

Options

2026

CERTIFICATION

State Review Fee (for states other than: CT, DE, MD, ME, NH, NJ, NY, PA, VA, VT, WV)* \$ 2,700

*Note: Most Northeastern states are a possibility for certification

Certification Delete (omits paperwork, inspections & state labels where codes don't require it) - \$2,050

EXTERIOR DOORS Doors are included as shown on floor plans - use full price for additional doors, or price difference for upgrades

Single Doors

9-lite Standard Entry Door - <i>half glass</i>	\$ 2,600
9-lite Entry Door with mini blinds - <i>half glass, white blinds (no grids)</i>	\$ 2,900
6-panel Entry Door (no glass) - <i>solid door</i>	\$ 2,350
15-lite Entry Door (full glass) - <i>full glass</i>	\$ 2,800
15-lite Entry Door with mini blinds - <i>full glass, white blinds (no grids)</i>	\$ 3,250
Oval Glass Entry Door - <i>decorative oval glass</i>	\$ 3,950
6-lite Signet Fir Entry Door - <i>craftsman-style door, upper glass w/ dentil shelf</i>	\$ 4,250
6-lite Signet Fir Entry Door w/ dual sidelites - <i>craftsman-style door, upper glass w/ dentil shelf</i>	\$ 9,050
12-lite Signet Cherry Entry Door - <i>3/4 decorative glass</i>	\$ 5,000
12-lite Signet Cherry Entry Door w/ dual sidelites - <i>3/4 decorative glass</i>	\$ 10,300
Storm Door with full-height removable glass - <i>color matched with entry door</i>	\$ 850

Sliding Patio Doors

6' Sliding Patio Door - <i>Sandstone vinyl</i>	\$ 3,000
6' Sliding Patio Door with mini blinds - <i>Sandstone vinyl, white blinds, no grids</i>	\$ 3,700
9' Sliding Patio Door (triple) - <i>Sandstone vinyl</i>	\$ 4,550
9' Sliding Patio Door (triple) w/ mini blinds - <i>Sandstone vinyl, white blinds, no grids</i>	\$ 5,600
Black Vinyl 6' Sliding Patio Door	\$ 4,300
Sierra Pacific 6' Sliding Patio Door - <i>aluminum exterior / wood interior</i>	\$ 6,550

*Note: 9' and mini blind options are also available in Black and Sierra Pacific patio doors

French Doors

6' Single-active French Doors	\$ 5,050
6' Single-active French Doors with mini blinds - <i>white blinds, no grids</i>	\$ 5,950
6' Double-active French Doors *no screens	\$ 5,050
6' Double-active French Doors with mini blinds *no screen - <i>white blinds, no grids</i>	\$ 5,950
Smart Deadbolt upgrade *included with smart packages	\$ 350

WINDOWS Windows are included as shown on floor plans

ProVia Aspect - Sandstone vinyl

Double-hung Window - up to 30"x48" - <i>includes shutters</i>	\$ 850
Double-hung Window - 38"x62" egress - <i>includes shutters</i>	\$ 1,100
Casement Window - up to 30"x48" - <i>includes shutters</i>	\$ 1,000
Black Vinyl Window upgrade - Provia Endure (price is approximate)	\$ 450 p/window
Black Alpine Vista Glass upgrade	\$ 1,100
Black Deluxe/Chalet Vista Glass upgrade	\$ 950
Sierra Pacific Window upgrade - <i>aluminum exterior / wood interior</i> (price is approximate)	\$ 950 p/window
Sierra Pacific Alpine Vista Glass upgrade	\$ 3,900
Sierra Pacific Deluxe/Chalet Vista Glass upgrade	\$ 3,700

Omissions

Vista Glass Delete - Alpine (4 trapezoid windows in gable)	- \$4,050
Vista Glass Delete - Mtnr. Deluxe & Chalet (6 trapezoid windows in gable)	- \$7,450
Omit Shutters	- \$150 per pair

FLOOR

LVL Floor Rims (center floor beam integrated into floor system)	\$ 50 p/Ln.ft.
Vinyl Plank Flooring - Hemlock (discount from White Oak)	- \$5.00 p/sq.ft.
Vinyl Plank Flooring - Hickory (discount from White Oak)	- \$5.00 p/sq.ft.
Hickory Natural Flooring upgrade (upgrade from White Oak)	\$ 2.00 p/sq.ft.
Hickory Saddle Flooring upgrade (upgrade from White Oak)	\$ 2.00 p/sq.ft.
Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock or Hickory Saddle floors)	\$ 200
Tile Flooring - See "Tile Flooring & Backsplash" section	see Tile section

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WALLS

Log House Corner upgrade (for realistic solid-log look)	\$ 1,050	p/corner
Log Dormer Corner upgrade (for realistic solid-log look)	\$ 550	p/corner
Spray foam wall insulation upgrade (R30)	\$ 50	p/Ln.ft.
Sound Deadening Insulation in interior walls	\$ -	p/Ln.ft.

ROOF/CEILING

Steel roof upgrade - <i>includes snow guards</i>	varies	
Omit Shingles - <i>for site-installed roof by others</i>	-\$ 2.50	p/sq.ft.
Attic Truss upgrade - ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic)	varies	
Prow Roof upgrade - Mountaineer Deluxe (included on Chalet)	\$ 5,250	
Snow load stage 2 (61-80 lbs. range) *incl. porch/deck sq. ft	\$ 5.50	p/sq.ft.
Snow load stage 3 (81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft	\$ 7.00	p/sq.ft.
Extend vaulted ceiling insul. over unfinished room - Mtnr. Deluxe & Chalet	\$ 7.00	p/sq.ft.
Omit ceiling insulation for blow-in insulation by others *Alpines & std. Mountaineers	-\$ 2.50	p/sq.ft.

DORMERS

6' wide A-Frame Dormer (windows not incl.) - 26' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 9,550	each
8' wide A-Frame Dormer (windows not incl.) - 28'-30' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 11,100	each
8' long Shed Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 10,400	each
Lengthen shed dormer 1'	\$ 600	p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 1,750	p/dormer
Spray foam upgrade - 6' A-frame dormer (optional upgrade to all foam for dormer in insulated roof)	\$ 1,450	each
Spray foam upgrade - 8' A-frame dormer (optional upgrade to all foam for dormer in insulated roof)	\$ 1,800	each
Shed dormer insulation - ceiling spray foam, walls fiberglass (dormer in insulated roof)	\$ 800	p/Ln.ft.
Shed dormer all spray foam insulation (dormer in insulated roof)	\$ 850	p/Ln.ft.

PORCH

Porch Stoop - 4x6 A-frame	\$ 6,600	
Porch Stoop - 4x6 Lean-to	\$ 5,350	
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately)	\$ 50	p/Ln.ft.
Screen Door - for screened porches	\$ 600	
Metal Railing upgrade (uses square posts)	\$ 50	p/Ln.ft.
Additional porches, decks, enlarged porch sizes, etc. are available	see sales assoc.	

INTERIOR

Stained Trim & Interior Doors - small homes, 1st story (up to 44' building length)	\$ 10,150	
Stained Trim & Interior Doors - large homes, 1st story (over 44' building length)	\$ 12,150	
Stained Trim: Loft add-on (Mountaineer Deluxe & Chalet homes)	\$ 2,050	
Chair Rail upgrade (vertical knotty pine to chair rail / horizontal knotty pine above)	\$ -	p/Ln.ft.
Stone Accent Wall upgrade	\$ 300	p/Ln.ft.
Enlarge Interior Door to 36" wide	\$ 50	each
Pocket Door upgrade (up to 32" wide)	\$ 200	each
36" Pocket Door upgrade (from swinging door)	\$ 200	each
Barn Door upgrade (from swinging door)	\$ 200	each
Loft extension - Mtnr.Deluxe & Chalet (adds to finished area of 2nd story - 8' incl. standard)	\$ 450	p/Ln.ft.
Knee Wall Door - for access behind loft knee walls	\$ 400	

BATHROOM

Fiberglass tubs/showers (already included where shown on plan) - shower door is additional (see below)		
Tub & Shower - 60"x32"	\$ 2,050	
Jetted Tub & Shower - 60"x32"	\$ 4,600	
Jetted Alcove Tub - 60"x36" (no shower) *includes light	\$ 5,000	
Shower Stall: 32"-48" x36"	\$ 1,950	
Shower Stall: 60"x36"	\$ 2,100	
Neo-angle Shower Stall - 38"x38" with glass surround	\$ 4,950	
Shower Doors - for fiberglass tubs/showers (obscure glass)		
36" shower door (swinging door)	\$ 1,100	
48" shower door (swinging door)	\$ 2,000	
60" shower door (dual sliding doors)	\$ 2,000	
60" tub & shower door (dual sliding doors)	\$ 1,800	

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BATHROOM (continued)

Laminate Showers (upgrades: compare to fiberglass price) - <i>incl. barn-door style clear shower door, light</i>	
36"-48" x36" Laminate Shower	\$ 5,400
60"x36" Laminate Shower	\$ 6,350
72"x36" Laminate Shower	\$ 6,950
Neo-angle Laminate Shower - 38"x38"	\$ 6,750
Flip-down Shower Seat - laminate showers	\$ 800
Niche - laminate showers (<i>recessed 2-shelf cubby - in addition to std. corner shelves</i>)	\$ 350
Tile Shower - <i>incl. clear frameless glass door & ceiling light *see color selections in "Tile Flooring & Backsplash" sect.</i>	see sales assoc.
Tiled Niche - tile showers (<i>recessed cubby - in addition to std. corner shelves</i>)	\$ 700
Hand Shower - <i>in place of shower head at standard height</i>	\$ 450
Hand Shower + Rain Head - <i>hand shower on adj. height slide bar + diverter to wall/ceiling rain head</i>	\$ 900
Freestanding Tub - 67"x34" *includes light	\$ 4,600
Comfort Height Toilet upgrade	\$ 50
Full-width Mirror - <i>in place of standard medicine cabinet(s)</i>	\$ 0
Linen Tower - 20" - 7' high x 21" deep cabinet w/ (2) doors	\$ 1,600
Linen Tower - 30" - 7' high x 21" deep cabinet w/ (4) doors	\$ 2,150
Level 2 Vanity Cabinetry upgrade (Barnwood Maple, Black Distressed, Arctic White, Bluestone)	\$ 450 or less
Solid Surface or Quartz Vanity Top upgrades	
30" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 900
36" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,050
48" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,200
60" Vanity Top upgrade - <i>solid surface or quartz</i>	\$ 1,400

LAUNDRY & PLUMBING

Laundry Package (<i>plumbing, dryer vent box & recepts.</i>) *already incl. if washer/dryer are shown on plan	\$ 1,050
Laundry Tub - wall mounted	\$ 800
Laundry Cabinetry/Sink	see sales assoc.
Rough Plumbing for future 2nd story Full Bath - <i>Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 700
Rough Plumbing for future 2nd story Half Bath - <i>Mountaineer, Mtnr. Deluxe, Chalet</i>	\$ 550

KITCHEN

4'-6" Island w/ bar on one side (2 drawers, 1 pendant light, 2 rec.) *already incl. if shown on plan	\$ 4,600
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 7,800
Level 2 Kitchen Cabinetry upgrade (Barnwood Maple, Black Distressed, Arctic White, Bluestone)	\$ 2,450 approx.
Enhanced Kitchen feature package	\$ 4,300
20' pantry, appliance garage, sink tip-out trays, under-cabinet lighting	
Elite Kitchen feature package	\$ 7,550
all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	
Enhanced Island feature package	\$ 1,400
trash can pull-out (dbl. trash cans), (4) pull-out shelves	
Elite Island feature package	\$ 2,050
all Enhanced features plus: paneled island back, decorative counter top braces	
Pantry Cabinet - 20" (7' high x 26" deep cabinet w/ 2 doors and 4 pull-out shelves)	\$ 2,600
Pantry Cabinet - 30" (7' high x 26" deep cabinet w/ 4 doors and 4 pull-out shelves)	\$ 3,150
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 1,400
Full-height Wall Cabinets upgrade (available ONLY on homes w/ flat ceilings)	\$ 2,350 approx.
Trash Can Pull-out (dbl. trash cans)	\$ 450
Open Shelving - 2 levels of open kitchen shelving	\$ 300 p/Ln.ft.
Range Hood - <i>in place of microwave</i>	-\$350
Chimney Range Hood - <i>in place of microwave & over-range cabinet</i>	-\$450
Microwave Drawer - to be installed in base cabinet	\$ 2,150
Solid Surface (Corian) counter top upgrade	\$ 100 p/sq.ft.
Quartz (Cambria) counter top upgrade	\$ 150 p/sq.ft.
Maple Butcher Block island top upgrade	\$ 100 p/sq.ft.
Walnut Butcher Block island top upgrade	\$ 150 p/sq.ft.
Single-bowl Kitchen Sink - large (<i>instead of standard double-bowl</i>)	\$ 0
Apron-front Kitchen Sinkupgrade *solid surface or quartz counters ONLY	\$ 700
Garbage Disposal - 3/4 hp.	\$ 900
Under-cabinet lighting *included w/ feature packages	\$ 1,050

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	BACKSPLASH PER FOOT	FLOORING PER SQ FT
TILE FLOORING & BACKSPLASH		
American Estates - Saddle (6x36 planks)	\$ 150	\$ -
Cavatina - Encore (12x24)	\$ 100	\$ -
Classentino Marble - Palazzo White (12x24)	\$ 150	\$ 50
Concrete Masonry - Greige (15x30)	\$ 150	\$ -
Dreamscape Hex - Carrara (2")	\$ 200	\$ 100
Dreamscape Hex - Nero (2")	\$ 200	\$ 100
Heritage - Walnut Mosaics (2x2)	\$ 150	\$ 50
Heritage - Walnut (16x16)	\$ 150	\$ 50
Marble Attache - Nero (12x24)	\$ 150	\$ 50
Subway Glossy - White (3x6)	\$ 100	\$ 50
Urban District - Garden (2x8 backsplash, 4x8 floor)	\$ 150	\$ 50
Urban District - Midtown (2x8 backsplash, 4x8 floor)	\$ 150	\$ 50
Zen Flat - Bora Wilderness (pebbles)	\$ 150	\$ 50
Zen Flat - Tahitian Black (pebbles)	\$ 150	\$ 50
*Choose from the above options for shower tile - Tile showers are priced per project		
ELECTRICAL		
Whole Home Energy Monitor for panel *included w/ smart packages	\$ 800	
Discount for elimination of ceiling fan fixture		-\$250
Discount for elimination of light fixture		-\$50
Additional Receptacle in room (if more receptacles are desired than the standard room amount)	\$ 50	
Receptacle on dedicated circuit	\$ 300	
Floor Receptacle	\$ 250	
Phone jack	\$ 100	
TV jack	\$ 100	
TV jack & Quad Receptacle 5' above floor for wall-mounted TV	\$ 200	
Doorbell w/ chimes (front door)	\$ 250	
Additional doorbell button for secondary door	\$ 50	
Smart Doorbell w/ chimes (front door) *incl. w/ some smart packages	\$ 600	
Additional Smart Doorbell for secondary door	\$ 400	
Additional Porch Light (wall-mounted or hanging)	\$ 450	
Porch Ceiling Light (recessed-style LED)	\$ 200	
Prow Lighting (6 recessed-style LED lights in prow roof)	\$ 1,150	
Exterior Ceiling Fan (no light)	\$ 550	
Exterior Ceiling Fan with light	\$ 800	
Floodlight (2-bulb w/ motion sensor)	\$ 250	
Smart Floodlight + Camera	\$ 600	
Additional exterior receptacle (pkgs. include recepts. on front & back of house & at each side door)	\$ 250	
SMART HOME PACKAGES		
Smart Essentials (energy monitor in elect. panel, switches for great rm & exterior lighting, front deadbolt)	\$ 1,350	
Smart Plus (energy monitor, appliance breakers, great rm/ext. lighting, smoke alarms, deadbolt & doorbell)	\$ 4,050	
Smart Full Suite (energy monitor, breakers, switches & fan controls, smoke alarms, deadbolt & doorbell)	\$ 7,300	
HEATING & COOLING		
Chimney for wood stove - 6" through-roof flue (height varies with roof type)		see sales assoc.
Wood Stove Prep - on straight wall (stone wall finish & tile floor)	\$ 2,400	
Corner Wood Stove Prep (stone wall finish & tile floor)	\$ 3,700	
Linear Electric Fireplace in pine wall (visual flames, auxiliary electric heat)	\$ 1,600	
Linear Electric Fireplace w/ stone wall facing (visual flames, auxiliary electric heat)	\$ 3,700	
Prep for Gable Fireplace - Mtnr. Deluxe & Chalet (omit center 2 Vista Glass, create wall opening)		-\$3,850
Electric baseboard heat *see special rates for select styles below	\$ 3.50	p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe / Chalet / Alpine	\$ 3.50	p/sq.ft.
Smart Heat upgrade (1 smart thermostat in great rm, smart heat breakers) *requires whole home energy monitor	\$ 1,300	
Smart Thermostat upgrade for baseboard heat *1 already included w/ smart heat package	\$ 100	
Under-tile Floor Heat - electric		see sales assoc.
Chase openings in floor & ceiling (for future HVAC system) + cost of surrounding walls	\$ 250	
Return Air Duct in interior wall (for future HVAC system)	\$ 100	each

Package Explanations

Main Shell

- Floor constructed of 2x10 joists spaced 16" o/c with 3/4" OSB tongue & groove sub-floor
- Walls constructed of 2x6 studs spaced 16" o/c with 7/16" OSB wall sheathing and Tyvek® house wrap
- Roof constructed of engineered trusses spaced 24" o/c
- Roof decked with 5/8" OSB sheathing
- Porch floor consists of TimberTech® composite decking
- Log siding on exterior is White Pine 2x8 tongue & groove with Haley Paint® Wilderness Ultra Log Stain™ sealer
- GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves
- ProVia® insulated vinyl windows – double-hung/tilt with max efficiency triple-pane Low-E/Argon glass
- ProVia® insulated fiberglass entry doors with 9-lite double-pane glass and Schlage® lever latches & dead bolts

Insulation

- Walls insulated with R23 fiberglass insulation
- Ceiling insulation in sloping ranch ceilings shall be blown in on-site
- Flat ceiling in Alpine & Mountaineer homes factory-insulated with R49 fiberglass insulation
- Vaulted ceilings in Mountaineer Deluxe & Chalet homes factory-insulated with R52 closed-cell foam +fiberglass
- Vaulted ceilings in Alpine homes factory-insulated with R48 closed-cell spray foam

** Floor insulation is *NOT INCLUDED*. Customer shall provide & install floor or foundation wall insulation.

Interior

- White Oak engineered hardwood floors with durable clear finish
- Walls & ceilings finished in $\frac{3}{4}$ " tongue & groove knotty-pine boards with 2-coat clear finish
- Knotty-pine solid wood interior doors (v-groove arch top) with Schlage® lever latches
- Wood closet shelving – adjustable height

Kitchen

- Solid wood cabinetry with full-extension, soft-close doors & drawers (lazy susan in angled-corner base cabinet)
- Island with breakfast bar where shown on floor plan
- Wilsonart® laminate counter tops with color & edge profiles choices
- Under-mount kitchen sink and Moen® faucet with pull-down sprayer
- Over-range microwave, vented to exterior
- Range electrical consists of (1) 240v & (1) 120v receptacle – to power an elect. range or controls on a gas model
- Water supply for fridge and dedicated fridge receptacle

Bathrooms

- All plumbing fixtures are installed as dictated by floor plan
- Tubs and showers are 1-piece fiberglass units with Moen® faucets & shower heads
- Solid wood vanity cabinetry with cultured marble 1-piece top/sink and Moen® faucets
- Exhaust fan/light combination in ceiling, light over sink, and 20-amp GFCI receptacle(s)
- Medicine cabinets with mirrors at sink bowls
- Moen® amenities such as: toilet paper holder, hand towel ring, towel bar and robe hook

Electrical

- 200-amp Leviton® panel box with breakers & surge protector installed (in basement, or on main level w/ 2-conduits thru floor)
- Ceiling fans with lights in living room and bedrooms (includes designated fan switch w/ speed control)
- LED lighting: indoor lights per layout (on dimmers), exterior light(s) included on porch and at each additional exterior door
- Exterior receptacle on front and back of each home and at each secondary door
- Tamper-resistant receptacles spaced around rooms (12' or less spacing)
- Smoke/CO alarm in hallway & loft area and a smoke alarm in each bedroom – all hard-wired together