Capital Home Builders

Nandina Options Worksheet - With Basement

Enter a quantity in the QTY column - square feet on the per-SF lines. Totals calculate automatically.

Rev 11.12.26

Date:

Project:

Base Price **$351,000**

	#	Upgrade Options	Price	QTY	Total
INTERIOR FINISHES	0001	Add tray ceiling in dining room - As seen in model	$1,700		
	0002	Add tray ceiling in master bedroom	$1,700		
	0004	Hardwoods or luxury vinyl plank in master bedroom	$2,625		
	0005	Hardwoods or luxury vinyl plank in bedroom #2	$1,545		
	0006	Hardwoods or luxury vinyl plank in bedroom #3	$1,545		
	0007	Hardwoods or luxury vinyl plank in bonus room (requires 0718)	$3,300		
	0008	Site-finished hardwood treads on bonus room stairs (requires 0718)	$5,200		
	0009	Granite backsplash (tile is standard)	$1,000		
	0010	Herringbone tile backsplash	$450		
	0011	Upgrade paint finish on interior walls ($0.50 per SF)	$1,257		
	0012	Stone to ceiling on fireplace - As seen in model	$3,490		
	0013	Hardwoods or luxury vinyl plank in study	$1,080		
	0014	T&G wood ceiling in great room	$6,528		
	0015	Add wood mantle (requires 0012) - As seen in model	$700		
	0017	Upgrade wire shelving to melamine - whole house	$2,700		
	0018	Convert laundry countertop to granite/quartz	$600		
	0019	Pocket door to secondary bedroom area	$950		
	0020	Pocket door to master bathroom - As seen in model	$950		
	0021	Concrete coating on garage floor ($7 per SF)	$3,829		
CABINETRY	0101	Soft-close drawers throughout	$1,350		
	0105	Built-ins on side of fireplace	$5,200		
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 or bonus bath (each) - requires 0201, 0209, 0206 or 0210	$2,700		
	0204	Install grab bar (each)	$250		
	0205	Add full bath in bonus room (requires 0718)	$13,330		
	0206	Tile surround in bonus bath (requires 0718 and 0205)	$2,900		
	0207	Add 1/2 bath in bonus room (requires 0718)	$10,950		
	0209	Upgrade to shower base with tile walls (in place of 0201)	$3,900		
	0210	Upgrade to shower base with tile walls in bonus bath (requires 0718 and 0205; in place of 0206)	$3,900		
ELECTRICAL	0301	Add recessed outlet in great room - As seen in model	$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		

	#	Upgrade Options	Price	QTY	Total
PLUMBING & GAS	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		
	0410	Utility sink in laundry (plan specific)	$950		
EXTERIOR & OUTDOOR	0502	Add trellis over garage door	$2,900		
	0504	LeafBlaster Pro gutter guards	$2,800		
	0505	Switch to Elevation B	$4,800		
	0506	Upgrade front porch columns to 8x8 cedar (requires 0505)	$600		
	0602	Tile on screen porch ($23 per SF)	$4,876		
	0603	T&G wood ceiling on screen porch (vinyl standard)	$4,360		
	0604	Enclose screen porch as heated & cooled sunroom	$18,950		
	0609	Add stairs to deck (up to six feet)	$4,900		
STRUCTURAL, WINDOWS & DOORS	0701	Upgrade insulation to R-15 walls and R-38 blown ceiling	$1,650		
	0702	Add LP TechShield radiant barrier roof decking - As seen in model	$1,850		
	0705	Add master bedroom sitting area	$4,500		
	0706	Remove wall between kitchen and great room - As seen in model	$1,000		
	0707	Remove fireplace (credit)	-$2,000		
	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		
	0714	6' remote controlled golf cart garage door (depending upon site conditions and accessibility to the side of the house)	$2,100		
	0718	Bonus room over the garage (alters roof line and front elevation)	$34,000		
	0719	Replace 4 french doors in great room with 12' slider	$1,800		
BASEMENT	0607	Convert covered patio to PT deck and handrail with aluminum balusters ($45 per SF)	$9,540		
	0608	Convert open patio to PT deck and handrail with aluminum balusters ($45 per SF)	$6,840		
	0610	Concrete patio under covered porch ($8 per SF)	$1,704		
	0611	Concrete patio under deck / open patio ($8 per SF)	$1,112		
	0720	Convert to unfinished basement ($50 per SF)	$99,750		
	0724	Finish the basement - includes one bathroom, no kitchenette, carpet throughout ($45 per SF; price may vary depending upon square footage) (requires 0720)	$45		
WRITE-IN OPTIONS					
			UPGRADE SUBTOTAL (all sections above):		
PER SQ FT	0801	Additional heated sq ft	$165		
	0802	Additional sq ft in bonus room	$85		
	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)			
				TOTAL COST OF HOME:	$392,000.00

Owner: _____ **Contractor:** _____