



Your Style. Your Home. Your Community.

Construction Standards and Specifications
Option Upgrade
01/25/18
SILVER PACKAGE

Buyer:
Model:
Addresses:
Legal:

Standard

Option Upgrade

Lot Premium May Apply

EXCAVATION AND FOUNDATION

Standard

- 8' Unfinished Basement
Perimeter drain and pit installed. (no pump supplied)
1 egress window with metal window well

Option

- Finished Basement Total Sq. ft. \$40.00 per sq ft.
3rd Stall Garage \$15,000.00
Finished bathroom in bsmt (standard w/1 sink) \$4,800.00
Additional egress window w/window wells \$1,500.00each
Above grade \$650.00 each

CONCRETE

Standard

- 3500 PSI Concrete, garage floors, driveways, sidewalks
Entry sidewalk from driveway to porch per plan
8x10 concrete patio or 8x10 redwood deck priced to TBD per lot

Option

- Additional Flatwork Per Sq. Ft. Total Sq. ft. \$10.00 per sq ft.

FRAMING

Standard

- Standard and/or better wall studs along with, #2 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 7/16" oriented strand board.

- All living areas other than basements built on wooden sub-floors
- Architectural High Wind Rate Shingles
- House wrap (Tyvek or comparable)
- Gutter with tip-outs
- Vaulted ceilings per plans
- All plans: 9' ceilings on main level, 8' ceilings on second level

Option

- Open Bannister \$2,000.00 Cortez _____ \$2,500.00 Villa _____
- Composite Decking _____ Total Sq. Ft. \$45.00 per sq. ft.
- Redwood Decking _____ Total Sq. Ft. \$30.00 per sq. ft.
- 9' Ceiling Option Basement Level \$2,500.00
- Dormer for Lakota \$2,000.00

EXTERIOR FINISH

- Metal/4' up on columns for Rock/Shutters per exterior elevations
- Wood siding in various sizes per elevation

ROOFING

- 30 yr Owens Corning Highlander Shingles, Color : Driftwood

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.

EXTERIOR DOORS

- Entry Door: Two-panel S601 w/upper glass- 3 options
- Overhead Garage Door
- Patio Door: per plan

Option

8ft Exterior Front Door \$900.00

INSULATION

- Exterior Walls: R-19 batts. F
- Ceilings: R-49 blown.

- Blown Cellulose in attic
- Wrapped Basement Walls or 2 inch foam on exterior walls

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

- 3-4 exterior colors per plan, selected at Design Center
- Exterior: Weather resistant satin latex paint.
- Interior Paint. Interior walls & ceiling Kilm Beige, A New Grey & Accessible Beige interior trim classic white semi-gloss.
- Handrails, half-wall with caps: Painted the same as the trim color

INTERIOR TRIM

- Interior Trim: 3-1/4" baseboard, 2-1/4" Casing around door
- Interior Doors: Painted, hollow core, 2 styles, 2 or 6 panel
- Garage to Interior Door: Painted /Fire Rated
- Stair System: Bullnose hardboard treads, glued and nailed.

CABINETS

- Koch Brand cabinets, Oak or Rustic Beech
- 42" upper cabinets in kitchen
- Crown molding in kitchen only.
- All Cabinet selections are based on a per plan allowance.
- No laundry room cabinets

Option

- | | |
|---|----------|
| • Java/ Stone Stain | Per Plan |
| • Landry Room Bench-Countertop - Cortez Model | \$650.00 |
| • Laundry Room Sink | \$750.00 |
| • Soft Close Drawers | Per Plan |

COUNTERTOPS

Countertops to be laminate with 4" post form.

Option

- | | |
|---------------------------------------|------------|
| • Granite-Kitchen | Per Plan |
| • Granite-Bathrooms in Master Bath | \$1,500.00 |
| • Granite-Bathrooms in Secondary Bath | \$880.00 |

CERAMIC WALL TILE

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

Option

- | | |
|--|------------|
| • Full kitchen tile backsplash– not above the hood | \$1,000.00 |
|--|------------|

FLOOR COVERINGS/ HARD SURFACES

- Kitchen, dining, baths, laundry & entry: Enhanced vinyl plank
- Carpet in bedrooms, living room, hallways and stairs

Option

- | | |
|---|----------|
| • Additional enhanced vinyl plank in great room | Per Plan |
|---|----------|

APPLIANCES

Standard

Black finish, Whirlpool, electric smooth-top slide in range, with microwave hood above, dishwasher

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

Chrome Faucets

PEX brand flexible line water supply piping

Fixtures:

- Kitchen Sink: Stainless Steel
- Bath: Porcelain white sink
- Toilets: Standard round toilets
- Secondary Bath Tub: Full Tub/ Shower insert
- Rough-in included in basement, excluding Navajo

Faucets Chrome:

- 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 except The Wildhorse is a 40 gallon electric water heater
- Two frost-proof exterior faucets

Option

- Jetted Tub \$1,500.00
- Back Saver Raised Vanity Location _____ \$ 300.00
- Double Shower Head in Master Bath \$ 550.00
- Brushed Nickel Faucets \$1,000.00
- 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
- Additional Gas Line \$450.00
- Oil Rubbed Bronze Faucets \$800.00

HEATING

- Natural gas, forced air, high efficiency furnace with electronic ignition
- Programmable thermostat
- 80% efficiency

Option

- Tiled Front Fireplace \$4,500.00
- 90% efficient gas furnace \$750.00
- Central air \$4,000.00

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
- 150 AMP service per plan.
- Ventilation fans in all bathrooms per code requirements.
- Smoke detectors per code.
- All outlets are laid out per code.
- Recessed can lights in kitchen and hallways per plan.
- Exterior front door light.

Option

- | | |
|--|----------|
| • Recessed can Ea. | \$100.00 |
| • Exterior Carriage Lights Ea. | \$150.00 |
| • Dedicated outlet (i.e., for freezer) | \$250.00 |
| • Ceiling Fan Prewire each | \$150.00 |
| • Each additional outlet | \$75.00 |

HARDWARE

- Brushed nickel (doors)
- Deadbolt locks on all exterior swing doors
- Interior door hardware, hinges & doorstops
- Plate Glass Mirrors
- Toilet paper holder, 1 towel ring per bathroom

LIGHTING

- Brushed Nickel Lighting Fixtures
- 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 |
|---|------------|

FENCING

OPTION

- Lineal Ft. _____ Lineal. ft. Per Bid

LANDSCAPE

Standard

- Front and back yard landscaping: Sod, rock, sprinkler system,

GARAGE

Standard Insulated Door

- Insulated overhead garage door, steel, 16'x8' with or without glass

Options

- Fully finished 2-car garage Per Plan
- Hardware \$250.00
- Glass windows \$450.00
- Garage Door Opener w/1 remote \$575.00
- Additional garage door remote \$75.00
- Garage service entry door \$550.00

Miscellaneous Options

- Bedroom instead of a Family Room in Navajo \$5,000.00
- Slider Door with a 8x10 concrete pad in Family Room in Navajo \$2,000 .00
- Skip Trowel Texture \$2,500.00
- Regular Door to Slider Door \$1,000.00
- Finished Living Space in Basement _____ Sq. ft. \$40.00 per sq. ft
- Finished Bathroom in Basement \$4,500.00
- Navajo Side Light \$500.00
- Direct vent fireplace w/tile accent \$4,000.00

TOTAL OPTIONS PICKED

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____

Total Options: \$ _____

Total Deposit: \$ _____

Total due at closing: \$ _____

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: _____

