



BERG MOUNTAIN HOMES

THE QUALITY IS IN THE DETAILS

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Customer Specifications

This questionnaire is designed to gather important information about the features and design of your new home. In order to make your estimate as accurate as possible, it is important that we gather as much information as possible. As you'll see, this document is very thorough (everything, including the kitchen sink) and is representative of the level of detail we think is so important in the successful custom home building project. Detailed work upfront will eliminate the need for costly rework, change requests, cost overages and delays.

Typically, we ask the Customer to fill in as much as possible prior to meeting with us. We hope that Customers find this a helpful guide in getting them to think about all the choices that are afforded them in the building of a custom home.

No need to worry if you can not fill this out completely. Berg Mountain Homes will meet with you in person to go through this document item by item. We can assist you in explaining the various options and their relative pros and cons as well as their costs.

We realize that price is a critical element to your decision-making, so when multiple options exist, we have tried to add some insight into the variations in costs associated with those choices. All these amounts are approximate and can vary by a home's size and other factors.

Please note that Berg Mountain Homes actively supports green building and that any options below that are good for the environment (or promotes a healthier home) are labeled as such with an eco-friendly label.

Good luck and please let us know if you have any questions. When you are finished, you can fax the completed form to 678-212-4011 or scan and email it to bill@bergmountainhomes.com.

You

Customer name _____

Address (current) _____

Phone numbers _____

Date desired for construction start _____

Budget - estimated _____

Your Lot (please provide plat or survey)

Lot number and development name _____

Directions _____

Lot Size _____ acres

Floorplan

How will the home be designed (please provide copy of drawings if applicable)?

- Customer to provide finalized construction drawings
- Builder to modify customer’s existing drawings*
- Builder and customer will work together to design home*
- Customer to use builder’s existing construction drawings

* design fees may apply
* design fees may apply

Basement

- None – slab only (flat lots only)
- None – crawlspace only
- Full - unfinished
- Full - finished
- Full - partially finished describe _____

Approximate square footage

	interior	covered deck	open deck
Basement level	_____	_____	_____
Main level	_____	_____	_____
Loft / second floor	_____	_____	_____

Rooms (quantity)

Bedrooms _____ Full baths _____ Half baths _____ Stubbed baths _____

Sitework and Services

Description of site (slope, accessibility) _____

Water Source private well has well been sunk yet? Yes No
community well
public water

Septic Permit (provide copy) 2 bedroom 3 bed 4 bed expiration date _____
need permit
public sewer

Electrical Service power company (if known) _____
 transformer in place less than 250' from home site
 transformer in place greater than 250' from home site (will require transformer)
 no transformer in place near home site (will require transformer)
 unknown

Internet Service service provider (if known) _____ (typically through phone company (Verizon); although may be provided through cable company or power company; in some areas not available and satellite internet is only option)

Driveway length _____ (approximate)
standard gravel eco-friendly
upgrade asphalt – add \$1.25 per square foot of driveway
upgrade concrete – will quote upon request
option gate – will quote upon request

additional driveway information

Other sitework (clearing, grading)? _____

Landscaping standard no landscaping allowance - Builder to provide landscaping contractor and Customer to coordinate landscaping after completion; Builder will take erosion control measures by hydroseeding steep exposed banks
upgrade Builder to hydroseed all exposed soil (adjacent to driveway and turnaround area, around housesite, and septic drainfield area) – full coverage usually requires one to two loads (each load covers 5,000 to 7,000 square feet) and each load costs \$400
upgrade landscaping allowance \$ _____
 Builder to provide landscaping contractor, Customer to coordinate (typical)
 Builder to coordinate

landscaping description (mulch, rock, grass, bushes, trees, steps, etc.)

Construction

Ceiling heights (taller than 8 feet is considered an upgrade)

- Basement level 8 feet 9 feet 10 feet
 Main level 8 feet 9 feet
 Loft / second floor 8 feet 9 feet

Vaulted ceilings (which rooms) _____

Special ceilings (describe) _____

Exterior Walls

- standard 2 x 6 (allows for more insulation) ^{eco-friendly}
 downgrade 2 x 4 – deduct \$0.50 per sq ft of living space

Waterproofing (exterior of concrete walls)

- standard waterproof coating
 upgrade rubber membrane – add \$800 to \$1,500 on typical installations (depends on house size)

Insulation

- standard cellulose (blown-in) in framed walls and ceilings ^{eco-friendly}; fiberglass batt in unfinished basement/crawl space ceiling, foam blueboard on framed concrete walls
 upgrade spray foam insulation – add \$2.50 per sq ft of living space ^{eco-friendly}

Green building

- green certification – assist customer in choosing sufficient ‘green’ options to qualify home for regional green building certification (Earth Craft or NC Healthy Built Homes) and manage all paperwork; includes any fees payable to a home energy rater and certification fee to the certification provider – add \$1,500 to \$2,500 ^{eco-friendly}

Universal design options (see http://www.bergmountainhomes.com/index_files/universal.htm for more info)

- elevator – pre-frame and pre-wire – add \$2,000
 elevator – installed – starting at \$20,000
 36” interior doors in primary navigation areas
 oversized master bath with large turning area and clear space next to toilet

Other Construction discussion topics (for Builder and Customer to discuss)

- concrete walls
- retaining walls
- floor systems
- load bearing support beams and posts
- HVAC chases and ductwork
- engineering

Exterior

Roof

- standard metal eco-friendly (in light colors)
- downgrade architectural shingles – 35% less or deduct \$0.75 per sq foot of roof
- upgrade standing seam metal roof – 100% more or add \$2.00 per sq foot of roof

- option radiant barrier roof sheathing (see LP Tech Shield for an example) - a reflective coating to reduce radiant heat from the sun which will keep the house and attic cooler and lower energy costs – add \$500 to \$800 eco-friendly
- option ice dam protection – 6' wide membrane along the north facing eaves of the house to prevent leakage from ice dams in situations of extreme weather – add \$200 to \$400

- other - describe _____

Gutters

- standard gutters and downspouts
- option gutter covers - \$6.00 per linear foot of gutter
- option rain chains – will quote upon request

Siding material

- standard lap (fiber cement board – Hardi brand or similar) eco-friendly
- standard lap (fir, pine)
- downgrade vinyl – deduct \$0.50 per sq foot of siding
- upgrade lap (cedar) – add \$1.50 per sq foot of siding
- upgrade smooth d-log with standard corners – add \$1.50 per sq foot of siding
- upgrade hand-hewn d-log with standard corners – add \$1.75 per sq foot of siding
 - butt and pass corners – add \$300 per outside corner
 - saddlenotch corners – add \$350 per outside corner
 - vertical log corners – add \$100 per outside corner
 - vertical log corners – add \$100 per inside corner

siding accents /

other siding comments _____

Siding finish

- standard paint (standard on fiber cement board)
- standard stain (1 coat)
- upgrade stain (2 coats) – add \$0.75 per square foot of siding

Soffit material

- standard fiber cement board eco-friendly
- standard rough sawn plywood (stained)
- standard vinyl – select color white almond brown
- standard metal fascia (only available with vinyl)
- upgrade tongue and groove – add \$4.00 per linear foot

Soffit size

- standard 16"
- upgrade 24" – add \$5.00 per linear foot eco-friendly

Decking

- standard pressure treated – \$20.00 per sq foot (varies by height, width, steps, rail system)
- upgrade cedar – 3 times more for decking material
- upgrade composite (Trex or similar) – 4 times more for decking material

Deck railing

- standard 2x2 balusters, 2x4 top and bottom rail and 2x6 top cap over top rail – between 6x6 posts with beveled top
 - option decorative post caps – starting at \$10.00 per cap
 - option glass railing system – add \$300 per 8’ section
 - option cable railing system – will quote upon request
 - option powder coated aluminum or rebar balusters – starting at \$3.50 per baluster (4” spacing)
 - upgrade alternative deck rail design – will quote upon request (describe below and provide pictures or drawings)
-

Deck stairs

- standard closed riser front with beauty band covering side of riser stair treads
- downgrade eliminate beauty band – deduct \$5 per step

Vaulted porch ceilings

- standard tongue and groove
- downgrade beadboard plywood (no seams if less than 8’ spans) – deduct \$2 per square foot of covered area
- finish painted stained

Flat porch ceilings

- standard beadboard plywood (no seams if less than 8’ spans)
- upgrade tongue and groove - add \$2 per square foot of covered area
- finish painted stained

Exterior options

- ceiling system for lower deck (waterproofs lower deck area) – will quote upon request
- cupola with weathervane – add \$1,200 to \$2,000
- hot tub bracing / pre-wiring – add \$300
- screen doors / storm doors – add \$100 per door for installation plus cost of door
- screened porch – will quote upon request
- shutters – add \$75 to \$200 each

Other Exterior discussion topics

- porch details
- exterior trim
- exterior concrete (stoops, pads, patios etc.)
- deck stain

Interior

Drywall

- standard light knockdown texture
- upgrade flat, no texture – add \$0.25 per sq foot of drywalled area

Tongue and groove wood ceiling locations
(add \$3 per sq foot in place of drywall) _____

Tongue and groove wood paneling locations
(add \$3 per sq foot in place of drywall) _____

Tongue and groove bead spacing (approximate) 3” 4” 6” 8” (4” is recommended)

Paint

- standard white ceilings, primer and 1 coat paint on all walls, 2 colors
- upgrade low VOC paint – add \$200 to \$400 per finished floor eco-friendly
- upgrade no VOC paint – add \$400 to \$600 per finished floor eco-friendly
- option each additional color over 2 – add \$100/color additional colors # ____
- option paint wall registers and step lights to match wall color – add \$100/color

Stairs and loft railing

- standard wood balusters and handrails stained to match interior trim (basic)
- option wrought iron balusters - starting at \$3.50 per baluster (4” spacing)
- upgrade alternative or upgraded rail design – will quote upon request (provide pictures or drawings)

Other (chair rail, wainscoting, etc.) _____

Other Interior discussion topics

- door and window trim
- baseboard

Flooring	tile	wood	carpet	vinyl	bare	other - describe
sq foot price	\$6	\$5	\$2	\$3		
dining room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
foyer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
garage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
great room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
guest baths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
kitchen	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
laundry room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
loft	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master bath	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master closet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
mechanical room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
office	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
powder room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
recreation room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Note: Other flooring options include:

- Acid stained concrete - \$4.50 per sq foot
- Brick pavers - \$4.00 per sq foot
- Epoxy paint - \$0.50 per sq foot
- Flagstone - \$10.00 per sq foot
- Stamped concrete (outdoors only) - \$10.00 per sq foot

Note on tile: Diagonal or patterned installations – add \$1.00 per square foot
 Natural stone (slate, travertine, tumbled marble) – add \$2.00 per square foot

Doors

Door hardware

- type knobs handles
- finish brushed nickel oil rubbed bronze brass
- option upgraded front door knob/handle – add \$100

Interior doors

- downgrade hollow core painted – deduct \$50 per door
- standard solid pine 6 panel stained painted
- upgrade solid pine arch top - add \$35 per door stained painted
- other – describe _____

Exterior Doors – enter quantity of each style in space provided

	<u>smooth steel</u>	<u>smooth fiberglass</u>	<u>textured fiberglass</u>	<u>vinyl</u>	<u>wood* clad</u>	<u>wood*</u>
6 panel solid	\$175 #___	\$225 #___	\$275 #___	n/a	n/a	n/a
half-lite	\$300 #___	\$350 #___	\$400 #___	n/a	n/a	n/a
half-lite with grids between glass	\$350 #___	\$400 #___	\$450 #___	n/a	n/a	n/a
half-lite with blinds between glass	\$400 #___	\$450 #___	\$500 #___	n/a	n/a	n/a
full-lite	\$350 #___	\$400 #___	\$450 #___	n/a	n/a	n/a
full-lite with grids between glass	\$400 #___	\$450 #___	\$500 #___	n/a	n/a	n/a
full-lite with blinds between glass	\$450 #___	\$500 #___	\$550 #___	n/a	n/a	n/a
decorative	\$450 #___	\$500 #___	\$600 #___	n/a	#___	#___
decorative sidelights	\$200 #___	\$250 #___	\$300 #___	n/a	#___	#___
decorative transom	\$200 #___	\$250 #___	\$300 #___	n/a	#___	#___
French full-lite	\$500 #___	\$650 #___	\$750 #___	\$500 #___	#___	#___
French full-lite grids between glass	\$600 #___	\$750 #___	\$850 #___	\$600 #___	#___	#___
French full-lite blinds between glass	\$700 #___	\$850 #___	\$950 #___	\$700 #___	#___	#___
slider full-lite	\$450 #___	\$600 #___	\$700 #___	\$450 #___	#___	#___
slider full-lite grids between glass	\$550 #___	\$700 #___	\$800 #___	\$550 #___	#___	#___
slider full-lite blinds between glass	\$650 #___	\$800 #___	\$900 #___	\$650 #___	#___	#___

* no prices are included for wood and wood clad as prices vary greatly

Other exterior door comments

Windows

Material

- standard vinyl - \$125 to \$250 per window depending on size
- upgrade vinyl – energy star rated – add \$25 per window *eco-friendly*
- upgrade all wood – two times more \$ than vinyl
- upgrade wood interior / aluminum clad exterior – three to four times more \$ than vinyl

Type (select most common window even if there are mixed window types)

- standard single hung (lower sash opens)
- upgrade single hung on main and basement levels, double hung (both lower and upper sash open) on upper level – add 15% more for each double hung
- upgrade double hung all levels – add 15% more for each double hung
- upgrade casements – add 50% for each casement
- other – describe _____

Fixed Windows

- standard double pane, low-E glass *eco-friendly*
- choice double pane spacer finish (this is the small metal piece around the perimeter of the window to separate the double panes) silver anodized (black)
- option tinting - add \$25-\$40 per window bronze grey

Options

- standard screens on operable windows
- standard low-E glass *eco-friendly*
- option argon between the glass – add \$15 per window *eco-friendly*
- option grids – add \$15-\$30 per window between glass simulated removable
- option obscure glass – add \$35 per window locations _____
- option skylights – add \$400 *eco-friendly* locations _____
- option solar tubes – add \$350 *eco-friendly* locations _____
- option tinting – add \$25 per window *eco-friendly* locations _____

Other window comments

Other Window discussion topics

- basement windows in relationship to concrete walls
- window wells

Kitchen and Laundry Room

Kitchen cabinetry features (if cost is not specified, items included at no additional cost)

- extended cabinet over fridge
- full extension drawer glides large drawers all drawers – add \$35 per drawer
- pull out drawers in cabinets – add \$200 per cabinet
- lazy susan in corner cabinets
- pull out trash can
- raised corner cabinet with glass front with glass shelves and light – add \$200
- range hood with external ventilation – add \$600 eco-friendly
- recycling center – add \$100 eco-friendly
- spice rack (vertical) – add \$150
- wine rack – add \$200
- recessed valence over sink
- other - describe _____

Kitchen cabinetry material

- standard oak, maple – typical kitchen cabinets cost between \$7,000 and \$10,000
- upgrade hickory, cherry (15% increase)
- option glazed (15% increase)

Kitchen countertop / sinks

- downgrade laminate (Formica or Wilsonart) – deduct \$30 per sq foot
- standard granite - \$40 to \$50 per square foot
- upgrade quartz (Cambria or similar) – add \$10 per sq foot for stock colors
- option raised secondary counter between kitchen and living area

- standard matching 4” backsplash
- upgrade alternative backsplash (taller, tile, etc.) – describe _____

- standard stainless steel sink
- upgrade alternative (cast iron, farmhouse) – describe _____
- option prep sink in island – add \$750 (includes sink, plumbing and faucet allowance)

Appliances

allowance \$_____ recommended mid-range allowance is \$2,500 (not including washer/dryer)

- appliances dishwasher microwave garbage disposal
- washing machine electric dryer gas dryer eco-friendly
- refrigerator wine cooler
- combo oven/cooktop: electric range gas range eco-friendly
- separate oven/cooktop: electric cooktop gas cooktop eco-friendly
- electric single oven gas single oven eco-friendly
- electric double oven gas double oven eco-friendly

other - describe _____

- option Energy Star eco-friendly washing machine dishwasher refrigerator

Pantry

- pantry closet
- walk-in pantry

Laundry room

- laundry closet with full length shelf and bi-fold doors
- laundry room
- option laundry tub (stand alone) – add \$350
- option laundry sink with cabinet below – add \$600 to \$800
- option upper cabinets over washer / dryer – add \$500 to \$800
- option dryer vent box (for recessed vent) – add \$50
- other - describe _____

Bathroom – Powder Room

Powder room vanity

- standard pedestal sink
- upgrade cabinetry (see below) – add \$600 to \$800

Powder room cabinetry (if no pedestal sink)

- height standard (30”) comfort (36”)
 - standard match kitchen cabinetry
 - standard alternative custom cabinetry (different from kitchen)
 - standard customer provided converted furniture piece - builder to add top, bowl and faucet
 - standard home improvement center stand alone furniture piece – includes top, bowl and faucet

Powder room mirror

- downgrade Customer to purchase, Builder to install – deduct \$100
- standard Builder provides arched top single full width, unframed
- upgrade Builder provides single full width, framed to match interior trim – add \$100

Powder room countertop/sink (if no pedestal sink)

- downgrade cultured marble (integrated bowl) – deduct \$20 per square foot
- standard granite - \$40 to \$50 per square foot
- upgrade quartz (Cambria or similar) – add \$10 per square foot for stock colors
- option vessel sink – starting at \$150

Bathroom - Master

Master bath cabinetry

- height standard (30”) comfort (36”)
 - standard match kitchen cabinetry
 - standard alternative custom cabinetry (different from kitchen)

Master bath countertops/sink

- bowls single double
- downgrade cultured marble (integrated bowl) – deduct \$20 per square foot
- standard granite - \$40 to \$50 per square foot
- upgrade quartz (Cambria or similar) – add \$10 per square foot for stock colors
- option vessel sink – starting at \$150 per bowl

Master bath mirrors

- downgrade Customer to purchase, Builder to install – deduct \$100 to \$150 (depends on vanity size)
- standard Builder provides arched top (one per sink) single full width, unframed
- upgrade Builder provides single full width, framed to match interior trim – add \$100

Master bath shower

- standard tiled shower and glass door with frame to match fixtures
- upgrade oversized tiled shower - add \$400 to \$1,500 (depends on size and tile)
- option tiled shower niche (built in niche for shampoo, soap) – add \$100 per niche
- option bench - add \$200 corner rectangular
- option dual shower heads – add \$300 to \$400
- option body spray system – add \$800 to \$1,200
- option interior window in shower wall – add \$400 obscure clear glass block
- option frameless glass door – add \$400
- tile height up to 7' high up to ceiling – add \$200 including ceiling – add \$400

Master bath tub

- downgrade no tub – deduct \$1,500
- downgrade soaker tub with tile surround – deduct \$500
- standard whirlpool tub with tile surround
- option pre-wire whirlpool tub for future heater – add \$75
- option whirlpool tub heater – add \$250 to \$400
- upgrade free standing tub – will quote upon request

Master bath options

- combination heat / vent / light (as opposed to just a vent) – add \$100
- low sone (quiet) vent or heat / vent / light – add \$100
- grab bars installed in shower and next to toilet – add \$50 each
- handicap accessible shower – will quote upon request

Bathrooms - Guest

Guest bath cabinetry

- height standard (30") comfort (36")
- standard match kitchen cabinetry
- standard alternative custom cabinetry (different from kitchen or converted furniture piece)

Guest bath countertops/sinks

- bowls single double
- standard cultured marble (integrated bowl)
- upgrade granite – add \$20 to \$30 per square foot
- upgrade quartz (Cambria or similar) – add \$30 per square foot for stock colors
- option vessel sink – starting at \$150 each

Guest bath mirrors

- downgrade Customer to purchase, Builder to install – deduct \$75 to \$150 (depends on vanity size)
- standard Builder provides arched top (one per sink) single full width, unframed
- upgrade Builder provides single full width, framed to match interior trim – add \$100

Guest bath tub/shower

- standard one-pieces shower / tub unit – 5’ wide simulated tile flat
- standard one-piece shower only – 5’ wide (rectangular shaped)
- standard one-piece shower only – 42” x 42” (corner unit)
- upgrade one-piece shower / tub unit – 6’ wide simulated tile flat - add \$200
- option sliding glass door - add \$400 to \$500

- upgrade combined shower / tub with ceramic tile surround - 5’ wide - add \$600
- upgrade combined shower / tub with ceramic tile surround - 6’ wide - add \$700
- upgrade tiled shower with no tub, glass door with frame to match fixtures – add \$400 to \$1,500 (depends on size and tile)

- option tiled shower niche (built in niche for shampoo, soap) – add \$100 per niche
- option bench (tile showers only) - add \$200 corner rectangular

Guest bath options

- combination heat / vent / light (as opposed to just a vent) – add \$100
- low sone (quiet) vent or heat / vent / light – add \$100

Built-in cabinetry / shelving (describe in space provided)

- outdoor kitchen - will quote upon request
- tub skirt to match cabinetry – add \$450
- wet bar - add \$900 to \$1,400

- custom closet shelving – describe

- built-ins (bookcases, desk, stereo cabinet, etc.) - describe

Plumbing

Water heater

- standard electric
- upgrade high efficiency electric – add \$400 eco-friendly
- upgrade tankless gas – add \$1,700 eco-friendly
- upgrade solar – add \$5,000 to \$7,000 (less significant tax rebates) eco-friendly

note: conventional gas not recommended due to low cost of electricity (TVA hydroelectric) and relatively high cost of on-site delivered propane

- option water heater blanket – add \$75 eco-friendly

Plumbing hookups

- standard 2 outside hose bibs
- upgrade additional outside hose bibs – add \$150 each # _____
- option pre-plumb for outdoor kitchen sink and faucet – add \$250
- option pre-plumb for solar hot water system – add \$400 eco-friendly
- option pre-plumb for wet bar sink and faucet – add \$250
- option water purifier (under kitchen sink) – add \$100 plus purifier (\$100 to \$150) eco-friendly
- option water purifier (whole house) – add \$150 plus purifier (\$150 to \$650) eco-friendly
- option water softener or iron filter (whole house) hookup – add \$150 plus softener/filter

Plumbing options

- direct hot water runs to kitchen and master bath – add \$200 eco-friendly
- on demand hot water circulation pump – will quote upon request eco-friendly
- ultra low flow shower heads – 2.5gpm is offered standard (low-flow); shower heads reducing flow as low as 1.0gpm are available for under \$100 eco-friendly
- ultra low flow toilets – 1.6 gpf is offered standard (low-flow); power assist and dual flush toilets can further reduce flows for an extra \$200 to \$400 per toilet eco-friendly
- radiant floor heat (hydronic) – will quote upon request eco-friendly
- passive radon gas prevention system – add \$600 eco-friendly
- rainwater collection system – will quote upon request eco-friendly

Electrical

Exterior outlets

- standard 2 exterior electrical outlets
- upgrade additional exterior electrical outlets – add \$50 each # _____

Interior outlets

- standard switched outlets in all bedrooms (leave blank if no switched outlets desired)
- standard floor outlet in great room switched unswitched
- upgrade floor outlet in basement – add \$200 switched unswitched

TV locations

- standard one TV location per bedroom and one in great room / living room and recreation room (primary locations to have dual TV cables to allow recording of one program will watching another; secondary locations to have single TV cable)
- upgrade additional TV locations – add \$100 each # _____

Phone locations

- standard one phone jack in central location (usually kitchen)
- upgrade additional phone outlets – add \$50 each # _____

Switches

- standard standard toggle switches
- standard rocker switches – add \$200 to \$400 (whole house)
- upgrade motion sensors in all walk-in closets – add \$30 per closet eco-friendly
- upgrade dimmer switches on key overhead lights – add \$20 per fixture eco-friendly

Ceiling fans eco-friendly

	<u>room</u>	<u>cost</u>	<u>qty</u>	<u>omit light kit (-\$25)</u>
<input type="checkbox"/>	great room	\$200	___	<input type="checkbox"/>
<input type="checkbox"/>	master bedroom	\$200		<input type="checkbox"/>
<input type="checkbox"/>	guest bedrooms	\$100	___	<input type="checkbox"/>
<input type="checkbox"/>	kitchen	\$200		<input type="checkbox"/>
<input type="checkbox"/>	loft	\$100		<input type="checkbox"/>
<input type="checkbox"/>	rec room	\$100		<input type="checkbox"/>
<input type="checkbox"/>	exterior	\$200	___	<input type="checkbox"/>

Note: unless otherwise indicated below, the following interior lighting assumptions will be made:

- Closets (small) – fluorescent lights mounted above entrance door
- Closets (large) – ceiling mounted ‘closet’ light (extra large closets will get two)
- Dining room – hanging light
- Kitchen – can lights over work areas, undercabinet task lights (fluorescent) and over sink
small fluorescent (behind cabinetry valence)
- Laundry room – ceiling mounted ‘closet’ light (large laundry room will get two)
- Mechanical room – fluorescent or single bulb depending on space
- Vanities – a vanity light over each sink

Other interior lighting

	<u>cans</u>	<u>sconce</u>	<u>ceiling flush mount</u>	<u>ceiling hanging</u>	<u>other - describe</u>
dining room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
foyer	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
great room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
guest baths	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
kitchen	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
laundry room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
loft	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master bath	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master bedroom	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
master closet	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
mechanical room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
office	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
powder room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
recreation room	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____	#___	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

Exterior lighting	<u>qty</u>	<u>locations/description</u>
<input type="checkbox"/> motion sensing security lights	____	_____
<input type="checkbox"/> additional flood lights	____	_____
<input type="checkbox"/> wall mounted fixtures	____	_____
<input type="checkbox"/> porch ceiling lighting	____	_____
<input type="checkbox"/> doorbell(s)	____	_____
<input type="checkbox"/> landscape lighting	____	_____

Other lighting comments

Safety devices

- standard smoke detectors as required by code (direct wired with battery backup)
- upgrade carbon monoxide detectors (1 per level) – add \$100 each eco-friendly
- option pre-wire for alarm system – add \$300 to \$500 (Customer should engage local alarm company for final installation and monitoring)

Media wiring

- standard pre-wire for satellite internet if wired internet (dsl, cable, etc) not available
- standard pre-wire for centralized wireless router location
- option pre-wire media room – add \$600 per room great room other _____
- option pre-wire porch speakers (or additional surround sound speakers) – add \$50 per speaker without intermediate volume controls

Generator options

- standby propane powered generator - add \$2,500 to \$5,000
- transfer switch for portable generator - add \$700

Electrical options

- central vacuum system- add \$1,500 to \$2,000
- pre-wire for solar photovoltaic panels – add \$300 eco-friendly
- solar photovoltaic panels – will quote upon request eco-friendly
- whole house surge protection – commercial grade – add \$500

HVAC (heating, ventilation and air conditioning)

Air Handler

- standard single speed electric heat pump, 13 SEER
- option variable speed air handler (makes home more comfortable and efficient by increased conditioning time at lower speeds) – add \$1,000 eco-friendly
- option higher efficiency unit (higher SEER rating) – will quote multiple units with varying efficient ratings upon request eco-friendly
- option geothermal ground source heat pump (extremely efficient, can also be used to assist hot water heater) – add \$7,000 to \$10,000 eco-friendly
- option gas furnace – will quote upon request (due to relatively low TVA power rates, an electric heat pump costs less to operate in our area than a propane powered gas furnace)

Configuration

- single zone single system with no zone control; recommended for homes with living space mainly on one level or smaller homes with main level and basement
- multi-zone single system with up to three separate zones controlled individually; recommended for homes with living space on more than one level and master on main floor
- dual system two systems (one for upper level and one for lower level / basement); recommended for homes with upstairs master suites

HVAC options

- option dehumidifier (whole house) – add \$1,200 eco-friendly
- option metal ductwork (no fiberglass lined trunk lines) – add \$800
- option programmable thermostats – add \$25 per unit eco-friendly
- option upgraded floor registers (brushed nickel or oil rubbed bronze) – add \$200 - \$400

Fresh air options

- fresh air ventilation system – add \$300 to \$1,500 (recommended for tight shells depends on the efficiency of the method chosen) eco-friendly
- whole house electrostatic filter – add \$1,250 eco-friendly
- whole house HEPA – add \$600 to \$750 eco-friendly
- whole house media filter – add \$350 to \$400 eco-friendly

Fireplaces

- Great room vented gas wood burning plus gas starter for wood – add \$300
- standard stacked rock mantle (various patterns available)
- upgrade wood or log mantle (add \$250 to \$400)
- option extended mantle with flat screen wiring and support brackets – add \$300
- option pre-wire for optional blowers – add \$100

great room fireplace rockwork or additional details - describe

Master bedroom vented gas wood burning plus gas starter for wood – add \$300

- standard stacked rock mantle (various patterns available)
- upgrade wood or log mantle (add \$250 to \$400)
- option extended mantle with flat screen wiring and support brackets – add \$300
- option pre-wire for optional blowers – add \$100

master bedroom fireplace rockwork or additional details - describe

Basement vented gas wood burning plus gas starter for wood – add \$300

- standard stacked rock mantle (various patterns available)
- upgrade wood or log mantle (add \$250 to \$400)
- option extended mantle with flat screen wiring and support brackets – add \$300
- option pre-wire for optional blowers – add \$100

basement fireplace rockwork or additional details - describe

Exterior (deck) gas wood burning plus gas starter for wood – add \$300

- standard stacked rock mantle (various patterns available)
- upgrade wood or log mantle (add \$250 to \$400)
- option extended mantle with flat screen wiring and support brackets – add \$300
- option pre-wire for optional blowers – add \$100

exterior (deck) fireplace rockwork or additional details - describe

Masonry

Interior rockwork

- stacked rock on great room side of island/bar (matching fireplace) – add \$400

Chimney finish (if applicable – chimney’s are only required on wood burning fireplaces)

- standard match siding
- upgrade flat rock (fieldstone) – add \$17 / sq foot
- upgrade stacked rock (cultured) – add \$18 / sq foot

Above grade exposed concrete wall finish

- downgrade bare concrete – deduct \$2.50 / sq foot

- standard painted / stained stucco
- upgrade flat rock (fieldstone) – add \$12.00 / sq foot
- upgrade stacked rock (cultured stone) – add \$14.00 / sq foot

Additional exterior masonry / rock work _____

Gas (propane)

- standard to fireplaces only
- upgrades add \$250 per connection
 - to range / cooktop to stove
 - to water heater to dryer
 - to grill to other _____
- tank purchase – from \$650 (120 gal above ground) to \$1,400 (500 gal below ground)
- lease - \$75 / year with minimum gas usage commitments to a single gas provider
- location above ground
- buried – add \$300

Other Gas discussion topics –

- expected gas usage
- tank size
- Builder’s role

Garage / Carport

- Garage
- Detached with breezeway to house
- Attached

- Garage door(s) sizes single door for each bay double door
- downgrade non-insulated – no glass – deduct \$100 per door
- standard insulated – no glass
- upgrade insulated – one row glass – add \$300 per door
- upgrade carriage style – add \$1,500 per door

Carport

Garage or carport description (number of bays, size, inside finish, storage, electrical / plumbing needs)
