

- 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
- Wood siding in various sizes

Option

- Open Bannister Per Plan
- 9’ Ceiling Option Basement Level Per Plan

EXTERIOR FINISH

- Metal/Rock-columns 4ft up per exterior elevations
- Wood siding in various sizes per elevation
- 6x6 wood column
- Front Porch Railing per elevation
- Eagle’s Nest, Wind River, Laramie Peak-Optional Patio _____
- Saratoga Pergola Front Porch Option _____
- Blue Ridge, Laramie Peak and Wind River Cosmetic Dormer Option _____

ROOFING

- 30 yr Owens Corning Highlander Shingles, Color : Driftwood 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: Two-panel S601 w/3 options for glass
- 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 Insulation 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

PAINT

- 3-4 exterior colors per plan, selected at Design Center
- Exterior: Weather resistant satin latex paint.
- Interior Paint. Interior walls & ceiling Kilm Beige, Anew Grey & Accessible Beige interior trim classic white semi-gloss. Handrails, Caps on 1/2 walls to be painted the same as trim.

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 Express Cabinets- rustic birch or oak
- 42" upper cabinets in kitchen
- Crown molding in kitchen only.
- All Cabinet selections are based on a per plan allowance.
- No laundry room cabinets
- Shaker, Flat Panel & Raised Panel Styles

Option

- | | |
|---|------------|
| • Java/ Stone Stain | \$1000.00 |
| • Soft & Pull Outs Close Drawers | Per Plan |
| • Laundry Room Sink | \$1,000.00 |
| • Kitchen Cabinet Option-Platte | \$1378.00 |
| • Kitchen Cabinet Bar Fridge (includes mini Fridge) Option-Platte | \$1370.00 |

COUNTERTOPS

Countertops to be laminate with 4" post form, except island

Option

- | | |
|---------------------------------------|----------|
| • Granite-Kitchen | Per Plan |
| • Granite-Bathrooms in Master Bath | Per Plan |
| • Granite-Bathrooms in Secondary Bath | Per Plan |

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-note 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 Saratoga

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
- 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 |

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, 2 hooks

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

Standard

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

OPTION

- Additional Lineal Ft. _____ Lineal. ft. \$35.00 per Lineal Ft.

LANDSCAPE

Standard

- Front yard: Sod, rock, sprinkler, 2 Aspen trees, 3 boulders and shrubs

Option

- Back yard: With Sprinkler Standard Lot Per Bid
- Back yard: With Sprinkler Corner Lot Per Bid

GARAGE

Standard Insulated Door

- Insulated overhead garage door, standard garage- steel, 24'x24' without glass

Option

- 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
- 12x20 Tandem Garage-Eagle's Nest \$15,000.00
- 8x21 Workshop-Boulder \$9,500.00

Miscellaneous Options

- Bedroom instead of a Family Room in Saratoga \$5,000.00
- Slider Door with a 8x10 concrete pad in Family Room in Saratoga \$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
- Saratoga Side Light \$500.00
- Direct vent fireplace w/tile accent \$4,500.00
- Pocono: Side Porch 6x16 (garage size 22x24) _____
- Jackson: Covered Porch converted to 200' living space \$10,000.00
- Eagle's Nest-Side Porch 8x19 \$ 6,500.00
- Platte covered porch to living space 192' \$10,000.00

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: _____