



Basement Pricing January 1, 2023

Add Unfinished Basement with 9' walls:

All 2 Story Plans	\$52,000
All Ranch Plans	\$54,000
Any Plan with 3 rd car garage	Add \$5000

Basement Option Pricing:

Add Plumbing Rough-in For Basement Bath	\$3000
Add 4'x4' Egress Window and Window well	\$3000
Move Furnace and Water Heater to basement	\$2500

**Plumbing Rough-in includes ejector pit, but does not include ejector pump or bathroom fixtures

STANDARD BASEMENT ITEMS:

Full and Partial Basements will include following items standard:

9' poured concrete walls and concrete floors (actual height is approximately 8' – 9 ½" after concrete floor is poured and first floor is set in place). Basement includes:

- Sump pump without battery back-up
 - (1) Circuit with GFI outlet on framed wall, 6-8 outlets may be split from circuit
 - (1) HVAC run (split into two runs with registers) which will be capable of heating/cooling entire basement
 - All first floor vinyl is changed to the first option of perimeter glue flooring which is currently _____, pattern is to be selected on final selections.
 - Wood steps and railing where required, steps approx. 36" from rear porch
 - Buyer understands that a dehumidifier should be run in the basement during the cooling months (spring/summer) in order to help prevent moisture build-up in the basement. _____ (Buyers Initial)
- Mechanical chases have been added in the following rooms to provide the ductwork to heat and cool the basement: _____ and _____

Refer to Exhibits _____ which reflect additional changes to the floor plan layout to accommodate the addition of the basement.

Please note: As a homeowner, if you have any intentions of finishing your basement, after closing, to serve as habitable space (which is defined by the International Residential Code as space used for living, sleeping, eating, or cooking) it is recommended by Beacon Builders that you have an emergency escape and rescue window with a window well installed at each habitable area or space that will be separated as required by Section R310.1 of the International Residential Code 2000. The window and window well may be selected with a basement on a Foundation Final Change Order as an option, and installed during the construction of your home.



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BASEMENT CONSIDERATIONS & RECOMMENDATIONS:

1. Consider adding a 100-amp electrical service panel to ensure that the service provided to the home is sufficient for the intended use of the basement. *This may be added during your final selection appointment or on the Final Change Order.*
2. Consider adding dedicated circuits to the basement for future outlets, lights, etc. (6-8 electrical options may be split from one circuit). *This may be requested on a Frame Change Order after final selections.*
3. If the basement is separated into different rooms, please consider the following:
 - a. Additional heat run to basement (one heat run with two registers is standard). *Pricing for additional heat run may be requested on a Frame Change Order after final selections.*
 - b. Additional GFI circuits. *This may be requested on a Frame Change Order after final selections.*
 - c. Add 100-amp electrical service panel. *This may be added during your final selection appointment or on the Final Change Order.*
 - d. Egress windows to meet code requirements. *This must be added on the Foundation Change Order.*
4. If a heat run is added to the basement, consider adding a separate thermostat to the basement. *Pricing may be requested on a Frame Change Order after final selections.*
5. Consider adding a sump pump with a battery back up. If the sump pump loses power or is unplugged, it is likely that water will enter the basement. *This must be added on the Foundation Final Change Order when the basement is added to the contract for your home.*
6. The humidity level in the basement will be quite high, especially in the first year. It is recommended that a dehumidifier be installed to counteract the condensation. *This may be purchased outside of Beacon Builders.*

I have reviewed the Basement Expectations, considerations and recommendations listed above and understand the options available during the construction process.

Buyer/Co-Buyer's Signature

Date



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Basement Option Addendum

You are choosing to have basement installed by Beacon Builders. Beacon Builder wants to make sure that you are informed of the risk associated with potential flooding conditions in basements, your responsibility, and the coverage extended through the Limited Warranty.

Every basement installed comes standard with a single sump pit and single sump pump. Lot conditions including water table, soil type, and relationship to other lots can significantly impact the demands of a sump system. Additionally, unforeseen weather conditions can require greater capacity of the sump system in order to avoid flooding. Due to these variables, the standard sump system may not be adequate to handle the demands of the lot. Even an upgraded system may need additional equipment to prevent flooding conditions. This is the sole responsibility of the homeowner to determine what system and equipment is needed for their particular situation. **Initial:**_____

Beacon Builders offers a variety of options that can provide additional protection to you as a homeowner. These options are available to minimize the risk to you as a homeowner in relation to flooding of basements. You must decide, as a future homeowner, what system and level of protection you would like to install in your basement. Beacon Builders assumes no responsibility for determining what system requirements are needed in relation to your lot selection. **Initial:**_____

Beacon Builder assumes no responsibility for damages associated with flooding conditions. The Limited Warranty on your home only warrants the equipment in your basement for repair or replacement within the first year after closing in the event of an equipment failure. Sump pump failures that result due to a lack of homeowner maintenance of the pit or pump will not be covered under the Limited Warranty. All consequential damages, including other items of equipment located in basements, resulting from a flood due to sump system failure or other causes will be the sole responsibility of the homeowner. It is highly recommended that you acquire insurance coverage for your basement against flooding conditions. **Initial:**_____

I understand the information as outlined above and understand my responsibilities as a homeowner in relation to the installation of a basement and the sump system requirements.

Signature:_____ **Date:**_____

Printed Name:_____