

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 Optional handrail (required if upper level)		\$	1,900		
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 GE Stainless package (radiant top range, dishwasher, Broan Allure II stainless vent hood)		\$	590		
953 GE stainless gas range		\$	770		
954 GE stainless microwave/vent hood combination		\$	250		
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 GE)		\$	2,100		
995 Stainless Jenn Air electric downdraft range (from Kitchen Aid)		\$	1,340		
996 Stainless Jenn Air dual-fuel downdraft range (from GE) (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)		\$	1,980		

	(Recommended if total house SF less than 4500 SF)		
1035	Extra furnace for basement areas up to 1200 sq. ft.	\$	5,700
	(Recommended if total house SF greater than 4500 SF)		
1040	Rough-in only plumbing for added bath on crawl space (includes drains and water stubs -- No tub, fixtures, or valves)	\$	2,370
1041	Rough-in only plumbing for added bath on slab (includes drains and water stubs -- No tub, fixtures, or valves)	\$	4,140
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	\$	4.00
	* 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 _____