Capital Home Builders

Crabapple Worksheet - 7.30.25

Date: _____ Project: _____

Base Price			$322,000
	PRICE	QTY	
Upgrade Options:			
1. Add tray ceiling in dining room	$1,700		$0
2. Add tray ceiling in master bedroom	$1,700		$0
3. Coffered ceiling in great room	$2,400		$0
4. Add recessed outlet in great room	$650		$0
5. Ceiling fans in secondary bedrooms (each)	$330		$0
6. Exterior outlet - 4 included by code (each)	$150		$0
7. Garage door keypad (each)	$150		$0
8. Breaker panel generator pigtail hook up	$750		$0
9. Utility sink in the garage	$950		$0
10. Utility sink in laundry (plan specific)	$950		$0
11. Add trellis over garage door	$2,900		$0
12. Add window	$350		$0
13. Access door in garage exterior	$950		$0
14. 2nd water meter (used for irrigation)	$1,680		$0
15. Upgrade secondary bath tub with tile surround	$2,900		$0
16. Seat in master shower	$750		$0
17. Run propane line to cook top (the appliance from electric to propane will be separate)	$900		$0
18. Soft close drawers throughout	$1,350		$0
19. Remove fireplace	-$2,000		$0
20. Additional flood light - 2 are included (each)	$250		$0
21. Dedicated breaker for garage refrigerator	$150		$0
22. Granite backsplash (tile is standard)	$1,000		$0
23. Headerlight in the pantry	$200		$0
24. Electric Vehicle (EV) 240V plug in garage	$450		$0
25. Hood to replace microvent	$2,400		$0
26. LeafBlaster Pro gutter guards	$2,800		$0
27. 6' remote controlled golf cart garage door to the side of the garage	$2,100		$0
28. Upgrade insulation package to R15 in the walls and R38 blown in the ceiling	$1,575		$0
29. Add LP Techshield radiant barrier	$1,750		$0
30. Screen in the rear porch	$2,995		$0
31. Tile the screen porch ($23 PSF)	$3,385		$0
32. Convert porch to 12' deep screen porch with vaulted pine ceiling	$16,600		$0
33. Replace 3 rear windows and patio with 12' slider	$2,200		$0
34. Add cabinet in media center	$2,600		$0
35. Add master bedroom sitting area	$4,500		$0
36. Upgrade to flagstone walkway	$1,980		$0
37. Change to vaulted great room (requires vaulted screen porch)	$3,900		$0
38. Hardwoods in master bedroom	$2,610		$0
39. Hardwoods in bedroom #2	$1,305		$0
40. Hardwoods in bedroom #3	$1,305		$0

Owner

Contractor

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Date: _____ Project: _____

	PRICE	QTY	
41. Convert kitchen island to be rectangular	**$1,300**		**$0**
42. Convert to unfinished basement ($50 PSF) (lot specific)	**$88,850**		**$0**
43. Convert screen patio to PT deck with aluminum balusters & treated handrail (if basement) $45 PSF X 144 SF	**$6,480**		**$0**
44. Add treated deck ($45 PSF) (if converting to basement)	**$13,185**		**$0**
45. Add stairs to deck	**$4,900**		**$0**
46. Whole house surge protector	**$450**		**$0**
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			$0
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			$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:			**$363,000**

Owner _____ Contractor _____