

Lakeside Homes	"EXHIBIT A"		
PG 1 of 4	OPTIONS WORK SHEET		
3/1/23	Client(s)		
	Street Address and/or Lot #, Community	Base House	**Price: \$ -
		Lot Cost	\$ -
	Site Work, Water, Sewer/Septic, Etc.	Allowance	\$ -

STRUCTURAL and EXTERIOR FEATURES

BASEMENT WALLS - 9 FOOT	<i>Standard Feature - \$4,500 Value</i>		incl.
FRONT STOOP; Metal Roof, Stone, Flagstone	<i>Standard Feature - \$9,000 Value</i>		incl.
OPTIONAL Walk Out Basement	<i>Includes Frost Footer, Slider Door, Paint, Cornice, exterior light, etc.</i>	\$6,000	\$ -
OPTIONAL Welled Exit	<i>Includes Concrete Walls, Concrete Steps to grade, Slider, Light, etc.</i>	\$6500-\$8500	\$ -
OPTIONAL BASEMENT WINDOWS:	<i>3050 (\$900), 3030 or 4020 (\$750), 2813 (\$400)</i>	Various	\$ -
OPTIONAL FINISHED BASEMENT	<i>\$45 per square foot. Flooring not included (Flooring Allowance)</i>	Various	\$ -
ADDITIONAL BATHROOM (OPTIONAL)	<i>Incl. Plumbing/fiberglass tub or shower, plumbing fixtures, accessories, etc.</i>	\$6,500	\$ -
OPTIONAL 4040 Egress Window with ladder	<i>Opt. for fully buried basements for legal BR</i>	\$3,000	\$ -
OPTIONAL FIREPLACE	<i>See brochure www.lakeside-homes.com</i>	\$4,000	\$ -
OPTIONAL STONE (incl. distressed wood mantel)	<i>Choices - see brochure www.lakeside-homes.com</i>	\$3,000	\$ -
OPTIONAL Front Porch	<i>Incl. stone front water table, flagstone surface</i>	\$24,000	\$ -
OPTIONAL Wrap Around Front Porch	<i>Incl. stone front water table, flagstone surface</i>	\$38,000	\$ -
OPTIONAL Rear Deck (16 X 12 - no steps)	<i>Risers/Steps additional</i>	\$14,000	\$ -
OPTIONAL Screened Porch (16 X 12 - no steps)	<i>Risers/Steps additional</i>	\$28,000	\$ -
OPTIONAL Sun Room (16 X 10)	<i>16 X 10 - Incl. raised bar, 6 windows, sliding glass door</i>	\$26,000	\$ -
OPTIONAL Box Bay Window	<i>+/- 10 X 2 - Incl. Metal roof and triple window</i>	\$4,000	\$ -
OPTIONAL Study-Glass Doors/Transom	<i>5068 w glass transom above</i>	\$1,800	\$ -
OPTIONAL Coffered Ceiling--Family Room	<i>Incl. framing, trimmed coffers, paint crown in all squares and around perimeter</i>	\$6,000	\$ -
OPTIONAL Book Cases--Family Room	<i>Custom made, both sides of fireplace, installed with adjustable shelves, painted</i>	\$4,000	\$ -
OPTIONAL Cubbies - Lower Level Mud Room	<i>Custom made with hooks, installed, painted, etc.</i>	\$375 per foot	\$ -
OPTIONAL Basement Bar	<i>Incl. Plumbing/Electrical (Cabinets, Counters, Sink, Fixtures are Allowances)</i>	\$1,500	\$ -
OPTIONAL Garage Extension	<i>+/- 6' wide X +/- 14 - 16 feet deep (see plans)</i>	\$11,000	\$ -
OPTIONAL 3rd Car Garage	<i>Dimensions vary with plans - See Plans</i>	\$24,000	\$ -
OPTIONAL SIDE LOAD GARAGE	<i>Addl. Asphalt, Lead Walk, Windows, landscaping, etc.</i>	\$13,000	\$ -
OPTIONAL Main Level WINDOWS:	<i>2020 fixed (\$500), 3030, 4040 fixed (\$600) 3050, 3060 single hung (\$800)</i>	Various	\$ -
OPTIONAL Flagstone--Lead Walk to Driveway	<i>\$30 per square foot</i>	Various	\$ -
OPTIONAL Garage Door Openers	<i>\$600 each installed</i>	TBD	\$ -
OPTIONAL Shutters -- Per Pair	<i>\$250 per pair (Color TBD)</i>	TBD	\$ -
ARCHITECTURAL FEES	<i>For Non-Standard Options/Changes</i>	\$250 per hour	\$ -

EXTERIOR Color Selections

Shingle Color	<i>Black or Weathered Wood</i>		incl.
Metal Roof (porches, Gables, etc. per plans)	<i>Medium Brnz, Dark Brnz, Black, Bordeaux, Hartford Green,</i>		incl.
Front Door Color (and shutter color if applicable)	<i>TBD</i>		incl.
Deck Board Color	<i>See Samples</i>		incl.
Exterior Soffits/Vinyl/Garage Color	<i>White or Off White</i>		incl.
VINYL HORIZONTAL SIDING	<i>See Samples</i>		incl.
VINYL SHAKE and/or Batton	<i>See Samples</i>		incl.

** Pricing subject to change without notice. Price ranges vary depending on model.	Total Page 1 only. See page 4 for TOTAL	\$ -
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Lakeside Homes

PG 2

**Price:

INTERIOR TRIM		Colonial Luxury Trim Package Detail		incl.
Interior Doors	2 Panel Hollow with Arch - Smooth			incl.
Baseboards	5 1/4" Colonial Throughout			incl.
Door, Window and Cased Openings	3 1/2" Adams Casing Throughout			incl.
Crown Molding	3 piece in Dining Room, Foyer, Foyer Hall, Upper Foyer (if applicable). 1 piece in Study, Family Room, Kitchen, Breakfast, Master, Master Sitting (if applicable), Living Room (Auburn). All Colonial Crown			incl.
Chair Rail / Wainscoting (Shaddow Box)	Dining Room or Conservatory (Study for Wesley II, Wilmington and Wilmington II), Lower Foyer, Up right side of Front Stairs (if applicable). Wesley II, Wilmington and Wilmington II also get Family Room and Sun Room (if applicable).			incl.
	CRAFTSMAN LUXURY TRIM PACKAGE DETAIL			incl.
Interior Doors	Masonite 3 Panel Craftsman "Winslow"			incl.
Baseboards	1 X 6" throughout			incl.
Door, Window and Cased Openings	1 X 4" door and window side leg casing with 5/4 X 6" top piece, 3/4" overhang. 8" tall 5/4 X 4" plinth at bottom of door and cased opening legs.			incl.
Crown Molding	3 piece in Dining Room, Foyer, Foyer Hall, Upper Foyer (if applicable). 1 piece in Study, Family Room, Kitchen, Breakfast, Master, Master Sitting (if applicable), Living Room (Auburn). Craftsman crown is "cove" in lieu of colonial.			incl.
Wainscoting (Board and Batten)	Dining Room or Conservatory (Study for Wesley II, Wilmington and Wilmington II), Lower Foyer, Up right side of Front Stairs (if applicable). Wesley II, Wilmington and Wilmington II also get Family Room and Sun Room (if applicable). 1 X 4" top piece at 41" with 7/8" cap piece. 1 X 4" verticals as applicable.			incl.
Railings, pickets, posts	Square Newell w square painted WHITE pickets	OR: 1/2" metal black pickets		incl.
Main Level Stairs	Oak Box w carpet runner custom bound	Custom Bound Carpet Runer		incl.
Basement Stairs	Pine Box Carpet Grade	Carpet in Flooring Allowance		incl.
HINGES, HARDWARE, KNOBS	Brushed Nickle, ORB, Black	Levers are additional \$1,200	\$	-
PLUMBING				
Plumbing Fixture Color	Chrome std. Upgrade to ORB, BLK, BN	See plumbing fixtures brochure www.lakeside-homes.com	\$	-
BATHROOM ACCESSORIES	Brushed Nickel std.	See plumbing fixtures brochure www.lakeside-homes.com	\$	-
Opt. GLASS SLIDER DOORS	For TUB or SHOWER	\$750 each.	\$	-
Toilets	Pro-Flo Standard	Kohler Memoirs Stately \$400 (toilet) \$500 (sink)	\$	-
Faucets	Moen Brantford Stadar - Upgrade to Genta	See plumbing fixtures brochure www.lakeside-homes.com	\$	-
Hot Water Heater	50 Gallon Standard	Upgrade to 75 Gallon \$950	\$	-
ELECTRICAL and APPLIANCES				
Light Fixtures Packages	Brushed Nickel Std.	See light fixtures brochure www.lakeside-homes.com	\$	-
ELECTRICAL ADDITIONS	See Sales Manager for Menu	TBD prior to post framing walk through	\$	-
APPLIANCES	Upgraded Samsung Package - See Sales Mgr.	Incl. Counter Depth Fridge - Stainless or Black Stainless	\$	11,000
MULTIMEDIA/SECURITY	TBD prior to post framing walk through	See Security A/V brochure www.lakeside-homes.com	\$	-
SHELVING	MDF incl. in Master BR and Pantry	Upgrade to all MDF \$1900	\$	-
ACCESSORIES (towell bars, etc.)	Door knobs (levers \$1,100), towel bars, etc.	See plumbing fixture brochure www.lakeside-homes.com	\$	-
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Lakeside Homes

PG 3

FLOORING AND TILE **	<u>TYPE</u>	<u>LEVEL</u>	<u>SELECTION</u>
Foyer, Foyer Hall, (and back hall - Auburn)			Selection TBD
Powder Room			Selection TBD
Mudroom (if applicable)			Selection TBD
Dining Room (if applicable)			Selection TBD
Family Room			Selection TBD
Kitchen and Breakfast			Selection TBD
Study (or Custom Living Area)			Selection TBD
Living Room (Auburn Only)			Selection TBD
OPTIONAL Sun Room			Selection TBD
Second Floor Laundry Room			Selection TBD
Master Bedroom			Selection TBD
Bedroom 2			Selection TBD
Bedroom 3			Selection TBD
Bedroom 4			Selection TBD
Bedroom 5 (Auburn Only)			Selection TBD
Second Floor Upper Hall (if applicable)			Selection TBD
Main Stair Runner			Selection TBD
Master Bathroom flooring			Selection TBD
Master Bath tile walls			Selection TBD
Listello			Selection TBD
Bath # 2 floor			Selection TBD
Bath #2 tile walls			Selection TBD
Bath #2 Listello			Selection TBD
Opt. Bath # 3 floor (Auburn std.)			Selection TBD
Opt. Bath #3 tile walls (Auburn std.)			Selection TBD
Opt. Bath #3 Listello			Selection TBD
Rear Stair Carpet (Auburn only)			Selection TBD
OPTIONAL Basement Rec Room/Stairs			Selection TBD
OPTIONAL Extended Rec/Media/Excercise Rm			Selection TBD
OPTIONAL Basment Under Sun Room			Selection TBD
OPTIONAL Theatre Room			Selection TBD
OPTIONAL Basement Bedroom			Selection TBD
OPTIONAL Basement Bathroom floor			Selection TBD
OPTIONAL Basement Bath tile walls			Selection TBD
OPTIONAL DRY BAR floor			Selection TBD
OPTIONAL REC ROOM DOOR AREA (+/- 3 X 6)			Selection TBD
OPTIONAL BACKSPLASH - Kitchen - Tile			Selection TBD
** Not included in Base Price of House	<i>Suggested Allowance \$40,000 - \$60,000 Depending on House Type, Desired Level,</i>		\$ -
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Lakeside Homes

Page 4

CABINET AND COUNTER TOP SELECTIONS **

<u>CABINETS:</u> Not included in Base Price of House **	Suggested Allowance ranges from \$35,000 to \$60,000 depending on model, amount of cabinets, etc. Bar? Butler's Pantry? Extra bathrooms?		
	Enter Cabinet Allowance Here		\$ -
<u>COUNTER TOPS:</u> Not included in Base Price of House **	Suggested Allowance range from \$10,000 (Group A or B Granite), \$15,000 (Group C or D Granite, Quartz, Marble, Quartzite), \$20,000 - \$30,000 Group D or E (exotic) Granite, Quartz, Marble, Quartzite etc.		
	Enter Counter Top Allowance Here		\$ -
Total Cost Page 1	\$ -	TOTAL for page 4 only.	\$ -
Total Cost Page 2	\$ 11,000		
Total Cost Page 3	\$ -		
Total Cost Page 4	\$ -		
Total Cost	\$ -		