

Date:

Base Price

\$258,000

Project:

|                    | #    | Upgrade Options                                                                                                                    | Price    | QTY | Total |
|--------------------|------|------------------------------------------------------------------------------------------------------------------------------------|----------|-----|-------|
| INTERIOR FINISHES  | 0002 | Add tray ceiling in master bedroom                                                                                                 | \$1,700  |     |       |
|                    | 0004 | Hardwoods or luxury vinyl plank in master bedroom                                                                                  | \$2,280  |     |       |
|                    | 0005 | Hardwoods or luxury vinyl plank in bedroom #2                                                                                      | \$1,410  |     |       |
|                    | 0009 | Granite backsplash (tile is standard)                                                                                              | \$1,000  |     |       |
|                    | 0010 | Herringbone tile backsplash                                                                                                        | \$450    |     |       |
|                    | 0011 | Upgrade paint finish on interior walls (\$0.50 per SF)                                                                             | \$824.50 |     |       |
|                    | 0017 | Upgrade wire shelving to melamine - whole house                                                                                    | \$2,700  |     |       |
|                    | 0021 | Concrete coating on garage floor (\$7 per SF)                                                                                      | \$3,213  |     |       |
| CABINETS           | 0101 | Soft-close drawers throughout                                                                                                      | \$1,350  |     |       |
|                    | 0103 | Upper cabinets in laundry room                                                                                                     | \$1,480  |     |       |
| BATHROOMS          | 0201 | Upgrade secondary bath tub with tile surround                                                                                      | \$2,900  |     |       |
|                    | 0202 | Seat in master shower (bench or corner - specify location)                                                                         | \$750    |     |       |
|                    | 0203 | Frameless shower door in guest bath (each) - requires 0201 or 0209                                                                 | \$2,700  |     |       |
|                    | 0204 | Install grab bar (each)                                                                                                            | \$250    |     |       |
|                    | 0208 | Replace tile shower with fiberglass insert (credit)                                                                                | -\$4,900 |     |       |
|                    | 0209 | Upgrade to shower base with tile walls (in place of 0201)                                                                          | \$3,900  |     |       |
| ELECTRICAL         | 0301 | Add recessed outlet in great room                                                                                                  | \$650    |     |       |
|                    | 0302 | Additional interior outlet (each)                                                                                                  | \$75     |     |       |
|                    | 0303 | Additional exterior outlet - 4 included by code (each)                                                                             | \$150    |     |       |
|                    | 0304 | Dimmer switches (each)                                                                                                             | \$45     |     |       |
|                    | 0305 | Additional flood light - 2 are included (each)                                                                                     | \$250    |     |       |
|                    | 0306 | Header light in pantry / closet (each)                                                                                             | \$200    |     |       |
|                    | 0307 | Ceiling fans in secondary bedrooms (each)                                                                                          | \$330    |     |       |
|                    | 0308 | Dedicated breaker for garage refrigerator (each)                                                                                   | \$150    |     |       |
|                    | 0309 | 30 amp breaker panel generator pigtail hook-up                                                                                     | \$750    |     |       |
|                    | 0310 | Whole house surge protector                                                                                                        | \$450    |     |       |
|                    | 0311 | Electric Vehicle (EV) 240V plug in garage                                                                                          | \$450    |     |       |
|                    | 0312 | Hot tub connection (no tempered windows)                                                                                           | \$450    |     |       |
|                    | 0313 | Garage door keypad (each)                                                                                                          | \$150    |     |       |
|                    | 0314 | Vent hood to replace microvent (includes vent hood fixture; microwave or replacement microwave is part of the appliance allowance) | \$2,400  |     |       |
|                    | 0315 | Rocker switches - whole house                                                                                                      | \$640    |     |       |
|                    | 0316 | Whole house Generac generator, 26 kW (includes buried 250 gallon propane tank)                                                     | \$18,800 |     |       |
| PLUMBING & GAS     | 0401 | Run propane line to the cook top (appliance change is separate)                                                                    | \$900    |     |       |
|                    | 0402 | Propane line to grill stub-out                                                                                                     | \$900    |     |       |
|                    | 0403 | Propane tankless water heater                                                                                                      | \$2,800  |     |       |
|                    | 0404 | Whole house Aquasana filtration system                                                                                             | \$2,800  |     |       |
|                    | 0405 | 2nd water meter (used for irrigation)                                                                                              | \$3,180  |     |       |
|                    | 0406 | Water line for secondary ice maker                                                                                                 | \$400    |     |       |
|                    | 0407 | Air switch in countertop for disposal                                                                                              | \$350    |     |       |
|                    | 0408 | Utility sink in the garage                                                                                                         | \$950    |     |       |
|                    | 0409 | Outdoor shower                                                                                                                     | \$1,500  |     |       |
| EXTERIOR & OUTDOOR | 0502 | Add trellis over garage door                                                                                                       | \$2,900  |     |       |
|                    | 0503 | Upgrade to flagstone walkway                                                                                                       | \$1,980  |     |       |
|                    | 0504 | LeafBlaster Pro gutter guards                                                                                                      | \$1,400  |     |       |
|                    | 0601 | Screen in the rear porch                                                                                                           | \$2,385  |     |       |
|                    | 0602 | Tile on covered porch (\$23 per SF)                                                                                                | \$2,116  |     |       |
|                    | 0607 | Convert covered patio to PT deck and handrail with aluminum balusters (\$45 per SF)                                                | \$4,140  |     |       |
|                    | 0608 | Convert open patio to PT deck and handrail with aluminum balusters (\$45 per SF)                                                   | \$6,480  |     |       |
|                    | 0609 | Add stairs to deck (up to six feet)                                                                                                | \$4,900  |     |       |

|                                        | #    | Upgrade Options                                                                                                                  | Price           | QTY | Total        |
|----------------------------------------|------|----------------------------------------------------------------------------------------------------------------------------------|-----------------|-----|--------------|
| STRUCTURAL, WINDOWS & DOORS            | 0701 | Upgrade insulation to R-15 walls and R-38 blown ceiling                                                                          | \$1,155         |     |              |
|                                        | 0702 | Add LP TechShield radiant barrier roof decking                                                                                   | \$1,280         |     |              |
|                                        | 0705 | Add master bedroom sitting area                                                                                                  | \$4,500         |     |              |
|                                        | 0708 | Add window to the house (each)                                                                                                   | \$350           |     |              |
|                                        | 0709 | Remove window (each) - credit to buyer                                                                                           | -\$350          |     |              |
|                                        | 0713 | Add exterior access door to side of garage                                                                                       | \$950           |     |              |
| WRITE-IN OPTIONS                       |      |                                                                                                                                  |                 |     |              |
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| UPGRADE SUBTOTAL (all sections above): |      |                                                                                                                                  |                 |     |              |
| PER SQ FT                              | 0801 | Additional heated sq ft                                                                                                          | \$165           |     |              |
|                                        | 0803 | Additional sq ft in garage                                                                                                       | \$105           |     |              |
|                                        | 0804 | Additional sq ft on covered porch                                                                                                | \$105           |     |              |
|                                        | 0805 | Additional sq ft of patio                                                                                                        | \$8             |     |              |
|                                        | 0806 | Additional driveway concrete, labor and material (over 1,000 SF)                                                                 | \$8             |     |              |
| LOT & SITE                             | 0901 | Lot Purchase                                                                                                                     | \$25,000        | 1   | \$25,000.00  |
|                                        | 0902 | Landscaping Allowance                                                                                                            | \$16,000        | 1   | \$16,000.00  |
|                                        | 0903 | Capital Financing (if building on your lot)                                                                                      | \$9,000         |     |              |
|                                        | 0904 | Initial Survey (if building on your lot) - Newby Land Surveying, 864-942-2395                                                    | \$1,050         |     |              |
|                                        | 0905 | Builders Risk Insurance (if building on your lot) - PJ Poore, 864-889-0176                                                       | approx. \$1,100 |     |              |
|                                        | 0906 | Site Prep and Foundation Upcharge (\$20,000 - \$100,000 by lot) —<br>Foundation: Slab / Built-Up Slab / Crawl Space (circle one) |                 |     |              |
| TOTAL COST OF HOME:                    |      |                                                                                                                                  |                 |     | \$299,000.00 |

Owner: \_\_\_\_\_

Contractor: \_\_\_\_\_