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Tullamore 8th Addition			
Homeowners Names:			
Job Site Address:			
House Style:			
Power Company:			
Site Disturbance:	Additional costs from adverse soil conditions		
Quality Construction Features			
	9ft. Ceilings	Included	
	2x6 Exterior Walls-16" on Center	Included	
	2x4 Exterior Walls-16" on Center	Included	
	Spacious Two-Car Garage	Included	
	200 AMP Electrical Service Panel	Included	
	Passive Radon	Included	
	Crawl Space Foundation	Included	
	Laminated Roof (Limited Lifetime Warranty)	Included	
Energy Efficient Features			
	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 Heating System & Nest Learning Thermostat	Included	
	Tankless Gas Hot Water Heater	Included	
	Gas Stub with 220 Outlet to Dryer and Range	Included	
Exterior Features			
Foundation:	Excavate,backfill, and final grade around the house site	Included	
Landscaping:	Full Yard Sprinklers and Landscaping (Front and Back)	Included	
Driveway:	Concrete with Pipe Sleeve	Included	
10x10 Rear Patio:	Broom Finished	Included	
Front Patio/ Walkway:	Broom Finished	Included	
Hose Bibs:	2 Standard-Location Determined Per Plan	Included	
Rain Gutters:	Full	Included	
Siding:	25-year Fiber-Cement Board Siding-Painted	Included	
Masonry Wainscot:	Per Plan	Included	
Windows:	White Contemporary Style on Front Elevation	Included	
Interior Features			
Drywall Corners:	Square	Included	
Door Hardware:	Brushed Nickel Levers	Included	
Telephone/Cable:	Number and Location Determined Per Plan	Included	
Trim Package:	Trim Stained to Match Kitchen Cabinets	Included	
Interior Doors:	2-Panel Hollow Core	Included	
Entry Door:	2-Panel Insulated White Painted Fiberglass with Deadbolt	Included	
Windows:	Drywall Wrapped with Square Sill and Apron	Included	
HVAC:	Pre-wire for Air Conditioning	Included	
Drywall:	Light Hand Textured	Included	
Fans:	Fan Pre-wire in Living and Master Bedroom	Included	
Cabinets:	Several Styles, Wood Species, and Stains	Included	
	Easy Care Laminate Wood on Mainfloor Living, Dining, Hall and Entry	Included	
	Vinyl Flooring Bathrooms and Utility Room (if plan includes)	Included	
	Carpet in all other areas	Included	

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

No credits will be issued for removal of included features

Form Updated: 6/1/20204:12 PM

Custom Crafted Kitchen			
Appliances:	Name Brand Appliances, Including: Electric Smooth Top, Dishwasher, Disposal, Over-Range MicrowaveHood (Pkg A)	Included	
Cabinets:	Alder, Beech, or Hickory	Included	
Counter Tops:	Quartz Series 1 _____ / Granite Series 1 _____	Included	
Back Splash:	6" Tile Back Splash	Included	
Sink:	50/50 Stainless Steel Undermount	Included	
Faucets:	Chrome Pull-Out Hand-Held Vegetable Sprayer	Included	
Classic Bath Design			
Counter Tops:	Quartz Series 1 _____ or Granite Series 1 _____ 6" Tile Backsplash	Included	
Cabinets:	Custom Crafted Vanity	Included	
Sinks:	White Rectangle Porcelain Topmount	Included	
Toilets:	Elongated	Included	
Faucets:	Chrome Finish	Included	
Garage Features			
	Fully Finished Drywall, Tape, Textured(Orange Peel), with White Paint	Included	
	Insulated Garage door with Opener	Included	
Interior Upgrades			
	Air Conditioner (Less Than 1,999 Sq/Ft)	\$3,000.00	
	(2,000-2,499 Sq/Ft)	\$4,000.00	
	Fireplace A-Tile with Mantle and Hearth Not Raised	\$4,800.00	
	Fireplace B-Masonry with Raised Hearth or Tile with Painted Surround and Tile Hearth(Not Raised)	\$6,000.00	
	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	
	Interior Paint Color Change (Accent Wall)	\$300.00	
	White Painted Trim (will extend close date)	\$2.75/sqft	
	White Painted Ceilings	\$2.25/sq.ft.	
Kitchen Upgrades			
Appliances: Available in Black, White, Stainless Steel or Slate (Canopy-hood and Under-cab microwave only available in SS)	Appliance Package B (Upgrades Dishwasher, Microwave)	\$400.00	
	Appliance Package C (Upgrades Range)	\$1,000.00	
	Appliance Package D (Upgrades Range, Dishwasher, Microwave)	\$1,400.00	
	Appliance Package E (Pkg D with SS Canopy Hood, SS under cab micro)	\$2,200.00	
	Add On Option for Package E: Slate Canopy Hood and Slate Under-Cab Micro.	\$400.00	
	Stainless Steel Undermount: 60/40 _____ Single Bowl _____	\$350.00	
	Granite Series 2 with 6" Tile Backsplash*	\$13.00/sq.ft.	
	Quartz Series 2 Slab with 6" Tile Backsplash*	\$18.00/sq.ft.	
	Cambria Quartz Series 1 with 6" Tile Backsplash*	\$48.00/sq.ft.	
	Cambria Quartz Series 2 with 6" Tile Backsplash*	\$78.00/sqft.	
Bathroom Upgrades			
	Granite Series 2 with 6" Tile Backsplash	\$13.00/sq.ft.	
	Quartz Series 2 Slab with 6" Tile Backsplash*	\$18.00/sq.ft.	
	Cambria Quartz Series 1 with 6" Tile Backsplash*	\$48.00/sq.ft.	
Subtotal page three:			

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

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Bathroom Upgrades Continued		
	Cambria Quartz Series 2 with 6" Tile Backsplash*	\$78.00/sqft.
	Comfort Height Toilet	\$95.00/ea
	Free-Standing Tub Plus Hardware	Quote
	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
	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
	Frameless Shower Door	Quote
Electric Upgrades		
	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
	One 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

**Mark Placement on Print

Exterior Upgrades		
	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	\$400.00/ea
	Garage Man Door (Must Request at Contract Signing)	\$900.00
	Deadbolt(one included on front door)_____ Placements on Plan	\$90.00
	Framed Header for Future Man Door (Must Request at Contract Signing)	\$100.00
	Additional Garage Footage-Unfinished	\$35.00/sq.ft.
	Laundry Sink-Free Standing	\$850.00
	Laundry Sink in 36" Cabinet with Laminate Top and 4"Backsplash	\$1,800.00
	Revising Original Plan	\$1,500.00
Subtotal page Four		

Other Additions		Cost	Total
Item #1			
Item #2			
Item #3			
Subtotal Page Five			
<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	
		Total Sales Price:	
		"Seller is entitled to all rebates for items purchased by Seller"	
Seller Signature		Date	
Buyers Signature		Date	
Buyers 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.

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