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Homeowners Names:		
Job Site Address:		
House Style:		
Power Company:	Avista	
Site Disturbance:	Additional costs from adverse soil conditions	
<b>Quality Construction Features</b>		
	9ft. Ceilings	Included
	2x6 Exterior Walls-16" on Center	Included
	2x4 Interior Walls-16" on Center	Included
	Spacious Two-Car Garage (Per Plan)	Included
	400 AMP Electrical Service Panel	Included
	Crawl Space Foundation	Included
	Laminated Roof (Limited Lifetime Warranty)	Included
<b>Energy Efficient Features</b>		
	Dual Glazed Low-E Vinyl White Windows	Included
	Insulated Overhead Garage Door with Opener	Included
	R-30 Under Floor Insulation	Included
	R-49 Ceiling Insulation	Included
	R-19 Exterior Wall Insulation	Included
	95% Efficient Gas Heating System & Nest Learning Thermostat	Included
	Tankless Gas Hot Water Heater	Included
	Gas Stub with 220 Outlet to Dryer and Range	Included
<b>Exterior Features</b>		
Foundation:	Excavate,backfill, and final grade around the house site	Included
Lot Description:	Flat or Sloping	Included
Excess Soils:	Spread out on site, no haul off (can be done at time and material)	Included
Site Clearing:	Included (Meets Minimum Idaho Code Requirement)	Included
Landscaping:	Final Grade	Included
Driveway:	Up to 100 ft. X 12 ft. Gravel with 20ft. Concrete Apron on Garage	Included
10x10 Rear Patio:	Broom Finished	Included
Front Patio/ Walkway:	Included-Broom Finish	Included
Hose Bibs:	2 Standard-Location Determined Per Plan	Included
Rain Gutters:	Over Entry Ways	Included
Front Door:	Front Door with Window	Included
Siding:	25-year Fiber-Cement Board Siding-Painted	Included
Masonry Wainscot:	On Garage Front-Per Plan	Included
Windows:	Craftsman Style on Front Elevation	Included
<b>Interior Features</b>		
Drywall Corners:	Round	Included
Door Hardware:	Brushed Nickel Knobs	Included
Telephone/Cable:	Number and Location Determined Per Plan	Included
Trim Package:	Stained to Match Cabinets	Included
Interior Doors:	Craftsman T-Panel Hollow Cored(3-Panel)	Included
Entry Door:	3-Panel Insulated White Painted Fiberglass Incl. Deadbolt and Window	Included
Windows:	Wood Sill Stained to Match Trim	Included
HVAC:	Pre-wire for Air Conditioning	Included
Drywall:	Light Hand Textured	Included
Fans:	Pre-wire Only Fan in Living and Master Bedroom	Included
Staggered Cabinets:	Species: Beech-Several Styles and Stains to Choose From	Included

Buyer(s) \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_ Seller: \_\_\_\_\_ Date: \_\_\_\_\_

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<b>Custom Crafted Kitchen</b>			
Appliances:	Basic Name Brand Appliances, Including Self-Cleaning Gas Range or Electric Smooth Top, Dishwasher, Disposal, Over-The-Range Microwave		Included
Counter Tops:	Builder Granite (Series 1)		Included
Back Splash:	6" Tile Back Splash		Included
Floors:	Easy-Care Laminate Wood in Kitchen, Dining and Entry-Per Plan		Included
Sink:	50/50 Stainless Steel Top Mount		Included
Faucet:	Moan Sleek One Handle Pulldown in Chrome		Included
<b>Classic Bath Design</b>			
Counter Tops:	Granite (Series 1) with 6" Tile Backsplash		Included
Cabinets:	Custom Crafted Beech Vanity		Included
Flooring:	Vinyl Flooring Bathrooms and Utility Room		Included
Sinks:	White Porcelain Top Mount Oval		Included
Toilets:	Elongated		Included
Faucets:	Chrome Finish Moen Boardwalk Line		Included
<b>Garage Features</b>			
	Insulate Garage Door with Opener		Included
	Unfinished Interior-Meets Minimum Code Requirements		Included
<b>Interior Upgrades</b>			
	Air Conditioner (Less Than 1,999 Sq/Ft)	\$3,000.00	
	(2,000-2,499 Sq/Ft)	\$4,000.00	
	Clay Windows (Must Request at Contract Signing)	\$600.00	
	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)	\$2,500.00/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- <b>Could Extend Close Date</b>	\$2.75/sq.ft.	
	Interior Paint Color Change(Accent Wall)	\$300.00	
	White Painted Ceilings	\$2.25/sq.ft.	
<b>Bathroom Upgrades</b>			
	Rectangle Top Mount White Sink	\$60.00/ea	
	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	
	Wood Stained Trim Around Mirrors	\$180.00/ea	
	Full Tile Shower-Walls and Mud-Set Pan(does not include shower door)	\$5,500.00	
	Tile Shower-Walls with Fiberglass-Pan(does not include shower door)	\$3,500.00	
	Free-Standing Tub Plus Hardware	Quote	
	42" Garden Tub/Shower Combo Insert	\$500.00	
	Fiberglass Step in Shower-Does Not Include Shower Door	\$150.00	
	5 Ft. Bi-Pass Shower Door(To Match Hardware)	\$800.00	
	Swing Shower Door (To Match Hardware)-If Plan Allows	\$1,000.00	
<b>Subtotal Page Three:</b>			_____

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<b>Kitchen Upgrades</b>			
	Stainless Steel Undermount: <b>50/50</b> ____ <b>60/40</b> ____ <b>Single Bowl</b> ____	\$350.00	
Appliances: Available in Black,	Appliance Pkg. B (Upgrades Dishwasher and Microwave)	\$400.00	
White, Stainless Steel-SS, or Slate	Appliance Pkg. C (Upgrades Range)	\$1,000.00	
(Canopy Hood and Under Cab.	Appliance Pkg. D (Upgrades Range, Dishwasher, and Microwave)	\$1,400.00	
Micro are Only Available in SS)	Appliance Pkg. E (Pkg. D with SS Canopy Hood, SS Under Cab. Micro.	\$2,200.00	
	Add On Option for Pkg. E Only--Slate Hood and Slate Microwave--	\$400.00	
<b>Granite Upgrades</b>			
	Upgrade from Laminate to Granite Series 1	\$55.00/sq.ft.	
	Upgrade from Granite Series 1 to:		
	Granite Series 2	\$30.00/sq.ft.	
	Quartz Series 1	\$5.00/sq.ft.	
	Quartz Series 2	\$15.00/sq.ft.	
	Cambria Quartz Series 1	\$45.00/sq.ft.	
	Cambria Quartz Series 2	\$75.00/sq.ft.	
<b>Exterior Upgrades</b>			
	Frost Free Outside Spigot	Quote	
	Additional Driveway: Native Gravel	\$25.00/ft.	
	Additional Driveway: 4" Compacted Gravel	\$35.00/ft.	
	Additional Concrete (Broom Finished)	\$8.00/sq.ft.	
	Upgrade Broom Finished to Exposed Aggregate Concrete or Stamped	\$11.00/sq.ft.	
	Additional Exposed Aggregate Concrete or Stamped	\$19.00/sq.ft.	
	Stamped Paver Pattern (Upgraded from Standard Stamped)	\$2.00/sq.ft.	
	Vinyl Porch Railing	\$50.00/lin.ft.	
	Additional Brick or Rock Accents	\$40.00/sq.ft.	
<b>Electric Upgrades</b>			
	Recessed Ceiling Lights-5" (LED Bulbs Not Included)**	\$100.00/ea	
	Sloped Recessed Ceiling Lights- (LED Bulbs Not Included)**	\$140.00/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 <b>Outlets#</b> ____ <b>**Phone Jacks#</b> ____ <b>**TV Jacks#</b> ____**	\$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	
**Mark Placement on Print			
<b>Optional Gas Additions</b>			
	Fireplace A-Tile with Mantle and Hearth (Not Raised)	\$4,800.00	
	Fireplace B-Masonry with Raised Hearth or		
	Tile with <b>Painted</b> __ or <b>Stained</b> __ Surround and Tile Hearth(Not Raised)	\$6,000.00	
<b>Garage and Miscellaneous Upgrades</b>			
	Extra Hose Bib(Placement Determined by Plumber)	\$350.00	
	Key-Less Garage Entry Pad	\$100.00	
	8Ft. Garage Door	\$400.00/ea	
	Garage Man Door (Must Request at Contract Signing)	\$900.00	
<b>Subtotal Page Four:</b>			_____

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<b>Garage and Miscellaneous Continued</b>			
	Laundry Sink-Free Standing	\$850.00	
	Laundry Sink in 36" Cabinet with Laminate Top and 4" Backsplash	\$1,800.00	
	Deadbolt(one included on front door)_____ <b>Placements on Plan</b>	\$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	
	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	
	Revising Original Plan	\$1,500.00	

<b>Other Additions</b>		<b>Cost</b>	<b>Total</b>
<b>Item #1</b>			
<b>Item #2</b>			
<b>Item #3</b>			

**Subtotal Page Five:**

<p><b>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.</b></p> <p><b>"Seller is entitled to all rebates for items purchased by Seller"</b></p>	<b>Base Price:</b>	\$
	<b>Total Page #3:</b>	\$
	<b>Total Page #4:</b>	\$
	<b>Total Page #5:</b>	\$
	<b>Total Sales Price:</b>	\$

Seller Signature

Date

Buyer(s) Signature

Date

**Services Included In Contract**

- One Preliminary Plan (Including plot plan) electronic (not printed)
- One Hour for Revisions
- One Final Plan (Including Plot Plan)
- One Plan copy for permit submittal (Including Plot Plan)
- One Framing Plan for Framing Contractor
- One Foundation Plan for Foundation Contractor
- Emailed plans to all other Trades
- One Quote after selection meeting with Vendor/Contractor for: Lighting, Flooring/Countertops
- Optional: **One** Follow-up quote request for: Lighting, Flooring/Countertops (**within 2 weeks** of initial selection at vendor)
- Three Additional quotes for items not listed in Benway Quality Homes Features list
- Structural quotes requiring drafting prior to quote will require retainer listed under "AdditionalServices"

**Additional Services**

**To Customize Existing Plan: Retainer of \$1,500.00 required  
(Any remaining funds to be credited back to buyer at close)**

Drafting Fees	\$0.50/sqft
Consultation/Revisions*	\$45.00/hr.
Prints* (24x36)	\$2.50/page
Plot Plan*	\$50.00/per
Planning/Colorization at Benway office in excess of one hour*	\$45.00/hr.
Change Order Pricing requests* (may be waived if estimate is accepted)	\$75.00/per
Colorization Changes*	\$25.00/per
Physical Walks with Electricians, Landscaper, Plumbing, HVAC**	\$100.00/per

\*Costs to be calculated when planning exceeds the times/amounts included in contract

**\*\*Please be aware that because of the time sensitivity of "Walks" with Landscaper, Electrician, Plumber and Heating there may not be time to provide an estimate for any changes or overages. All verbal, written, or drawn instructions given to electrician or landscaper will go into immediate effect. Home buyer agrees that any costs or major changes associated with the "walk" is the buyer's sole responsibility. Benway Quality Homes, Inc. is not responsible for any overages, changes or miscommunication between home buyer and Trades. This includes any marks the homeowner makes on the structure for additional items whether a formal "walk" has been performed or not. Buyer also understands that any costs associated with these changes will also include a contractor fee.**

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**Policies**

- 1. Drafting Services must be paid up front. In the event of a subsequent signed construction contract amount paid for drafting services will be converted to nonrefundable Earnest Money.
- 2. If Changes are requested after the final plan is approved customer will be charged for: alteration time, reprinting of subsequent prints and any resubmittal costs. See Additional Services.
- 3. Within 4 weeks of permit being issued all final selection must be made with the exclusion of Landscaping. Landscaping to be finalized after house is placed on lot.
- 4. All Selections and Services must be provided by a Benway Quality Homes Approved Vendor/Subcontractor. No quotes will be accepted by unapproved Vendor/Subcontractor. No Credits will be given for work performed by customer or unapproved Vendor/Subcontractors whether prior to closing or after.
- 5. To produce a high-quality product, we must direct and maintain control over the work being done. To achieve this, we must insist that customers not interfere with the work being done on the job site nor with any subcontractor or worker. NO COMMUNICATION may be directed to workers onsite as to the means, method or manner in which they are performing their work. NO COMMUNICATION may be directed to workers onsite regarding changes requested by customer. If Customer delays the progress of the work, causing loss (or increased costs) to the builder, the builder shall be entitled to reimbursement from the customer for such loss. All communications should be directed through the Realtor. In the absence of a Realtor all communications to be directed to the Benway Quality Homes Office or Project Manager assigned to the project.
- 6. Benway Quality Homes, Inc. (BQH) is continually involved in improving our product. Therefore, floor plans, elevations, prices and specifications are for illustration purposes only and may change or contain upgrades. BQH does not warrant illustrations to be exact and reserves the right to make modifications without notification. Square footage is approximate. Seldom do exactly the same individuals work on every home. Therefore, each home will be unique.

\_\_\_\_\_  
**Seller Signature** **Date**

\_\_\_\_\_  
**Buyers Signature** **Date**

\_\_\_\_\_  
**Buyers Signature** **Date**