

HooDoo Valley-5 Acre Parcels 1st. Addition			
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-49 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:	Final Grade	Standard	
Driveway:	Gravel, 30Ft. Concrete Apron	Standard	
10x10 Rear Patio:	Broom Finished	Standard	
Front Patio/ Walkway:	Included-Broom Finish	Standard	
Hose Bibs:	2 Standard-Location Determined Per Plan	Standard	
Rain Gutters:	Over Entry Ways	Standard	
Siding:	25-year Fiber-Cement Board Siding-Painted	Standard	
Masonry Wainscot:	On Garage Front-Per Plan	Standard	
Windows:	Craftsman Style on Front Elevation	Standard	

Buyer(s) _____ / _____ Date: _____ Seller: _____ Date: _____

No Credits will be issued for removal of standard features

Interior Standard Features			
Drywall Corners:	Square	Standard	
Door Hardware:	Brushed Nickel Knobs	Standard	
Telephone/Cable:	Number and Location Determined Per Plan	Standard	
Trim Package:	Stained to Match Cabinets	Standard	
Interior Doors:	Craftsman T-Panel Hollow Cored(3-Panel)	Standard	
Entry Door:	3-Panel Insulated White Painted Fiberglass with Deadbolt	Standard	
Windows:	Wood Sill Stained to Match Trim	Standard	
HVAC:	Pre-wire for Air Conditioning	Standard	
Drywall:	Light Hand Textured	Standard	
Fans:	Pre-wire Fan in Living and Master Bedroom	Standard	
Cabinets:	Species: Beech-Several Styles and Stains to Choose From	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	
Counter Tops:	Builder Granite	Standard	
Back Splash:	6" Tile Back Splash	Standard	
Floors:	Easy-Care Laminate Wood in Kitchen, Dining and Entry	Standard	
Sink:	50/50 Stainless Steel Undermount	Standard	
Faucet:	One-Touch Chrome with Hand-Held Vegetable Sprayer	Standard	

Classic Bath Design Standard			
Counter Tops:	Laminate with 6" Tile Backsplash	Standard	
Cabinets:	Custom Crafted Beech Vanity	Standard	
Flooring:	Vinyl Flooring Bathrooms and Utility Room	Standard	
Sinks:	White Porcelain Top Mount Square _____ or Round _____	Standard	
Toilets:	Elongated	Standard	
Faucets:	Brushed Chrome Finish Moen Traditional Line	Standard	

Garage Standard Features			
	Insulate Garage Door with Opener	Standard	
	Unfinished Interior-Meets Minimum Code Requirements	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		\$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
	Atruim 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 Self-Rimming Sink		\$360.00
	White Under-Mount Sink Composite		Quote
	Farm Sink Stainless Steel _____ White Fire _____		Quote
	Upgrade Granite*		\$30.00/sq.ft.
	Builder Grade Quartz		\$17.00/sq.ft.
	Upgrade Quartz*		\$47.00/sq.ft.
Bathroom Upgrades			
	Builder Grade Granite with 6" Tile Backsplash		\$60.00/sq.ft.
	Upgrade Granite with 6" Tile Backsplash*		\$77.00/sq.ft.
	Builder Grade Quartz Slab with 6" Tile Backsplash		\$90.00/sq.ft.
	Upgrade Quartz Slab with 6" Tile Backsplash*		\$107.00/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
	Wood Stained Trim Around Mirrors		\$180.00/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
	Laundry Sink-Free Standing		\$850.00
	Laundry Sink in 36" Cabinet with Laminate Top and 4"Backsplash		\$1,800.00

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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 from Broom Finished to Exposed Aggregate Concrete		\$8.25/sq.ft.
Additional Exposed Aggregate Concrete		\$16.25/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
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	
<p>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.</p>			

BENWAY QUALITY HOMES, INC.

Addendum# _____ 6 of 7

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 two 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 "Additional Services"

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 will **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 miscommunications 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 be added to the purchase price of the home.

I have read and understand the policy outlined above.

Buyer: _____ Date: _____

BENWAY QUALITY HOMES, INC.

Addendum# _____ 7 of 7

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.

I have read and understand the policy outlined above.

Buyer: _____ Date: _____