

Garden Grove			
Homeowners Names:			
Job Site Address:			
House Style:			
Power Company:			
Site Disturbance:	Additional costs from adverse soil conditions		
Standard Quality Construction Features			
	9ft. Ceilings	Standard	
	2x6 Exterior Walls-16" on Center	Standard	
	2x4 Exterior Walls-16" on Center	Standard	
	Spacious Two-Car Garage	Standard	
	200 AMP Electrical Service Panel	Standard	
	Crawl Space Foundation	Standard	
	Laminated Roof (Limited Lifetime Warranty)	Standard	
Energy Efficient Features			
	Dual Glazed Low-E Vinyl White Windows	Standard	
	Insulated Overhead Garage Door with Opener	Standard	
	R-30 Under Floor Insulation	Standard	
	R-38+ Ceiling Insulation	Standard	
	R-19 Exterior Wall Insulation	Standard	
	92% Efficient Heating System & Nest Learning Thermostat	Standard	
	Efficient 50-Gallon Gas Hot Water Heater-	Standard	
	Expansion Tank(Per Plan)		
	Gas Stub with 220 Outlet to Dryer and Range	Standard	
Exterior Standard Features			
Foundation:	Excavate,backfill, and final grade around the house site	Standard	
Lot Description:	Flat or Sloping	Standard	
Excess Soils:	Spread out on site, no haul off (can be done at time and material)	Standard	
Site Clearing:	Included (Meets Minimum Idaho Code Requirement)	Standard	
Top Soil:	Included (Meets Minimum Idaho Code Requirement)	Standard	
Landscaping:	Full Yard Sprinklers and Landscaping (Front and Back)	Standard	
Driveway:	Concrete with Pipe Sleeve	Standard	
10x10 Rear Patio:	Broom Finished	Standard	
Front Patio/ Walkway:	Exposed Aggregate/Stamped Concrete-Excludes Paver Pattern	Standard	
Hose Bibs:	2 Standard-Location Determined Per Plan	Standard	
Rain Gutters:	Full	Standard	
Siding:	25-year Fiber-Cement Board Siding-Painted	Standard	
Masonry Wainscot:	On Garage Front and Pillars/Per Plan	Standard	
Windows:	Craftsman Style on Front Elevation	Standard	

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Interior Standard Features			
Drywall Corners:	Square ___ or Rounded ___	Standard	
Door Hardware:	Brushed Nickel ___ Oil Rubbed Bronze ___ / Levers ___ Knobs ___	Standard	
Telephone/Cable:	Number and Location Determined Per Plan	Standard	
Trim Package:	Stained to Match Cabinets	Standard	
Interior Doors:	Craftsman T-Panel(3 Panel),or 5 Panel Horizontal Solid Core	Standard	
Entry Door:	3-Panel Insulated White Painted Fiberglass with Deadbolt	Standard	
Windows:	Wood Wrapped (Stained to Match Trim)	Standard	
HVAC:	Pre-wire for Air Conditioning	Standard	
Drywall:	Light Hand Textured	Standard	
Fans:	Paddle Fan with Light in Living and Master Bedroom	Standard	
Cabinets:	Several Styles, Wood Species, Stains or Painted to Choose	Standard	

Custom Crafted Kitchen Standard			
Appliances:	Basic Name Brand Appliances, Including Self-Cleaning Gas Range or Electric Smooth Top, Dishwasher, Disposal, Over-The-Range Microwave		
	Black ___ White ___ Stainless Steel ___	Standard	
Cabinets:	Alder, Beech, Hickory, or Painted	Standard	
Counter Tops:	Builder Granite	Standard	
Back Splash:	Full Tile Back Splash	Standard	
Floors:	Easy-Care Laminate Wood in Kitchen, Dining and Entry	Standard	
Sink:	50/50 Stainless Steel Undermount ___ White Self-Rimming ___	Standard	
Faucet:	One-Touch Stainless Steel with Hand-Held Vegetable Sprayer	Standard	
Classic Bath Design Standard			
Counter Tops:	Builder Granite with 6" Tile Backsplash	Standard	
Cabinets:	Custom Crafted Vanity	Standard	
Mirrors:	Wood Stained Trim Around Mirrors-To Match Interior Trim	Standard	
Master Bath:	Tile Shower (Per Plan) with Bi-Pass Shower Door to Match Hardware	Standard	
Flooring:	Vinyl Flooring Bathrooms and Utility Room	Standard	
Sinks:	White Porcelain Top Mount Square ___ or Round ___	Standard	
Toilets:	Elongated	Standard	
Faucets:	Oil Rubbed Bronze or Brushed Chrome Finish	Standard	
Garage Standard Features			
	Fully Finished Drywall, Tape, Textured(Orange Peel), with White Paint	Standard	
	Insulated Garage door with Windows and Opener	Standard	

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Interior Upgrades			
	Air Conditioner (Less Than 1,999 Sq/Ft)	\$2,500.00	
	(2,000-2,499 Sq/Ft)	\$3,500.00	
	Fireplace A-Tile with Mantle and Hearth Not Raised	\$3,800.00	
	Fireplace B-Masonry with Raised Hearth or Tile with		
	Painted__ or Stained__ Surround and Tile Hearth(Not Raised)	\$6,000.00	
	Clay or Almond Windows(Must Request at Contract Signing)	Quote	
	Atrium Door to Replace Slider	\$1,200.00	
	French Door (10 Panel Interior Light)	\$1,200.00	
	Pocket Door (To Replace Existing Door if Plan Allows)	\$240.00	
	Skylight (2x4)	\$1,500.00/ea	
	Paint Interior Doors to Match Trim or Walls	\$30.00/ea	
	Front Door Painted One Color (Interior and Exterior Same Color)	\$150.00	
	Front Door Painted Two Colors (Interior and Exterior Different Color)	\$350.00	
	White Painted Trim Package- Could Extend Close Date	\$2.20/sq.ft.	
	Interior Paint Color Change (Accent Wall)	\$300.00	
	White Painted Ceilings	\$2.25/sq.ft.	
Kitchen Upgrades			
	Premium Appliances Stainless Steel ___ Black ___ White ___	\$1,853.00	
	Stainless Steel Undermount: 60/40 ___ Single Bowl ___	\$350.00	
	White Under-Mount Sink Composite	Quote	
	Farm Sink Stainless Steel ___ White Fire Clay ___	Quote	
	Upgrade Granite*	\$30.00/sq.ft.	
	Builder Grade Quartz	\$17.00/sq.ft.	
	Upgrade Quartz*	\$47.00/sq.ft.	
Bathroom Upgrades			
	Upgrade Granite with 6" Tile Backsplash*	\$30.00/sq.ft.	
	Builder Grade Quartz Slab with 6" Tile Backsplash	\$17.00/sq.ft.	
	Upgrade Quartz Slab with 6" Tile Backsplash*	\$47.00/sq.ft.	
	White Under-Mount Sink Oval-Granite/Quartz Only	\$130.00/ea	
	White Under-Mount Sink Rectangle-Granite/Quartz Only	\$150.00/ea	
	Comfort Height Toilet	\$95.00/ea	
	Free-Standing Tub Plus Hardware	Quote	
	42" Garden Tub/Shower Combo Insert	\$500.00	
	Fiberglass Step in Shower-Does Not Include Shower Door	\$75.00	
	5 Ft. Bi-Pass Shower Door(To Match Hardware)	\$800.00	
	Swing Shower Door (To Match Hardware)-If Plan Allows	\$1,000.00	
	Frameless Shower Door	Quote	

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*See Agents for Upgraded Choices

Electric Upgrades		
Recessed Ceiling Lights-5" (LED Bulbs Not Included)**		\$100.00/ea
Sloped Recessed Ceiling Lights-" (LED Bulbs Not Included)**		\$120.00/ea
Dimmer Switches**		\$80.00/ea
Pre-Wire for Ceiling Fan (Fan Not Included)		\$140.00/ea
Pendant Light Over Kitchen Island with Switch		\$200.00
Additional Pendant Light Over Kitchen Island		\$125.00
Extra Interior Outlets# _____ **Phone Jacks# _____ **TV Jacks# _____ **		\$100.00/ea
Floor Outlets# _____ **		\$200.00/ea
Smurf Tube Including Outlet Above Fireplace for TV		\$350.00
Freezer Outlet**		\$210.00/ea
220 Outlet**		\$260.00/ea
Exterior/Christmas Outlets(two outlets and one switch)**		\$300.00
Prewire for Hot Tub**		\$1,100.00
Exterior Upgrades		
Front Door with Peep-Hole		\$40.00
Front Door with Window		\$300.00
Frost Free Outside Spigot		Quote
BBQ Gas Stub		\$275.00
Additional Concrete (Broom Finished)		\$8.00/sq.ft.
Upgrade Broom Finished to Exposed Aggregate Concrete or Stamped		\$10.25/sq.ft.
Additional Exposed Aggregate Concrete or Stamped		\$18.25/sq.ft.
Stamped Paver Pattern (Upgraded from Standard Stamp)		\$2.00/sq.ft.
Vinyl Fencing (Minimum May Apply)		\$34.50/lin.ft.
Vinyl Man Gate		\$420.00/ea
Vinyl Porch Railing		\$40.00/lin.ft.
Additional Brick or Rock Accents		\$40.00/sq.ft.
Garage and Miscellaneous Upgrades		
Extra Hose Bib(Placement Determined by Plumber)		\$350.00
Key-Less Garage Entry Pad		\$100.00
8Ft. Garage Door		\$200.00/ea
Garage Man Door		\$700.00
Deadbolt(one included on front door) _____ Placements on Plan		\$90.00
Framed Header for Future Man Door		\$100.00
Additional Garage Footage-Unfinished		\$35.00/sq.ft.
12x20 3rd Car Garage Unfinished Includes Opener		\$10,000.00
Garage Door with Windows		\$535.00/ea
Laundry Sink-Free Standing		\$850.00
Laundry Sink in 36" Cabinet with Laminate Top and 4"Backsplash		\$1,800.00
Passive Radon Rancher		\$540.00
Passive Radon 2-Story		\$1,080.00
Finished Bonus Room		\$60.00/sq.ft.
Unfinished Basement (Framed Perimeter, Wired, Insulated)		\$35.00/sq.ft.
Extra Windows in Unfinished Basement		\$500.00/ea
Finished Basement (Drywall, Tape, Texture, and Paint)		Quote
Revising Original Plan		\$1,500.00

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**Mark Placement on Print

Other Additions		Cost	Total
Item #1			
Item #2			
Item #3			
<p>Builder immediately schedules each step of construction after Buyers acceptance of plans and specs. Builder will try to accommodate any reasonable requests but makes no guarantee that changes will be available after Buyers acceptance of final plans and specs. If changes are possible Buyer will be required to sign a Change Order Form before changes will be implemented. After permits are issued prices listed in Addendum One are no longer valid and a quote request will be submitted to the Builders office.</p>		Base Price:	
		Total Page #3	
		Total Page #4	
		Total Page #5	
<p>"Seller is entitled to all rebates for items purchased by Seller"</p>		Total Sales Price:	
Seller Signature		Date	
Buyers Signature		Date	
Buyers Signature		Date	
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