

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')		\$	21,500.00
101 R.V. Garage Bay. 12' x 40' x 16'. 10' x 14' door with operator. Attached. (only standard excavatoin included)		\$	55,500.00
110 Steps off deck (straight runs only) lower level deck. Anchorage		\$	1,625.00
Upper level deck -- up to 15 steps -- no landings or turns. Anchorage		\$	3,930.00
111 Steps off deck (straight runs only) lower level deck. Valley, ER		\$	910.00
Upper level deck -- up to 15 steps -- no landings or turns. Valley, ER		\$	3,940.00
115 Pilings for decks over 5' deep	EACH	\$	360.00
120 Deck additions (Trex)	# _____ SF x	\$	32.00
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	\$	28.00
128 Upgrade std. handrail to post-to-post	# _____ LF x	\$	20.00
130 OSB Lap siding sides, rear, returns, etc. per 100 sq.ft.of wall		\$	460.00
140 Enclosed Soffits	# _____ LF x	\$	22.00
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		\$	6,725.00

EXTERIOR WINDOWS/EXTERIOR DOORS

205 Convert window to slider door, light and 4'x8' deck Optional handrail (required if upper level)		\$	2,400.00
207 Upgrade vinyl sliding door to atrium door		\$	370.00
210 Upgrade vinyl sliding door to atrium door		\$	480.00
210 Garage side door entrance with deadbolt		\$	760.00
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	\$	2,000.00
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'		\$	530.00
250 Small window (to 3' x 3') (vinyl)	non opening	\$	450.00
location(s):			
opening		\$	485.00
location(s):			
255 Medium window (to 4' x 5') (vinyl)	non opening	\$	555.00
location(s):			
opening		\$	610.00
location(s):			

260	Large window (to 6' x 5') (vinyl)	non opening	\$	705.00
	location(s):			
		opening	\$	710.00
	location(s):			
265	Half round windows (vinyl)	up to 3'	\$	515.00
	location(s):			
		4' to 6'	\$	650.00
	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		\$	725.00

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 jettted 5'x36" garden tub		\$	1,490.00
308	Upgrade 5'x36" garden tub to jettted 5'x42" garden tub		\$	1,600.00
309	Upgrade 5'x36" garden tub to jettted 5'x5', 90° corner tub		\$	2,290.00
310	Upgrade 5'x36" garden tub to jettted 6'x36" garden tub		\$	1,725.00
311	Upgrade 5'x36" garden tub to jettted 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			Quote per job
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
* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE	
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) Location(s):	\$ 350.00
605 Double rod and shelf (Premier std) (price per closet) Location(s):	\$ 175.00
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	\$ 6,700.00
9' ceiling each additional square foot over 1200 # SF x	\$ 4.75
660 Coffered drywall ceiling - per room Recommended with 9' ceiling only	\$ 840.00
670 Vaulted ceiling -- \$1700 minimum charge per room	\$ 1,235.00
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
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)		\$	3,700.00
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

* Indicate White or Black appliance package		White / Black	
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 GE Stainless package (radiant top range, dishwasher, Broan stainless vent hood)		\$	480.00
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953 GE stainless gas range (includes plumbing gas to range)		\$	1,015.00		
954 GE stainless microwave/vent hood combination		\$	448.00		
959 KitchenAid Stainless package					
(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" black radiant cook top and 30" range hood		\$	5,774.00		
975 KitchenAid stainless elect. wall oven/micro combo w/30" stainless gas cook top 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	\$	24.00	
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.)					
	Anchorage, E.R.	#	SF x	\$	48.00
	Valley	#	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)				bid per job	
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 crawl space (includes drains and water stubs -- No tub, fixtures, or valves)			\$	3,000.00	
1041 Rough-in only plumbing for added bath on slab (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. * Required when partially finishing lower level or basement	#	SF x	\$	4.20	
1060 Interior partition walls for lower level (framing only)	#	LF x	\$	12.00	
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 -- Subject to soils tests & engineering					
Anchorage & Eagle River					
Engineering & Certification		Anchorage, E.R.	\$	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	
Mat-Su Valley					
Engineering & Certification		Valley	\$	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.				
1140	Survey and stake all lot corners (after finish grading)			Budget	
			\$	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	\$	96.00	
	Second floor	# _____ SF x	\$	87.00	
	Garage	# _____ SF x	\$	66.00	
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