishes are selected to create a truly one-of-a-kind home. Alaska Custom Home Builders has already included your "must haves" and your "dream haves" in your home cost. We also have inventory options that you may be able to customize, and which offer the same premium quality as our custom homes.

As you drive up to your new custom home, you will appreciate the attention to detail that Agim and his crew offer.

The Differences:

- Your Home Buying Experience
- Customization and Lifestyle Choices
- Quality and Workmanship
- Long-Term Maintenance and Costs
- Reselling Your Home
- Our Standards –
 - Granite Countertops - *Standard!*
 - Built-in Closet Organizers – *Standard!*
 - Utility Sink in Garage – *Standard!*
 - Beautiful Master Suites with Large Soaker or Jetted Tub – *Standard!* (optional upgrade to *Air Jet*)
 - Ceiling Fans in Master Bedroom – *Standard!*
 - Ceiling Fan in Living Room – *Standard!*
 - Generous Recessed Lighting – *Standard!*
 - Gridded Windows – *Standard!*



*Walking the lot to discuss their new home!
From start to finish, we are with you every
step of the way.*

We always strive for 5* energy rated, highly efficient homes!

AK Custom Home Builders LLC

BUILDING PROCESS

Builders Meeting

Once you have decided on a floor plan or idea, the Builder's Meeting offers you the opportunity to sit down with Agim Delolli and your real estate licensee to discuss your home. Most of our plans can be modified to fit your individual needs.

Plans

Once ideas are on paper, often we must hire a plan designer to prepare a floor plan according to the items outlined in your contract. Therefore, it is important that any changes or upgrades are discussed before finalizing your contract. Upon completion of the floor plan, ensure all requests are to your satisfaction.

Electrical Walk-Thru

Once your home is framed, our electrician will conduct an electrical walk-through with you and your real estate licensee. The purpose of this walk-through is to mark where your electrical switches, outlets, lighting and television/telephone outlets are to be placed.

Rough-In Inspection, Each Step of the Way!

Our homes go through a vigorous inspection process. We contract a Certified Home Inspector to make certain that all code requirements are met.

Customer Orientation

When your home is finished, Agim will take you on a room-by-room walk through to make sure you are satisfied with your new home. This includes the operation of your furnace controls and basic home maintenance. In addition, if you choose not to have a 3rd party home inspection done, we will set up an appointment with Agim, the plumber & heating company to demonstrate the features and operating procedures for all aspects of your home.

30 Day Follow Up

Once you have settled into your new home, we will check in with you via phone, letter or even a knock on the door just to ensure your continued satisfaction.

AK Custom Home Builders LLC

We encourage you to meet the builder!

It's in the Details! Home Specifications

The following are general standard features.

Foundation

- Reinforced concrete block
- Seal coated water proofing

Framing

- Engineered Truss System
- 2x6 exterior wall construction
- All studs 16" on center
- Flooring glued, nailed & screwed where appropriate
- High energy efficient low E Argon vinyl windows, (triple pane when available)
- Fiberglass entry doors
- Insulated fiberglass garage doors
- Lap siding on front exterior, T-111 on sides as applicable

Roofing

- Upgraded 30-year architectural shingles
- Engineered to withstand 110- 130 mph+ wind, depending on the area

Electrical

- Generous outlet layout
- Telephone/ TV wired in each room/ cat 5
- Lighting package including a generous number of recessed lights (approx. 16-22 can lights)

Plumbing & Heating

- Full HRV System (only when plumbing/heating contactor suggests)
- Extra quiet Panasonic bathroom exhaust fans
- 96% energy efficient forced air system
- On demand water heater
- Natural gas fired direct vent fireplace
- Enhanced toilets w/elongated seats
- Fiberglass tubs with tiled surround & tiled shower, as applicable

Insulation

- R-50 in ceilings
- R-21 in walls & floors
- Windows & doors caulked

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Garage

- Large 3 car garages, min 26' deep (for pickups)
- Garage door openers w/ remotes (2)
- Man door
- **Utility sink in garage**

General Interior

- Medium orange peel texture
 - Living Room, Dining Room, and Master Bedroom often have had hand texture to make our homes unique (depends on house))
- Custom selected interior latex paint color
- Upgraded trim package includes trim work & doors painted "Pacer White" (Glossy Off White)
- Laminate, tile, and carpeted floors
- Tile entryway
- 9' ceilings plus tray & vaulted ceilings depending on house model, some 10-12' ceilings
- Sliding glass door or single French style opening door at dining area (as house plan permits) to exterior
- All windows with vinyl casing, energy rated, and with screens
- Angled sheet rock corners or new style: 45° chaffered corners
- Smoke detectors / CO detectors to code
- Gas and electric plumbed to dryer outlet and to stove

Kitchen

- Thoughtful well-designed layout
- Granite countertops. Meet with our vendor to make color selections
- Upgraded maple cabinetry with your choice of stain color
- Dual Undermount Stainless Steel Sink
- Pantry, walk-in or closet style (as space allows)
- Island or breakfast bar (as space allows) – "step up" option w/ some plans
- Stainless steel appliances
- Laminate or tile flooring

Lighting

- Generous lighting allowance
- Most houses include approximately 20+ can lights depending on house size & style

Master Suite

- Extra-large...we believe in beautiful Master Suites!
- Walk-in closet with built-in shelving
- Often, we offer a coffered ceiling w/recessed lighting with fan/light combo in the center
- 6' soaker (corner) or jetted soaker tub (w/optional upgrade to air jets) with tile surround (as space allows – otherwise 5' is used)
- Extra-large tiled shower
- Dual vanity with granite countertops & undermount sink

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Living Room

- *Vaulted or coffered ceilings (crown molding upgrade available)*
- *Recessed lighting*
- *Extra-large windows to allow natural lighting*
- *Natural gas fireplace with granite surround*

Additional Bath

- *Fiberglass tub with tile surround*
- ***Vanity (dual if space allows) with granite countertops and undermount sink-another extra for you!***
 - *Buyers can get "fancy" top mount sinks at an additional cost*

Garage Interior

- *Sheetrocked, taped, insulated and primed*
- *Heated. Code compliant*

General Exterior

- *3 paint colors to include body, trim, & front entry door*
- *Front porch & steps Trex composite lumber*
- *Back deck & steps*
 - *Pressure treated wood*
 - *Usually 16x12 or 16x16 if plan allows (we believe in big usable decks)*
- *2 exterior hose bibs*
- *Final grade for lot drainage & appearance*
- *Lap siding on front/ T-111 on additional 3 sides*
- *Asphalt driveway if CCR's require*
- *Asphalt walkways to front entrance (when asphalt driveways are required)*
 - *Optional concrete and/or rock as an upgrade*

Energy Items

- *5-star rating with R21 in walls, R38-R40 in ceilings, (often making a 5* plus rating)*
- *5 stars plus rating is an optional upgrade*
- *Triple Pane Windows, (when available)*

Home warranty

- *1-year complete home warranty*
- *10 years structure warranty ("Structure" Warranty) available if requirement of lender, cost will be passed onto buyer*

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Note: based on supply, builder reserves the right to substitute material of equal or better quality and make changes at builder's sole discretion. All measurements are approximate. Our specs may change without notice due to product or subcontractor availability.

Selection Worksheet

Buyer: _____

House Address: _____

Phone #: _____

Legal Description: _____ L ___ B ___

PAINT: **Sherwin Williams - Wasilla**

Alternate Vendor*: _____

> [attach selection sheet](#) <

Exterior Paint Body: _____

Interior Paint Walls: _____

Exterior Paint Trim: _____

Interior Trim & Doors: "Pacer White" (Glossy Off White)
(to match windows)

Exterior Paint Door: _____

GRANITE:

Kitchen Color: _____

Bathroom Color: _____

CABINETS: **Lowe's - Wasilla (Laura)**

> [Attach Kitchen Layout](#) <

Color: _____

FLOORING: **Lowe's - Wasilla**

Alternate Vendor*: _____

Kitchen: Tile Laminate

Color: _____

Dining/Breakfast Nook: Tile Laminate

Color: _____

Entry/Laundry Room: Tile Laminate

Color: _____

Living Room: Carpet Laminate

Color: _____

Formal Dining: Carpet Laminate

Color: _____

Master Bath: Tile

Color: _____

2nd bath: Tile

Color: _____

Carpet: Brand: _____

Color: _____

LIGHT FIXTURES: **Lowe's - Wasilla**

Home Depot - Wasilla

Brown's - Wasilla

> [attach selection sheet](#) <

Allowance: \$ _____

*Special order with builder approval

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Selection Worksheet continued

APPLIANCES:

- Lowes - Wasilla** **Allen & Peterson - Wasilla**
 Stainless (standard) Other*: _____
or similar- builder to select

FINISH HARDWARE:

Select One: Oil Bronze Brushed Nickel Chrome Other: _____

EXTERIOR:

Shingles			Color: _____
Front Porch (Trex):	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: _____
Back Deck:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: _____
Paved Driveway:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: _____
Paved Walkway:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: _____
Concrete Walkway	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: _____

**Upgrade costs may apply for alternate vendors/selections--upgrades must be paid for at time of selection
If selections are not filled in, Builder will choose standard colors/products*

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Upgrades & Price

<i>Instant Hot Water Maker - by sink faucet.....</i>	<i>\$500</i>
<i>Sink/Dishwasher in Island.....</i>	<i>\$750</i>
<i>Additional Fireplace.....</i>	<i>\$2,500</i>
<i>Additional Interior Paint Color (per color)</i>	<i>\$300</i>
<i>Crown Molding (per room, i.e. Dining Room)</i>	<i>Approximately \$650</i>
<i>50 Amp 220 Circuit in Garage.....</i>	<i>.....\$450</i>
<i>Additional Paving.....</i>	<i>.....<u>Approximately</u> \$3.00 per SF</i>
<i>Generator Supply Hookup.....</i>	<i>.....\$600</i>
<i>Gas Stub-Out on Back Deck.....</i>	<i>..... \$400</i>
<i>Additional Side Lite by Front Door (Standard is 1 Side Lite) --when space allows.....</i>	<i>..... \$400</i>
<i>Additional Man Door off Garage.....</i>	<i>..... \$500</i>
<i>Additional Shower Head in Master Bath.....</i>	<i>..... \$800</i>

Updated: 6/19/18 *Specs/details and pricing subject to change without notice/as construction progresses.

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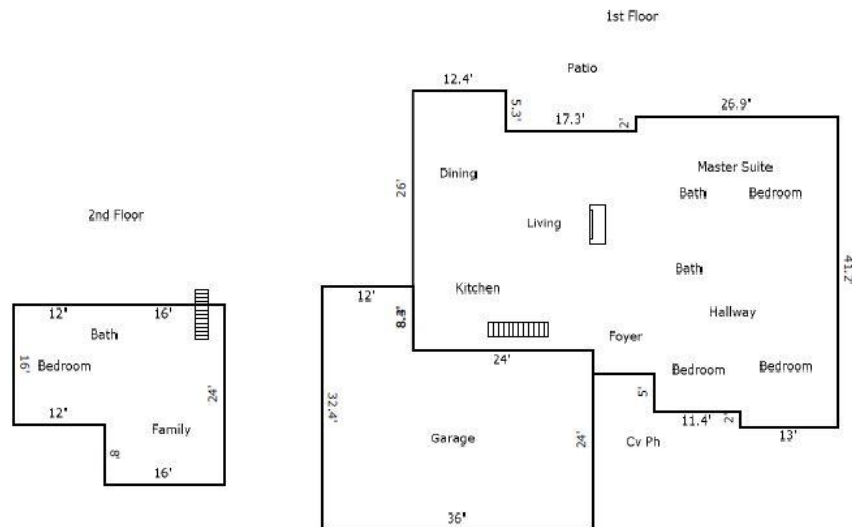
*Mat-Su Homebuilders Association Parade of Homes
Golden Spike Award Winner Fall 2017*

The "Creekside"

First Floor 2,013 sq. ft.
Second Floor 576 sq. ft.
Total Living 2,589 sq. ft.
3 Car Garage

4 Bedrooms
3 Bathrooms

Well-appointed Ranch home. Features a full living/bedroom suite, bonus room, large bedrooms and open concept living/dining/kitchen makes this a home favorite!



<http://tour.dmdrealestatephotography.com/public/vtour/display/839114?a=1> (Virtual Tour)

[http://virtualltour.dmdrealestatephotography.com/tour/1745SCreeksideCr Wasilla AK 99654 13](http://virtualltour.dmdrealestatephotography.com/tour/1745SCreeksideCr_Wasilla_AK_99654_13)

[1 23818.html](http://123818.html) (Virtual Tour 2)



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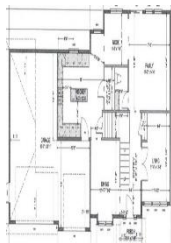
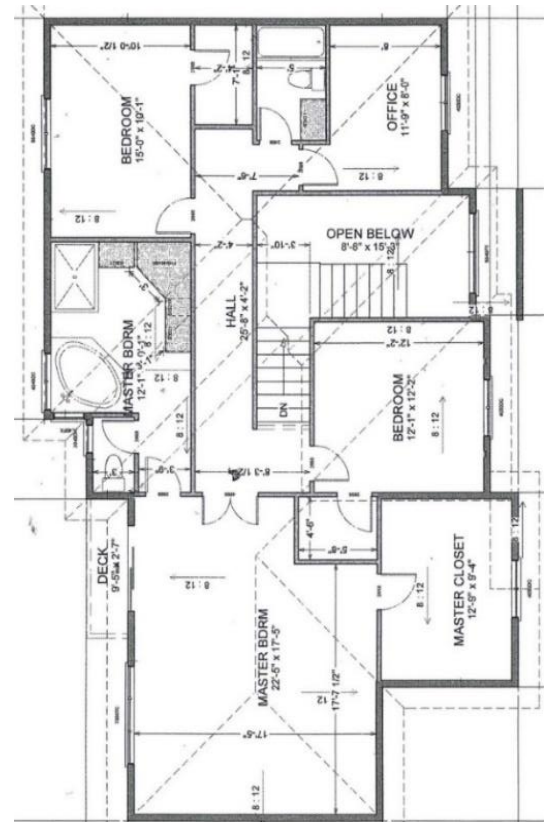
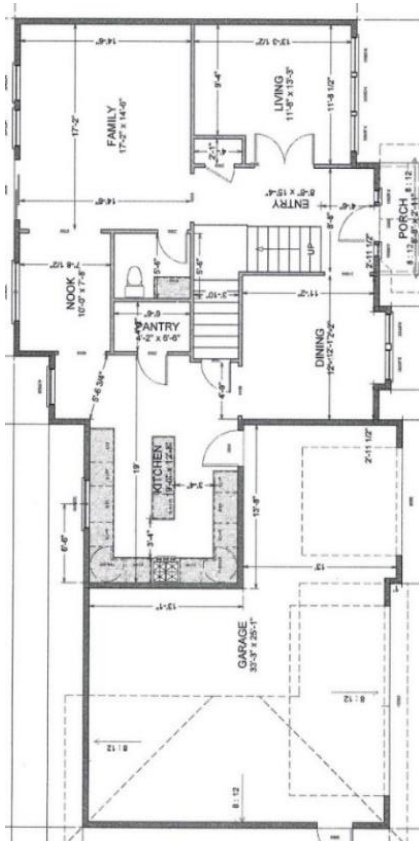
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“The “Blackstone”

First Floor 1193 sq. ft
Second Floor 1393 sq. ft
Total Living 2586 sq. ft
 4 Bedrooms or 3 Bedrooms (plus office)
 2.5 Bathrooms

The Master Suite/ Closet and Bath are Amazing! One of our most sought-after model homes. This does not disappoint!



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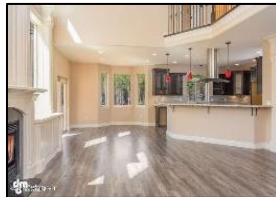
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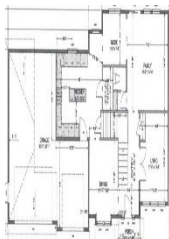
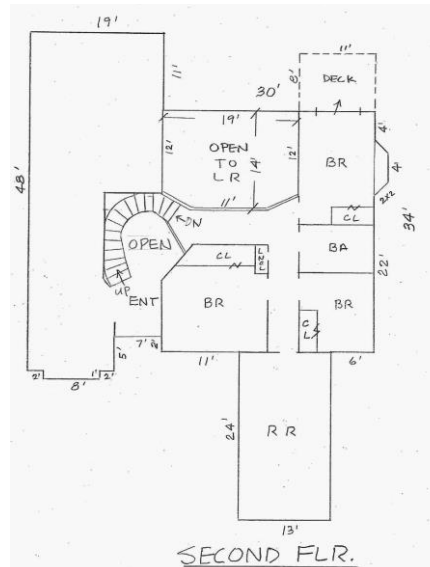
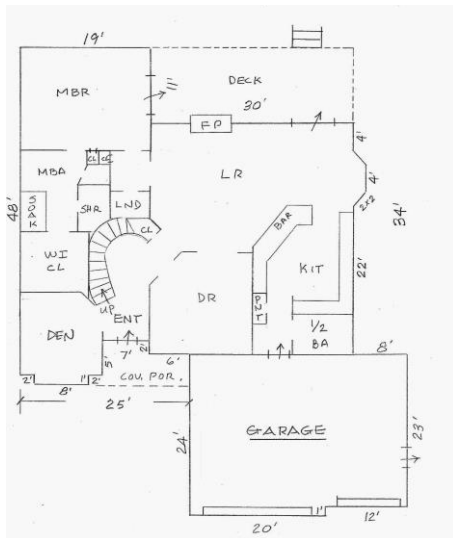
"Trinity"

First Floor	1,917 sq. ft.
Second Floor	1,094 sq. ft.
Garage	756 sq. ft.
Total Living	3,011 sq. ft.
Bedrooms	4
Bathrooms	2.5

Amazing plan with unique touches, such as a curved wall and extra-large windows. Main level master and separate main level den. Upstairs offers 3 more bedrooms. Gorgeous!



<https://tour.dmdrealestatephotography.com/public/vtour/display/351901?a=1&b=1&l=1&previewDesign=8237&mobile=1> (Virtual Tour)



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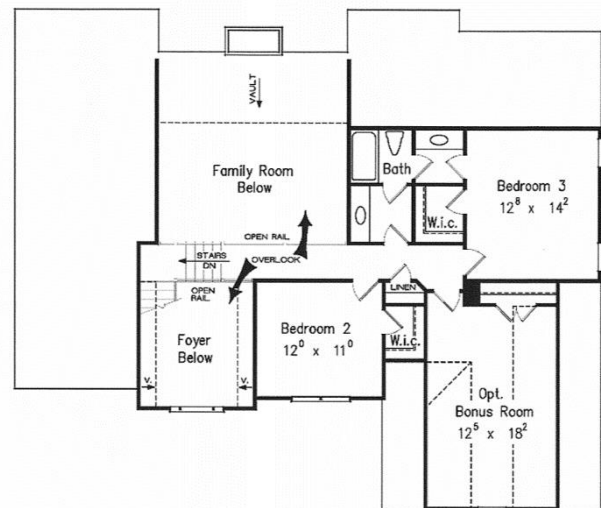
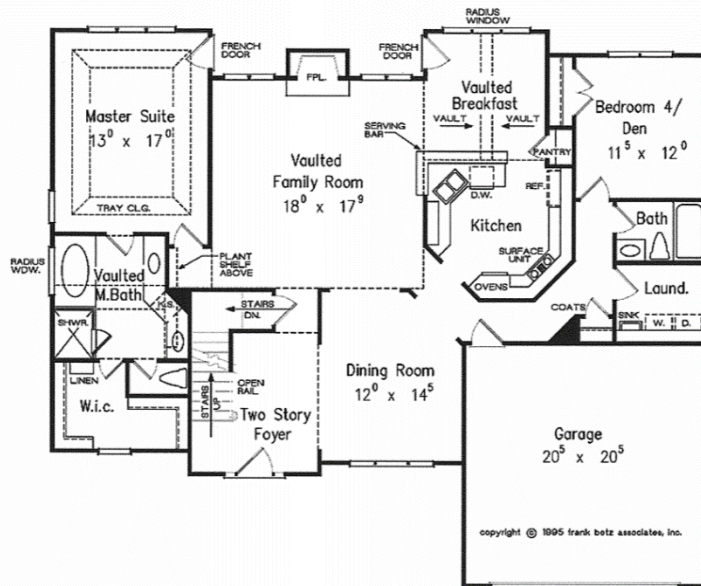
"The Fetlock"

First Floor 1,753 sq. ft.
Second Floor 920 sq. ft.
Total Living 2,713 sq. ft.
3 Car Attached 641 sq. ft.
 Bedrooms 4
 Bathrooms 3

Features Master Suite on the Main level, plus an additional bedroom, tucked away for full bath privacy. 2 bedrooms & bonus room on top level, and an open railing adds charm as it overlooks lower floor.



<https://fusion.realtourvision.com/931274> (Virtual Tour)



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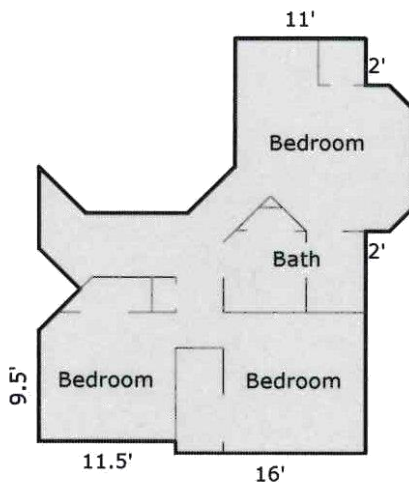
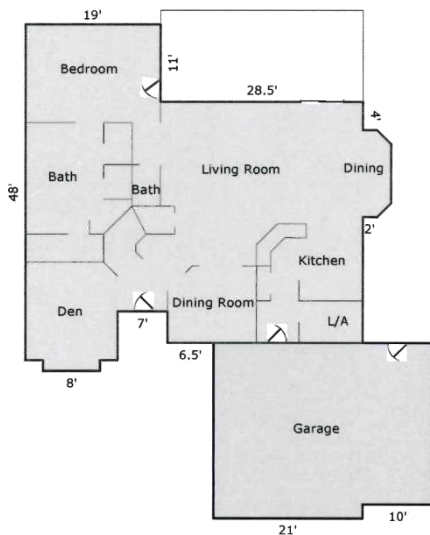
"The Duck"

First Floor **1906 sq. ft.**
Second Floor **767 sq. ft.**
Total Living **2673 sq. ft.**
3 Car Attached **755 sq. ft.**
 Bedrooms 4
 Bathrooms 2.5

Features Master Suite on the Main level, plus a den/office! Generous sized bedrooms and a flowing layout. This plan can have slight changes to make this perfect for any buyer's needs!



<https://fusion.realtourvision.com/394025> (Virtual Tour)



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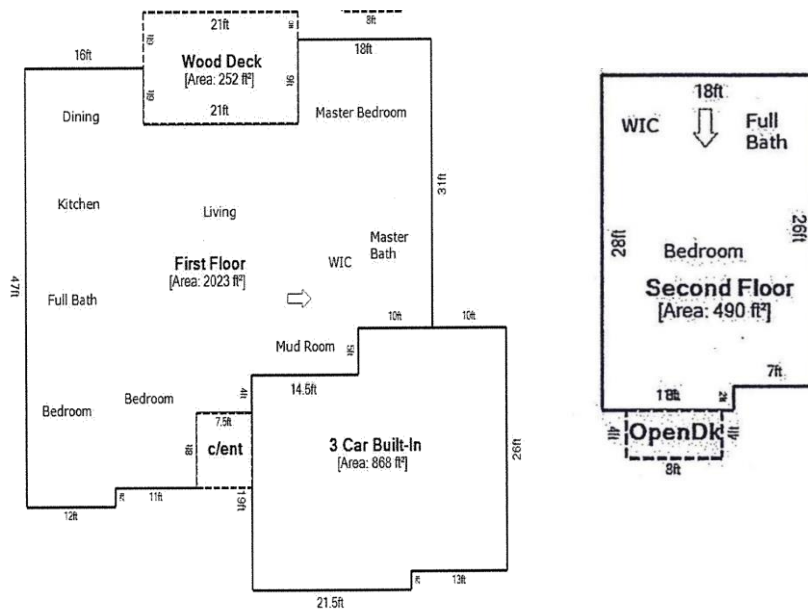


"Expanded Missy"
First Floor 2,023 sq. ft.
Second Floor 490 sq. ft.
Total Living 2,513 sq. ft.
3 Car Garage
4 Bedrooms
3 Bathrooms

Lovely Ranch with large tiled entry, w/ built in bench. Walking in you find a gorgeous fireplace surrounded by windows. 2nd floor bonus room w. full bath and private deck. Unique design sets this beauty apart from the rest!



<https://tour.dmdrealestatephotography.com/public/vtour/display/453854>
(Virtual Tour)



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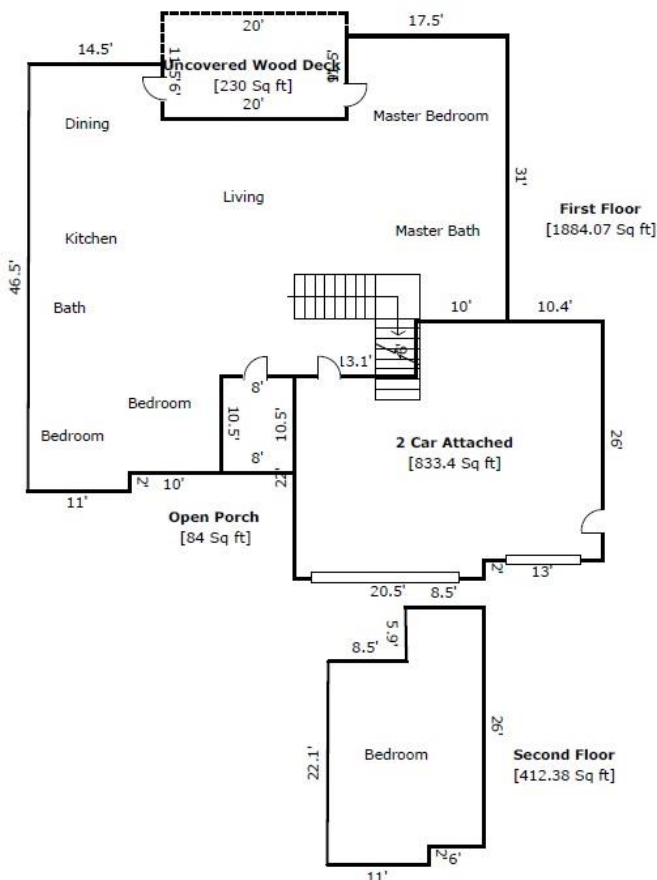


"Simple Missy"

First Floor 1,884 sq. ft.
Second Floor 412 sq. ft.
Total Living 2,296 sq. ft.
Garage 833 sq. ft.

3 Bedrooms
 2 Bathrooms

*Simple Ranch design with Bonus Room
 (could be bedroom, media room, craft
 room, etc.).*



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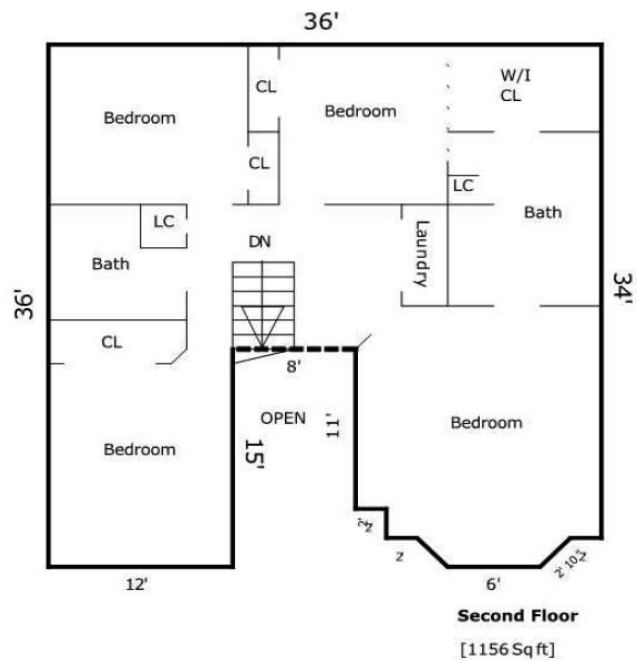
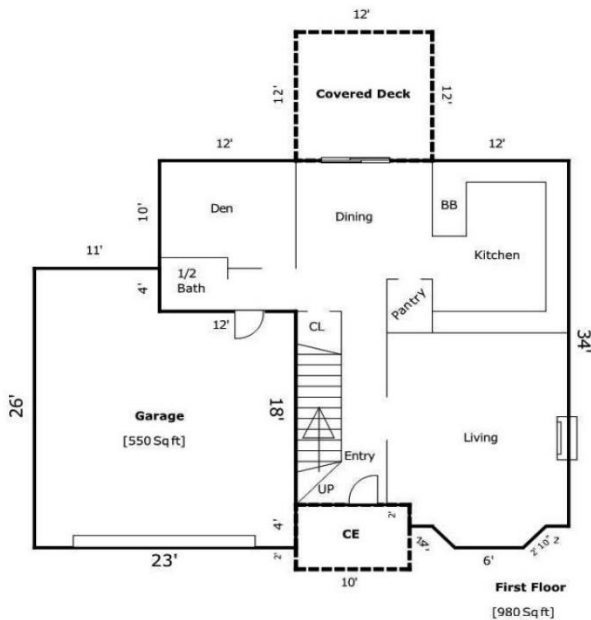
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“Meadowlark”

First Floor 1124 sq. ft.
Second Floor 1230 sq. ft.
Garage 769 sq. ft.
Total Living 2354 sq. ft.
 (floor plan shown is smaller than info listed)

One of our most stylish, yet efficient, well thought out designs. This model has 4 bedrooms with a den/office.



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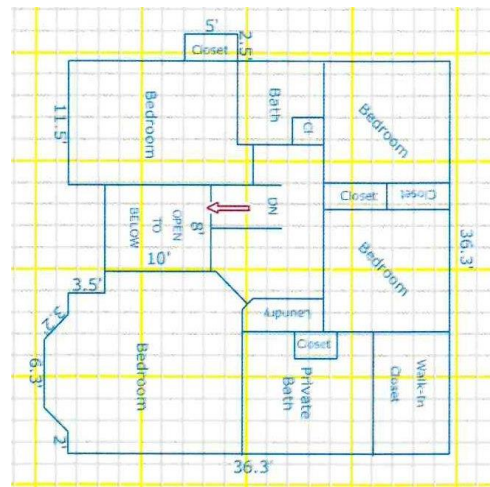
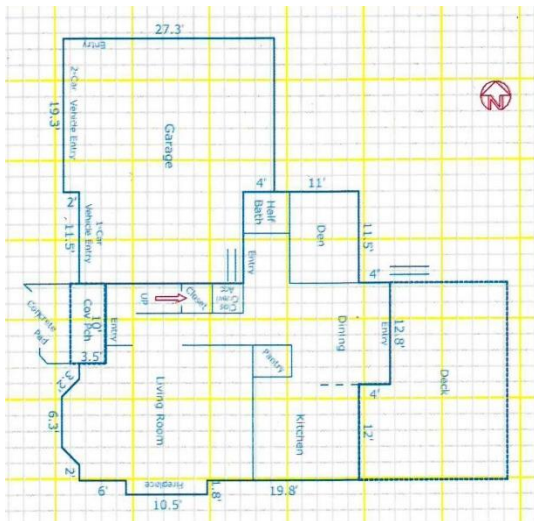


"Expanded Meadowlark"
2,450 sq. ft.
4 Bedrooms
2.5 Bathrooms

Slightly roomier version with a few adjustments here and there to make this plan one of our most popular designs!



<https://tour.dmdrealestatephotography.com/public/vtour/display/410296>
(Virtual Tour)



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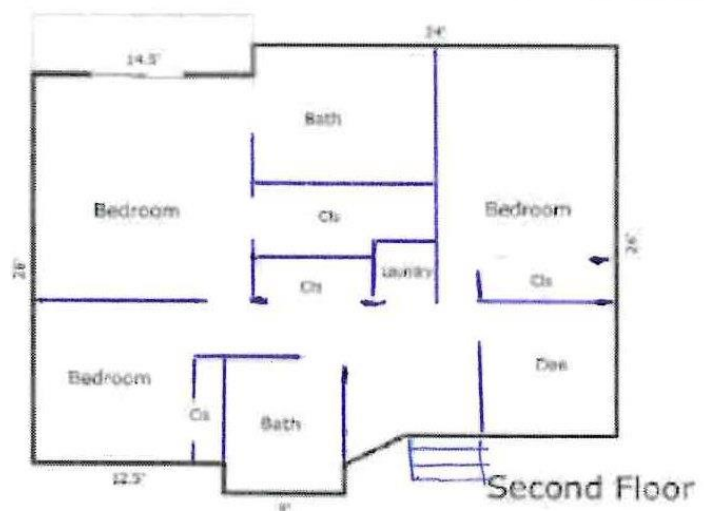
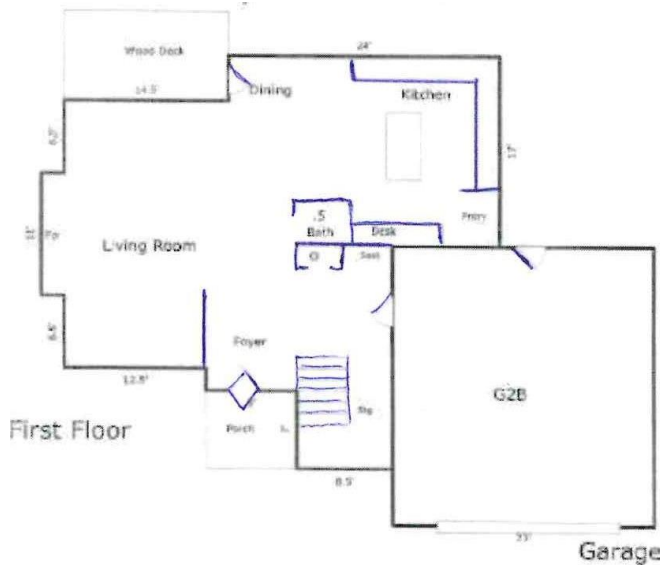


"Poppy Expanded"

First Floor 1030 sq. ft
Second Floor 1033 sq. ft
Total Living 2,063 sq. ft
Garage 575 sq. ft
 We Recommend a 3-car Garage

4 Bedrooms
 2.5 Bathrooms

People love this design! All 4 bedrooms on top level, main level with large open living room, fireplace and the bells and whistles you desire!



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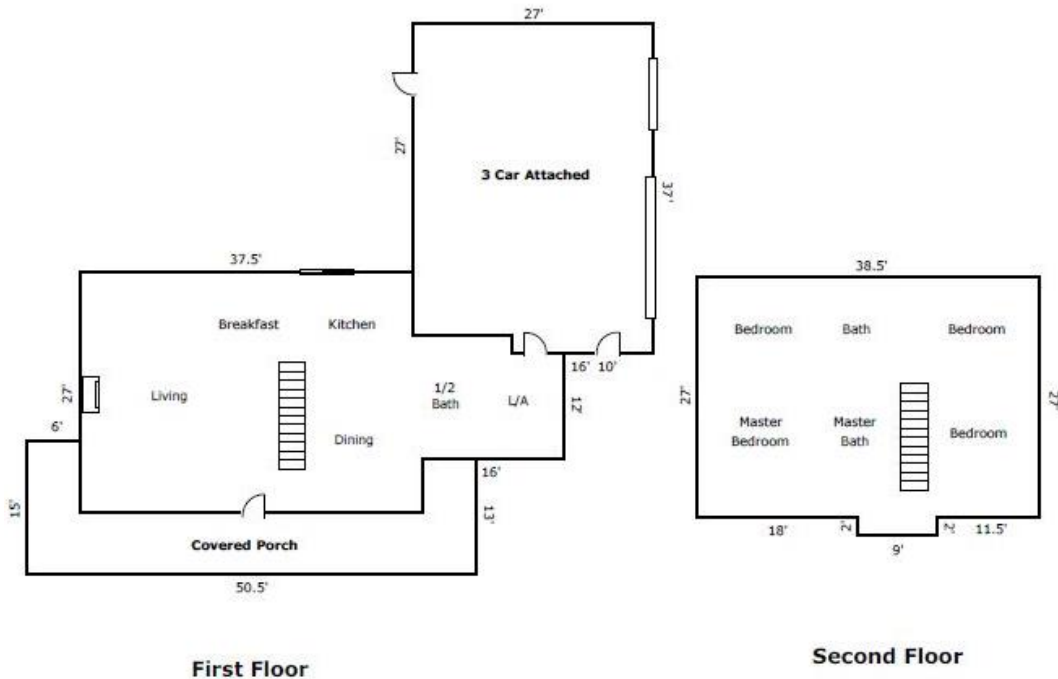
AK Custom Home Builders LLC



"The Galvin"

First Floor 1,244 sq. ft.
Second Floor 1,057 sq. ft.
Total Living 2,302 sq. ft.
3 Car Garage
4 Bedrooms
2.5 Bathrooms

Country Style design w/ covered front porch, large expanded kitchen and gorgeous fireplace.



<https://tour.dmdrealestatephotography.com/public/vtour/display/777657>
(Virtual Tour)



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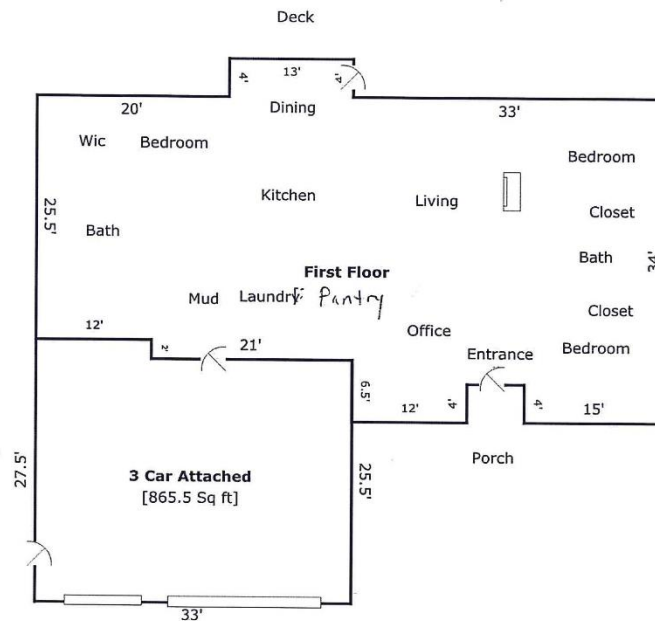
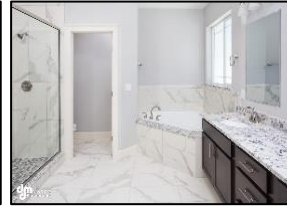
AK Custom Home Builders LLC



"The Gail"

First Floor **2,050 sq. ft.**
Garage **792 sq. ft.**
3 Car Garage
3 Bedrooms
2 Bathrooms

Ranch design with large living room and gorgeous fireplace with surround and dining room/office. Tall ceilings and big windows!



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AK Custom Homebuilders, LLC