Capital Home Builders

Nandina Worksheet - 10.13.25

Date: _____ Project: _____

Base Price			$351,000
	PRICE	QTY	
Upgrade Options:			
1. Add tray ceiling in dining room - As seen in model	$1,700		$0
2. Add tray ceiling in master bedroom	$1,700		$0
3. Add recessed outlet in great room - As seen in model	$650		$0
4. Ceiling fans in secondary bedrooms (each)	$330		$0
5. Exterior outlet - 4 included by code (each)	$150		$0
6. Garage door keypad (each)	$150		$0
7. Breaker panel generator pigtail hook up	$750		$0
8. Utility sink in the garage	$950		$0
9. Utility sink laundry (plan specific)	$950		$0
10. Add trellis over garage door	$2,900		$0
11. Add window to garage side (each)	$350		$0
12. Access door in garage exterior	$950		$0
13. 2nd water meter (used for irrigation)	$1,680		$0
14. Upgrade secondary bath tub with tile surround	$2,900		$0
15. Seat in master shower	$750		$0
16. Run propane line to cook top (the appliance from electric to propane will be separate)	$900		$0
17. Soft close drawers throughout	$1,350		$0
18. Remove fireplace	-$2,000		$0
19. Additional flood light - 2 are included (each)	$250		$0
20. Dedicated breaker for garage refrigerator	$150		$0
21. Granite backsplash (tile is standard)	$1,000		$0
22. Headerlight in the pantry	$200		$0
23. Electric Vehicle (EV) 240V plug in garage	$450		$0
24. Hood to replace microvent	$2,400		$0
25. LeafBlaster Pro gutter guards	$2,800		$0
26. 6' remote controlled golf cart garage door to the side of the garage	$2,100		$0
27. Upgrade insulation package to R15 in the walls and R38 blown in the ceiling	$1,650		$0
28. Add LP Techshield radiant barrier - As seen in model	$1,850		$0
29. Add master bedroom sitting area	$4,500		$0
30. T & G wood ceiling in great room	$6,528		$0
31. T & G wood ceiling on screen porch (vinyl standard)	$4,360		$0
32. Hardwoods in master bedroom	$2,625		$0
33. Hardwoods in bedroom #2	$1,545		$0
34. Hardwoods in bedroom #3	$1,545		$0
35. Hardwoods in study	$1,080		$0
36. Built-in on side of fireplace (only one side)	$5,200		$0
37. Stone to ceiling on fireplace - As seen in model (If putting TV above fireplace we strongly recommend adding a mantle)	$3,490		$0
38. Add wood mantle - As seen in model	$700		$0
39. Remove wall between kitchen and great room - As seen in model	$1,000		$0
40. Bonus room over the garage (includes altering roof line and front elevation)	$34,000		$0

Owner _____ Contractor _____

Capital Home Builders

Nandina Worksheet - 10.13.25

Date: _____ Project: _____

	PRICE	QTY	
41. 1/2 bath in bonus room	**$10,950**		**$0**
42. Full bath in bonus room	**$13,330**		**$0**
43. Pocket door to master bathroom - As seen in model	**$950**		**$0**
44. Tile screen porch ($23 PSF)	**$4,968**		**$0**
45. Convert to unfinished basement ($50 PSF) (lot specific)	**$77,750**		**$0**
46. Convert screen patio to PT deck with aluminum balusters & treated handrail (if basement) $45 PSF X 216 SF	**$9,720**		**$0**
47. Add treated deck ($45 PSF) (if converting to basement)	**$15,840**		**$0**
48. Add stairs to deck	**$4,900**		**$0**
49. Whole house surge protector	**$450**		**$0**
50. Replace 4 french doors in Great Room with 12' slider	**$1,800**		**$0**
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
			$0
UPGRADE SUBTOTAL:	**$0**		
Additional PSF Upgrades:			
Additional sq ft in garage	**$105 / sq ft**		**$0**
Concrete Coating on garage floor	**$7 / sq ft**		**$0**
Additional driveway concrete (Labor and Material) (over 1000 SF)	**$8 / sq ft**		**$0**
Additional sq ft in bonus room	**$85 / sq ft**		**$0**
Additional sq ft on porch	**$105 / sq ft**		**$0**
Tile on porch	**$23 / sq ft**		**$0**
Additional heated sq ft	**$165 / sq ft**		**$0**
Lot Purchase:			**$25,000**
If Building on Your Lot:			
Capital Financing (if on your lot)	**$9,000**		**$0**
Initial Survey - Contact Newby Land Surveying at 864-942-2395	**+$850**		
Builders Risk Insurance - Contact PJ Poore at 864-889-0176	**approx. +$900**		
Landscaping:			**$16,000**
Site Prep and Foundation Upcharge:	**$20,000 - $80,000**		
GRAND TOTAL:			**$392,000**

Owner _____ Contractor _____