

**Royal Builders**

Buyer: \_\_\_\_\_

Model: \_\_\_\_\_

Addresses: \_\_\_\_\_

Legal: \_\_\_\_\_

**Lot Premium May Apply**

**EXCAVATION AND FOUNDATION**

**Standard**

- 9' Unfinished Basement
- 2 Egress window with metal window well

**Option**

- |   |                     |                 |
|---|---------------------|-----------------|
| • Finished Basement                             | _____ Total Sq. ft. | \$40 per sq ft. |
| • 3rd Stall Garage                              |                     | \$10,000        |
| • Finished bathroom in bsmt (standard w/1 sink) |                     | \$4,800         |
| • Additional egress window w/window well        |                     | \$1,000 each    |

**CONCRETE**

**Standard**

- 3500 PSI Concrete, garage floors, driveways, sidewalks
- Entry sidewalk from driveway to porch per plan
- 10x10 concrete patio or 12x12 redwood deck on two story homes depending on lot and elevations

**Option**

- |                                   |                     |                 |
|-----------------------------------|---------------------|-----------------|
| • Additional Flatwork Per Sq. Ft. | _____ Total Sq. ft. | \$10 per sq ft. |
| • Additional Redwood Deck         | _____ Total Sq. ft. | \$32 per sq ft. |
| • Additional Composite Deck       | _____ Total Sq. ft. | \$45 per sq ft. |

**FRAMING**

**Standard**

- Standard and/or better wall studs along with, premium construction grade lumber is used on the entire framing structure
- Flooring System: 3/4" tongue-and-groove oriented strand board glued and nailed over TJI floor joists on 16" centers
- Exterior Walls: 2x6's on 16" centers with 7/16" oriented strand board exterior sheathing.
- Interior Walls: 2x4's on 16" centers.
- Roof System: Engineered self-supporting trusses on 24" centers covered with 15/32" oriented strand board.
- All living areas other than basements built on wooden sub-floors
- House wrap (Tyvek or comparable)
- Gutter with tip-outs
- Architectural High Wind Rate Shingles
- Wood siding in various sizes
- 9' Ceilings on the Main Level and 8' Ceilings on the 2nd Level

## **Option**

- Open Bannister
  - 9' Ceiling Option
- Per Plan  
Per Plan

Basement Level

## **EXTERIOR FINISH**

- Metal/Rock-columns 4ft up per exterior elevations
- Wood siding in various sizes per elevation
- Front Porch Railing per elevation

## **ROOFING**

- 30 yr Milkarky Highlander Shingles, Color : Weatherwood or Onyx Black

## **WINDOWS**

- Pella, energy efficient half-jamb vinyl windows in : Sliders, casement, and fixed or single hung per plan. All operable windows to have screens.
- Windows Standard is Almond. Buyers have an option of changing to a white color on the Option/Upgrade Sheet at the time of contract signing. If not selected by Homeowner at that time, almond will be the Standard Color.

## **EXTERIOR DOORS**

- Entry Door: 2 panel S601 with 3 options for glass
- Overhead Garage Door:
- Patio Door: per plan

## **INSULATION**

- Exterior Walls: R-19 batts.
- Ceilings: R-49 blown.
- Blown Insulation
- Wrapped Basement Walls or 2 inch foam insulation around exterior of foundation

## **DRYWALL**

- 5/8" gypsum board on ceilings with 24" spacing, other ceilings and walls 1/2" gypsum.
- 1/2" Water resistant board around showers and tubs
- Knockdown texture throughout entire home (primed prior to texture)
- Bullnose corners

## **PAINT**

- 3 exterior colors per plan, selected at Design Center
- Exterior: Weather resistant satin latex paint.
- Two Tone Interior Paint-interior walls & ceiling. Handrails, Caps on 1/2 walls to be painted the same as trim.

## **INTERIOR TRIM**

- Interior Trim: 1x6 baseboard, 1x4 Casing around door
- Interior Doors: Painted, 3 Styles to choose from
- Garage to Interior Door: Painted /Fire Rated
- Stair System: Bullnose pb treads, glued and nailed.

## **CABINETS**

- Kemper cabinets-Hickory
- 36' upper cabinets in kitchen
- Crown molding in kitchen only.
- All Cabinet selections are based on a per plan allowance.
- Shaker, Flat Panel and Raised Panel Styles
- No laundry room cabinets

### **Option**

- |                                  |           |
|----------------------------------|-----------|
| • Java/ Stone Stain              | \$1000.00 |
| • Laundry Room Sink              | \$1000.00 |
| • Soft Close Drawers & Pull Outs | Per Plan  |
| • Laundry room cabinet           | \$250.00  |

## **COUNTERTOPS**

- Homeowners are to select a Laminate Surface Countertop for the Kitchen from a pre-chosen set of Solid Surface Samples. All other countertops to be a premium, 17 colors to choose from laminate with a 4" post form, bathrooms also to be chosen by the Homeowners.
- All Countertop selections are based on a per plan allowance.

### **Option**

- |   |          |
|---|----------|
| • Granite & Silestone, 11 colors to choose from, all models | Per Plan |
| • Granite-Bathrooms in Master Bath                          | Per Plan |
| • Granite-Bathrooms in Secondary Bath or a piece            | Per Plan |

## **CERAMIC WALL TILE**

- Bathrooms: Master Bath-Tile, walk-in with fiberglass pan or tub tiled to ceiling with 6" liner

## **FLOOR COVERINGS/ HARD SURFACES**

- Kitchen, dining entry: 5' wide engineered & hand scraped hickory in 4 stain choices
- Carpet in Bedrooms, Living Room, Hallways and stairs
- Bathrooms: Luxury Vinyl Tile, chose by homeowner
- Laundry: Luxury Vinyl Tile, chosen by homeowner
- All carpet and hard surfaces based on a per plan allowance.

## **APPLIANCES**

### **Standard**

Range Oven, built in microwave, dishwasher and electric range.

### **Option**

- |                           |            |          |
|---------------------------|------------|----------|
| • Stainless Steel Package | \$1,000.00 | \$ _____ |
|---------------------------|------------|----------|

• Stainless Steel Side by Side Refrigerator	\$1,500.00	\$ _____
• Black Side by Side Refrigerator	\$1,200.00	\$ _____
• Gas Cook top	\$1,530.00	\$ _____

**PLUMBING**

**Standard**

- Brushed Nickel Faucets
- PEX brand flexible line water supply piping
- Fixtures:
  - Kitchen Sink: Stainless Steel Undermount 50/50 split
  - Bath: Porcelain white sink
  - Toilets: Standard round toilets
  - Secondary Bath Tub: Full Tub/ Shower insert
  - Rough-in included in basement, excluding Saratoga

Brushed Nickel Faucets:

- Kitchen: Single-lever with pullout sprayer
- Bath Lavatory: Single lever faucets
- Tub/Shower: Single-lever with scald protector
- Insikerator 1/3 HP disposal
- Plumbing for icemaker
- 40 gallon hot water heater
- Two frost-proof exterior faucets

**Option**

• Jetted Tub	\$1,500.00
• Double Shower Head in Master Bath	\$ 550.00
• Brushed Nickel Faucets	\$ 1000.00
• Oil Rubbed Bronze Faucets	\$ 1000.00
• Additional Gas Line	\$ 450.00
• On demand hot water heater	\$2,300.00
• Shower with tiled walls	\$1,500.00
• Glass Shower Door-sliding glass door	\$1,500.00
• Heavy Glass Shower Door	\$2,200.00

**HEATING**

- Natural gas, forced air, high efficiency furnace with electronic ignition
- Programmable Thermostat
- 93% efficiency
- Central Air

**Option**

• Tiled Front Fireplace	\$4,500.00
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**ELECTRICAL**

**Standard**

- TV outlets (family room and all bedrooms).
- Category 5 phone wiring (does not include Category 5 outlets).
- Weatherproof outlets on front and rear of house
- 200 AMP service per plan.

- Ventilation fans in all bathrooms per code requirements.
- Smoke detectors per code.

Pre-chosen lighting packages

- All outlets are laid out per code.
- Recessed can lights in kitchen and hallways per plan.
- Exterior front door light.
- Exterior Carriage Lights

**Option**

• Ceiling Fan Prewire Ea.	\$ 150.00	\$ _____
• Each additional outlet	\$ 75.00	\$ _____
• Dedicated Outlet (ie. For Freezer)	\$ 250.00	\$ _____

**HARDWARE**

- Brushed nickel (doors)
- Dead bolt locks on all exterior swing doors
- Interior door hardware and hinges
- Plate Glass Mirrors
- Toilet paper holder, 1 towel ring per ring per bathroom, 2 hooks

**LIGHTING**

- Brushed Nickel
- Dining Room-Hanging Light
- Bedrooms
- Vanity
- Pendant lights over bars
- Exterior Lights

**Option**

• Oil-rubbed package, includes lighting, door hardware, fixtures faucets \$1,800.00

**LANDSCAPE**

**Standard**

- Front yard: Sod & sprinkler
- Backyard: With Sprinkler Standard Lot Per Bid
- Backyard: With Sprinkler Corner Lot Per Bid

**Garage**

**Standard Insulated Door**

- Insulated overhead garage door, standard garage- steel, 24'x24' without glass
- Man Door
- Garage Door Opener

**Options**

- Full finished Garage Per Bid
- Insulated, textured and painted per plan Per Bid
- Hardware \$250.00
- Glass Option \$450.00

**TOTAL OPTIONS PICKED**

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

Total Options: \$ \_\_\_\_\_

Total Deposit: \$ \_\_\_\_\_

Total Purchase Price: \$ \_\_\_\_\_

Exception: Additional costs apply when options are selected after scheduled work is complete.

\*\*\* All upgrades listed on this sheet require a 50% Deposit upon approval and are non-refundable.

Clients Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Clients Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Builder Signature: \_\_\_\_\_ Date: \_\_\_\_\_

