

**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. <b>Anchorage</b>	\$	1,300		
	Upper level deck -- up to 15 steps -- no landings or turns.	<b>Anchorage</b>	\$	2,950		
111	Steps off deck (straight runs only)	lower level deck. <b>Valley, ER</b>	\$	660		
	Upper level deck -- up to 15 steps -- no landings or turns.	<b>Valley, ER</b>	\$	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 <b>100 sq.ft. of wall</b>		\$	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	\$	10		
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 <b>jetted</b> 5'x36" garden tub		\$ 1,350
308	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x42" garden tub		\$ 1,530
309	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x5', 90° corner tub		\$ 2,150
310	Upgrade 5'x36" garden tub to <b>jetted</b> 6'x36" garden tub		\$ 1,470
311	Upgrade 5'x36" garden tub to <b>jetted</b> 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 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	
	<b>* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE</b>				
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)		\$	340	
605	Double rod and shelf (per closet) (Premier std)		\$	290	
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**

	<b>* Indicate White or Black appliance package</b>			<b>White / Black</b>		
910	Self-cleaning gas range with window		\$	590		
920	Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood		\$	4,442		
925	Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood		\$	4,922		
930	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$	869		
935	Microwave / Vent Hood combo		\$	139		
950	15" Trash Compactor		\$	1,070		

**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)		\$	430	
953	GE stainless gas range		\$	770	
954	GE stainless microwave/vent hood combination		\$	318	
959	<b>Kitchen Aid Stainless package</b> (radiant top range, dishwasher, Broan stainless vent hood)		\$	1,755	
960	Kitchen Aid stainless gas range		\$	244	
965	Kitchen Aid stainless micro/hood combination		\$	533	
970	Kitchen Aid stainless elect. wall oven/micro combo w/30" <b>black radiant cook top</b> and 30" range hood		\$	5,616	
975	Kitchen Aid stainless elect. wall oven/micro combo w/30" <b>stainless gas cook top</b> and 30" range hood		\$	5,622	
980	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$	1,150	
990	Kitchen Aid stainless 15" trash compactor		\$	1,440	
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.)				
	<b>Anchorage, E.R.</b>	# _____ SF x	\$	38	
	<b>Valley</b>	# _____ 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 <b>crawl space</b> (includes drains and water stubs -- No tub, fixtures, or valves)		\$	2,370	
1041	Rough-in only plumbing for added bath on <b>slab</b> (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 -- <b>Subject to soils tests &amp; engineering</b>				
	<b>Engineering &amp; Certification</b>	<b>Anchorage, E.R.</b>	\$	<b>4,800</b>	
	<b>Engineering &amp; Certification</b>	<b>Valley</b>	\$	<b>720</b>	
	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	

