

## The "Gables at Jackson"

Effective 7/24/2009

**PLUMBING**

Porcelain sink with pull-out faucet (white or bisque)	\$780
Sprayer for kitchen sink with standard faucet	\$100
Chrome single lever faucet (kitchen)	\$100
Sprayer for kitchen sink when using a single lever faucet	\$20
Chrome single lever faucet (bathroom)	\$55
Almond tub, toilet & vanity top (per full bath)	\$350
Almond toilet & vanity top (powder room)	\$275
Laundry tub	\$425
Laundry tub with pump	\$825
Plumbing rough-in only for laundry tub (preliminary water lines & drains)	\$225
Garbage disposal	\$225
Water line for icemaker	\$110
Extra frost free faucet - each (specify location on floor plan)	\$175
Sump pump 1/3 hp - for daylight basements (sump pump standard in non-daylight basements)	\$500
Powder room - brass fixtures	\$425
Bathroom - all brass fixtures (per full bath)	\$925
50 gallon gas water heater (with power vent)	\$350
Whirlpool tub w/deck mounted faucet - Aker GT-4260/8JW (includes floor plan change & 50 gallon hot water heater) Tile not included, but can be purchased at Martin's Floor Coverings, Inc.	\$3,100
Replace 5' tub with Aker SBW-3360/8JW whirlpool (tub/shower)	\$1,500
4' shower (shower doors not included) -DOES NOT REPLACE STANDARD TUB	\$950
4' shower (shower doors not included) -IN PLACE OF STANDARD TUB	\$575
Chrome shower doors - clear or obscure glass (specify on Option Addendum)	\$425
Washer pan (standard if laundry location is on 2nd floor)	\$110

**ELECTRICAL** (specify locations of all applicable electrical options on floor plan)

Extra phone, cable TV, standard electrical outlets, switches or boxes for lights (each)	\$70
Extra phone, cable TV, standard electrical outlets, switches or boxes for lights <i>after drywall</i> (each)	\$170
Extra outside receptacle	\$130
Extra dedicated circuit (example: freezer)	\$130
Recessed lighting (per light)	\$145
Slide dimmer - next to toggle switch (specify location)	\$50
Post light (metal post)	\$425
Switch & wiring for future post light	\$275
Closet light - 2' florescent (walk-in closets include standard incandescent light)	\$95
Rear spotlight (double head)	\$225
Paddle fan & light kit	\$310
Paddle fan & light kit to replace standard light	\$280
Candle package (all standard windows except kitchen windows)	\$370
Bathroom exhaust fan timer (per bath)	\$50
Under kitchen cabinet lighting	\$60/ft

**LIGHTING**

Interior Light Package # 1 - Brushed Nickel	\$425
(If no dining room chandelier)	\$240
Interior Light Package # 2 - Antique Bronze	\$425
(If no dining room chandelier)	\$270
Interior Light Package # 3 - Cobblestone	\$450
(If no dining room chandelier)	\$295
Exterior Light Package # 1 - Oxford Silver	\$650
Post Light - Oxford Silver	\$550
Exterior Light Package # 2 - Black	\$920
Post Light - Black	\$650

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**HEATING**

Trion Air Bear Media air filter	\$250
Electronic air filter	\$800
Electrostatic air filter	\$170
Humidifier (whole house-connected with furnace)	\$650
Increase heating/AC system for Buyer's (future) finished basement (extra living space or future expansion)	TBD
Whole house UV air treatment system	\$425

**KITCHEN AND BATH**

6' x 2' Peninsula off end of kitchen cabinet run from end of wall	\$1,350
4' x 2' Island in kitchen	\$975
12" overhang on one side of peninsula or island	\$275
Radius corner (per corner)	\$80
Add up to 2' of wall & base cabinets & countertop	\$775
2' Pantry cabinet	\$925
Taller (34 1/2") vanity in bathroom - (31 1/2" standard height) price per bowl	\$45
Bed molding on kitchen cabinets	\$550

**INTERIOR**

Replace all interior standard brass door knobs with brass lever door handles	\$325
Antique brass finish - hinges, round door knobs, door bumpers, handrail brackets (standard is brass)	\$175
Replace antique brass door knobs with brass lever door handles	\$450
Brushed nickel finish - hinges, round door knobs, door bumpers, handrail brackets (standard is brass)	\$365
Stained oak stairs with standard oak railings (standard is yellow pine) - refer to price sheet	TBD
Stained trim (with masonite painted doors)	\$1.85 / sqft
Chair rail & crown molding (per room)	\$450
White paint (includes additional primer coat & white electrical devices)	\$950
Finished garage (insulation, finished drywall, trim, paint & 2 electric outlets)	\$2,300
Increase blown ceiling insulation to R50 (cathedral + vaulted ceilings do not have blown insulation they are R-38 Batts)	\$425
Interior masonite doors (CLASSIQUE or CARMELLE style) - bifold doors included with standard brass hardware (front door and house to garage door will be six panel doors)	\$150
Flint Blocks - at upper corner of interior trim (entire home)	\$380

**WINDOWS & DOORS**

6' patio door with latch inside/key outside deadbolt (replaces 2'8" patio door & window)	\$325
Add extra (double hung) window (specify location on floor plan)	\$380
Add (double hung) window in daylight basement (specify location on floor plan)	\$430
Basement window (32" x 24")	\$85

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**FRONT DOOR & SIDELIGHTS**

<b>LEADED GLASS - in front door (in place of solid front door) - HALF GLASS</b>	<b>\$475</b>
<b>DECORATIVE GLASS - in front door (in place of solid front door) - HALF GLASS</b>	<b>\$275</b>
The following ten items are offered with a SOLID front door. (If Buyer wants leaded or decorative glass front door, please refer to the two items listed above)	
<b>One leaded glass sidelight (in place of one standard sidelight) - FULL GLASS</b>	<b>\$460</b>
<b>One leaded glass sidelight (in place of one standard sidelight) - HALF GLASS</b>	<b>\$430</b>
<b>Two leaded glass sidelights (in place of two standard sidelights) - FULL GLASS</b>	<b>\$880</b>
<b>Two leaded glass sidelights (in place of two standard sidelights) - HALF GLASS</b>	<b>\$850</b>
<b>One decorative glass sidelight (in place of one standard sidelight) - FULL GLASS</b>	<b>\$265</b>
<b>One decorative glass sidelight (in place of one standard sidelight) - HALF GLASS</b>	<b>\$225</b>
<b>Two decorative glass sidelights (in place of two standard sidelights) - FULL GLASS</b>	<b>\$490</b>
<b>Two decorative glass sidelights (in place of two standard sidelights) - HALF GLASS</b>	<b>\$460</b>
<b>Add: One sidelight (double pane clear glass) - style home must accommodate sidelight - FULL GLASS</b>	<b>\$360</b>
<b>Add: One sidelight (double pane clear glass) - style home must accommodate sidelight - HALF GLASS</b>	<b>\$330</b>
<b>Brass handle set - exterior door</b>	<b>\$210</b>
<b>Antique brass handle set - exterior door</b>	<b>\$240</b>
<b>Deadbolt - latch inside/key outside (specify location on floor plan)</b>	<b>\$175</b>

**OVERHEAD GARAGE DOORS**

<b>Vinyl overhead garage door surrounds (for two - 9' doors)</b>	<b>\$550</b>
<b>Vinyl overhead garage door surrounds (for one - 16' door)</b>	<b>\$450</b>
<b>Carriage style overhead garage door (for two - 9' doors) - no glass</b>	<b>\$440</b>
<b>Carriage style overhead garage door (for one - 16' door) - no glass</b>	<b>\$340</b>
<b>Windows in overhead garage door</b>	<b>\$275</b>
<b>Garage door opener with two controls</b>	<b>\$450</b>
<b>Keypad for garage door</b>	<b>\$100</b>
<b>Painted garage door</b>	<b>\$225</b>
<b>Insulation in garage door</b>	<b>\$275</b>
<b>Replace one 16' x 7' overhead garage door with two 9' x 7' doors (ONLY IN MODELS THAT WILL ACCOMMODATE TWO DOORS)</b>	<b>\$500</b>

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**EXTERIOR**

Daylight basement – ONLY FOR APPLICABLE LOTS (Includes ½ glass 3' door & steps off deck, no windows included in this option pricing)	\$2,000
Bilco door – (In place of emergency egress window) NON-DAYLIGHT BASEMENT HOMES ONLY	\$2,500
Poured concrete foundation walls	TBD
Extra course of block in foundation walls - ONLY FOR APPLICABLE HOMES/LOTS (10 year limited warranty – Buyer required to sign disclosure)	\$750
Trex decking board, railing & stair treads – DAYLIGHT BASEMENT HOMES (In place of standard treated wood decking boards, railing, and stair treads- standard size 10'x12') (Support post, joists and stair stringers are standard treated wood material)	\$2,600
Trex decking board, railing & stair treads – NON- DAYLIGHT BASEMENT HOMES (In place of standard treated wood decking boards, railing, and stair treads- standard size 10'x12') (Support post, joists and stair stringers are standard treated wood material)	\$2,200
Enlarge Trex deck - (standard size 10'x12')	\$29/sq ft
Enlarge pressure treated deck with wood railing – (standard size 10'x 12')	\$15/sq ft
Enlarge pressure treated deck with vinyl railing – (standard size 10'x12')	\$17/sq ft
Vinyl railing (only) – DAYLIGHT BASEMENT HOMES (To replace standard treated wood railing – standard size 10'x12' )	\$1,200
Vinyl railing (only) – NON-DAYLIGHT BASEMENT HOMES (To replace standard treated wood railing - standard size 10'x12')	\$600
Enlarge concrete patio – (standard size 10'x12')	\$12/sq ft
Extra black top paving – (if installed at time of original driveway)	\$6/sq ft

**SIDING – SHUTTERS – SHINGLES – TRIM**

Carolina beaded siding	\$45/square*
Vertical siding	\$30/square*
Cedar Impression – double 7" perfection shingle siding	\$ 220/square*
Cedar Impression – triple 5" perfection shingle siding	\$ 220/square*
Cedar Impression – 6 ¼" half-round shingle siding	\$235/square*
Cedar Impression – double 9" rough-split shakes	\$220/square*
Board & batten shutters (to replace standard raised panel or louvered shutters)	\$30/pair
Add an extra pair of standard (raised panel or louvered) shutters	\$110/pair
Add decorative hinges & S hooks to shutters	\$15/pair
Architectural shingles – 50 year	\$850
Biscayne Blue (30 Year)	\$150
(Mission Brown, Williamsburg Slate Only Available in Standard 30 year)	
(Patriot Red, Sienna Sunset Only Available in 50 year)	\$850
Trim (soffit, fascia, gutter) – clay, almond or gray (white standard)	\$350
Wagon wheel bracket – located at corner of porch posts	\$40/bracket
Gable vents (in place of standard rectangle) – oval, round top, octagon, round, half round	N/C
Add an extra pair of Board and batten shutters	\$140/pair

\*1 "Square" = 10 X 10

**MASONRY**

Keystones in brick	\$35/keystone
Stone instead of standard siding (refer to price sheet)	TBD
Brick instead of standard siding (refer to price sheet)	TBD
Gas fireplace: Direct vent with outside air supply, includes <b>RAISED</b> or <b>FLUSH HEARTH</b> with ceramic tile, tile surround Colonial style mantel & glass plus blower kit (BUYER MUST SPECIFY RAISED OR FLUSH HEARTH ON "OPTION ADDENDUM")	\$3,725

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**APPLIANCES**

<b>Dishwasher</b>	
Standard dishwasher – model # GLD 4500 (bisque, white or black)	Standard
Upgrade to stainless - model # GLD 4560	\$125
Upgrade dishwasher – model # PDW7800 (bisque, white or black)	\$325
Upgrade to stainless - model # PDW7880	\$415
<b>CREDIT</b> for standard dishwasher (Buyer installs own dishwasher after settlement)	(\$250)
<b>Range</b>	
Standard electric range – model # JBP35 (bisque, white or black)	Standard
Upgrade to stainless – model # JBP35S	\$225
Upgrade to glass top range – model JBP66 (bisque, white or black)	\$190
Upgrade to stainless glass top range – model # JBP66S	\$390
Upgrade to self cleaning gas range (includes gas piping to range) model #JGBP33 (bisque, white or black)	\$525
Upgrade to stainless self cleaning gas range – model # JGBP33SEL	\$710
Additional gas piping and 110 volt outlet for Buyer's range installed after settlement	\$270
<b>CREDIT</b> for standard electric range (Buyer installs own range after settlement)	(\$325)
<b>Range Hood</b>	
Standard range hood (bisque, white or black)	Standard
Upgrade to stainless	\$75
<b>Microwave</b>	
Optional spacesaver microwave oven – Model # JNM1731 (bisque, white, black)	\$325
Optional spacesaver microwave oven – Model # JVM1740 (stainless)	\$375
<b>Refrigerator</b> – includes icemaker and waterline for icemaker	
Optional refrigerator – model #GTS22IC (bisque, white or black)	\$1,085
Optional stainless refrigerator – model # GTS22IS	\$1,265
<b>Laundry</b>	
Optional washer – model # WCSR2090EG (bisque or white)	\$500
Optional dryer – model # DBXR463E (bisque or white)	\$450
Gas piping for gas dryer	\$270

**FLOORING**

All flooring upgrades and selections to be done at Martin's Floor Covering, Inc.  
Buyer pays Martin's Floor Coverings, Inc. directly for upgrades

**PLEASE NOTE:**

Some options may not be available or cost more depending on job progress.  
Prices subject to change without notice.

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_