

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		\$	12,000	
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 Rain gutters (per LF including downspouts)	# _____ 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		\$	1,225	
	Optional handrail (required if upper level)	\$	275	
207 Upgrade vinyl sliding door to atrium door		\$	480	
210 Garage side door entrance with deadbolt		\$	625	
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)		\$	780
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
515 Recessed light can with spot light and trim	\$	90
520 Additional elec. switches, plugs or light boxes	\$	45
525 Wire for ceiling fan (includes install - customer provides fan)	\$	140
526 Wire only for ceiling fan (customer provides & installs)	\$	85
530 220 circuit in garage (50 AMP)	\$	220
535 Additional lighting fixture allowance		Budget
540 Levitron rocker switches (white or bone)	\$	480
540 Levitron outlets (white or bone)	\$	300
545 Fluorescent fixture installation (fixture not included)	\$	30
565 Under cabinet light (std. fixture, switch, install) EACH	\$	150
570 Floor outlet	\$	80
575 Fixture install heavier than 55 lbs	\$	215
578 Freezer outlets	\$	45
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)	\$	385
595 Central vacuum system complete w/attachments and power head	\$	1,500

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	
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)		\$	2,800		
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 from Premier	# _____ SF x	\$	0.75		
		# _____ 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 White / Black	Premier White / Black		
* Indicate White or Black appliance package				
900	Upgrade Signature appliances to Premier	\$ 200	n/a	
905	Upgrade Signature coil top range to radiant top	\$ 100	n/a	
910	Self-cleaning gas range with window	\$ 505	\$ 405	
915	Jenn Air electric downdraft range, coil top	\$ 1,300	\$ 1,200	
920	Upgrade to elect. wall oven/micro combo w/30" radiant cooktop and 30" range hood	\$ 1,835	\$ 1,735	
925	Upgrade to elect. wall oven/micro combo w/30" gas cook top and 30" range hood	\$ 2,225	\$ 2,125	
930	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)	\$ 810	\$ 810	
935	Microwave / Vent Hood combo	\$ 330	\$ 330	
940	Upgrade Signature dishwasher to Premier	\$ 100	n/a	
945	5 spray level electronic dishwasher	\$ 150	\$ 50	
950	15" Trash Compactor	\$ 650	\$ 650	

Stainless Appliance Options

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

951	Basic stainless package (GE) (radiant top range, dishwasher, vent hood)	\$ 375	\$ 175	
952	GE stainless gas range		\$ 625	
953	GE stainless microwave/vent hood combination		\$ 300	
955	Upgrade stainless package (Whirlpool Gold) (radiant top range, dishwasher, vent hood)	\$ 745	\$ 545	
960	Whirlpool Gold stainless gas range		\$ 525	
965	Whirlpool Gold stainless micro/hood combination		\$ 515	
970	Whirlpool Gold stainless elect. wall oven/micro combo w/30" black radiant cook top and 30" range hood		\$ 1,785	
975	Whirlpool Gold stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood		\$ 2,345	
980	Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo)		\$ 780	
990	Whirlpool Gold stainless 15" trash compactor		\$ 695	
995	Stainless Jenn Air electric downdraft range (from Whirlpool)		\$ 1,400	
995	Stainless Jenn Air electric downdraft range (from GE)		\$ 1,560	
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 _____