

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		\$	34,950.00		
101 R.V. Garage Bay. 12' x 40' x 16'. 10' x 14' door with operator. Attached. (only standard excavation included)		\$	90,000.00		
110 Steps off deck (straight runs only) lower level deck. Anchorage		\$	2,750.00		
Upper level deck -- up to 15 steps -- no landings or turns. Anchorage		\$	8,000.00		
111 Steps off deck (straight runs only) lower level deck. Valley, ER		\$	1,700.00		
Upper level deck -- up to 15 steps -- no landings or turns. Valley, ER		\$	8,000.00		
115 Pilings for decks over 5' deep	EACH	\$	525.00		
116 Pilings for decks over 10' High	EACH	\$	810.00		
120 Deck additions (composite decking)	# _____ SF x	\$	55.00		
125 Cedar decking instead of composite			N/C		
127 Additional exterior handrail (cedar) std. 2" x 4" picket (Required on decks over 30" high)	# _____ LF x	\$	43.00		
128 Upgrade std. handrail to post-to-post	# _____ LF x	\$	40.00		
130 OSB Lap siding sides, rear, returns, etc. per 100 sq.ft.of wall (10 wndow max)		\$	725.00		
140 Enclosed Soffits	# _____ LF x	\$	36.00		
154 Upgrade to 110 MPH Arch. 'Legacy' shingles	# _____ SQ x	\$	92.00		
160 Metal roofing			Quote per job		
170 Raingutters and Downspouts (per LF)	# _____ LF x	\$	20.00		
190 Porch elevation for Lily and Fireweed plans		\$	10,500.00		

EXTERIOR WINDOWS/EXTERIOR DOORS

205 Convert window to slider door, light and 4'x8' deck		\$	3,800.00		
Optional handrail (required if upper level)		\$	550.00		
206 Convert window to slider door, light and concrete patio - BASEMENT		\$	4,350.00		
207 Upgrade vinyl sliding door to atrium door		\$	1,725.00		
210 Garage side door entrance with deadbolt		\$	1,625.00		
215 Garage door opener w/extra remote (Premier std - one only)		\$	1,060.00		
220 Garage door exterior keypad		\$	100.00		
222 Garage door lites (8 lites, clear glass)		\$	1,375.00		
223 Garage door lites (4 lites, clear glass)		\$	1,050.00		
225 Convert window to bay window	MINIMUM	\$	3,325.00		
230 Add a full or half sidelight to entry door		\$	575.00		
235 Upgrades to front door (some upgrades to front door may require additional painting costs - see paint section)			Budget		
250 Small window (to 3' x 3') (vinyl) non opening		\$	665.00		
location(s):					
non opening in bath (tempered glass)		\$	750.00		
location(s):					
opening		\$	875.00		
location(s):					
opening in bath (tempered glass)		\$	915.00		
location(s):					

255	Medium window (to 4' x 5') (vinyl)	non opening	\$	830.00		
	location(s):					
		non opening in bath (tempered glass)	\$	1,120.00		
	location(s):					
		opening	\$	900.00		
	location(s):					
		opening in bath (tempered glass)	\$	1,115.00		
	location(s):					
260	Large window (to 6' x 5') (vinyl)	non opening	\$	1,065.00		
	location(s):					
		non opening in bath (tempered glass)	\$	1,345.00		
	locations(s):					
		opening	\$	1,040.00		
	location(s):					
		opening in bath (tempered glass)	\$	1,325.00		
	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		\$	1,060.00		
291	Window seat -- up to 6' wide -- hinged lid and storage		\$	1,165.00		

PLUMBING

300	Upgrade standard tub/shower to 5'x36' garden tub with tile shower surround and fiberglass tub skirt. Includes shower valve		\$	4,000.00		
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.		\$	4,150.00		
303	Upgrade 5'x36" garden tub to 5'x42" garden tub		\$	1,925.00		
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 jetted 5'x36" garden tub		\$	3,400.00		
308	Upgrade 5'x36" garden tub to jetted 5'x42" garden tub		\$	3,500.00		
309	Upgrade 5'x36" garden tub to jetted 5'x5', 90° corner tub			BID ONLY		
310	Upgrade 5'x36" garden tub to jetted 6'x36" garden tub		\$	3,800.00		
311	Upgrade 5'x36" garden tub to jetted 6'x42" garden tub			BID ONLY		
315	Extra tile when placing garden tub in a corner		\$	720.00		
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		\$	1,200.00		
	Shower Stall		\$	1,775.00		
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		\$	1,625.00		
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		\$	500.00		
	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		\$	50.00		

397 Rough in only for water softener (Includes hose bibs plumbed before softener, stubs for softener)		\$ 1,680.00		
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 Levitron rocker switches (white or bone)		\$ 480.00		
540 Levitron outlets (white or bone)		\$ 300.00		
545 Fluorescent fixture installation (fixture not included)		\$ 60.00		
565 Under cabinet light (std. fixture, switch, install)		BUDGET		
570 Floor outlet		\$ 180.00		
575 Fixture install heavier than 55 lbs		\$ 215.00		
578 Freezer outlets		\$ 180.00		
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		
* TRANSFER SWITCHES MUST BE PLACED NEXT TO METER BASE				
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) Location(s):		\$ 635.00		
605 Double rod and shelf (Premier std) (price per closet) Location(s):		\$ 330.00		
610 Upgrade to Premier base and casing from Signature				
	Up to 2400 sf	\$ 1,150.00		
	Over 2400 sf	\$ 1,575.00		
612 Custom built-in bookcases or entertainment center		Quote per job		
620 Add white Signature handrail or convert half-wall	# LF x	\$ 170.00		
622 Add maple Premier handrail (lacquer only)	# LF x	\$ 275.00		
624 Budget to upgrade handrail		Budget		
630 Stain maple handrail		\$ 1,080.00		
640 Add interior door	prehung	\$ 600.00		
	pocket	\$ 825.00		
	bifolds	\$ 815.00		
645 Rounded sheetrock corners	under 1600 SF	\$ 1,230.00		
	1600 - 2200 SF	\$ 1,700.00		
	2200 - 2700 SF	\$ 2,000.00		
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	\$ 11,900.00
9' ceiling each additional square foot over 1200	# _____ SF x	\$ 8.50
660 Coffered drywall ceiling - per room Recommended with 9' ceiling only		\$ 1,270.00
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	\$ 1,200.00
	additional car stalls	\$ 600.00
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	\$ 215.00
	with thermostat	\$ 315.00
770 Replace drywall surround with white painted mantle		\$ 400.00
771 Replace drywall surround with lacquered maple mantle		\$ 925.00
772 Add fluted columns to mantle option	white	\$ 950.00
	maple	\$ 1,275.00
773 Add 6" raised hearth with maple wrap		\$ 650.00
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	\$	4.00	

APPLIANCES

953 GE stainless gas range (includes plumbing gas to range)	\$ 1,275.00
954 GE stainless microwave/vent hood combination	\$ 340.00
955 GE stainless elect. wall oven/micro combo w/30" stainless radiant cook top and 30" range hood	\$ 6,500.00
956 GE stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood	\$ 7,400.00
957 GE Stainless 15" trash compactor	\$ 1,520.00
959 KitchenAid Stainless package (upgrade first before adding other KitchenAid upgrades) (radiant top range, dishwasher, Broan stainless vent hood)	\$ 900.00
960 KitchenAid stainless gas range	\$ 1,140.00
965 KitchenAid stainless micro/hood combination	\$ 600.00
970 KitchenAid stainless elect. wall oven/micro combo w/30" stainless radiant cook top and 30" range hood	\$ 6,800.00
975 KitchenAid stainless elect. wall oven/micro combo w/30" stainless gas cook top and 30" range hood	\$ 7,100.00
980 Upgrade range hood to downdraft pop-up vent (available only with cook top, wall oven combo) (includes makeup air)	\$ 2,525.00

990 Kitchen Aid stainless 15" trash compactor	\$	2,200.00		
932 Add make-up air vent for range hoods over 400cfm	\$	1,200.00		
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	\$	38.00		
1010 Finish LL bath on crawl space	#	SF x	\$	37.50	+ \$7700	
1015 Finish LL bath on slab	#	SF x	\$	37.50	+ \$9000	
1020 Finish lower level family room	#	SF x	\$	35.00		
1030 Convert crawl space to 8' foundation (Includes min. mech., interior bearing walls, insulation, slab, drain tile system. Windows and plumbing additional.)						
	Anchorage, E.R.	#	SF x	\$	77.00	
	Valley	#	SF x	\$	77.00	
1032 Add window well			\$	2,600.00		
431 Zoned heating system (forced air)			\$	5,000.00		
(Recommended if total house SF less than 4500 SF)						
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 crawl space			\$	4,700.00		
(includes drains and water stubs -- No tub, fixtures, or valves)						
1041 Rough-in only plumbing for added bath on slab			\$	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 -- Subject to soils tests & engineering						
Anchorage & Eagle River						
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		
Mat-Su Valley						
Engineering & Certification	Valley			BID ONLY		
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	\$	160.00		
Second floor	#	SF x	\$	145.00		
Garage	#	SF x	\$	114.00		
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