

The Overlook Optional Upgrades

Lot: _____ Homeowner: _____ Date: _____

*All prices listed below are pre-construction prices.
If the house has already been started, prices are per quote.*

Exterior

Add yard sprinkler system to front and back yard	\$1750	\$ _____
Additional exposed aggregate approx _____ sq ft @	\$5.50/sq ft	\$ _____
(\$5.50/sq ft is for flat, standard thickness pours. Stairs, special treatments, exceptional height are per quote. If a pumper truck is required, price is per quote. For special quotes, please submit a Request for Cost sheet.)		
Additional hose bib (indicate location on plans)	\$150	\$ _____
Gas line to patio (gas line to rooftop deck is provided)	\$275	\$ _____
Wood fence, 6' tall approx _____ lineal ft @ \$22/ln ft		\$ _____
Wood gate, 3' wide	\$125	\$ _____
Wood decking (5/4 cedar) approx _____ sq ft @ \$ 21.50/sq ft		\$ _____
Handrail for decking approx _____ lineal ft @ \$12/ln ft		\$ _____

Garage

Additional garage door clicker _____ @ \$75 ea		\$ _____
Texture & paint garage, 1-car garage	\$795	\$ _____
Texture & paint garage, 2-car garage	\$995	\$ _____
Insulate garage (walls & ceiling), 1-car	\$450	\$ _____
Insulate garage (walls & ceiling), 2-car	\$650	\$ _____

Plumbing

75-gallon hot water tank (50 gallon is standard)	\$750	\$ _____
Standard jetted tub (availability dependent on plans)	\$1275	\$ _____
Insta Hot (Insinkerator H990C Chrome)	\$425	\$ _____
Insta Hot with filter tank (Insinkerator GN1100C Chrome)	\$625	\$ _____
Add utility sink and faucet to utility room	\$1000	\$ _____
Includes base cabinet, sizes vary depending on plan		
Add upper cabinetry to utility room	per quote	

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Heating/Air Conditioning

Air conditioner	\$5300	\$ _____
Pre-wire for air conditioning (see electrical upgrades)		
Electronic Air Cleaner	\$1250	\$ _____
Make HVAC unit air-conditioning ready	\$1860	\$ _____

(This includes the electrical pre-wire, coil, condensate line and refrigeration line. You should be able to install a standard A/C unit at a later date without retrofitting the furnace. If you are upgrading to A./C for \$5300, do not add \$1860 here.)

Electrical

If any of the following items are selected,
the location of the requested item(s)
must be marked on a set of plans:

Add phone outlet	_____ @ \$100 ea	\$ _____
Add TV/Phone outlet	_____ @ \$175 ea	\$ _____
Replace standard switches with Decora Rocker switches	\$475	\$ _____
Pre-wire for ceiling fan (fan not included)	_____ @ \$185 ea	\$ _____
Add circuit for freezer	\$125	\$ _____
Add garage shop circuit with one additional outlet	\$125	\$ _____
Add holiday light wiring	\$250	\$ _____
(Includes 2 eave outlets, with switch located inside the home under the stairs)		
Pre-wire for jetted tub	\$300	\$ _____
(If you are upgrading to a jetted tub for \$1275, do not add \$300 here)		
Pre-wire for electronic air cleaner	\$125	\$ _____
(If you are upgrading to an electronic air cleaner, do not add \$125 here)		
Pre-wire for air-conditioning	\$360	\$ _____
(If you are upgrading to air conditioning for \$5300, do not add \$360 here)		

Appliances

Upgrade to:	PLCS389EC range	\$825	\$ _____
	PLMVZ169GC microhood		
	PLD4375RFC dishwasher		
	FSC23F7HS refrigerator		

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Interior Finishes

Add ceramic tile to powder room wall Palm Plan	\$1000	\$ _____
Add ceramic tile to powder room wall Leaf Plan	\$1000	\$ _____
Add ceramic tile to powder room wall Stria Plan	\$1000	\$ _____
Add ceramic tile to powder room wall Tweed Plan	\$1000	\$ _____
Add concave brown metal surround to fireplace	\$575	\$ _____
Add concave pewter metal surround to fireplace	\$575	\$ _____
Add convex brown metal surround to fireplace	\$575	\$ _____
Add convex pewter metal surround to fireplace	\$575	\$ _____
Add wave brown metal surround to fireplace	\$625	\$ _____
Add wave pewter metal surround to fireplace	\$625	\$ _____
Paint interior of house with YOLO (non-VOC) paint	\$1500	\$ _____
Paint color selection: _____		
Add upper cabinetry to utility room	per quote	
Add utility sink and base cabinet to laundry (see Plumbing)		

Security

Add security system	\$1200	\$ _____
(Includes 2 motion sensors, 2 keypads and pinned exterior doors)		
Additional motion sensor	_____ @\$125 ea	\$ _____
Additional keypad	_____ @\$250 ea	\$ _____
Additional door or window pinned	_____ @\$60ea	\$ _____

Miscellaneous

Add kitchenette to rooftop deck storage area	\$2075	\$ _____
(Does not include undercounter refrigerator)		
Add blower to gas fireplace	\$360	\$ _____
Gas line to another location in house (e.g., laundry room)	\$275	\$ _____
 Sub-total		 \$ _____
 Tax		 \$ _____
 Total		 \$ _____

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