

Construction Standards and Specifications Option Upgrade

01/25/18

GOLD 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)

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 | | \$1,500 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
- Covered patio for the Cortez

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
- House wrap (Tyvek or comparable)
- Gutter with tip-outs
- Architectural High Wind Rate Shingles

- Wood siding in various sizes
- The Wildhorse & The Villas– 9’ Ceilings on the Main Level and 8’ Ceilings on the 2nd Level
- The Cortez II, The Lakota & The Navajo -9’ Ceilings (Cottage Craftsman)
- The Cortez I & III– 10’ Ceilings (Contemporary & Western Slope)
- Cortez– Standard Covered Patio

Option

- Coffered Ceilings _____ location \$1,500.00 each _____
- 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 _____
- Vaulted Ceilings-Per Plan _____
- 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: 4 Styles to choose, 1/2 glass or solid
- 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 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
- Primer before texture

PAINT

- 3-4 exterior colors per plan, selected at Design Center
- Exterior: Weather resistant satin latex paint.

- Two Tone Interior Paint. Interior walls & ceiling kilm beige, Anew Grey & Accessible Beige interior trim classic white semi-gloss.
- Handrails, half-wall: Painted the same as the Trim Color.

INTERIOR TRIM

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

Option

- 8ft Interior Doors in all models, excluding closet doors \$2,000.00
- 2 different interior paint colors \$1.00 a sq. ft. _____ total sq. ft

CABINETS

- Koch Brand cabinets, Rustic Birch or Oak
(9 colors, 4 door styles) PCS Brand Cabinets Maple \$500.00
(Framless 6 colors, 2 door styles Shaker/Metro)
Excluding Maple Natural Finish
- 42' 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

Option

- Java/ Stone Stain Per Plan
- Landry Room Bench-Countertop - Cortez Model \$650.00
- Laundry Room Sink \$750.00
- Soft Close Drawers Per Plan
- Back Saver Raised Vanity Location _____ \$ 300.00

COUNTERTOPS

- Homeowners are to select a Granite 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

- Silestone, 11 colors to choose from, all models \$750.00
- Granite-Bathrooms in Master Bath \$1,500.00
- Granite-Bathrooms in Secondary Bath or Wildhorse baths a piece \$880.00

CERAMIC WALL TILE

- Kitchen: Full tile backsplash, not above the hood
- Bathrooms: Master Bath-Tile,walk-in with fiberglass pan or tub tiled to ceiling with 6" liner

Option

- Full wall of tile above the hood \$600.00

FLOOR COVERINGS/ HARD SURFACES

- Kitchen, dining entry: 5' wide engineered & hand scraped hickory in 4 stain choices
- The Villa– 5' wide engineered & hand scraped hickory in 4 stain choices on the Main Floor
- Carpet in bedrooms, living room, hallways and stairs
- Bathrooms: Ceramic Tile, chose by homeowner
- Laundry: Ceramic Tile, chosen by homeowner
- All carpet and hard surfaces based on a per plan allowance.
- Solid wood floor in 1/2 baths.
- Stairs in Cortex Carpeted

Option

- Additional Hardwood in Great room– Wildhorse \$1,500.00
- Additional Hardwood in Great room– Lakota & Navajo \$2,500.00
- Additional Hardwood in Great room– Cortez \$3,500.00

APPLIANCES

Standard

Built

in oven with electric cook top unit (2 pieces), built in microwave, dishwasher and electric range.

- The Cortez, Villa, Wildhorse & Navajo Models all come with a hood
- No hood in island with the range for The Lakota

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 Undermount 50/50 split
- Bath: Porcelain white sink
- Toilets: Standard round toilets
- Secondary Bath Tub: Full Tub/ Shower insert

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

Option

- Jetted Tub \$1,500.00
- Double Shower Head in Master Bath \$ 550.00
- Brushed Nickel Faucets \$ 750.00
- Oil Rubbed Bronze Faucets \$ 800.00
- 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
- 90% efficiency
- Central Air

Option

- Tiled Front Fireplace \$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.

Pre-chosen lighting packages

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

HARDWARE

- Brushed nickel or oil rubbed bronze
- Dead bolt locks on all exterior swing doors
- Interior door hardware and hinges
- Plate Glass Mirrors

LIGHTING

- Brushed Nickel or Oil Rubbed Bronze Lighting Fixtures
- Dining Room-Hanging Light
- Bedrooms
- Vanity
- Pendant lights over bars
- Exterior Lights

LANDSCAPE

Standard

- Front yard: Sod, sprinkler, a berm, 2 Aspen trees on all models

Option

- Backyard Fire Pit \$4,500.00
- Backyard: With Sprinkler Standard Lot per Bid \$5000.00
- Backyard: With Sprinkler Corner Lot per Bid \$ _____

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.

GARAGE

Standard Insulated Door

- Insulated overhead garage door, steel, 16'x8' with or without glass
- Man Door
- Garage Door Opener

Options

- Full finished Garage
- Insulated, textured and painted per plan \$ _____
- Hardware \$250.00

Miscellaneous

- 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
- Navajo Side Light \$500.00
- Direct vent fireplace w/tile accent \$4,000.00
- Finished Bathroom in Basement \$4,500.00

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: _____