

# UPGRADE LIST

LAST UPDATED DECEMBER 1, 2009

Prices subject to change without notice.

UPGRADE TITLE	PRICE	ADDITIONAL INFORMATION
<b>Framing</b>		
False Treads	\$ 1,550.00	Does not include volute or starting step
Volute/Starting Step Oak	\$ 800.00	
Basic Closet	\$ 1,200.00	Check feasibility, Does not include permit revision
Interior Door	\$ 500.00	Check feasibility, Does not include permit revision
<b>Fireplaces</b>		
Fireplace in Living Room	\$ 5,000.00	Does not include cost of tile or granite surround
Fireplace in Master Bedroom	\$ 4,500.00	Does not include cost of tile or granite surround
Fireplace Surround on Family Room	\$ 935.00	Legs from floor to mantle
Raised Hearth with Hearthstone	\$ 950.00	Must make color selection with CR Floors
Mantle Maple Stain Grade	\$ 575.00	Do not guarantee match of stain color to cabinets
Fireplace Fan/Blower	\$ 250.00	Hardwired with heat sensor
Fireplace Fan/Blower Remote Control	\$ 180.00	Controls fireplace and speed of fan.
<b>Heating/Furnace</b>		
Air Conditioning	\$ 6,500.00	Price can increase due to size of home
Airconditioner Ready Coilbox	\$ 825.00	Does not include electric
Media Filter	\$ 525.00	
Media Filter with UV Light	\$ 1,100.00	Does not include electric
Electronic Air Cleaner	\$ 950.00	Does not include electric
Electronic Air Cleaner with UV Light	\$ 1,550.00	Does not include electric
<b>Gas Piping</b>		
BBQ Gas Outlet	\$ 430.00	Must verify location at site
Dryer Gas Outlet	\$ 430.00	Electrical must remain in laundry room
<b>Hot Water Tanks</b>		
Hot Water Heater 50 Gallon Quick Recovery	\$ 825.00	
Hot Water Heater 75 Gallon	\$ 950.00	Check feasibility
Hot Water Heaters Two 40 Gallon	\$ 1,035.00	Check feasibility
Hot Water Tankless System	\$ 2,600.00	Water heater location must change to direct vent exterior wall
Mini Storage Tank for Recirc and Tankless System	\$ 1,200.00	Only for tankless system to work with recirculation system
<b>Plumbing</b>		
Jetted 6' Oval Tub in Master Bathroom	\$ 1,800.00	Includes electrical
Hot Water Recirc System	\$ 1,480.00	Price does not include insulation
Cast Iron Stacks	\$ 200.00	Per drop
Additional Vanity Sink	\$ 750.00	Does not include cabinet changes
Instahot-Chrome Finish	\$ 540.00	Specify White or Chrome, Must select kitchen sink with Keller Supply
Hose Bib Additional	\$ 300.00	
Hose Bib with Hot and Cold Water	\$ 575.00	Replaces standard hose bib, cannot do in Maple Valley
Sink in Garage	\$ 750.00	Utility sink on legs, must be on interior wall
<b>Hardwood Flooring</b>		
Hardwood (select Red Oak)	\$ 14.00	Per square foot
Hardwood floor 3rd Coat finish	\$ 1.00	Per square foot of hardwood
Hardwood 3" Select Red Oak	\$ 2.00	Per square foot of hardwood
Hardwood 4" Select Red Oak	\$ 2.50	Per square foot of hardwood
Hardwood Brazilian Cherry	\$ 3.00	Per square foot of hardwood, includes 3rd coat of finish
<b>Masonry</b>		
Brick	\$ 26.00	Per square foot additional to standard
Cultured Stone	\$ 39.00	Per square foot additional to standard
Ledgestone	\$ 43.00	Per square foot additional to standard
<b>Garage</b>		
Insulate Garage	\$ 750.00	
Garage Door Opener	\$ 480.00	Includes one remote control
Garage Door Opener Extra Remote Control	\$ 50.00	
Garage Door Opener Keyless Pad Entry	\$ 75.00	
<b>Other Interior</b>		
Lever Handles Upstairs	\$ 450.00	Replace upstairs door knobs
Privacy Knob	\$ 15.00	Per door knob
Privacy Lever	\$ 25.00	Per door lever
Washable Paint	\$ 0.15	Per living square foot
Sound Board	\$ 38.50	Per sheet, installed vertically and nailed (jmb extensions may apply)
Solid Core Door	\$ 250.00	Replaces standard interior door
Sliding Screen Door	\$ 150.00	NHI does not warranty
Vacuum Pan	\$ 465.00	Toe kick pan beneath cabinets
Vacuum Trim	\$ 1,650.00	Includes hose, hose sock, head, cannister, accessories
<b>Other Exterior</b>		
Dream Turf	\$ 10.00	Per square foot
Patio	\$ 6.00	Per square foot
Patio Wedding Cake Stair	\$ 500.00	Spans 6 feet across slider
Patio/Walkway Stair	\$ 20.00	Per linear foot, measure around stair
Walkway	\$ 8.00	Per square foot
Deck Stairs with Railing	\$ 175.00	Per riser \$300.00 minimum
Decking	\$ 25.00	Per square foot
Rockery	\$ 12.50	Per square foot, does not include removing/adding dirt, not to exceed 4' height
Rockery Stairs	\$ 36.00	Per linear foot, measure around stair
Light Post	\$ 1,700.00	Cultured stone

Please remember you must sign an upgrade quote form to approve any of the above upgrades (requesting a quote does not approve the upgrade). Please send your request for quotes by email to [upgrades@norrishomesinc.com](mailto:upgrades@norrishomesinc.com) or fax to 206.275.1910.





