

## SPINELL HOMES OPTION PRICES AND ADDENDUM TO EARNEST MONEY

Buyers Name(s) \_\_\_\_\_ Date \_\_\_\_\_  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Plan# \_\_\_\_\_ Elevation \_\_\_\_\_ Garage on L \_\_\_\_\_ R \_\_\_\_\_  
 Well? \_\_\_\_\_ Septic? \_\_\_\_\_ # of bedrooms \_\_\_\_\_

**This option list must be submitted prior to start of construction.** The budget for options may be included in the loan amount, provided they are included in the earnest money contract and appraised value. See Earnest Money Agreement Section C. All prices are subject to change. Some options may not be appropriate for all plans.

**FEATURES INCLUDED:** \_\_\_\_\_ **SIGNATURE** \_\_\_\_\_ **PREMIER** \_\_\_\_\_  
 Base house price \_\_\_\_\_  
 Lot price or adj. \_\_\_\_\_

### **OPTIONAL ITEMS:**

#### **EXTERIOR CHANGES**

100 3rd Car Garage	\$ 33,000.00	_____
101 R.V. Garage Bay. 12' x 40' x 16'. 10' x 14' door with operator. Attached. (only standard excavation included)	\$ 85,000.00	_____
110 Steps off deck (straight runs only) lower level deck. Anchorage Upper level deck -- up to 15 steps -- no landings or turns. Anchorage	\$ 2,600.00	_____
111 Steps off deck (straight runs only) lower level deck. Valley, ER Upper level deck -- up to 15 steps -- no landings or turns. Valley, ER	\$ 7,500.00	_____
115 Pilings for decks over 5' deep EACH	\$ 1,625.00	_____
116 Pilings for decks over 10' High EACH	\$ 7,500.00	_____
120 Deck additions (composite decking) # SF x	\$ 475.00	_____
125 Cedar decking instead of composite	\$ 725.00	_____
127 Additional exterior handrail (cedar) std. 2" x 4" picket (Required on decks over 30" high) # LF x	\$ 52.00	_____
128 Upgrade std. handrail to post-to-post # LF x	N/C	_____
130 OSB Lap siding sides, rear, returns, etc. per 100 sq.ft.of wall (10 window max)	\$ 40.00	_____
140 Enclosed Soffits # LF x	\$ 38.00	_____
154 Upgrade to 110 MPH Arch. 'Legacy' shingles # SQ x	\$ 690.00	_____
160 Metal roofing	\$ 35.00	_____
170 Raingutters and Downspouts (per LF) # LF x	\$ 90.00	_____
190 Porch elevation for Lily and Fireweed plans	Quote per job	_____
	\$ 19.00	_____
	\$ 9,850.00	_____

#### **EXTERIOR WINDOWS/EXTERIOR DOORS**

205 Convert window to slider door, light and 4'x8' deck Optional handrail (required if upper level)	\$ 3,550.00	_____
206 Convert window to slider door, light and concrete patio - BASEMENT	\$ 515.00	_____
207 Upgrade vinyl sliding door to atrium door	\$ 4,000.00	_____
210 Garage side door entrance with deadbolt	\$ 1,750.00	_____
215 Garage door opener w/extra remote (Premier std - one only)	\$ 1,350.00	_____
220 Garage door exterior keypad	\$ 1,060.00	_____
222 Garage door lites (8 lites, clear glass)	\$ 100.00	_____
223 Garage door lites (4 lites, clear glass)	\$ 1,375.00	_____
225 Convert window to bay window	\$ 1,050.00	_____
230 Add a full or half sidelight to entry door	\$ 3,200.00	_____
235 Upgrades to front door (some upgrades to front door may require additional painting costs - see paint section)	\$ 575.00	_____
250 Small window (to 3' x 3') (vinyl) location(s): non opening	Budget	_____
location(s): non opening in bath (tempered glass)	\$ 630.00	_____
location(s): opening	\$ 710.00	_____
location(s): opening in bath (tempered glass)	\$ 835.00	_____
location(s):	\$ 875.00	_____

255	Medium window (to 4' x 5') (vinyl) location(s):	non opening	\$ 800.00	
		non opening in bath (tempered glass)	\$ 1,075.00	
	location(s):	opening	\$ 870.00	
	location(s):	opening in bath (tempered glass)	\$ 1,075.00	
260	Large window (to 6' x 5') (vinyl) location(s):	non opening	\$ 1,025.00	
		non opening in bath (tempered glass)	\$ 1,300.00	
	locations(s):	opening	\$ 1,000.00	
	location(s):	opening in bath (tempered glass)	\$ 1,280.00	
	location(s):			
275	Screen door for vinyl sliding door	EACH	\$ 150.00	
280	Grids for windows -- white - standard grid or perimeter	EACH	\$ 60.00	
	Grid for slider door	EACH	\$ 75.00	
	Grid for atrium door	EACH	\$ 150.00	
285	Pop-out garden window (replace small window)		\$ 1,750.00	
290	Window seat -- up to 6' wide -- white painted		\$ 800.00	
291	Window seat -- up to 6' wide -- hinged lid and storage		\$ 1,000.00	

## PLUMBING

300	Upgrade standard tub/shower to 5'x36' garden tub with tile shower surround and fiberglass tub skirt. Includes shower valve		\$ 3,600.00	
302	Upgrade standard tub/shower to 5'x36' garden tub with 12" tile surround tile tub deck and skirt. Includes roman tub faucet and mix valve.		\$ 3,750.00	
303	Upgrade 5'x36" garden tub to 5'x42" garden tub		\$ 1,900.00	
304	Upgrade 5'x36" garden tub to 5'x5', 90° corner tub		BID ONLY	
305	Upgrade 5'x36" garden tub to 6'x36" garden tub		\$ 1,900.00	
306	Upgrade 5'x36" garden tub to 6'x42" garden tub		BID ONLY	
307	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x36" garden tub		\$ 3,400.00	
308	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x42" garden tub		\$ 3,500.00	
309	Upgrade 5'x36" garden tub to <b>jetted</b> 5'x5', 90° corner tub		BID ONLY	
310	Upgrade 5'x36" garden tub to <b>jetted</b> 6'x36" garden tub		\$ 3,800.00	
311	Upgrade 5'x36" garden tub to <b>jetted</b> 6'x42" garden tub		BID ONLY	
315	Extra tile when placing garden tub in a corner		\$ 525.00	
317	Add standard tub/shower with fiberglass shower surround. (no door)		\$ 2,450.00	
319	Add 3' or 4' shower with fiberglass surround and shower door		\$ 3,500.00	
321	5' tub or shower enclosure -- chrome with clear glass		\$ 1,200.00	
322	Change shower door glass to obscure		\$ 240.00	
324	Upgrade to tile surround			
	Tub/Shower Combination		\$ 1,120.00	
	Shower Stall		\$ 1,450.00	
325	Additional bath lavs (cabinets and counter-tops not included)		\$ 1,550.00	
327	Add up to 36" vanity cabinet, top, & mirror for extra lav		\$ 1,525.00	
328	Add toilet (includes fan/light)		\$ 2,300.00	
329	Upgrade toilet to elongated bowl		\$ 155.00	
335	Brushed Nickel plumbing fixtures and bath hardware			
	Master suite (2 lavs,shower,tub,toilet)		\$ 1,700.00	
	Full bath		\$ 900.00	
	Half bath		\$ 510.00	
	Extra lavs		\$ 390.00	
350	8" deep Dayton 33x22 sink		\$ 160.00	
356	Upgrade kitchen faucet to Moen-Arbor 7594SRS pull-out brushed nickel		\$ 480.00	
360	Bar sink (cabinets and counter-tops not included)		\$ 1,500.00	
365	Laundry tub		\$ 1,500.00	
	Rough-in only for tub in garage		\$ 1,150.00	
370	Hot & Cold water valve in garage		\$ 840.00	
375	Extra hose bibs (exterior)	EACH	\$ 420.00	
385	Extra shower head		\$ 840.00	
388	Gas to dryer (not available in bath/laundry combination)		\$ 1,170.00	
395	Convert standard bath lav to pedestal lav-builder grade		\$ 55.00	

397 Rough in only for water softener (Includes hose bibs plumbed before softener, stubs for softener)	\$ 1,680.00
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#### HEATING, VENTILATION & ENERGY

400 Humidifier - Aprilaire model 800	\$ 2,875.00
410 Electric air filter	Quote per job
430 Upgrade 95% furnace to 98% efficiency modulating furnace	Quote per job
432 Zoned forced air heating system	Quote per job
440 5-star-plus energy rating	Quote per job
450 Hydronic baseboard heating system	Quote per job
460 Radiant floor heating system	Quote per job
470 Oil fired heating system	Quote per job
480 Heat Recovery System (HRV) Fully Ducted	Quote per job
485 Heat Recovery System (HRV) Integrated with forced-air duct	Quote per job
490 Make-up air for range vents 400cfm and over	\$ 1,140.00

#### ELECTRICAL

505 Phone outlets (daisy-chained)	\$ 60.00
510 T.V. outlets (daisy-chained)	\$ 60.00
511 Upgrade T.V. cabling to home-runs to crawl space (for satellite TV)	\$ 120.00
512 Additional T.V. home-runs	\$ 60.00
513 Flat screen T.V. rough-in (maximum 10' cable length) (2 HDMI, 1 CAT5, 2 RG6, 1 Speaker, 1 Phone)	\$ 360.00
515 Recessed light can with spot light and trim	\$ 150.00
516 Recessed light can on VAULTED CEILING	\$ 190.00
520 Additional elec. switches, plugs or light boxes	\$ 60.00
521 Additional EXTERIOR electrical outlets	\$ 100.00
525 Wire for ceiling fan (includes install - customer provides fan)	\$ 210.00
526 Wire only for ceiling fan (customer provides & installs)	\$ 150.00
530 220 circuit in garage (50 AMP)	\$ 720.00
531 ONE Electric vehicle charger house	\$ 780.00
532 TWO+ Electric vehicle charger	BID ONLY
535 Additional lighting fixture allowance	Budget
540 Leviton rocker switches (white or bone)	\$ 480.00
540 Leviton outlets (white or bone)	\$ 300.00
545 Fluorescent fixture installation (fixture not included)	\$ 60.00
565 Under cabinet light (std. fixture, switch, install)	EACH \$ 310.00
570 Floor outlet	\$ 180.00
575 Fixture install heavier than 55 lbs	\$ 215.00
578 Freezer outlets	\$ 180.00
580 Rough-in for security system	\$ 425.00
585 Rough-in for home entertainment system	Budget
588 100 AMP transfer switch rough-in for generator (no outlet)	BUDGET
589 200 AMP transfer switch rough-in for generator (no outlet)	BUDGET
<b>* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE</b>	
590 Rough-in only for central vacuum system (3 ports)	BID ONLY
595 Central vacuum system complete w/attachments and power head	BID ONLY

#### INTERIOR TRIM AND MISCELLANEOUS INTERIOR CHANGES

600 Bank of closet shelving (Premier std) (price per closet)	\$ 620.00
Location(s):	
605 Double rod and shelf (Premier std) (price per closet)	\$ 315.00
Location(s):	
610 Upgrade to Premier base and casing from Signature	
	Up to 2400 sf \$ 1,050.00
	Over 2400 sf \$ 1,500.00
612 Custom built-in bookcases or entertainment center	Quote per job
620 Add white Signature handrail or convert half-wall	# LF x \$ 108.00
622 Add maple Premier handrail (lacquer only)	# LF x \$ 210.00
624 Budget to upgrade handrail	Budget
630 Stain maple handrail	\$ 1,080.00
640 Add interior door	
	prehung \$ 525.00
	pocket \$ 785.00
	bifolds \$ 730.00
645 Rounded sheetrock corners	
	under 1600 SF \$ 1,110.00
	1600 - 2200 SF \$ 1,590.00

	2200 - 2700 SF	\$ 1,890.00	
646 Budget for Hand Texture Walls and/or Ceilings		Budget	
655 9' ceiling on 1st floor			
( 42" upper cabs, taller windows, 1 transom window)	Under 1200 SF	\$ 11,500.00	
9' ceiling each additional square foot over 1200	# SF x	\$ 8.25	
660 Coffered drywall ceiling - per room	Recommended with 9' ceiling only	\$ 1,220.00	
670 Vaulted ceiling -- \$1700 minimum charge		Quote per job	
675 Crown molding/custom trims, etc.		Quote per job	
685 T & G ceilings		Quote per job	
695 Misc. minor framing changes	\$80 and up	\$	

## PAINTING

700 Interior color changes - per room per change		\$ 360.00	
705 Two-tone walls and ceiling -- per floor SF	# SF x	\$ 1.50	
706 Upgrade interior wall paint to semi gloss -- per floor SF	# SF x	\$ 1.00	
710 Paint garages (interior)	2 car garage additional car stalls	\$ 1,000.00 \$ 500.00	
725 Exterior accent colors	each area	\$ 650.00	
727 White exterior body -- or similar color requiring 2 coats -- per floor SF		\$ 1.20	
728 White exterior trim -- or similar color requiring 2 coats		\$ 900.00	
729 Paint front door different color (white std.)		\$ 340.00	
730 Paint garage door exterior different color (body color std) (2 car)		\$ 360.00	
731 Paint garage door exterior different color (body color std) (1 car)		\$ 180.00	
732 Leave garage door exterior white (body color std) (2 car)		\$ 115.00	
733 Leave garage door exterior white (body color std) (1 car)		\$ 90.00	
734 Paint RV bay garage door exterior different color		\$ 420.00	
745 Cedar stain deck rails/posts (per deck or porch)		Quote per Job	

## FIREPLACES

751 Additional fireplace (finished to Premier standard)		\$ 6,160.00	
760 Add fireplace fan w/speed control & heat activated switch		\$ 500.00	
761 Add remote for fireplace	on/off only with thermostat	\$ 215.00 \$ 315.00	
770 Replace drywall surround with white painted mantle		\$ 270.00	
771 Replace drywall surround with lacquered maple mantle		\$ 790.00	
772 Add fluted columns to mantle option	white maple	\$ 740.00 \$ 1,050.00	
773 Add 6" raised hearth with maple wrap		\$ 575.00	
781 Brick or rock surround & hearth w/ oak mantle		Quote per job	
790 Change to wood burning fireplace		Quote per job	
791 Move fireplace from exterior wall to an interior wall		Quote per job	

## CABINETS

840 Budget to upgrade and/or add cabinets		Budget	
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## COUNTERTOPS

845 Budget to upgrade countertops		Budget	
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## FLOORING

880 Budget for flooring upgrades		Budget	
885 Budget for tile upgrades		Budget	
875 Add underlayment	# SF x	\$ 4.25	

## APPLIANCES

* Indicate White or Black appliance package		White / Black	
910 Self-cleaning gas range with window		\$ 1,250.00	
920 Upgrade to elect. wall oven/micro combo w/30"		\$ 6,400.00	
radianit cooktop and 30" range hood		\$ 7,090.00	
925 Upgrade to elect. wall oven/micro combo w/30"		\$ 2,065.00	
gas cook top and 30" range hood		\$ 1,200.00	
930 Upgrade range hood to downdraft pop-up vent. (500cfm, includes make-up air) (available only with cook top, wall oven combo)		\$ 170.00	
932 Add make-up air vent for range hoods over 400cfm		\$ 1,380.00	
935 Microwave / Vent Hood combo			
950 15" Trash Compactor			

### Stainless & Stainless Look Appliance Options

(Change to Stainless package first, then apply further Stainless upgrades)

#### 952 GE Stainless package

(radiant top range, dishwasher, stainless vent hood)	\$ 100.00	
953 GE stainless gas range (includes plumbing gas to range)	\$ 1,250.00	
954 GE stainless microwave/vent hood combination	\$ 320.00	

#### 959 KitchenAid Stainless package

(radiant top range, dishwasher, Broan stainless vent hood)	\$ 1,075.00	
960 KitchenAid stainless gas range	\$ 1,140.00	
965 KitchenAid stainless micro/hood combination	\$ 635.00	
970 KitchenAid stainless elect. wall oven/micro combo w/30"	\$ 7,250.00	
black radiant cook top and 30" range hood	\$ 7,750.00	
975 KitchenAid stainless elect. wall oven/micro combo w/30"	\$ 2,525.00	
stainless gas cook top and 30" range hood	\$ 2,060.00	
980 Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo) (includes makeup air)		
990 Kitchen Aid stainless 15" trash compactor		
999 Other appliances upgrades	Budget	

### BASEMENT AND LOWER LEVEL FINISH - 8' HEIGHT ONLY

\* When partially finishing lower level, must do **complete** electrical

1000 Finish lower level bedroom	# SF x	\$ 34.00	
1010 Finish LL bath on crawl space	# SF x	\$ 34.00	+ \$7600
1015 Finish LL bath on slab	# SF x	\$ 34.00	+ \$8900
1020 Finish lower level family room	# SF x	\$ 33.00	

1030 Convert crawl space to 8' foundation ( Includes min. mech.,  
interior bearing walls, insulation, slab, drain tile system.

Windows and plumbing additional.)

1032 Add window well	Anchorage, E.R. # SF x	\$ 75.00	
431 Zoned heating system (forced air)	Valley # SF x	\$ 75.00	
(Recommended if total house SF less than 4500 SF)		\$ 1,900.00	
		\$ 5,000.00	
1034 Move mechanical room from garage to basement		\$ 840.00	
1035 Extra furnace for basement areas up to 1200 sq. ft.		\$ 7,400.00	
(Recommended if total house SF greater than 4500 SF)			
1040 Rough-in only plumbing for added bath on <b>crawl space</b>		\$ 4,700.00	
(includes drains and water stubs -- No tub, fixtures, or valves)			
1041 Rough-in only plumbing for added bath on <b>slab</b>		\$ 6,180.00	
(includes drains and water stubs -- No tub, fixtures, or valves)			
1042 Additional plumbing fixtures on slabs		\$ 2,160.00	
1045 Sewage lift station for 1 basement bath below main sewer grade		\$ 3,540.00	
1050 Complete electrical R/I and trim lower level or bsmnt.	# SF x	\$ 9.00	
* Required when partially finishing lower level or basement			
1060 Interior partition walls for lower level (framing only)	# LF x	\$ 9.00	
1070 Drywall lower level (finish coats and texture, No paint)	# SF x	\$ 10.00	

### LANDSCAPING

\* For houses to be finished in summer months only

1075 Landscaping	Bid per job	
1085 Lawn only -- top soil, prep. & hydro seed	Bid per job	
1090 Asphalt additions - includes no sub grade work	Bid per job	
1095 Fences	Bid per job	

### EXCAVATION/WELL/SEPTIC

1100 Well budget	Budget	
1110 Septic budgets -- <b>Subject to soils tests &amp; engineering</b>		
<b>Anchorage &amp; Eagle River</b>		
Engineering & Certification	Anchorage, E.R.	\$ 7,050.00
Minimum standard 3 Bedrooms		BID ONLY
Minimum standard 4 Bedrooms		BID ONLY
Minimum standard 5 Bedrooms		BID ONLY
Additional bedrooms over 5	EACH	BID ONLY
<b>Mat-Su Valley</b>		

<b>Engineering &amp; Certification</b>	<b>Valley</b>	<b>BID ONLY</b>		
Minimum standard 3 Bedrooms		BID ONLY		
Minimum standard 4 Bedrooms		BID ONLY		
Minimum standard 5 Bedrooms		BID ONLY		
Additional bedrooms over 5	EACH	\$ 1,200.00		
1130 Additional budget for clearing, excavation, grading, driveway length, long utility lines, etc.		Budget		
1140 Survey and stake all lot corners (after finish grading)		\$ 425.00		

#### **REDESIGN SERVICES**

1150 Minor changes requiring NO structural engineering	\$35 per hour	\$	
1160 Changes requiring structural design and/or engineering and energy rating recalculations	\$150 and up	\$	
1165 Minor square footage additions requiring minimum changes to interior layout or structural design.			
Main level	# SF x	\$ 150.00	
Second floor	# SF x	\$ 140.00	
Garage	# SF x	\$ 110.00	
1170 Total Home Design	\$.50 per sf plus sketches by the hour at \$45 per hour	\$	

#### **OTHER OPTIONS**

1200 OTHER	\$	
1210 OTHER	\$	

TOTAL OPTIONS \_\_\_\_\_

TOTAL PRICE WITH OPTIONS \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_