



Plus Construction

Residential | Commercial

Building • Electrical • Gas • Plumbing • HVAC
Licensed & Bonded & Insured

Build Your Custom Home

Price & Specifications & Schedule

2024

• HOUSE BASE PRICE SHEET

Base Price	Square Foot	Bed Room	Bathroom	Garage
\$400,000	2,500	5	4	2
\$495,000	3,500	5	5	2
\$595,000	4,500	5	5	2
\$715,000	5,500	6	5	2
\$812,500	6,500	6	5	2
\$900,000	7,500	7	7	3
\$999,999	8,500	7	7	3

The square footage number represents the heated, insulated living areas of the house. Garage and unfinished basements are included in the base price but excluded from measurement. Any additional finished livable space beyond the base square footage will incur an extra charge of \$120 per square foot.

• EXCAVATION & DEMOLITION

Excavation, Backfill around foundation walls

(If dirt at footing level is unsuitable and needs to be undercut and backfilled with suitable soil, or if additional concrete or steel is required to strengthen the foundations, Owner will pay Contractor cost of such work. If rock is encountered during excavation, Owner to pay Contractor cost of rock removal).

• FOUNDATIONS

- Poured-in concrete footings
- Poured-in concrete foundation walls per plan
- Poured-in concrete basement slab per plan
- Poured-in concrete garage slab per plan
- Waterproofing exterior foundation wall
- Drain tile around buried exterior and interior foundation walls
- Basement windows per plan

• EXTERIOR CONCRETE

- Poured-in concrete front stoop per the plan
- Concrete Sidewalk to the front stoop and Driveway to the garage is not included - \$5K to \$15K

• FRAMING

- Ceiling Height 8 feet on each level
 - Height Increase Each One Foot - \$25K
 - Structural Framing Engineered wood beam (LVL) not included - \$5K Each.
 - Structural Framing Steel beam not included - \$8K Each.
- Floor Framing Wood I Beam™ joists or other framing members per structural plan
- Floor Underlayment 3/4" T/G Plywood; Glued, nailed and screwed.
- Wall Framing Exterior & Interior
 - 2"x6" SPF 16" O.C. as directed by structural engineer
 - 2"x4" SPF 24" O.C. as directed by structural engineer
- Exterior Wall Sheathing 7/16" OSB or equivalent
- Weather Barrier Tyvek® or equivalent house wrap
- Roof Framing Pre-Engineered trusses and/or nominal wood Rafters (e.g. 2x8) per structural plan
- Roof Sheathing 7/16" OSB or equivalent

• ROOF SHINGLES

- 25-Year Architectural Shingles with Shingle Ridge Vent
- 15 lb felt roofing paper
- Metal or Asphalt flashing on all valleys (based on manufacturer's recommendation)
- Aluminum drip edge on the edge of all shingled roof areas
- 26-Gauge Metal Eyebrows on all returns per plan

• **SIDING**

Vinyl siding included

Brick Siding Upgrade - \$25K each wall

Hardie Siding Upgrade - \$15K each wall

Stucco Siding Upgrade - \$30K each wall

• **GUTTERS AND DOWNSPOUTS**

White seamless aluminum 5" gutters with 2"x3" downspouts and splash block

Black Color Upgrade - \$5K

• **EXTERIOR WINDOWS AND DOORS**

ENERGY STAR® Low E double pane, single hung, vinyl windows with sandwich grills and half screens

Insulated double entrance door with side-lites

Insulated 6-panel plastic door from garage to house

Double pane, vinyl Palladian windows per plan

Double pane, vinyl casement windows per plan

Total Exterior and Interior Door and Garage Door Allowance Above – \$12K

Total Window Allowance Above - \$12K

Black Window Upgrade - \$10K

Aluminum Window Upgrade - \$40K

Wood Window Upgrade - \$60K

• **STAIRS AND RAILS**

Hand-stained prefabricated red oak rails with oak newel posts and red oak balusters

(Stair will receive stain and polyurethane to match flooring finish. Stain will match hardwood color as closely as possible, however due to differences in wood species of rails, balusters, newel posts and flooring differences in color may remain due to staining differences in wood)

Floating Stair Upgrade - \$45K each stair

Cable Railing Upgrade - \$25K each stair

Glass Railing Upgrade - \$50K each stair

• **HVAC**

ENERGY STAR® rated zones heat and air-conditioning (number of units determined per code)

AHRI certified 14.5 SEER rating A/C unit with 90% efficiency gas or propane furnace per code

Exhaust fan in Baths

(All duct trunk lines installed per Manual J and heating and cooling requirements)

16 SEER 95% efficiency Upgrade - \$10K

• **PLUMBING**

Electric hot water heaters

Drop-in soaking tub

Pedestal sink

Two-piece elongated toilet and seats all Baths

Double lever, polished chrome vanity faucets in all Baths

Double lever, polished chrome soaking tub faucet

Single lever, polished chrome shower/tub faucets in all full Baths

Polished chrome finish Kitchen faucet

10" deep Stainless steel double bowl kitchen sink

Washer/Dryer rough-in

Laundry tub

PVC waste lines

CPVC water lines

Exterior hose bib per plan

Total Bathroom Allowance including Tub, Toilet, Vanity & Faucet - \$1K per room

Upgrade to Gas for water heater and stove and furnace. - \$8K

• **ELECTRIC**

200 amp electric panel
Exterior electric outlets – one in front and one in rear (per code)
Electric outlets per code
Ceiling fan rough in with light switch per room
Electric outlets for washer and dryer
Electric outlet in garage and one in basement per code
Smoke detectors on each floor and required rooms as per code
Carbon monoxide detectors on each floor as per code
Standard recess light per code

Total Lighting Fixtures Allowance Above - \$4K

EV Car charger Upgrade - \$800 EACH
Heavy Cantilever Chandelier Upgrade - \$2,000 Labor only
Additional light/outlet rough-in on the walls - \$350 each
Electrical Floor Heating - \$2K each bath

• **FIREPLACE**

Pre-fabricated un-vented gas fireplace
EV Car charger Upgrade - \$800 EACH
Heavy Cantilever Chandelier Upgrade - \$2,000 Labor only
Mantel Installation - \$500 each labor only

• **INSULATION**

R-38 fiberglass blown insulation in attic ceiling
R-15 fiberglass bat insulation in exterior walls
R-13 fiberglass insulation on basement wall above grade
Caulk and foam window openings and penetrations
Sound Insulation Upgrade – Quote upon request

• **SHEETROCK**

½" Thick on walls and ceilings – nailed, screwed, taped and sanded
Greenboard around showers and tubs (Durock board behind tiled areas)
5/8" Fire Board in Garages where required – taped and blocked

• **INTERIOR TRIM**

All interior trim is finger jointed paint grade except the stair rail which is stain grade
Casing on interior doors
Casing around all finished wall openings
3 ¼" O.G. combo baseboard
5-1/4" Upgrade – \$8K
7" Upgrade – \$15K
Wood trim jambs on finished wall openings - \$8K
3 5/8" Two-piece crown molding upgrade - \$6K each room
Coffered ceiling/ Tray Ceiling upgrade - \$8K each room
Primed WHITE Shoe mold on tile and matching shoe on hardwood floors.
Two-panel with square-top hollow-core interior swing doors

• **EXTERIOR TRIM**

Low maintenance composite
1x10 Composite fascia
Vinly soffit
Vinly ceiling in optional Porch Upgrade - \$4K
1x6 Composite rake board
Composite dentil molding

HARDWARE AND ACCESSORIES

Exterior primary entry door hardware: satin nickel handle set with single cylinder deadbolt (Dummy handle set for double door) and interior entry lever

Exterior secondary entry door hardware: satin nickel keyed entry lever

(Exterior and interior door hardware color and finish to match color and finish of entry door hardware)

Interior door hardware: satin nickel privacy and passage door levers

(Privacy levers on all bedroom and bath interior doors and passage levers on all closet and hall doors)

Polished chrome towel bar (1) and paper holder (1) accessories in all powder room and baths

Standard shower rods in polished chrome in all secondary baths with shower tubs

Framed 70-15/16" height 3/16" tempered glass shower enclosure in master bath shower

Total Hardware Allowance Above - \$1,845

Kitchen Pantry/Walk-in Closet/Mudroom Rack closet upgrade – Quote upon request

• PAINT

Low VOC Paint

Sheetrock walls and ceilings in finished areas painted with preselected flat paint (Limited 2 colors, \$500 per additional paint selection)

Interior doors and trim (except stair rail and stained components of stair system) painted with preselected semi-gloss paint

Painted front entry door per manufacturer specifications with exterior paint

Unpainted garage

(Custom paint is not available. Contractor will not touch up any area where custom colors, custom paint, and semi-gloss paint on walls have been used prior to 11 month warranty walk. It is recommended that custom paint be applied after the first year)

Wall Paper Upgrade – Quote upon request

• CABINETS, VANITIES, COUNTERTOPS

42" flat or recess panel oak or maple wood door wall cabinets in Kitchen

Flat or recess panel oak or maple door full 34-1/2" height base cabinets in Kitchen

Flat or recess panel oak or maple door full 34-1/2" height vanity cabinets in Master Bath and Hall Bath

Round cabinet knobs (choice of style and finish)

Granite countertop including island with 4" granite backsplash (where applicable)

(Granite is a natural product and will vary in color and pattern from slab to slab, and in some instances, will vary in the same piece. Granite countertops usually require seams. Slab sizes have no relationship to seam placement. Location and number of seams is a function of manufacturing and installation. Seam placement is at the sole discretion of granite contractor.)

Total Cabinet and Countertop Allowance - \$18K

• APPLIANCES

Stainless Steel 30" Free-Standing Gas or Electric Range

Stainless Steel 2.2 Cu. Ft. Countertop Microwave Oven with 30" Built-In Trim Kit

Stainless Steel Interior Dishwasher with Hidden Controls

Stainless Steel 24.7 Cu. Ft. Side-By-Side Refrigerator with Dispenser

Series Stainless Steel 36" Designer Hood

1/3 HP Insinkerator® Badger 1 Garbage Disposal

Total Appliances Allowance - \$10K

• **TILE**

FULL BATHS (Standard Ceramic Tile)

Ceramic wall tiles to ceiling on all shower/tub walls

Ceramic floor tiles

Standard ceramic soap dish and tile threshold coordinating with tile selection in shower

LAUNDRY AND KITCHEN AND ENTRANCE (Standard Ceramic Tile)

Ceramic floor tiles

Kitchen backsplash - \$2K each

Behind Mirror Wall Mosaic Upgrade - \$2K each

• **HARDWOOD (Standard Hardwood)**

Pre-finished luxury vinyl plank flooring per allowance at 1st level and 2nd floor hallway.

Total Flooring Allowance including tile - \$18K

• **CARPET AND PAD (Standard Carpet and Pad)**

Carpet with 3/8" 5lb bonded urethane carpet pad flooring per allowance at 2nd level.

LVP Upgrade - \$6K to \$18K

• **GARAGE**

Un-insulated white garage doors

16'x8' double door

Belt driven ½ HP garage door opener with 2 remotes and 1 keypad

Insulate garage door/Color upgrade— Quote upon request

• **BASEMENT**

Unfinished basement

Install Bathroom rough-in as per the plan

• **LANDSCAPING**

Landscaping such as trees and sodding if needed. \$3K to \$20K

• **OTHER UPGRADES OPTION**

Home Cinema - \$25K for two level flooring and lightings. Equipments not included

Wine Cellar - \$30K for flooring and build-in wall racks. Wines and floor tiles not included

Wet Bar - \$20K for Cabinets and countertops. Appliances not included.

• **OWNER RESPONSIBLE (NOT INCLUDED IN BASE PRICE)**

Customize Architect and Structural Plan \$10K

Geotechnical Report \$5K

Survey & Plat & Building Height Certificate \$10K

Grading and Site Plan \$10K

Government Agency Deposit/Bond \$5K to \$20K

Government Permit Application Fees

Grading - \$2,500-\$5,000

Building - \$2,000-\$3,000

Mechanical/ Electrical/ Plumbing - \$1,000 Each

Government Impact Fee if needed. \$20K to \$30K

VDOT Right of Way related work (Sewer/Water Connect over roadway) if needed. \$5K to \$30K

SWM Facilities (Bio-Retention Pond) if needed. \$5K to \$20K

Health Department & Water Well & Filter System if needed. \$20K to \$40K

Septic Tank System if needed. \$30K to \$60K

Install sprinkler fire protection system if needed. \$15K to \$20K

Utility Company connection services if needed. \$5K to \$40K

Site Preparation and cut trees if needed \$5K+

Demo the existing house if needed \$15K to \$25K

