

Construction Standards and Specifications Option Upgrade

09/05/2017

SILVER PACKAGE



Buyer: _____
Model: _____
Addresses: _____
Legal: _____
Loan Type: _____

Standard

Option Upgrade

Lot Premium May Apply

\$5,300.00

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 | | \$10,000.00 |
| • Finished bathroom in bsmt (standard w/1 sink) | | \$4,800.00 |
| • Additional egress window w/window wells | | \$1,500.00 each |
| • 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. \$38.00 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/Rock/Shutters per exterior elevations. Villa I & II to have stone on front column, 4 ft. high. Cortez III to have 2 columns of stone approx. 9 ft tall. Cimarron to ft of stone of sides of garage door.
- 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 Off Almond.

EXTERIOR DOORS

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

Option

- 8ft Exterior Front Door \$750.00

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: 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
- 36" upper cabinets in kitchen
- Crown molding in kitchen only.
- All Cabinet selections are based on a per plan allowance.
- No laundry room cabinets

Option

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|---|-----------|
| • Java/ Stone Stain | \$1000.00 |
| • 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

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|--------------------------------|------------|
| • Full kitchen tile backsplash | \$1,000.00 |
|--------------------------------|------------|

FLOOR COVERINGS/ HARD SURFACES

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

Option

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|---|----------|
| • 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 | \$ 750.00 |
| • 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 | \$3,500.00 |
| • 93% 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 \$1,500.00

FENCING

Standard

- 6' Tall Cedar Fencing with treated wind posts & gate on garage side of house. From back corner of house to back lot line.

OPTION

- Additional Lineal Ft. _____ Lineal. ft. \$31.00 per Lineal Ft.

LANDSCAPE

Standard

- Front yard: Sod, rock, sprinkler, 1 berm, 2 Aspen trees

Option

- Back yard: With Sprinkler Standard Lot Per Bid

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: _____