

## 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')		\$	19,500.00		
101 R.V. Garage Bay. 12' x 40' x 16'. 10' x 14' door with operator. Attached. (only standard excavatoin included)		\$	50,000.00		
110 Steps off deck (straight runs only) lower level deck. <b>Anchorage</b>		\$	1,425.00		
Upper level deck -- up to 15 steps -- no landings or turns. <b>Anchorage</b>		\$	3,100.00		
111 Steps off deck (straight runs only) lower level deck. <b>Valley, ER</b>		\$	720.00		
Upper level deck -- up to 15 steps -- no landings or turns. <b>Valley, ER</b>		\$	3,100.00		
115 Pilings for decks over 5' deep	EACH	\$	360.00		
120 Deck additions (Trex)	# _____ SF x	\$	26.50		
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	\$	23.00		
128 Upgrade std. handrail to post-to-post	# _____ LF x	\$	14.50		
130 OSB Lap siding sides, rear, returns, etc. per <b>100 sq.ft.of wall</b>		\$	400.00		
140 Enclosed Soffits	# _____ LF x	\$	20.00		
154 Upgrade to 110 MPH Arch. 'Legacy' shingles	# _____ SQ x	\$	60.00		
160 Metal roofing			Quote per job		
170 Raingutters and Downspouts (per LF)	# _____ LF x	\$	9.50		
190 Porch elevation for Lily and Fireweed plans		\$	5,500.00		

**EXTERIOR WINDOWS/EXTERIOR DOORS**

205 Convert window to slider door, light and 4'x8' deck Optional handrail (required if upper level)		\$	2,050.00		
207 Upgrade vinyl sliding door to atrium door		\$	480.00		
210 Garage side door entrance with deadbolt		\$	725.00		
215 Garage door opener w/extra remote (Premier std - one only)		\$	675.00		
220 Garage door exterior keypad		\$	65.00		
222 Garage door lites (8 lites, clear glass)		\$	790.00		
223 Garage door lites (4 lites, clear glass)		\$	700.00		
225 Convert window to bay window	MINIMUM	\$	1,700.00		
230 Add a full or half sidelight to entry door		\$	350.00		
235 Upgrades to front door (some upgrades to front door may require additional painting costs - see paint section)			Budget		
240 Octagon windows 2' - 3'		\$	520.00		
250 Small window (to 3' x 3') (vinyl)	non opening	\$	420.00		
location(s):					
location(s):	opening	\$	455.00		
255 Medium window (to 4' x 5') (vinyl)	non opening	\$	520.00		
location(s):					
location(s):	opening	\$	575.00		

260	Large window (to 6' x 5') (vinyl)	non opening	\$	675.00
	location(s):			
		opening	\$	680.00
	location(s):			
265	Half round windows (vinyl)	up to 3'	\$	520.00
	location(s):			
		4' to 6'	\$	640.00
	location(s):			
270	Window screens	EACH	\$	25.00
275	Screen door for vinyl sliding door	EACH	\$	120.00
280	Grids for windows -- white - standard grid or perimeter	EACH	\$	40.00
	Grid for slider door	EACH	\$	60.00
	Grid for atrium door	EACH	\$	120.00
285	Pop-out garden window (replace small window)		\$	525.00
290	Window seat -- up to 6' wide -- white painted		\$	445.00
291	Window seat -- up to 6' wide -- hinged lid and storage		\$	740.00

### PLUMBING

300	Upgrade standard tub/shower to 5'x36' garden tub with tile shower surround and fiberglass tub skirt. Includes shower valve		\$	2,100.00
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.		\$	2,300.00
303	Upgrade 5'x36" garden tub to 5'x42" garden tub		\$	270.00
304	Upgrade 5'x36" garden tub to 5'x5', 90° corner tub		\$	925.00
305	Upgrade 5'x36" garden tub to 6'x36" garden tub		\$	240.00
306	Upgrade 5'x36" garden tub to 6'x42" garden tub		\$	360.00
307	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x36" garden tub		\$	1,490.00
308	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x42" garden tub		\$	1,600.00
309	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x5', 90° corner tub		\$	2,290.00
310	Upgrade 5'x36" garden tub to <b>jetted</b> 6'x36" garden tub		\$	1,725.00
311	Upgrade 5'x36" garden tub to <b>jetted</b> 6'x42" garden tub		\$	1,850.00
315	Extra tile when placing garden tub in a corner		\$	330.00
317	Add standard tub/shower with fiberglass shower surround. (no door)		\$	1,620.00
319	Add 3' or 4' shower with fiberglass surround and shower door		\$	2,800.00
321	5' tub or shower enclosure -- chrome with clear glass		\$	1,350.00
322	Change shower door glass to obscure		\$	240.00
323	Upgrade shower door or tub enclosure to brushed nickel frame		\$	250.00
324	Upgrade to tile tub surround		\$	700.00
325	Additional bath lavs (cabinets and counter-tops not included)		\$	1,050.00
327	Add up to 36" vanity cabinet, top, & mirror for extra lav		\$	1,150.00
328	Add toilet (includes fan/light)		\$	1,450.00
329	Upgrade toilet to elongated bowl		\$	120.00
335	Brushed Nickel plumbing fixtures and bath hardware			
	Master suite (2 lavs, shower, tub, toilet)		\$	850.00
	Full bath		\$	420.00
	Half bath		\$	240.00
	Extra lavs		\$	120.00
350	8" deep Dayton 33x22 sink		\$	135.00
356	Upgrade kitchen faucet to Moen-Arbor 7594SRS pull-out brushed nickel		\$	390.00
360	Bar sink (cabinets and counter-tops not included)		\$	1,000.00
365	Laundry tub		\$	1,000.00
	Rough-in only for tub in garage		\$	770.00
370	Hot & Cold water valve in garage		\$	480.00
375	Extra hose bibs (exterior)	EACH	\$	240.00
385	Extra shower head		\$	480.00
388	Gas to dryer (not available in bath/laundry combination)		\$	765.00
395	Convert standard bath lav to pedestal lav-builder grade		\$	(400.00)
397	Rough in only for water softener			
	(Includes hose bibs plumbed before softener, stubs for softener)		\$	960.00

### HEATING, VENTILATION & ENERGY

400	Humidifier		\$	750.00
410	Electric air filter		\$	1,200.00
430	Upgrade 95% furnace to 98% efficiency modulating furnace			Quote per job
432	Zoned forced air heating system		\$	2,100.00
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	Quote per job	
490 Make-up air for range vents 400cfm and over	\$ 670.00	

**ELECTRICAL**

505 Phone outlets (daisy-chained)	\$ 30.00	
510 T.V. outlets (daisy-chained)	\$ 30.00	
511 Upgrade T.V. cabling to home-runs to crawl space (for satellite TV)	\$ 120.00	
512 Additional T.V. home-runs	\$ 60.00	
513 Flat screen T.V. rough-in (maximum 10' cable length) (2 HDMI, 1 CAT5, 2 RG6, 1 Speaker, 1 Phone)	\$ 360.00	
515 Recessed light can with spot light and trim	\$ 150.00	
516 Recessed light can on VAULTED CEILING	\$ 190.00	
520 Additional elec. switches, plugs or light boxes	\$ 45.00	
521 Additional EXTERIOR electrical outlets	\$ 90.00	
525 Wire for ceiling fan (includes install - customer provides fan)	\$ 160.00	
526 Wire only for ceiling fan (customer provides & installs)	\$ 75.00	
530 220 circuit in garage (40 AMP)	\$ 360.00	
535 Additional lighting fixture allowance	Budget	
540 Levitron rocker switches (white or bone)	\$ 480.00	
540 Levitron outlets (white or bone)	\$ 420.00	
545 Fluorescent fixture installation (fixture not included)	\$ 50.00	
565 Under cabinet light (std. fixture, switch, install) EACH	\$ 200.00	
570 Floor outlet	\$ 125.00	
575 Fixture install heavier than 55 lbs	\$ 215.00	
578 Freezer outlets	\$ 115.00	
580 Rough-in for security system	\$ 400.00	
585 Rough-in for home entertainment system	Budget	
588 100 AMP transfer switch rough-in for generator (no outlet)	\$ 1,140.00	
589 200 AMP transfer switch rough-in for generator (no outlet)	\$ 1,320.00	
<b>* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE</b>		
590 Rough-in only for central vacuum system (3 ports)	\$ 630.00	
595 Central vacuum system complete w/attachments and power head	\$ 2,170.00	

**INTERIOR TRIM AND MISCELLANEOUS INTERIOR CHANGES**

600 Bank of closet shelving (Premier std) (price per closet)	\$ 350.00	
Location(s):		
605 Double rod and shelf (Premier std) (price per closet)	\$ 175.00	
Location(s):		
610 Upgrade to Premier base and casing from Signature		
	Up to 2400 sf	\$ 825.00
	Over 2400 sf	\$ 1,100.00
612 Custom built-in bookcases or entertainment center	Quote per job	
620 Add white Signature handrail or convert half-wall # LF x	\$ 86.50	
622 Add maple Premier handrail (lacquer only) # LF x	\$ 160.00	
624 Budget to upgrade handrail	Budget	
630 Stain maple handrail	\$ 925.00	
640 Add interior door	prehung	\$ 350.00
	pocket	\$ 440.00
	bifolds	\$ 470.00
645 Rounded sheetrock corners	under 1600 SF	\$ 810.00
	1600 - 2200 SF	\$ 1,210.00
	2200 - 2700 SF	\$ 1,470.00
646 Budget for Hand Texture Walls and/or Ceilings	Budget	
655 9' ceiling on 1st floor		
( 42" upper cabs, taller windows, 1 transom window)	Under 1200 SF	\$ 5,900.00
9' ceiling each additional square foot over 1200 # SF x	\$ 3.60	
660 Coffered drywall ceiling - per room Recommended with 9' ceiling only	\$ 740.00	
670 Vaulted ceiling -- \$1700 minimum charge per room	\$ 1,020.00	
675 Crown molding/custom trims, etc.	Quote per job	
685 T & G ceilings	Quote per job	
695 Misc. minor framing changes \$80 and up	\$	

**PAINTING**

700	Interior color changes - per room per change		\$	240.00
705	Two-tone walls and ceiling -- per floor SF	# _____ SF x	\$	1.10
706	Upgrade interior wall paint to semi gloss -- per floor SF	# _____ SF x	\$	0.75
710	Paint garages (interior)	2 car garage	\$	850.00
		additional car stalls	\$	425.00
723	Acrylic Latex exterior paint on fir T1-11 -- per floor SF		\$	3.00
724	Acrylic Latex exterior paint on fully sided or pre-primed house -- floor SF		\$	0.75
725	Exterior accent colors	each area	\$	650.00
727	White exterior body -- or similar color requiring 2 coats -- per floor SF		\$	1.20
728	White exterior trim -- or similar color requiring 2 coats		\$	900.00
729	Paint front door different color (white std.)		\$	275.00
730	Paint garage door exterior different color (body color std) (2 car)		\$	250.00
731	Paint garage door exterior different color (body color std) (1 car)		\$	150.00
732	Leave garage door exterior white (body color std) (2 car)		\$	115.00
733	Leave garage door exterior white (body color std) (1 car)		\$	90.00
7 734	Paint RV bay garage door exterior different color		\$	290.00
745	Cedar stain deck rails/posts (per deck or porch)			Quote per Job

**FIREPLACES**

751	Additional fireplace (finished to Premier standard)		\$	3,640.00
760	Add fireplace fan w/speed control & heat activated switch		\$	340.00
761	Add remote for fireplace	on/off only	\$	140.00
		with thermostat	\$	230.00
770	Replace drywall surround with white painted mantle		\$	210.00
771	Replace drywall surround with lacquered maple mantle		\$	600.00
772	Add fluted columns to mantle option	white	\$	550.00
		maple	\$	775.00
773	Add 6" raised hearth with maple wrap		\$	375.00
781	Brick or rock surround & hearth w/ oak mantle			Quote per job
790	Change to wood burning fireplace			Quote per job

**CABINETS**

810	Upgrade to Premier (raised panel) cabinets		\$	2,400.00
830	42" kitchen upper cabinets	# _____ LF x		Quote per Job
835	Cabinets over laundry -- up to 5' wide, 32" tall cabs	Signature	\$	840.00
		Premier	\$	1,100.00
840	Budget to upgrade cabinets			Budget

**COUNTERTOPS**

845	Budget to upgrade countertops			Budget
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**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
875	Add underlayment	# _____ SF x	\$	2.50
880	Other flooring upgrades			Budget
885	Other tile upgrades			Budget

**APPLIANCES**

<b>* Indicate White or Black appliance package</b>				<b>White / Black</b>
910	Self-cleaning gas range with window		\$	815.00
920	Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood		\$	5,580.00
925	Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood		\$	6,250.00
930	Upgrade range hood to downdraft pop-up vent. (500cfm, includes make-up air) (available only with cook top, wall oven combo)		\$	1,485.00
932	Add make-up air vent for range hoods over 400cfm		\$	670.00
935	Microwave / Vent Hood combo		\$	250.00
950	15" Trash Compactor		\$	1,185.00

**Stainless & Stainless Look Appliance Options**

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

952	<b>GE Stainless package</b> (radiant top range, dishwasher, Broan stainless vent hood)		\$	480.00		
953	GE stainless gas range (includes plumbing gas to range)		\$	1,015.00		
954	GE stainless microwave/vent hood combination		\$	448.00		
959	<b>KitchenAid Stainless package</b> (radiant top range, dishwasher, Broan stainless vent hood)		\$	1,950.00		
960	KitchenAid stainless gas range		\$	430.00		
965	KitchenAid stainless micro/hood combination		\$	600.00		
970	KitchenAid stainless elect. wall oven/micro combo w/30" <b>black radiant cook top</b> and 30" range hood		\$	5,774.00		
975	KitchenAid stainless elect. wall oven/micro combo w/30" <b>stainless gas cook top</b> and 30" range hood		\$	6,500.00		
980	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo) (includes makeup air)		\$	1,815.00		
990	Kitchen Aid stainless 15" trash compactor		\$	1,680.00		
999	Other appliances upgrades			Budget		

**BASEMENT AND LOWER LEVEL FINISH - 8' HEIGHT ONLY**

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

1000	Finish lower level bedroom	# _____ SF x	\$	23.75		
1010	Finish LL bath on crawl space	# _____ SF x	\$	20.00	+ \$4200	
1015	Finish LL bath on slab	# _____ SF x	\$	20.00	+ \$6200	
1020	Finish lower level family room	# _____ SF x	\$	21.40		
1030	Convert crawl space to 8' foundation ( Includes min. mech., interior bearing walls, insulation, slab, drain tile system. Windows and plumbing additional.)					
	<b>Anchorage, E.R.</b>	# _____ SF x	\$	48.00		
	<b>Valley</b>	# _____ SF x	\$	46.00		
1032	Add window well		\$	1,600.00		
431	Zoned heating system (forced air) (Recommended if total house SF less than 4500 SF)		\$	2,100.00		
1035	Extra furnace for basement areas up to 1200 sq. ft. (Recommended if total house SF greater than 4500 SF)		\$	5,700.00		
1040	Rough-in only plumbing for added bath on <b>crawl space</b> (includes drains and water stubs -- No tub, fixtures, or valves)		\$	3,000.00		
1041	Rough-in only plumbing for added bath on <b>slab</b> (includes drains and water stubs -- No tub, fixtures, or valves)		\$	4,400.00		
1042	Additional plumbing fixtures on slabs		\$	1,200.00		
1045	Sewage lift station for 1 basement bath below main sewer grade		\$	2,100.00		
1050	Complete electrical R/I and trim lower level or bsmnt.	# _____ SF x	\$	4.20		
	* Required when partially finishing lower level or basement					
1060	Interior partition walls for lower level (framing only)	# _____ LF x	\$	10.00		
1070	Drywall lower level (finish coats and texture, No paint)	# _____ SF x	\$	8.00		

**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	\$	1.10		
1090	Asphalt additions - includes no sub grade work	# _____ SF x	\$	3.00		
1095	Fences			Bid per job		

**EXCAVATION/WELL/SEPTIC**

1100	Well budget			Budget		
1110	Septic budgets -- <b>Subject to soils tests &amp; engineering</b>					
	<b>Anchorage &amp; Eagle River</b>					
	<b>Engineering &amp; Certification</b>	<b>Anchorage, E.R.</b>	\$	4,800.00		
	Minimum standard 3 Bedrooms		\$	12,600.00		
	Minimum standard 4 Bedrooms		\$	15,600.00		
	Minimum standard 5 Bedrooms		\$	18,600.00		
	Additional bedrooms over 5	EACH	\$	3,000.00		
	<b>Mat-Su Valley</b>					
	<b>Engineering &amp; Certification</b>	<b>Valley</b>	\$	720.00		
	Minimum standard 3 Bedrooms		\$	7,800.00		
	Minimum standard 4 Bedrooms		\$	9,000.00		

	Minimum standard 5 Bedrooms		\$	10,200.00		
	Additional bedrooms over 5	EACH	\$	1,200.00		
1130	Additional budget for clearing, excavation, grading, driveway length, long utility lines, etc.			Budget		
1140	Survey and stake all lot corners (after finish grading)		\$	425.00		

**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	\$	85.00		
	Second floor	# _____ SF x	\$	76.00		
	Garage	# _____ SF x	\$	60.00		
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 \_\_\_\_\_