



www.Swan Custom Builders.com

Custom Build Feature Selections & Quotation

Homeowner:		# of Stories		1 story		2 stories		Date:			
Address:		Commission to buyer's Realtor?		Yes		No		Base Price:			
Lot :	Block:	Section:	Construction loan in Buyer's name?		Yes		No		Upgrades and change order:		
Subdivision:			Bank financing or cash?			Loan		Cash		Total contract price:	
Total Area:			No. of car garage			two		three		four	
Living Area:			3,000 to 3,750 SF			3,750 - 4,500 SF			4,500 to 5,250 SF		
						over 5,250 SF			Lender:		

Please CHECK the following selections for preliminary quotation: * Subject to final quotation when construction plan is ready

DESCRIPTION	Standard Features (included in Base Price)			Upgrade Features (additional charge)			
Non-Construction Costs:							
Lot Cost		Not included in Base Price		Own or buying a lot		Will buy a Swan Isle lot from Swan Custom Builders	
Architect / engineering plans		Not included in Base Price		Already have plans		Will engage Builder's architect to design construction plans	
Demolition, fill, tree removal, soil tests		Not included in Base Price		Fill	Tree removal	Demolition	Soil tests
Loan fee, interest, property taxes, HOA, insurance		Not included in Base Price		HOA	Insurance	Property taxes	Loan fees and interest
Construction Costs:							
Base Price - living area construction costs		\$ /SF					
Base Price - covered area beyond living area		20% of living area		More than 20% of living area			
- (garages, porch, balconies, veranda)							
Foundation		Post Tension Slab on grade		Pier & Beam			Others
Roof		Composition Shingle		Tile	Metal	Others	
Exterior wall finish material		Brick	Stucco		Stone	Others	
Exterior wall - decorative trims, molding, stones		1 layer of foam stucco trim		Columns	Cast stone	Corbel blocks	Others
Floor Covering:							
- Foyer		Tile floor - Ceramic/Porcelain or slate		Marble	Granite	Travertine	Add inlays
- Living Room		Solid hardwood, Travertine, or carpet		Marble	Granite	Custom Inlays	Others
- Dining Room		Ceramic or slate Tile, carpet		Marble	Travertine	Hardwood	Others
- Study		Custom Berber carpet		Tile	Travertine	Hardwood	Others
- Kitchen, breakfast, pantry		Ceramic/Porcelain or slate Tile		Tile	Travertine	Limestone	Others
- Family room		Berber carpet		Tile	Travertine	Hardwood	Others
- Game room		Berber carpet		Tile	Travertine	Hardwood	Others
- Den, hallway		Berber carpet		Tile	Travertine	Hardwood	Others
- Master bedroom		Berber carpet		Tile	Travertine	Hardwood	Others
- Master bedroom closets		Berber carpet		Tile	Travertine	Hardwood	Others
- 2nd bedroom		Berber carpet		Tile	Travertine	Hardwood	Others
- 2nd bedroom closet		Berber carpet		Tile	Travertine	Hardwood	Others
- 3rd bedroom flooring		Berber carpet		Tile	Travertine	Hardwood	Others
- 3rd bedroom closet		Berber carpet		Tile	Travertine	Hardwood	Others
- 4th bedroom flooring		Berber carpet		Tile	Travertine	Hardwood	Others
- 4th bedroom closet		Berber carpet		Tile	Travertine	Hardwood	Others
- 5th bedroom flooring		Berber carpet		Tile	Travertine	Hardwood	Others
- 5th bedroom closet		Berber carpet		Tile	Travertine	Hardwood	Others
- 6th bedroom flooring		Berber carpet		Tile	Travertine	Hardwood	Others

Homeowner's Initials: _____

- 6th bedroom closet		Berber carpet		Tile		Travertine		Hardwood		Others
- stairwell - main stairwell		Hardwood		Marble		Travertine		Others		Others
- stairwell - second stairwell		Berber carpet		Tile		Travertine		Hardwood		Others
- utility room		Ceramic		Slate tile		Marble		Travertine		Limestone
- porch & veranda		Plain concrete		Ceramic		Slate		Patterned concrete		Others
- balconies / terraces		Ceramic or slate Tile				Travertine		Limestone		
- Master bath		Marble		Slate/Travertine				Granite		
- Powder room		Ceramic		Slate tile		Marble		Travertine		Granite
- 2nd bathroom		Ceramic		Porcelain tile		Marble		Travertine		Granite
- 3rd bathroom		Ceramic		Porcelain tile		Marble		Travertine		Granite
- 4th bathroom		Ceramic		Porcelain tile		Marble		Travertine		Granite
- 5th bathroom		Ceramic		Porcelain tile		Marble		Travertine		Granite
- Other floor areas										
- Other areas besides floor								Power room walls		Custom Mosaics
Fireplace		One main gas log fireplace w/ tile		2nd FP		3rd FP		Wood Mantel		Cast stone
Fireplace surround		Slate Tile		Marble tile		Granite		Travertine		
Countertops:										
- kitchen		Natural Granite slab - bullnose finish								
- Master bath		granite or marble slab - straight edge				Bullnose		Waterfall edge		Granite slab - select edge finish
- 2nd bathroom		Cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
- 3rd bathroom		Cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
- 4th bathroom		Cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
- 5th bathroom		Cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
- utility room		Cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
- wet bar		Ceramic tile or cultured marble		Straight		Bullnose		Waterfall edge		Granite slab - select edge finish
Cabinets:										
- kitchen		42" Maple cabinets		Cherry				Premium Alder		Others
- Master bath		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- Master Closet		Standard built-in shelves w/hangers						Custom Shelving		Custom Cabinetry/millwork
- 2nd bathroom		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- 3rd bathroom		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- 4th bathroom		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- 5th bathroom		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- utility room		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- wet bar		Paint grade cabinets		Oak		Maple		Premium Alder		Cherry
- Study		Not included in Base Price		Oak		Maple		Premium Alder		Cherry
- Game room		Not included in Base Price		Oak		Maple		Premium Alder		Cherry
- Family room		Not included in Base Price		Oak		Maple		Premium Alder		Cherry
Extra bathrooms		Up to one full bath per 1,100 SF						In excess of 1 bath / 1,100 SF		
Hardwares		\$0.75/SF (living area) allowance						Over the allowance		
Appliances - excluding refrigerator		Stainless steel - GE pro. or equivalent		Viking		Monogram		KitchenAid		
Refrigerator		Not included in Base Price				KitchenAid		Build-in Sub-Zero or equivalent		
Lighting Fixtures		\$1.25/SF (living area) allowance						Over the allowance		
Plumbing Fixtures		\$0.75/SF (living area) allowance						Over the allowance		
Whirlpool Tubs		5' Jacuzzi tub in Master Bath		2nd		6' Jacuzzi		Other tubs		
Security, sound and communication system		Hi-tech system pre-wired (\$2500 Allow.)		speakers		cameras		Home Theater		Others

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Balcony exterior railing		Wrought iron rails			Cast stone	Custom Iron Rails		Others
Ceiling height		10' first floor, 12' living, 9' second floor				2-Story High Ceilings		
Ceiling treatment		1 room ceiling treatment areas		Vaulted	Barrel	Dome Ceiling		Plasters
Crown molding - single		secondary bedrooms, study, den		Baths	closets	utility room		Others
Crown molding - double		living, dining, family, master, foyer		Study	Den	Bedroom 2		All secondary bedrooms
Front door		Single solid 8' mahogany door (\$1000)			Double doors	Decorative iron door		Others
Stairwell - up to 4,500 SF living area		One stairwell along wall, iron spindles			decorative iron	Free standing stairwell		Others
Stairwell - over 4,500 SF living area		Add a secondary enclosed stairwell			open stairwell	Decorative iron rail		Decorative Iron Spindles
Exterior of house:								
Landscaping, irrigation system, sod, trees		\$1.50/SF (living area) allowance						
Fence (wrought iron or cedar) & gate		\$0.50/SF (living area) allowance						
Driveway, sidewalk, pavers (flatwork)		2,500 SF concrete, one street approach		>2,500 SF	> 1 st. approach	Pattern concrete		Others
Gazebo, decking, boat dock		Not included in Base Price		Gazebo	Boat dock	Extra decking		Others
Summer kitchen or Fireplace outside house		Not included in Base Price				summer kitchen		Outdoor fireplace
Other special features:				elevator	Wine room			Others
				2nd master	2nd kitchen	butt-glass windows		Others

Refer to our standard feature sheet for all other items not listed above

Notes:	Total Estimated Cost:

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