UPGRADES

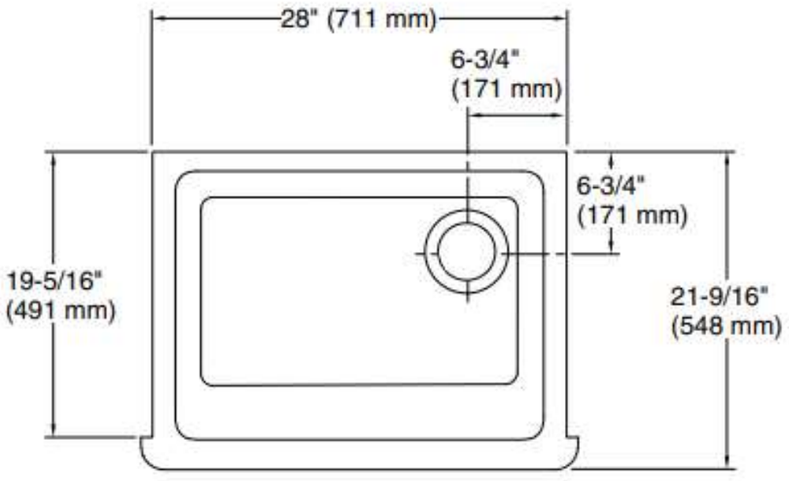
There may be some things you want to customize at a higher price point

This book includes items we see upgraded on the Farmhouse and Craftsman plans

16.3 PLUMBING- UPGRADE KITCHEN SINK OPTIONS

ENAMELED CAST IRON APRON FRONT-
Kohler Whitehaven, appx 9” deep,
White (K-6487)
UPGRADE- ADDED COSTS: $835.00

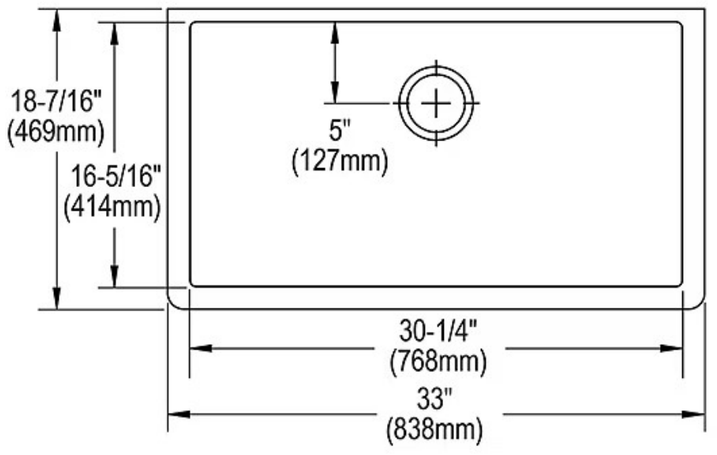




QUARTZ COMPOSITE UNDERMOUNT-
Elkay Luxe- appx, 9” deep (ELXRU13322)

UPGRADE- ADDED COSTS: $785.00





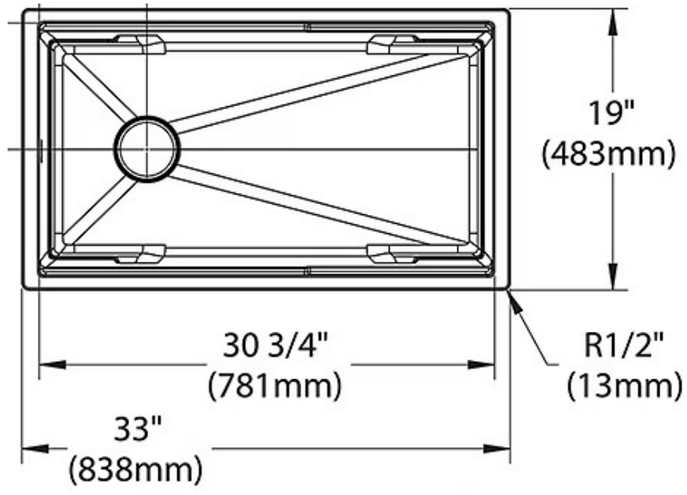


QUARTZ COMPOSITE UNDERMOUNT WORKSTATION -
Elkay Luxe, - appx 9” deep (ELXRU13322W)

UPGRADE- ADDED COSTS: $1,295.00







16.3 PLUMBING- ADD PANTRY SINK AND FAUCET- UPGRADE

MODERN
MOEN –CIA 5622



Available finishes:
SRS, BL, CH, BZG, BG

TRANSITIONAL
MOEN KURV 6126



Available finishes:
SRS, BL, CH, BZG

TRANSITIONAL
MOEN –ARBOR 5995



Available finishes: ORB,
SRS, BL, CH

TRANSITIONAL
MOEN –SLEEK 7664



Available finishes:
SRS, BL, CH, BG

MODERN
MOEN –GENTA 5882



Available finishes:
SRS, BL, CH, BZG

TRADITIONAL
MOEN SMYTH 5770



Available finishes:
SRS, BL, BZG

TRADITIONAL
MOEN –BRANTFORD 5985



Available finishes: ORB,
SRS, CH

TRADITIONAL
MOEN BELFIELD 6260



Available finishes:
ORB, SRS, BL, CH, BZG

PANTRY SINK-

SADIE- 18G stainless steel, appx. 9” deep
UPGRADE-: $1,600.00 (includes sink & choice of Faucet at left)



PLUMBING FINISH COLOR KEY:

(see style notes for available colors)

- **Chrome (CH)**
- **Spot Resist Stainless(SRS)**
- **Matte Black (BL)**
- **Oil Rubbed Bronze (ORB)**
- **Bronzed Gold (BZG)**
- **Brushed Gold (BG)**

16.3 PLUMBING- UPGRADE - WATER FILTRATION

	MODERN	TRANSITIONAL	TRADITIONAL
RO Faucet only	 Moen F7660 Finishes: CH, SRS, BL, BZG, BG ***UPGRADE-*** ADDED COSTS: $220 *RO system separate pricing	 Moen F7620 Finishes: CH, SRS, BL, BZG ***UPGRADE-*** ADDED COSTS: $220 *RO system separate pricing	 Moen F7600 Finishes: CH, SRS, BL, BZG, BG ***UPGRADE-*** ADDED COSTS: $200 *RO system separate pricing
RO Faucet and Hot water combination	 **MT1841-NL** Available all finishes ***UPGRADE-*** ADDED COSTS: $1,500 Includes faucet, hot tank & 20 amp Circ *RO system separate pricing	 **MT1801-NL** Available in Chrome, Brushed Nickel and black. ***UPGRADE-*** ADDED COSTS: $1,360 Includes faucet, hot tank & 20 amp Circ *RO system separate pricing	 **MT1851-NL** Available all finishes ***UPGRADE-*** ADDED COSTS: $1,500 Includes faucet, hot tank & 20 amp Circ *RO system separate pricing

PLUMBING FINISH COLOR KEY:

(see style notes for available colors)

- **Chrome (CH)**
- **Spot Resist Stainless(SRS)**
- **Matte Black (BL)**
- **Oil Rubbed Bronze (ORB)**
- **Bronzed Gold (BZG)**
- **Brushed Gold (BG)**

MOUNTAIN PLUMBING TO MOEN FINISH PAIRINGS

- Polished Chrome = Moen chrome
- Brushed Nickel= Spot resistant Stainless
- Matte black = Moen Matte Black
- Oil Rubbed Bronze= Moen Oil rubbed Bronze
- Champagne bronze = Moen Bronzed gold
- Satin Gold= Moen Brushed Gold

16.3 PLUMBING- UPGRADE – HOT WATER DISPENSER

Hot Water only

MODERN



MT1840-DIY-NL
Available all finishes

UPGRADE- ADDED COSTS:
$1,350.00 Includes faucet, hot tank and 20amp circ

TRANSITIONAL



MT1800-DIY-NL
Available in Chrome, Brushed Nickel and black.

UPGRADE- ADDED COSTS:
$1,450.00 Includes faucet, hot tank and 20amp circ

TRADITIONAL



MT1850-DIY-NL
Available all finishes

UPGRADE- ADDED COSTS:
$1,550.00 Includes faucet, hot tank and 20amp circ

PLUMBING FINISH COLOR KEY:

(see style notes for available colors)

- **Chrome (CH)**
- **Spot Resist Stainless(SRS)**
- **Matte Black (BL)**
- **Oil Rubbed Bronze (ORB)**
- **Bronzed Gold (BZG)**
- **Brushed Gold (BG)**

MOUNTAIN PLUMBING TO MOEN FINISH PAIRINGS

- Polished Chrome = Moen chrome
- Brushed stainless= Spot resistant Stainless
- Matte black = Moen Matte Black
- Oil Rubbed Bronze= Moen Oil rubbed Bronze
- Champagne bronze = Moen Bronzed gold
- Satin Gold= Moen Brushed Gold

16.3 PLUMBING- UPGRADE - REVERSE OSMOSIS FILTRATION

HOW IT WORKS:

- Reverse Osmosis (RO) is the finest filtration available. The RO process works by separating contaminants from water by forcing the water through a semi-permeable membrane. This membrane acts as a physical barrier to almost all molecules with a molecular weight greater than 0.0001
- After filtering out all contaminates and minerals; healthy minerals such as Calcium and magnesium are added back in with an alkaline mineral water system to create a balanced PH water product.

FILTERS OUT:

Filters out up to 98% of all unwanted Contaminants. Removes, Filters and Reduces impurities down to 0.0001 microns, such as:

- Micro plastics
- PFAS/ PFOS/ PFOA
- Forever chemicals
- Pharmaceuticals
- Pesticides & Herbicides
- Hex Chrome
- Fluoride
- Arsenic
- Heavy metals
- Endocrine disruptors
- Chlorine
- Nitrates
- Highly effective at removing volatile organic compounds (VOCs), MTBE, and PCBs from drinking water

MAINTENANCE:

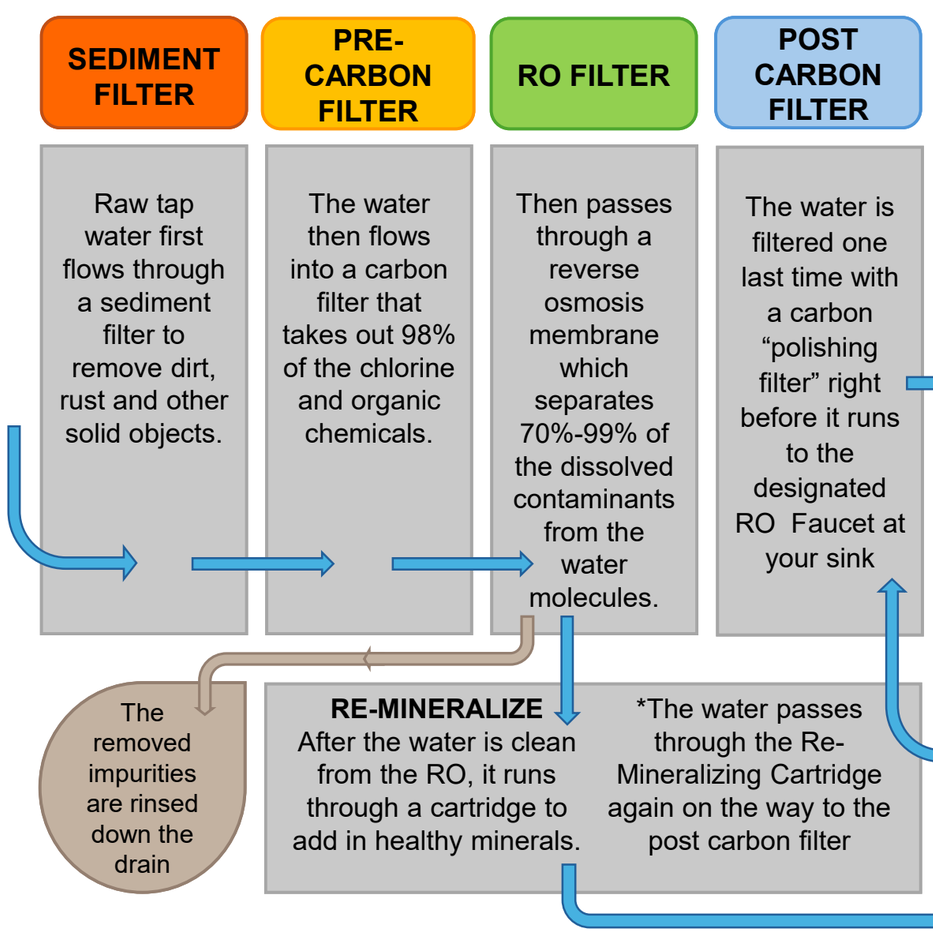
- Filter replacement every year
- AMC- (alkaline mineral cartridge) Remineralization cartridge replacement every 2-3 years
- Annual filter & equipment service costs appx $400-$450

PROS:

- Best way to remove microplastics
- Produces the cleanest water of all the water filtration options.
- Large storage tank for water-on-demand.
- Does not need a power source
- Improves coffee and tea flavors
- Remineralization cartridge Provides alkaline water with a balanced pH, adds natural ionic minerals including Calcium & magnesium
- Can be added to supply the refrigerator water source for cleaner ice and water.

CONS:

- Overall added costs
- (RO) membranes are designed to filter out contaminants at the molecular level.
- If on a well water system, advised to have Whole House Carbon filter to prevent fouling and clogging of your RO cartridge system.
- If the reservoir tank is depleted, the refill process is relatively slow, requires a storage tank and time to process (appx 1gallon per hour)
- Some water waste- RO process unit uses water to clean itself and wash away impurities. The dirty waste-water is flushed down the drain. Appx equivalent to an extra toilet flush per day.





UPGRADE-

ADDED COSTS:
$2,375- includes materials, installation, and first year of replacement filters
** Does not include RO faucet options- see other page for added cost info.

OPTIONAL BIDET SEAT –
UPGRADE- ADDED COSTS: $410.00







KOHLER PURE WASH E545 BIDET TOILET SEAT OPTION

- Hybrid heater provides continuously heated water for consistent comfort
- LED lighting illuminates the bowl to serve as a nightlight
- Heated seat with five temperature settings
- Front and rear wash modes provide warm water for cleansing
- Adjustable water temperature and water pressure
- Side-mounted control panel is accessible and easy to use
- Self-cleaning function uses UV light to automatically clean the wand surfaces
- Quiet-Close™ elongated lid and seat prevents slamming
- Quick-Release™ functionality allows seat to be removed easily from toilet for convenient cleaning
- Fits most elongated toilets



SHOWER PAN WITH TILE WALLS

FF03460

UPGRADE: Add $4,670.00

Includes pan insert, tile walls, one niche or set of corner shelves, one 36” grab bar, and clear glass by-pass sliding door



TUB BASIN WITH TILE WALLS

Exibit 6032 Maax 105512

UPGRADE: Add $3,465.00

Includes tub base, tile walls, one niche or set of corner shelves, one 36” grab bar, Curved shower rod





UPGRADE: PACKAGE ADDED COSTS: $1,500.00

WALL OVEN & MICROWAVE



Café Microwave Trim Kit CX153P2MSS
30 Inch Wide Trim Kit for Countertop Microwave



Cafe Microwave CCWK15C1WSS 22 Inch Wide 1.5 Cu. Ft. 1000 Watt with convection cooking



Café CTS70DP2NS1
30 Inch Wide 5 Cu. Ft. with convection

DISHWASHER



Café CDT828P2VS1
24 Inch Wide, 16 Setting Energy Star Rated Dishwasher with Third Rack, 42 DBA sound rating



COOKTOP OPTIONS



Cafe CGP70362NS1
36 Inch Wide 5 Burner **Gas** Cooktop with Sealed Burners



Cafe CEP90361TBB
36 Inch Wide 5 Burner **Electric** Cooktop with Power Boil on Two Tri-Ring Elements

HOOD INSERT





Zephyr AK9134BS
Monsoon Mini 150 - 300 CFM 35 Inch Wide **Range Hood Insert** with LumiLight LED Lighting

REFRIGERATOR OPTIONS



Café CGE29DP2TS1
36 Inch Wide 28.7 Cu.ft **Full Depths** French Door Refrigerator
Energy star rated Duel dispense auto fill pitcher



Cafe CVE28DP2NS1
36 Inch Wide 27.8 Cu. Ft. **Full Depth** French Door Refrigerator
Energy Star Rated with Convertible Drawer

37.0 APPLIANCES- BOSCH- UPGRADE

UPGRADE: PACKAGE ADDED COSTS: $2,630.00

WALL OVEN & MICROWAVE



Bosch HMC80152UC
800 Series 30 Inch Wide 1.6 Cu. Ft. Built-In Microwave Oven with SpeedChef Cooking Cycles



Bosch HBL8454UC
800 Series 30 Inch Wide 4.6 Cu. Ft. Single Wall Oven with Air Fry Capability

DISHWASHER



Bosch SHX65CM5N
500 Series 24 Inch Wide 16 Place Setting Energy Star Certified, Top Controls Dishwasher with InfoLight®



COOKTOP OPTIONS

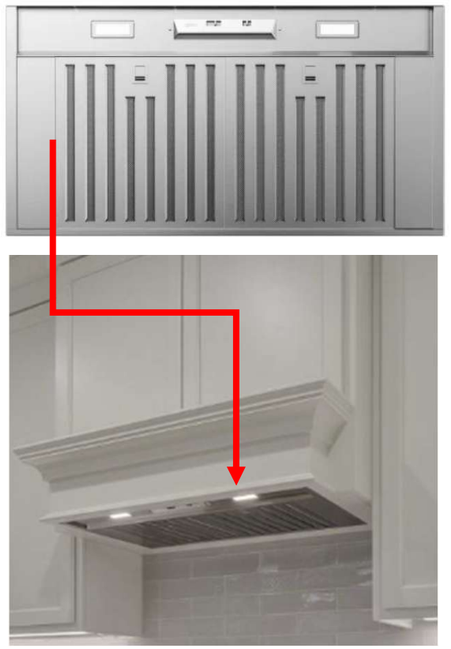


Bosch NGM5659UC
500 Series 36 Inch Wide 5 Burner Natural **Gas** Cooktop with OptiSim Burner



Bosch NET8669UC
37 Inch Wide 5 Burner **Electric** Cooktop with Bridge Element

HOOD INSERT



Zephyr AK9134BS
Monsoon Mini 150 - 300 CFM 35 Inch Wide **Range Hood Insert** with LumiLight LED Lighting

REFRIGERATOR OPTIONS



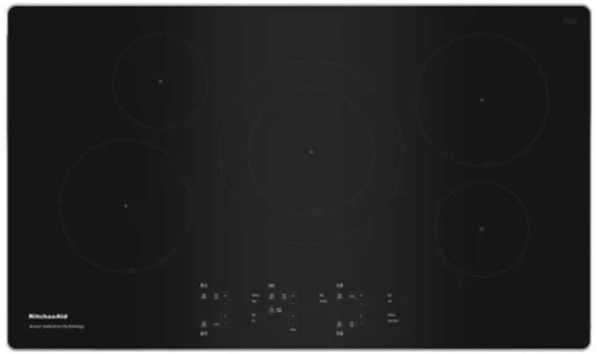
Bosch B36CT80SNS
800 Series 36” Wide 21 Cu. Ft. **Counter depth** Energy Star Rated, French Door Refrigerator with Home Connect, Interior ice and water



Bosch B36CD52SNS
500 Series 36“wide 21Cu. Ft. **Counter depth** Energy Star Rated, French Door, Bottom Mount Refrigerator

37.0 APPLIANCES- UPGRADES

KITCHENAID INDUCTION OPTION



KitchenAid KCIG556JSS
36 Inch Wide 5 Burner Induction Cooktop with Sensor Induction Technology

UPGRADE: ADDED COSTS: $550

BOSCH INDUCTION OPTION



Bosch NIT5660UC
500 Series 36 Inch Wide 5 Burner Induction Cooktop with SpeedBoost®

UPGRADE: ADDED COSTS: $575

GE INDUCTION OPTION



Café CHP90361TBB
36 inch wide 5 Burner Induction Cooktop with Built in Wi-Fi

UPGRADE: ADDED COSTS: $975

PANTRY UNDERCABINET REFRIGERATOR OPTION



Summit CT663BKSSTB
24 Inch Wide 5.1 Cu. Ft. Compact Refrigerator with Adjustable Shelves and interior Freezer

UPGRADE: ADDED INSTALLED COSTS: $890

PANTRY UNDERCABINET BEVERAGE REFRIGERATOR



EdgeStar CBR1502SG
24 Inch Wide 142 Can Built-In Beverage Cooler with Tinted Door and LED Lighting

UPGRADE: ADDED INSTALLED COSTS: $1,450

37.0 APPLIANCES- WASHER/ DRYER – UPGRADE

TOP LOAD



Speed Queen TR3006WN
26” Wide 3.2 Cu. Ft. Top Loading Washing Machine with Perfect Wash and Solid Mount Suspension System



Speed Queen DR3004WE
27” Wide 7 Cu. Ft. Electric Dryer with Knob Controls & Galvanized Cylinder

UPGRADE: ADDED COST FOR INSTALLED SET $2,460



Speed Queen TR7006BN
26” Wide 3.2 Cu. Ft. Top Loading Washing Machine with Perfect Wash & Speed Cycle Option



Speed Queen DR7004BE
27” Wide 7 Cu. Ft. Energy Star Certified Electric Dryer with Pet Plus Cycles and Steam Boost

UPGRADE: ADDED COST FOR INSTALLED SET $3,045

FRONT LOAD



Speed Queen FF7012WN
27“ Wide 3.5 Cu. Ft. Front Loading Washing Machine with Dynamic Balancing Tech & Delayed Start Option



Speed Queen DF7004WE
27” Wide 7 Cu. Ft. Electric Dryer with Pet Plus Cycles and Steam Refresh

UPGRADE: ADDED COST FOR INSTALLED SET $4,135



Speed Queen FF7012BN
27” Wide 3.5 Cu. Ft. Front Loading Washing Machine with Dynamic Balancing Technology & Delayed Start Option



Speed Queen DF7004BE
27” Wide 7 Cu. Ft. Electric Dryer with Pet Plus Cycles and Steam Refresh

UPGRADE: ADDED COST FOR INSTALLED SET $4,310

LAUNDRY PEDESTAL



Speed Queen PDR108W
8 Inch Laundry Pedestal for Front Load Washer and Dryers- Washer and Dryer Sold Separately

UPGRADE: ADDED COST FOR INSTALLED PEDESTAL SET $450

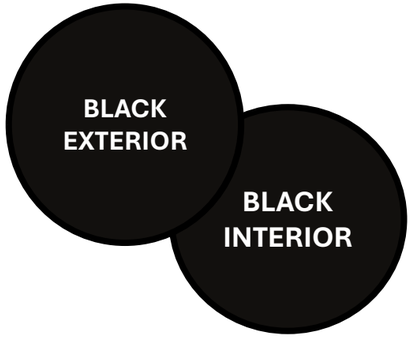


Speed Queen PDR108B
8 Inch Laundry Pedestal for Front Load Washer and Dryers- Washer and Dryer Sold Separately

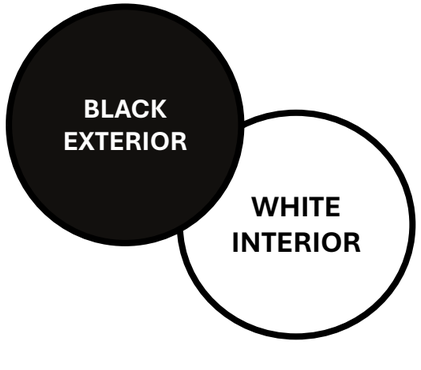
UPGRADE: ADDED COST FOR INSTALLED PEDESTAL SET $450

9.0 WINDOWS, 23.0 GARAGE DOORS- EXTERIOR DETAIL UPGRADES

9.0 WINDOWS VINYL COLOR UPGRADE



Milgard Trinsic-
Black Interior, Black Exterior
UPGRADE: $4,400 Whole house package



Milgard Trinsic-
White Interior, Black Exterior
UPGRADE: $3,900 Whole house package







EXTERIOR GARAGE DOOR KEY PAD

Open your garage door with a PIN- key pad locate on exterior garage door jamb

UPGRADE- $75.00



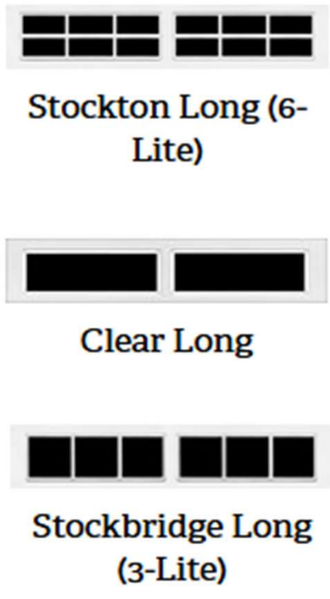
PRE PAINTED BLACK WITH VERTICAL WINDOWS

9605 series modern flush panel- satin etch windows
UPGRADE: $1,145.00



WOOD GRAIN IMPRESSIONS

8300 series bi-directions in vertical long panel style
UPGRADE: $2,000.00

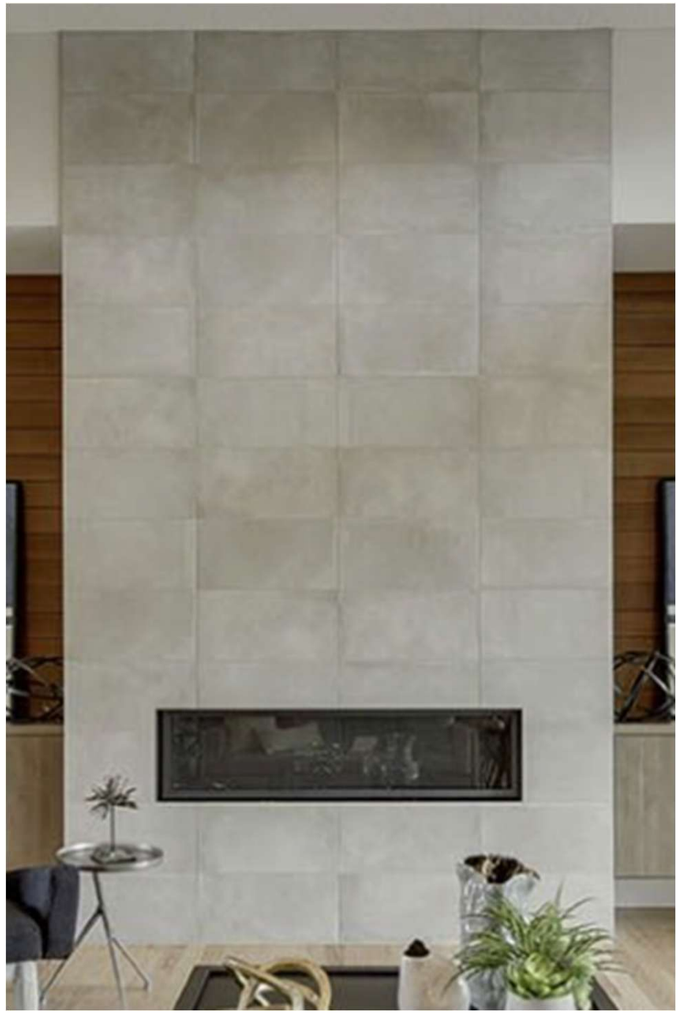


FULL HEIGHT FIREPLACE SURROUND OPTION

MASONRY OR 12X24 TILE WITH RETURNS
Particular tile or stone to be selected at Quail office
UPGRADE- ADDED COSTS: $2,400.00 -$2,975.00



MASONRY

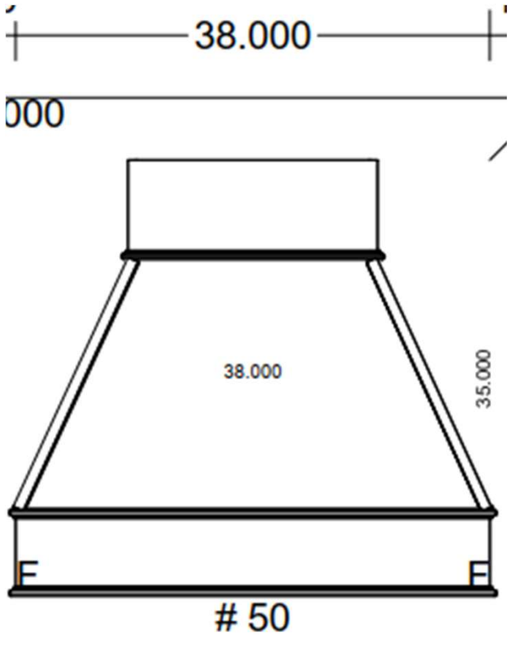


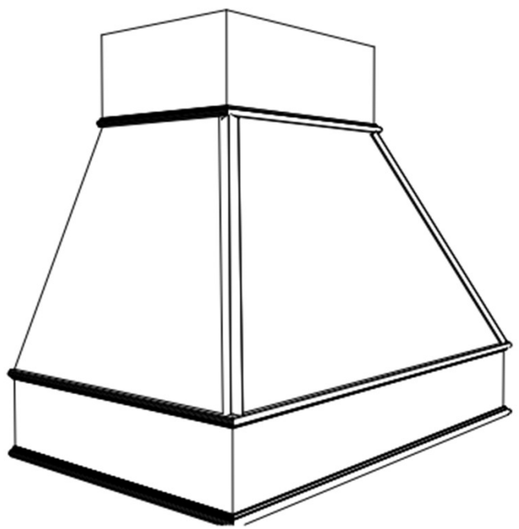
12X24 TILES

** Photos shown here are not an exact representation of products and selections, screen resolution and printer types all render color differently.**

KITCHEN HOOD UPGRADES







HOOD OPT 3 –
UPGRADE: ADD $700
(ALDER, BEECH OR PAINT)

CORNER STORAGE UPGRADES



HALF MOON LAZY SUSAN-
UPGRADE: ADD $900.00



THE 'CLOUD' CONTEMPORARY BLIND CORNER-
UPGRADE: ADD $1,260.00

https://www.youtube.com/watch?v=U6mK5NY5iSI

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27.0 CABINETS- DOOR AND WOOD TYPE UPGRADES

UPGRADED FINISHES



PAINT GRADE

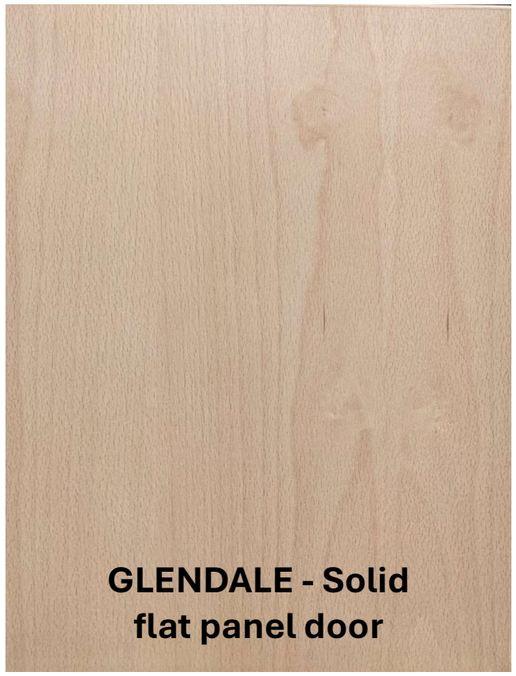
- Select colors from Northwood collection
- Hardwood base with conversion varnish paint



WHITE OAK

- Select stain colors from Northwood collection
- Rift & Quartersawn options
- Accepts stain evenly
- Tends to have more gray/ yellow undertones
- Wavy grain with fingering ripples
- Janka hardness scale 1360

UPGRADED DOOR STYLES

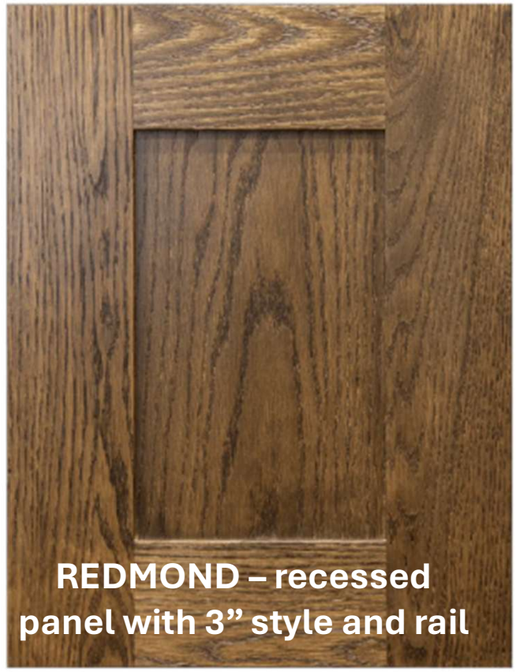


GLENDALE - Solid flat panel door

Appx cost upgrade for Farmhouse and Craftsman plan layouts)

UPGRADE: ADDED COSTS

- Beech or Alder: $1,565- $1,810
- Paint Grade: $3,870- $3,940
- White Oak: $6,400- $6,700



REDMOND – recessed panel with 3” style and rail

Appx cost upgrade for Farmhouse and Craftsman plan layouts)

UPGRADE: ADDED COSTS

- Beech or Alder: $1,075- $1,112
- Paint Grade: $4,528- $4,606
- White Oak: $7,691- $7,962

UPGRADE: ADDED COSTS FOR STANDARD DOOR STYLES IN UPGRADED FINISHES

- Paint Grade: $3,650- $3,790
- White Oak: $5,655- $5,850



MEAD - Raised panel door

Appx cost upgrade for Farmhouse and Craftsman plan layouts)

UPGRADE: ADDED COSTS

- Beech or Alder: $1,075- $1,112
- Paint Grade: $4,528- $4,606
- White Oak: $7,691- $7,962

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27.0 CABINETS- MISC- UPGRADES





ADD LAUNDRY UPPERS - Standard laundry cabinets include bases only. Upgrade and add more storage with upper cabinets. See cabinet plan for suggested layout

UPGRADE WITH STANDARD DOOR STYLE OPTIONS
- Beech or Alder: $1,923- $2,340
- Paint Grade: $2,205- $2,665
- White Oak: $2,350- $2,895

UPGRADE WITH GLENDALE DOOR STYLE
- Beech or Alder: $2,090- $2,525
- Paint Grade: $2,235- $2,665
- White Oak: $2,445- $2,895

UPGRADE WITH MEAD OR REDMOND DOOR STYLE
- Beech or Alder: $2,070- $2,500
- Paint Grade: $2,335- $2,810
- White Oak: $2,640- $3,210



6’ WIDE BOOKCASE WITH LOWER CABINETS

UPGRADE WITH STANDARD DOOR STYLES
- Beech or Alder: $3,655
- Paint Grade: $4,060
- White Oak: $4,415

UPGRADE WITH GLENDALE DOOR STYLE
- Beech or Alder: $3,725
- Paint Grade: $4,080
- White Oak: $4,475

UPGRADE WITH MEAD OR REDMOND DOOR STYLE
- Beech or Alder: $3,757
- Paint Grade: $4,140
- White Oak: $4,560

27.0 CABINETS- PANTRY- UPGRADES

OPTION 1- ADD LOWER CABINETS TO PANTRY-
(Upper open shelves stay as standard millwork shelving)



UPGRADE WITH STANDARD DOOR STYLES

- Beech or Alder: $3,105- $4,590
- Paint Grade: $3,590- $5,310
- White Oak: $3,665- $5,430

UPGRADE WITH GLENDALE DOOR STYLE

- Beech or Alder: $3,170- $4,685
- Paint Grade: $3,500- $5,210
- White Oak: $3,475- $5,275

UPGRADE WITH MEAD OR REDMOND DOOR STYLE

- Beech or Alder: $3,110- $4,590
- Paint Grade: $3,590- $5,310
- White Oak: $3,665- $5,430

OPTION 2- ADD BOTH LOWER AND UPPER CABINETS TO PANTRY
(All millwork shelving scope removed)



UPGRADE WITH STANDARD DOOR STYLES

- Beech or Alder: $5,055- $8,585
- Paint Grade: $5,940-10,015
- White Oak: $6,280-10,540

UPGRADE WITH GLENDALE DOOR STYLE

- Beech or Alder: $5,500- $9,205
- Paint Grade: $5,935- $9,880
- White Oak: $6,280- $10,890

UPGRADE WITH MEAD OR REDMOND DOOR STYLE

- Beech or Alder: $5,395-$9,060
- Paint Grade: $6,245-$10,215
- White Oak: $6,960-$11,480

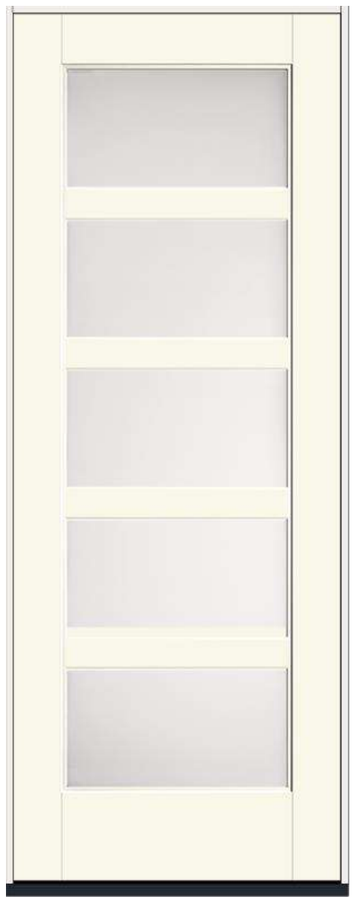
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28.0 MILLWORK- FRONT DOOR UPGRADES

MODERN

Prefinished Painted fiberglass door. Choose glass type and paint color below. Specify exterior or interior sides for pre-finish.

UPGRADE: Add $1,460.00







S85720XE-SDL



S85720XR-SDL

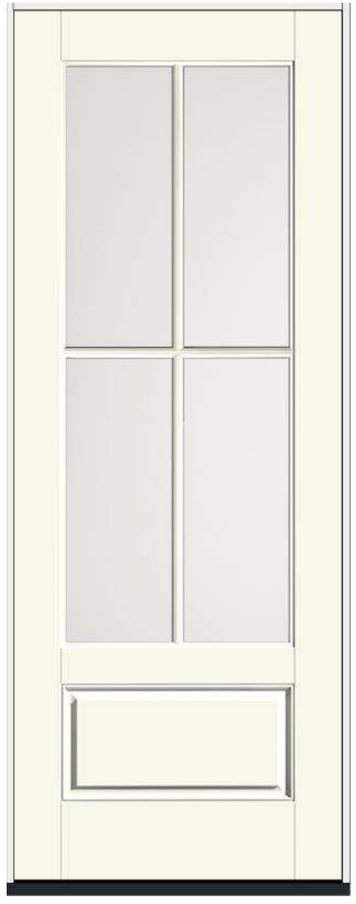


S85720XK-SDL

FARMHOUSE

Prefinished painted fiberglass door. Choose glass type and paint color below. Specify exterior or interior sides for pre-finish.

UPGRADE: Add $1,545.00







S82103XE-SDL



S82103XR-SDL



S82103XK-SDL

CRAFTSMAN

Prestained wood look fiberglass door with Clear Glass top window & dentil shelf. Choose window grid style & stain color below. Specify exterior or interior sides for pre-finish.

UPGRADE: Add $2,790.00


CCA8210


CCA8230


CCA8240


CCA8260







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BARN DOOR

Optional Barn Door- flat track and choice of painted or knotty alder-stained door



BARN DOOR PAINTED OR KNOTTY ALDER

UPGRADE: ADDED COSTS: $2,160
(includes track, pull handle, door, install labor and painting or staining)

KNOTTY ALDER



80801



80812

PAINT GRADE



89801

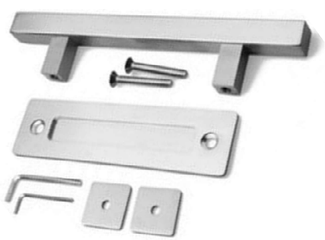


89812

HANDLE & TRACK COORDINATING HARDWARE



Square Bar Pull



Round Bar Pull



Hardware Colors

Matte Black (BK)

Satin Nickel (SN)

KEY PAD DEADBOLT

914 CNT-ZB-15
Bronze, Satin Nickel, Black
(NOT available in Satin Brass)
*Lower handle to be passage when paired with electronic keypad)



UPGRADE:
Installed costs $600

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28.0 MILLWORK- ATTIC LIFT UPGRADE OPTION



GARAGE ATTIC LIFT- VERSA LIFT MODEL-24

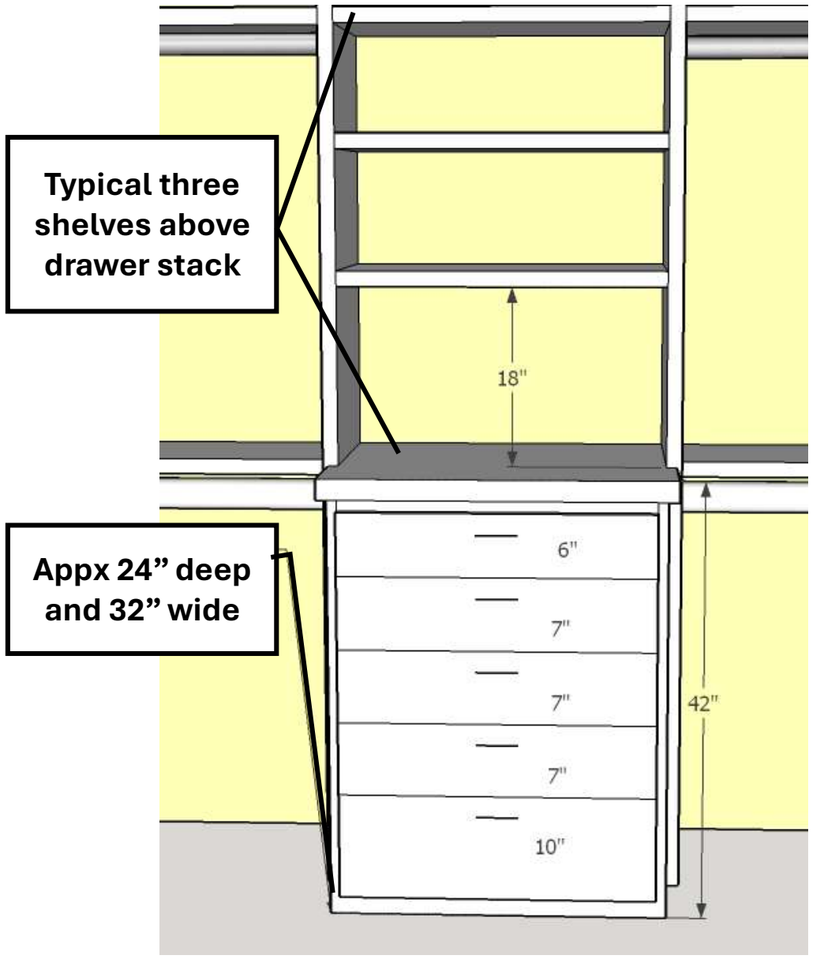
CEILING HEIGHT DROP: 8’-11’

Mounted wall Switch

UPGRADE: Add $5,200

Pricing includes, parts, install and Electrical circ/ switch





MASTER CLOSET DRAWER STACK 5 DRAWER-
Paint grade drawers fronts and top. White melamine drawer interiors

UPGRADE: ADDED COSTS $1,300.00
(includes labor, materials and painting costs)





Typical drawer handle style- 4” center



PAINT GRADE BOOKCASE
Full height to ceiling, 6 adjustable shelves, furniture base, flat top crown.

UPGRADE: $400 per linear foot
(includes labor, materials and painting costs)

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VERTICAL SHIPLAP ACCENT WALL
PAINT GRADE FULL HEIGHT

UPGRADE: ADDED COSTS: $300.00/ linear foot
(Includes labor, materials and painting costs)



BATTEN BOARD ACCENT WALL
PAINT GRADE FULL HEIGHT

UPGRADE: ADDED COSTS: $300.00/ linear foot
(Includes labor, materials and painting costs)

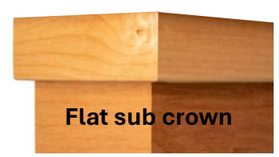


PAINT GRADE WAINSCOT ABOVE FIREPLACE
(Includes labor, materials and painting costs)

UPGRADE: ADDED COSTS: $1,310.00

Choice of Crown





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