



Buyer: _____

Model: _____

Addresses: _____

Legal: _____

Standard

Option Upgrade

Lot Premium May Apply

EXACAVATION 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 per sq ft. |
| • 3rd Stall Garage | | \$15,000 |
| • Finished bathroom in bsmt (standard w/1 sink) | | \$4,800 |
| • Additional egress window w/window well | | \$1,500 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 on two story homes depending on lot and elevations
- Covered patio for the Platte

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, #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
- 9' Ceilings on the Main Level and 8' Ceilings on the 2nd Level

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: 2 panel S601 with 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
- 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.
- Two Tone 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: 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 pb treads, glued and nailed.

Option

- 2 different interior paint colors \$1.00 a sq. ft. _____ total sq. ft

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.
- 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 |
| • Kitchen Cabinet Option-Platte | \$1378.00 |
| • Kitchen Cabinet Bar Fridge(includes mini Fridge) Option-Platte | \$1370.00 |

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 | Per Plan |
| • Granite-Bathrooms in Master Bath | Per Plan |
| • Granite-Bathrooms in Secondary Bath or a piece | Per Plan |

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
- 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 Platte Carpeted

Option

APPLIANCES

Standard

Built in oven with electric cook top unit (2 pieces), 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

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
- Rough-in included in basement, excluding Saratoga

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
- 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
- 90% efficiency
- Central Air

Option

- Tiled Front Fireplace \$4,500.00

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 (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, 2 Aspen trees, 3 boulders and shrubs
- Backyard Fire Pit \$4,500.00
- Backyard: With Sprinkler Standard Lot Per Bid
- Backyard: With Sprinkler Corner Lot Per Bid

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

Garage

Standard Insulated Door

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

Options

- Full finished Garage
- Insulated, textured and painted per plan \$ _____
- Hardware \$250.00
- 12x20 Tandem Garage-Eagle's Nest \$15,000.00
- 8x21 Workshop-Boulder \$9,500.00
- Glass Option \$450.00

Miscellaneous

- 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
• Saratoga Side Light	\$500.00
• Direct vent fireplace w/tile accent	\$4,500.00
• Finished Bathroom in Basement	\$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: _____

