

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		\$	13,000
110	Steps off deck (straight runs only)	lower level deck	\$	450
	Upper level deck -- up to 15 steps -- no landings or turns		\$	1,250
120	Deck additions (Trex)	# _____ SF x	\$	16
125	Cedar decking instead of Trex			N/C
126	Screw Trex decking instead of nails	# _____ SF x	\$	2
127	Additional exterior handrail (cedar) std. 2" x 4" picket			
	(Required on decks over 30" high)	# _____ LF x	\$	12
128	Upgrade std. handrail to post-to-post	# _____ LF x	\$	5
130	OSB Lap siding sides, rear, returns, etc. per 100 sq.ft. of wall		\$	300
140	Enclosed Soffits -- plywood, continuous vent	# _____ LF x	\$	12
150	Medium shake roof			Quote per job
151	Upgrade to 80 MPH Architectural "Highlander" shingles (per 100 SF)			
		# _____ SQ x	\$	20
152	Upgrade to 100 MPH 'Alaskan' shingles	# _____ SQ x	\$	25
154	Upgrade to 110 MPH Arch. 'Legacy' shingles	# _____ SQ x	\$	65
160	Metal roofing			Quote per job
170	Raingutters and Downspouts (per LF)	# _____ LF x	\$	5
180	Vinyl siding and soffits (per 100 SF of wall)	# _____ SQ x	\$	530
190	Porch elevation for Lily and Fireweed plans		\$	4,100

EXTERIOR WINDOWS/EXTERIOR DOORS

205	Convert window to slider door, light and 4'x8' deck		\$	1,300
	Optional handrail (required if upper level)		\$	275
207	Upgrade vinyl sliding door to atrium door		\$	480
210	Garage side door entrance with deadbolt		\$	670
215	Garage door opener w/extra remote (Premier std)		\$	375
217	Upgrade to Genie "Excelerator" model opener		\$	60
220	Garage door exterior keypad		\$	100
222	Garage door lites (windows)	EACH	\$	100
225	Convert window to bay window	MINIMUM	\$	1,500
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'		\$	450
250	Small window (to 3' x 3') (vinyl)	non opening	\$	360
		opening	\$	410

255	Medium window (to 4' x 5') (vinyl)	non opening	\$	440
		opening	\$	460
260	Large window (to 6' x 5') (vinyl)	non opening	\$	530
		opening	\$	550
265	Half round windows (vinyl)	up to 3'	\$	450
		4' to 6'	\$	560
270	Window screens	EACH	\$	25
275	Screen door (for slider or atrium 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)		\$	475
290	Window seat -- up to 6' wide -- white painted or natural birch plywood		\$	400
291	Window seat -- up to 6' wide -- hinged lid and storage		\$	700

PLUMBING

300	Deduct \$1000 for tub upgrades when replacing garden tubs & tile		\$	(1,000)
302	Upgrade standard tub/shower to 5'x36" garden tub with tile shower surround & tub face (no tub deck, no windows)		\$	1,850
305	Upgrade standard tub/shower to 5'x36" garden tub with tile surround, 3' or 4' shower with fiberglass surround and shower door		\$	3,700
310	Extra wide (42") garden tub or 5', 90° corner tub & tile		\$	2,850
315	Jetted garden tub and tile		\$	3,100
320	Jetted extra wide (42") garden tub or 5', 90° corner tub & tile (Builder recommends additional water heater)		\$	4,100
322	Extra tile when placing garden tub in a corner		\$	300
323	Tub enclosure -- chrome with clear or obscure glass		\$	675
324	Upgrade to tile tub surround		\$	425
325	Additional bath lavs (cabinets and counter-tops not included)		\$	820
327	Add up to 36" vanity cabinet, top, & mirror for extra lav		\$	525
335	Platinum finish bath fixtures			
	Master suite (2 lavs, shower, tub, toilet)		\$	810
	Full bath		\$	390
	Half bath		\$	340
	Extra lavs		\$	200
350	Kohler cast iron kitchen sink (white)		\$	420
356	Upgrade faucet to white pullout w/spray (Moen 7560W)		\$	350
360	Bar sink (cabinets and counter-tops not included)		\$	780
365	Laundry tub		\$	780
	Rough-in only for tub in garage		\$	590
370	Hot & Cold frost free water valve in garage		\$	325
375	Extra hose bibs (exterior)	EACH	\$	155
380	Upgrade to 75 gallon water heater		\$	775
382	Add second 48 gallon water heater		\$	1,025
385	Extra shower head		\$	325
388	Gas to dryer (not available in bath/laundry combination)		\$	370
395	Convert standard bath lav to pedestal lav-builder grade		\$	100
397	Rough in only for water softener (Includes hose bibs plumbed before softener, stubs for softener)		\$	700

HEATING

400	Humidifier		\$	725
410	Electric air filter		\$	1,100
430	Super efficient (90%) furnace		\$	2,150
431	Zoned forced air heating system	per zone	\$	1,850
440	5-star energy rating (R-21 wall, R-45 ceiling, 90% furnace-varies with each plan) (option at this price does not apply to homes built with unfinished lower levels)		\$	3,400
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)	Quote per job	

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 (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
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
590 Rough-in only for central vacuum system (3 ports)	\$	420
595 Central vacuum system complete w/attachments and power head	\$	1,600

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
620 Raised panel Pine doors and trim		
	1000 SF or less	\$ 1,600
	1000 to 2000 SF	\$ 2,550
	2000 to 3000 SF	\$ 3,275
621 Upgrade to Premier base and casing from Signature		
	Up to 2400 sf	\$ 800
	Over 2400 sf	\$ 1,100
625 Custom built-in bookcases or entertainment center		Quote per job
629 Add white Signature handrail or convert half-wall	# _____ LF x	\$ 60
630 Add maple Premier handrail (lacquer only)	# _____ LF x	\$ 105
631 Upgrade Signature handrail to Premier	# _____ LF x	\$ 45
632 Stain Premier handrail		\$ 360
640 Add interior door		
	prehung	\$ 350
	pocket	\$ 410
	bifolds	\$ 460
645 Rounded sheetrock corners		
	under 1600 SF	\$ 700
	1600 - 2200 SF	\$ 1,100
	2200 - 2700 SF	\$ 1,300
646 Custom Hand Texture Ceilings -- \$400 minimum	per floor SF	\$ 0.35
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
650 Wall prep for wall paper	per wall	\$ 60
655 9' ceiling on 1st floor		
	(Includes: 42" upper cabs, taller windows) Under 1200 SF	\$ 4,600
	9' ceiling each additional square foot over 1200 # _____ SF x	\$ 3.25
660 Coffered drywall ceiling - per room Recommended with 9' ceiling only		\$ 660

670 Vaulted ceiling -- \$1700 minimum charge	per room	\$	850
675 Crown molding/custom trims, etc.			Quote per job
685 T & G Pine ceilings	# _____ SF x	\$	8.00
695 Misc. minor framing changes	\$65 and up	\$	

PAINTING

700 Interior color changes - per room per change		\$	225
705 Two-tone walls and ceiling -- per floor SF	# _____ SF x	\$	0.80
710 Paint garages (interior)	per car stall	\$	250
725 White exterior body -- or similar color requiring 2 coats		\$	1,200
728 White exterior trim -- or similar color requiring 2 coats		\$	500
729 Paint front door different color (white std.)		\$	90
735 Upgrade interior wall paint to semi gloss -- per floor SF	# _____ SF x	\$	0.50
740 Stain wood-grain fiberglass front door	EACH	\$	200
741 Stain wood-grain fiberglass sidelite	EACH	\$	140
745 Cedar stain deck rails/posts (per deck or porch)		\$	275

FIREPLACES

750 Upgrade to Premier gas fireplace (36") with 12" marble tile (where space permits)		\$	480
751 Additional fireplace (finished to Premier standard)		\$	3,100
760 Add fireplace fan w/speed control & heat activated switch		\$	260
761 Add remote for fireplace	on/off only	\$	150
	w/thermostat & timer	\$	220
765 Add ceramic refractory liner		\$	200
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		\$	290
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 wood burning fireplace		\$	550
792 Add gas log lighter to wood burning fireplace		\$	350

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		\$	1,600
830 42" kitchen upper cabinets	# _____ LF x	\$	55
835 Cabinets over laundry -- up to 4' wide, 32" tall cabs	Signature	\$	475
	Premier	\$	575
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	\$	2		
880 Other flooring upgrades		\$			
885 Upgrade to laminate flooring from carpet or vinyl	# _____ SF x	\$	7.50		
Stair tread & riser	EACH	\$	180.00		

APPLIANCES

	Signature	Premier			
	White / Black	White / Black			
* Indicate White or Black appliance package					
900 Upgrade Signature appliances to Premier	\$ 175	n/a			
905 Upgrade Signature coil top range to radiant top	\$ 70	n/a			
910 Self-cleaning gas range with window	\$ 455	\$ 390			
915 Jenn Air electric downdraft range, coil top	\$ 1,550	\$ 1,475			
917 Jenn Air dual-fuel downdraft range (gas grill, 2 gas burners, elec. convection oven)	\$ 2,660	\$ 2,760			
920 Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood	\$ 1,930	\$ 1,860			
925 Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood	\$ 2,400	\$ 2,330			
930 Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)	\$ 800	\$ 800			
935 Microwave / Vent Hood combo	\$ 300	\$ 300			
940 Upgrade Signature dishwasher to Premier	\$ 105	n/a			
945 5 mode electronic dishwasher	\$ 185	\$ 80			
950 15" Trash Compactor	\$ 680	\$ 680			

Stainless & Stainless Look Appliance Options

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

951 Basic Clean-steel package (GE)					
(radiant top range, dishwasher, vent hood)	\$ 400	\$ 225			
952 GE clean-steel gas range		\$ 370			
953 GE clean-steel microwave/vent hood combination		\$ 295			
955 Upgrade stainless package (Whirlpool Gold)					
(radiant top range, dishwasher, vent hood)	\$ 930	\$ 755			
960 Whirlpool Gold stainless gas range		\$ 375			
965 Whirlpool Gold stainless micro/hood combination		\$ 545			
970 Whirlpool Gold stainless elect. wall oven/micro combo w/30" black radiant cook top and 30" range hood		\$ 1,710			
975 Whirlpool Gold stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood		\$ 2,415			
980 Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$ 775			
990 Whirlpool Gold stainless 15" trash compactor		\$ 730			
995 Stainless Jenn Air electric downdraft range (from Whirlpool)		\$ 1,420			
995 Stainless Jenn Air electric downdraft range (from GE)		\$ 1,760			
996 Stainless Jenn Air dual-fuel downdraft range (from Whirlpool) (gas grill module, 2 gas burners, electric convection oven)		\$ 2,230			
996 Stainless Jenn Air dual-fuel downdraft range (from GE) (gas grill module, 2 gas burners, electric convection oven)		\$ 2,570			
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	\$	18		
1010 Finish LL bath on crawl space	# _____ SF x	\$	18	+ \$3700	
1015 Finish LL bath on slab	# _____ SF x	\$	18	+ \$5500	
1020 Finish lower level family room	# _____ SF x	\$	16		
1030 Convert crawl space to 8' foundation (Includes min. mech., interior bearing walls, insulation, slab, drain tile system. Windows and plumbing additional.)	# _____ SF x	\$	28		
431 Zoned heating system (forced air) (Recommended if total house SF less than 4500 SF)		\$	1,850		

1035	Extra furnace for basement areas up to 1200 sq. ft. (Recommended if total house SF greater than 4500 SF)		\$	5,400		
1040	Rough-in only plumbing for added bath on crawl space (includes drains, water stubs, shower valve -- No tub or fixtures)		\$	2,120		
1041	Rough-in only plumbing for added bath on slab (includes drains, water stubs, shower valve -- No tub or fixtures)		\$	3,640		
1042	Additional plumbing fixtures on slabs		\$	900		
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. * Required when partially finishing lower level or basement	# _____ SF x	\$	3.50		
1060	Interior partition walls for lower level (framing only)	# _____ LF x	\$	9		
1070	Drywall lower level (finish coats and texture, No paint)	# _____ SF x	\$	4.50		

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		0.75		
1090	Asphalt additions - includes no sub grade work	# _____ SF x		2.60		
1095	Fences			Bid per job		

EXCAVATION/WELL/SEPTIC

1100	Well budget		\$			
1110	Septic budgets -- Subject to soils tests & engineering					
	Engineering & Certification required on all systems		\$	1,200		
	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	\$	45		
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 _____