

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')		\$	19,200		
110 Steps off deck (straight runs only) lower level deck. Anchorage		\$	1,400		
Upper level deck -- up to 15 steps -- no landings or turns. Anchorage		\$	3,100		
111 Steps off deck (straight runs only) lower level deck. Valley, ER		\$	700		
Upper level deck -- up to 15 steps -- no landings or turns. Valley, ER		\$	3,100		
115 Pilings for decks over 5' deep	EACH	\$	360		
120 Deck additions (Trex)	# _____ SF x	\$	21		
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	\$	16		
128 Upgrade std. handrail to post-to-post	# _____ LF x	\$	7		
130 OSB Lap siding sides, rear, returns, etc. per 100 sq.ft. of wall		\$	330		
140 Enclosed Soffits	# _____ SF x	\$	6		
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		\$	5,100		

EXTERIOR WINDOWS/EXTERIOR DOORS

205 Convert window to slider door, light and 4'x8' deck		\$	2,050		
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		\$	2,100
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
303	Upgrade 5'x36" garden tub to 5'x42" garden tub		\$	270
304	Upgrade 5'x36" garden tub to 5'x5', 90° corner tub		\$	830
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 jettted 5'x36" garden tub		\$	1,350
308	Upgrade 5'x36" garden tub to jettted 5'x42" garden tub		\$	1,530
309	Upgrade 5'x36" garden tub to jettted 5'x5', 90° corner tub		\$	2,200
310	Upgrade 5'x36" garden tub to jettted 6'x36" garden tub		\$	1,470
311	Upgrade 5'x36" garden tub to jettted 6'x42" garden tub		\$	1,740
315	Extra tile when placing garden tub in a corner		\$	330
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		\$	875
325	Additional bath lavs (cabinets and counter-tops not included)		\$	925
327	Add up to 36" vanity cabinet, top, & mirror for extra lav		\$	1,150
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	
	* 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)		\$	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	\$	1,020	
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)		\$	3,380		
760	Add fireplace fan w/speed control & heat activated switch		\$	330		
761	Add remote for fireplace	on/off only	\$	135		
		with thermostat	\$	210		
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		\$	1,870		
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		\$	2,400		
830	42" kitchen upper cabinets	# ____ LF x		Quote per Job		
835	Cabinets over laundry -- up to 5' wide, 32" tall cabs	Signature	\$	840		
		Premier	\$	1,100		
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		\$	600		
920	Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood		\$	5,450		
925	Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood		\$	6,130		
930	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$	850		
935	Microwave / Vent Hood combo		\$	140		
950	15" Trash Compactor		\$	1,185		

Stainless & Stainless Look Appliance Options

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

952	GE Stainless package (radiant top range, dishwasher, Broan stainless vent hood)		\$	480	
953	GE stainless gas range		\$	795	
954	GE stainless microwave/vent hood combination		\$	340	
959	Kitchen Aid Stainless package (radiant top range, dishwasher, Broan stainless vent hood)		\$	1,950	
960	Kitchen Aid stainless gas range		\$	215	
965	Kitchen Aid stainless micro/hood combination		\$	490	
970	Kitchen Aid stainless elect. wall oven/micro combo w/30" black radiant cook top and 30" range hood		\$	5,640	
975	Kitchen Aid stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood		\$	6,380	
980	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$	1,110	
990	Kitchen Aid stainless 15" trash compactor		\$	1,680	
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	\$	22	
1010	Finish LL bath on crawl space	# _____ SF x	\$	20	+ \$4200
1015	Finish LL bath on slab	# _____ SF x	\$	20	+ \$6200
1020	Finish lower level family room	# _____ SF x	\$	20	
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	\$	47	
	Valley	# _____ SF x	\$	45	
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 (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	\$	10	
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		1.1	
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	

