

SPINELL HOMES OPTION PRICES AND ADDENDUM TO EARNEST MONEY

Buyers Name(s) _____ Date _____

Lot _____ Block _____ Subdivision _____

Plan# _____ Elevation _____ Garage on L _____ R _____

Well? _____ Septic? _____ # of bedrooms _____

This option list must be submitted prior to start of construction. The budget for options may be included in the loan amount, provided they are included in the earnest money contract and appraised value. See Earnest Money Agreement Section C. All prices are subject to change. Some options may not be appropriate for all plans.

FEATURES INCLUDED: _____ **SIGNATURE** _____ **PREMIER**

Base house price _____

Lot price or adj. _____

OPTIONAL ITEMS:

EXTERIOR CHANGES

100	3rd Car Garage (12' x 24')		\$	17,500		
110	Steps off deck (straight runs only) lower level deck. Anchorage		\$	1,300		
	Upper level deck -- up to 15 steps -- no landings or turns. Anchorage		\$	2,950		
111	Steps off deck (straight runs only) lower level deck. Valley, ER		\$	660		
	Upper level deck -- up to 15 steps -- no landings or turns. Valley, ER		\$	2,950		
115	Pilings for decks over 5' deep	EACH	\$	360		
120	Deck additions (Trex)	# _____ SF x	\$	20		
125	Cedar decking instead of Trex			N/C		
127	Additional exterior handrail (cedar) std. 2" x 4" picket					
	(Required on decks over 30" high)	# _____ LF x	\$	13		
128	Upgrade std. handrail to post-to-post	# _____ LF x	\$	6		
130	OSB Lap siding sides, rear, returns, etc. per 100 sq.ft. of wall		\$	315		
140	Enclosed Soffits	# _____ SF x	\$	5		
154	Upgrade to 110 MPH Arch. 'Legacy' shingles	# _____ SQ x	\$	60		
160	Metal roofing			Quote per job		
170	Raingutters and Downspouts (per LF)	# _____ LF x	\$	8		
190	Porch elevation for Lily and Fireweed plans		\$	4,800		

EXTERIOR WINDOWS/EXTERIOR DOORS

205	Convert window to slider door, light and 4'x8' deck		\$	1,900		
	Optional handrail (required if upper level)		\$	300		
207	Upgrade vinyl sliding door to atrium door		\$	480		
210	Garage side door entrance with deadbolt		\$	700		
215	Garage door opener w/extra remote Odyssey 1000 (Premier std)		\$	675		
220	Garage door exterior keypad		\$	55		
222	Garage door lites (8 lites)		\$	630		
223	Garage door lites (4 lites)		\$	330		
225	Convert window to bay window	MINIMUM	\$	1,700		
230	Add a full or half sidelight to entry door		\$	350		
235	Upgrades to front door (some upgrades to front door may require additional painting costs - see paint section)			Budget		
240	Octagon windows 2' - 3'		\$	515		
250	Small window (to 3' x 3') (vinyl)	non opening	\$	390		
		opening	\$	450		
255	Medium window (to 4' x 5') (vinyl)	non opening	\$	470		
		opening	\$	500		
260	Large window (to 6' x 5') (vinyl)	non opening	\$	580		
		opening	\$	610		
265	Half round windows (vinyl)	up to 3'	\$	520		
		4' to 6'	\$	640		
270	Window screens	EACH	\$	27		

275	Screen door for vinyl sliding door		\$	120		
280	Grids for windows -- white - standard grid or perimeter	EACH	\$	40		
	Grid for slider door	EACH	\$	60		
	Grid for atrium door	EACH	\$	120		
285	Pop-out garden window (replace small window)		\$	500		
290	Window seat -- up to 6' wide -- white painted or natural birch plywood		\$	420		
291	Window seat -- up to 6' wide -- hinged lid and storage		\$	700		

PLUMBING

300	Upgrade standard tub/shower to 5'x36' garden tub with tile shower surround and fiberglass tub skirt. Includes shower valve		\$	1,900		
302	Upgrade standard tub/shower to 5'x36' garden tub with 12" tile surround tile tub deck and skirt. Includes roman tub faucet and mix valve.		\$	2,050		
303	Upgrade 5'x36" garden tub to 5'x42" garden tub		\$	270		
304	Upgrade 5'x36" garden tub to 5'x5', 90° corner tub		\$	780		
305	Upgrade 5'x36" garden tub to 6'x36" garden tub		\$	90		
306	Upgrade 5'x36" garden tub to 6'x42" garden tub		\$	360		
307	Upgrade 5'x36" garden tub to jetted 5'x36" garden tub		\$	1,350		
308	Upgrade 5'x36" garden tub to jetted 5'x42" garden tub		\$	1,530		
309	Upgrade 5'x36" garden tub to jetted 5'x5', 90° corner tub		\$	2,150		
310	Upgrade 5'x36" garden tub to jetted 6'x36" garden tub		\$	1,470		
311	Upgrade 5'x36" garden tub to jetted 6'x42" garden tub		\$	1,740		
315	Extra tile when placing garden tub in a corner		\$	300		
317	Add standard tub/shower with fiberglass shower surround. (no door)		\$	1,320		
319	Add 3' or 4' shower with fiberglass surround and shower door		\$	2,520		
321	5' tub or shower enclosure -- chrome with clear or obscure glass		\$	1,350		
323	Upgrade shower door or tub enclosure to brushed nickel frame		\$	250		
324	Upgrade to tile tub surround		\$	680		
325	Additional bath lavs (cabinets and counter-tops not included)		\$	925		
327	Add up to 36" vanity cabinet, top, & mirror for extra lav		\$	840		
328	Add toilet		\$	865		
329	Upgrade toilet to elongated bowl		\$	120		
335	Brushed Nickel plumbing fixtures and bath hardware					
	Master suite (2 lavs,shower,tub,toilet)		\$	785		
	Full bath		\$	385		
	Half bath		\$	255		
	Extra lavs		\$	135		
350	8" deep Dayton 33x22 sink		\$	135		
356	Upgrade kitchen faucet to Kohler K596-VS pull-out brushed nickel		\$	330		
360	Bar sink (cabinets and counter-tops not included)		\$	885		
365	Laundry tub		\$	885		
	Rough-in only for tub in garage		\$	615		
370	Hot & Cold frost free water valve in garage		\$	390		
375	Extra hose bibs (exterior)	EACH	\$	210		
385	Extra shower head		\$	390		
388	Gas to dryer (not available in bath/laundry combination)		\$	525		
395	Convert standard bath lav to pedestal lav-builder grade		\$	(200)		
397	Rough in only for water softener					
	(Includes hose bibs plumbed before softener, stubs for softener)		\$	840		

HEATING, VENTILATION & ENERGY

400	Humidifier		\$	725		
410	Electric air filter		\$	1,320		
430	Upgrade 95% furnace to 98% efficiency modulating furnace		\$	1,500		
432	Zoned forced air heating system		\$	1,980		
440	5-star-plus energy rating			Quote per job		
450	Hydronic baseboard heating system			Quote per job		
460	Radiant floor heating system			Quote per job		
470	Oil fired heating system			Quote per job		
480	Heat Recovery System (HRV) Fully Ducted			Quote per job		
485	Heat Recovery System (HRV) Integrated with forced-air duct		\$	3,480		
490	Make-up air for range vents 400cfm and over		\$	670		

ELECTRICAL

505	Phone outlets (daisy-chained)		\$	30
510	T.V. outlets (daisy-chained)		\$	30
511	Upgrade T.V. cabling to home-runs to crawl space (for satellite TV)		\$	120
512	Additional T.V. home-runs		\$	60
513	Flat screen T.V. rough-in (maximum 10' cable length)			
	(2 HDMI, 1 CAT5, 2 RG6, 1 Speaker, 1 Phone)		\$	360
515	Recessed light can with spot light and trim		\$	150
516	Recessed light can on VAULTED CEILING		\$	190
520	Additional elec. switches, plugs or light boxes		\$	45
521	Additional EXTERIOR electrical outlets		\$	75
525	Wire for ceiling fan (includes install - customer provides fan)		\$	160
526	Wire only for ceiling fan (customer provides & installs)		\$	70
530	220 circuit in garage (40 AMP)		\$	220
535	Additional lighting fixture allowance			Budget
540	Levitron rocker switches (white or bone)		\$	480
540	Levitron outlets (white or bone)		\$	420
545	Fluorescent fixture installation (fixture not included)		\$	50
565	Under cabinet light (std. fixture, switch, install)	EACH	\$	200
570	Floor outlet		\$	120
575	Fixture install heavier than 55 lbs		\$	215
578	Freezer outlets		\$	85
580	Rough-in for security system		\$	400
585	Rough-in for home entertainment system			Budget
588	100 AMP transfer switch rough-in for generator (no outlet)		\$	780
589	200 AMP transfer switch rough-in for generator (no outlet)		\$	1,020
	* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE			
590	Rough-in only for central vacuum system (3 ports)		\$	630
595	Central vacuum system complete w/attachments and power head		\$	2,130

INTERIOR TRIM AND MISCELLANEOUS INTERIOR CHANGES

600	Bank of closet shelving (Premier std) (per closet)		\$	105
605	Double rod and shelf (per closet) (Premier std)		\$	55
610	Upgrade to Premier base and casing from Signature			
		Up to 2400 sf	\$	800
		Over 2400 sf	\$	1,100
612	Custom built-in bookcases or entertainment center			Quote per job
620	Add white Signature handrail or convert half-wall	# _____ LF x	\$	75
622	Add maple Premier handrail (lacquer only)	# _____ LF x	\$	147
624	Change white Signature handrail to maple Premier	# _____ LF x	\$	72
626	Change white Signature handrail to white Craftsman	# _____ LF x	\$	9
627	Change white Signature handrail to maple Craftsman	# _____ LF x	\$	75
628	Change maple Premier handrail to maple Craftsman	# _____ LF x	\$	3
630	Stain maple handrail		\$	360
640	Add interior door	prehung	\$	350
		pocket	\$	430
		bifolds	\$	460
645	Rounded sheetrock corners	under 1600 SF	\$	810
		1600 - 2200 SF	\$	1,210
		2200 - 2700 SF	\$	1,470
646	Custom Hand Texture Ceilings -- \$400 minimum	per floor SF	\$	0.40
647	Custom Hand Texture Walls -- \$400 minimum	per floor SF	\$	0.60
648	Custom Hand Text Walls/Ceilings -- \$400 minimum	per floor SF	\$	0.90
655	9' ceiling on 1st floor			
	(42" upper cabs, taller windows, 1 transom window))	Under 1200 SF	\$	5,400
	9' ceiling each additional square foot over 1200	# _____ SF x	\$	3.60
660	Coffered drywall ceiling - per room Recommended with 9' ceiling only		\$	740
670	Vaulted ceiling -- \$1700 minimum charge	per room	\$	960
675	Crown molding/custom trims, etc.			Quote per job
685	T & G Pine ceilings	# _____ SF x	\$	10.00
695	Misc. minor framing changes	\$80 and up	\$	

PAINTING

700 Interior color changes - per room per change		\$	240
705 Two-tone walls and ceiling -- per floor SF	# ____ SF x	\$	0.90
706 Upgrade interior wall paint to semi gloss -- floor SF	# ____ SF x	\$	0.50
710 Paint garages (interior)	2 car garage	\$	660
	additional car stalls	\$	120
723 Acrylic Latex exterior paint on fir T1-11 -- per floor SF		\$	2.30
724 Acrylic Latex exterior paint on fully sided or pre-primed house -- floor SF		\$	0.60
725 Exterior accent colors	each area	\$	250
727 White exterior body -- or similar color requiring 2 coats -- per floor SF		\$	0.75
728 White exterior trim -- or similar color requiring 2 coats		\$	720
729 Paint front door different color (white std.)		\$	145
740 Stain wood-grain fiberglass front door	EACH	\$	470
741 Stain wood-grain fiberglass sidelite	EACH	\$	140
745 Cedar stain deck rails/posts (per deck or porch)			Quote per Job

FIREPLACES

751 Additional fireplace (finished to Premier standard)		\$	3,200
760 Add fireplace fan w/speed control & heat activated switch		\$	275
761 Add remote for fireplace	on/off only	\$	95
	with thermostat	\$	140
770 Replace drywall surround with white painted mantle		\$	210
771 Replace drywall surround with lacquered maple mantle		\$	475
772 Add fluted columns to mantle option	white	\$	480
	maple	\$	660
773 Add 6" raised hearth with maple wrap		\$	310
780 Upgrade to 12" marble tile from standard 12" ceramic tile		\$	375
781 Brick or rock surround & hearth w/ oak mantle			Quote per job
790 Change to 36" wood burning fireplace		\$	1,700
792 Add gas log lighter to wood burning fireplace		\$	480

COUNTER TOPS/CABINETS

800 Tile counter tops -- 6" white, upgrade tile at K&W	# ____ LF x	\$	20
820 Tile backsplash -- 6" white, upgrade tile at K&W	# ____ LF x	\$	9.50
825 Tile bullnose -- 6" white, upgrade tile at K&W	# ____ LF x	\$	9.50
810 Upgrade to Premier (raised panel) cabinets		\$	1,900
830 42" kitchen upper cabinets	# ____ LF x		Quote per Job
835 Cabinets over laundry -- up to 5' wide, 32" tall cabs	Signature	\$	660
	Premier	\$	830
840 Other counter top/cabinet upgrades		\$	
845 Laminate splashes and edges			
	90° edge	# ____ LF x	\$ 5
	90° splash	# ____ LF x	\$ 10
	45° edge	# ____ LF x	\$ 6
	45° splash	# ____ LF x	\$ 11

FLOORING

850 Upgrade Signature carpet to Premier			
	per SF of TOTAL LIVING AREA	# ____ SF x	\$ 0.25
855 Upgrade to 50 oz luxury carpet from Signature	# ____ SF x	\$	0.75
	from Premier	# ____ SF x	\$ 0.50
860 Upgrade to Premier maple hardwood flooring	# ____ SF x	\$	12
865 Upgrade hardwood entry to marble or granite tile	# ____ SF x	\$	17
866 Upgrade hardwood entry to ceramic tile	# ____ SF x	\$	6
870 Upgrade vinyl to luxury	# ____ SF x	\$	0.95
875 Upgrade from any carpet to vinyl	# ____ SF x	\$	3
880 Other flooring upgrades		\$	
885 Upgrade to laminate flooring from carpet or vinyl	# ____ SF x	\$	7.50
	Stair tread & riser	EACH	\$ 180.00

APPLIANCES

* Indicate White or Black appliance package			White / Black
910 Self-cleaning gas range with window		\$	525

915	Jenn Air electric downdraft range, coil top	\$	1,900		
917	Jenn Air dual-fuel downdraft range (gas grill, 2 gas burners, elec. convection oven)	\$	3,020		
920	Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood	\$	2,850		
925	Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood	\$	3,250		
930	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)	\$	940		
935	Microwave / Vent Hood combo	\$	320		
950	15" Trash Compactor	\$	900		

Stainless & Stainless Look Appliance Options

(Upgrade to Stainless package first, then apply further Stainless upgrades)

952	Maytag Stainless package (radiant top range, dishwasher, Broan Allure II stainless vent hood)	\$	660		
953	Maytag stainless gas range	\$	600		
954	Maytag stainless microwave/vent hood combination	\$	220		
955	Maytag stainless elect. wall oven/micro combo w/30" black radiant cook top and 30" Broan Allure II stainless range hood	\$	3,150		
956	Maytag stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" Broan Allure II range hood	\$	3,530		
957	Upgrade range hood to Maytag Stainless pop-up vent	\$	1,130		
958	Maytag stainless trash compactor	\$	1,060		
959	Kitchen Aid Stainless package (radiant top range, dishwasher, Broan Allure II stainless vent hood)	\$	1,480		
960	Kitchen Aid stainless gas range	\$	290		
965	Kitchen Aid stainless micro/hood combination	\$	370		
970	Kitchen Aid stainless elect. wall oven/micro combo w/30" black radiant cook top and 30" range hood	\$	3,720		
975	Kitchen Aid stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood	\$	4,300		
980	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)	\$	1,130		
990	Kitchen Aid stainless 15" trash compactor	\$	1,200		
995	Stainless Jenn Air electric downdraft range (from Maytag)	\$	2,100		
995	Stainless Jenn Air electric downdraft range (from Kitchen Aid)	\$	1,340		
996	Stainless Jenn Air dual-fuel downdraft range (from Maytag) (gas grill module, 2 gas burners, electric convection oven)	\$	2,740		
996	Stainless Jenn Air dual-fuel downdraft range (from Kitchen Aid) (gas grill module, 2 gas burners, electric convection oven)	\$	1,980		
999	Other appliances upgrades	\$			

BASEMENT AND LOWER LEVEL FINISH - 8' HEIGHT ONLY

* When partially finishing lower level, must do **complete** electrical

1000	Finish lower level bedroom	#	SF x	\$	20		
1010	Finish LL bath on crawl space	#	SF x	\$	18	+ \$4200	
1015	Finish LL bath on slab	#	SF x	\$	18	+ \$6200	
1020	Finish lower level family room	#	SF x	\$	18		
1030	Convert crawl space to 8' foundation (Includes min. mech., interior bearing walls, insulation, slab, drain tile system. Windows and plumbing additional.)						
	Anchorage, E.R.	#	SF x	\$	38		
	Valley	#	SF x	\$	36		
1032	Add window well			\$	1,600		
431	Zoned heating system (forced air) (Recommended if total house SF less than 4500 SF)			\$	1,980		
1035	Extra furnace for basement areas up to 1200 sq. ft. (Recommended if total house SF greater than 4500 SF)			\$	5,700		
1040	Rough-in only plumbing for added bath on crawl space			\$	2,370		

	(includes drains and water stubs -- No tub, fixtures, or valves)			
1041	Rough-in only plumbing for added bath on slab		\$	4,140
	(includes drains and water stubs -- No tub, fixtures, or valves)			
1042	Additional plumbing fixtures on slabs		\$	1,020
1045	Sewage lift station for 1 basement bath below main sewer grade		\$	2,000
1050	Complete electrical R/I and trim lower level or bsmnt.	# _____ SF x	\$	3.50
	* Required when partially finishing lower level or basement			
1060	Interior partition walls for lower level (framing only)	# _____ LF x	\$	9
1070	Drywall lower level (finish coats and texture, No paint)	# _____ SF x	\$	6.30

LANDSCAPING

* For houses to be finished in summer months only

1075	Landscaping			Bid per job
1085	Lawn only -- top soil, prep. & hydro seed	# _____ SF x		1.1
1090	Asphalt additions - includes no sub grade work	# _____ SF x		3.00
1095	Fences			Bid per job

EXCAVATION/WELL/SEPTIC

1100	Well budget		\$	
1110	Septic budgets -- Subject to soils tests & engineering			
	Engineering & Certification	Anchorage, E.R.	\$	4,800
	Engineering & Certification	Valley	\$	720
	Minimum standard 3 Bedrooms		\$	6,500
	Minimum standard 4 Bedrooms		\$	7,200
	Minimum standard 5 Bedrooms		\$	8,000
	Additional bedrooms over 5	EACH	\$	1,200
1130	Additional budget for clearing, excavation, grading, driveway length, long utility lines, etc.			Budget
1140	Survey and stake all lot corners (after finish grading)		\$	425

REDESIGN SERVICES

1150	Minor changes requiring NO structural engineering	\$35 per hour	\$	
1160	Changes requiring structural design and/or engineering and energy rating recalculations	\$150 and up	\$	
1165	Minor square footage additions requiring minimum changes to interior layout or structural design.			
	Main level	# _____ SF x	\$	75
	Second floor	# _____ SF x	\$	65
	Garage	# _____ SF x	\$	52
1170	Total Home Design			
	\$.50 per sf plus sketches by the hour at \$45 per hour		\$	

OTHER OPTIONS

1200	OTHER		\$	
1210	OTHER		\$	

TOTAL OPTIONS _____

TOTAL PRICE WITH OPTIONS _____

BUYER _____ DATE _____

BUYER _____ DATE _____ SELLER _____ DATE _____