



JRL BUILDERS

CUSTOM HOMES | IOWA



2-6-26 - PER PLAN DATED 1-28-26

FOUNDATION

8" X 16" FOOTINGS WITH FORM-A-DRAIN

10 - 11' POURED ARCHITECTURAL CONCRETE WALLS

SOIL TEST PRIOR TO FOUNDATION TO CONFIRM BEARING CAPACITY

15 YEAR WATERPROOFING

EXTERIOR

BAYER BUILT (PAINTED FIBERGLASS) EXTERIOR DOORS (ALLOWANCE)

ANDERSEN 100 SERIES WINDOWS (BLK/BLK) PER PLAN

LANDMARK CERTAINTeed LIFETIME SHINGLES (CHOICE OF COLOR)

2X6 EXTERIOR WALLS AND WITH ZIP EXTERIOR SHEATHING AND TAPE

ADVANTECH SUB-FLOOR

HARDI PLANK SIDING/SOFFIT/FACIA/TRIM PER REQUEST

STAINED VERTICAL CEDAR SIDING ACCENTS

STONE VENEER PER PRINT (ALLOWANCE)

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SHERWIN WILLIAMS SUPER PAINT EXTERIOR

4" CONCRETE DRIVEWAY/SERVICE WALK WITH REBAR

SEAMLESS 5" GUTTERS WITH DOWNSPOUTS (CHOICE OF COLOR)

GARAGE

4" CONCRETE GARAGE FLOOR WITH REBAR

TAPED TEXTURED GARAGE WALLS AND CEILING

ATTIC ACCESS

HAAS 600 SERIES DESIGNER GARAGE DOORS AND WIFI CAPABLE CHAIN DRIVE OPENERS (ALLOWANCE)

ONE EXTERIOR MOUNTED KEYPAD GARAGE DOOR OPENER

REZNOR GARAGE HEATER

INSULATED (BATT) EXTERIOR WALLS AND CEILINGS (BLOWN R-19)

PINE CASING AND BASEBOARD

MECHANICAL/HVAC

200 AMP ELECTRICAL SERVICE

RHEEM 95% FORCED AIR FURNACE/ 14 SEER AC

TWO ZONE HVAC SYSTEM (FIRST FLOOR/BASEMENT)

TWO HONEYWELL T6 THERMOSTAT (WIFI ENABLED)

1-75 GALLON GAS WATER HEATER

RECIRC HOT WATER PUMP

PASSIVE RADON SYSTEM

HONEYWELL FRESH AIR INTAKE SYSTEM

COMBINATION SPRAY FOAM AND BIBS INSULATION WALLS

BLOWN R49 ATTIC

FIRST FLOOR – GENERAL

COMBINATION 10' AND 14' CEILINGS IN GREAT ROOM AND ENTRY (PER PRINT)

TAPED AND TEXTURED CEILINGS (KNOCKDOWN FINISH)

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TAPED AND TEXTURED WALLS (SMOOTH ORANGE PEEL)

CHB PROMAR FLAT WHITE CEILING PAINT

SHERWIN WILLIAMS SUPER PAINT WALLS (ONE COLOR)

SHERWIN WILLIAMS CASHMERE PAINT TRIM (ONE COLOR)

5.5" BASEBOARD AND 3.5" PAINTED CASING AROUND WINDOWS

DESIGNER SERIES SOLID CORE 8' INTERIOR DOORS (HOLLOW CORE CLOSETS)

COMBINATION METAL AND WOOD INTERIOR STAIR RAILING

WOOD CAPS WITH PATTERN CARPET ON STAIRS (CARPET ALLOWANCE)

FLOORS – LVP (ALLOWANCE)

CAN LIGHTS WITH LED TRIMS

CEILING FAN/LIGHT IN GREAT ROOM (ALLOWANCE)

GAS FIREPLACE (MATERIAL AND LABOR ALLOWANCE)

FIREPLACE BUMP OUT COMBINATION TILE/STONE AND WOOD SITE BUILT TRIM (ALLOWANCE)

FIRST FLOOR – KITCHEN

WOLFGANG ATALIER COUNTRYSIDE CABINETRY FULL OVERLAY (ALLOWANCE)

CABINET PULLS (ALLOWANCE)

SOFT CLOSE DRAWERS/DOORS

UNDER CABINET LIGHTING ON UPPER CABINETS

QUARTZ COUNTERTOPS GROUP B (ALLOWANCE)

BLANCO GRANITE SINK (ALLOWANCE)

DELTA FAUCET (FIXTURE ALLOWANCE)

SOAP DISPENSER (FIXTURE ALLOWANCE)

AIR SWITCH FOR DISPOSAL (FIXTURE ALLOWANCE)

QUARTZ BACKSPLASH (ALLOWANCE)

SITE BUILT WOOD HOOD VENT

ROUGH IN ICE MAKER BOX FOR REFRIDGERATOR

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GARBAGE DISPOSAL

APPLIANCES – FRIDGE/DISHWASHER/SLIDE IN RANGE/MICROWAVE/HOOD VENT INSERT (ALLOWANCE)

FLOORING – LVP (ALLOWANCE)

CAN LIGHTS WITH LED TRIMS

PENDANT LIGHTS SELECTED BY CLIENT OVER KITCHEN ISLAND (ALLOWANCE)

FIRST FLOOR – MUD ROOM

BENCH WITH WAINSCOTING OR EQUIVALENT AND CUBBIES

FLOORING – LVP (ALLOWANCE)

CAN LIGHTS WITH LED TRIMS

FIRST FLOOR – PANTRY

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY LAUNDRY WALL (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

SITE BUILT ADJUSTABLE SHELVING ABOVE BASE CABINETS

CAN LIGHTS WITH LED TRIMS

FLOORING – LVP (ALLOWANCE)

SCHLAGE HANDLES

FIRST FLOOR – LAUNDRY

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY LAUNDRY WALL (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

STAINLESS STEEL SINK

SHELF WITH HANGING ROD ABOVE BASE CABINETS

ROUGH IN FOR WASHER AND ELECTRIC DRYER

CAN LIGHTS WITH LED TRIMS

FLOORING – LVP (ALLOWANCE)

SCHLAGE HANDLES

PRIMARY CLOSET

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SCHLAGE HANDLES

CAN LIGHTS WITH LED TRIM

FLOORING – LVP (ALLOWANCE)

PRIMARY CLOSET WOOD SHELVING (ALLOWANCE)

FIRST FLOOR – PRIMARY BEDROOM

LIGHT/FAN COMBO (ALLOWANCE)

FOUR CAN LIGHTS WITH LED TRIMS

SCHLAGE HANDLES & PRIVACY LOCKS

ANDERSEN 100 SERIES GLASS SLIDER DOOR (ALLOWANCE)

FLOORING – LVP (ALLOWANCE)

FIRST FLOOR – PRIMARY BATHROOM

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

CHEMCORE UNDERMOUNT TRENCH SINKS (ALLOWANCE)

FULL LENGTH MIRRORS (ALLOWANCE)

GFCI OUTLETS

VANITY LIGHTS CHOSEN BY CLIENT (ALLOWANCE)

PRO-FLO OR EQUIVALENT ADA COMPLIANT STOOLS

DELTA FAUCETS (ALLOWANCE)

FLOORING – TILE W/BACKER BOARD (ALLOWANCE)

SINGLE SHOWER HEAD AND WAND ON SLIDE BAR IN SHOWER (FIXTURE ALLOWANCE)

TILE FLOOR AND WALLS IN SHOWER

CUSTOM GLASS PANELS AND SHOWER DOOR

FIBERGLASS SOAKER TUB WITH DECK MOUNT FAUCET

CAN LIGHTS WITH LED TRIMS

CAN/FAN IN TOILET ROOM AND BATHROOM

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FIRST FLOOR – GUEST BEDROOM

FLOORING – LVP (ALLOWANCE)

CLOSETS WIRE SHELVING (ALLOWANCE)

LIGHT/FAN COMBO (ALLOWANCE)

SCHLAGE HANDLES & PRIVACY LOCKS

FIRST FLOOR – GUEST BATHROOM

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

CHEMCORE UNDERMOUNT TRENCH SINK (ALLOWANCE)

FULL LENGTH MIRRORS (ALLOWANCE)

GFCI OUTLETS

VANITY LIGHTS CHOSEN BY CLIENT (ALLOWANCE)

PRO-FLO OR EQUIVALENT ADA COMPLIANT STOOLS

DELTA FAUCETS (ALLOWANCE)

FLOORING – TILE W/BACKER BOARD (ALLOWANCE)

FIBERGLASS TUB/SHOWER

CAN LIGHTS WITH LED TRIMS

CAN/FAN LIGHT COMBO

SCHLAGE HANDLES & PRIVACY LOCKS

COVERED PATIO

COVERED WITH CEDAR-SIDING CEILING

FAN (ALLOWANCE)

FOUR CAN LIGHTS WITH LED TRIMS

WESTBURY C10 RAILING SYSTEM WITH SCREEN

HARDI WRAPPED DECK POSTS AND BEAM PAINTED TO MATCH HOUSE

LOWER LEVEL LIVING AREA

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TAPED AND TEXTURED CEILINGS (KNOCKDOWN FINISH)

TAPED AND TEXTURED WALLS (SMOOTH ORANGE PEEL)

5.5" BASEBOARD AND 3.5" PAINTED CASING AROUND WINDOWS

CHB PROMAR FLAT WHITE CEILING PAINT

SHERWIN WILLIAMS SUPER PAINT WALLS (ONE COLOR)

SHERWIN WILLIAMS CASHMERE PAINT TRIM (ONE COLOR)

DESIGNER SERIES SOLID CORE INTERIOR DOORS (HOLLOW CORE CLOSETS)

FLOORING – LVP (ALLOWANCE)

CAN LIGHTS WITH LED TRIMS

UNDERSIDE OF STAIRS OPEN TO LIVING AREA WITH DRYWALL FINISH

LOWER LEVEL - BAR

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

STAINLESS STEEL SINK (ALLOWANCE)

DELTA FAUCET (FIXTURE ALLOWANCE)

FLOORING –LVP (ALLOWANCE)

REFRIDGERATOR (APPLIANCE ALLOWANCE)

FLOATING SHELVES ABOVE BASE CABINETS

ROUGH IN ICE MAKER FOR REFRIDGERATOR

CAN LIGHTS WITH LED TRIMS

LOWER LEVEL SIMULATOR/THEATER ROOM

FLOORING – CARPET (ALLOWANCE)

CAN LIGHTS WITH LED TRIMS

LOWER LEVEL BEDROOMS

FAN/LIGHT COMBO (ALLOWANCE)

FLOORING – CARPET (ALLOWANCE)

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SCHLAGE HANDLES & PRIVACY LOCKS

WIRE CLOSET SHELVING (ALLOWANCE)

LOWER LEVEL BATHROOM

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

CHEMCORE UNDERMOUNT TRENCH SINKS (ALLOWANCE)

FULL LENGTH MIRRORS (ALLOWANCE)

GFCI OUTLETS

VANITY LIGHTS

PRO-FLO OR EQUIVALENT ADA COMPLIANT STOOLS

DELTA FAUCETS (FIXTURE ALLOWANCE)

FLOORING – TILE (ALLOWANCE)

FIBERGLASS SHOWER

SHOWER GLASS SWING DOOR AND FIXED PANEL (ALLOWANCE)

SCHLAGE HANDLES & PRIVACY LOCKS

CAN LIGHTS WITH LED TRIMS

CAN/FAN LIGHT COMBO

WIRE CLOSET SHELVING (ALLOWANCE)

LOWER LEVEL BATHROOM

WOLFGANG ATALIER WOODMONT CABINETRY STANDARD OVERLAY (ALLOWANCE)

QUARTZ COUNTERTOPS – GROUP B (ALLOWANCE)

CHEMCORE UNDERMOUNT TRENCH SINKS (ALLOWANCE)

FULL LENGTH MIRRORS (ALLOWANCE)

GFCI OUTLETS

VANITY LIGHTS

PRO-FLO OR EQUIVALENT ADA COMPLIANT STOOLS

JRL BUILDERS

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DELTA FAUCETS

FLOORING – TILE (ALLOWANCE)

FIBERGLASS TUB/SHOWER (NO DOOR)

SCHLAGE HANDLES & PRIVACY LOCKS

CAN LIGHTS WITH LED TRIMS

CAN/FAN LIGHT COMBO

LANDSCAPING/SITE WORK

FINAL GRADE

SOD

IRRIGATION

POOL

“ASPEN” 16X40 FIBERGLASS POOL

DECORATIVE CONCRETE POOL DECK

5' DECORATIVE FENCE AROUND POOL AREA

TECHNOLOGY/SOUND

WIRED WITH TRANSFORMER FOR FUTURE SMART DOORBELL

GENERAL

1 YEAR DOOR TO DOOR WARRANTY

PERMITS AND FEES

ENERGY CODE COMPLIANCE

BUILDERS RISK INSURANCE

ALL FINANCING AND INTEREST BY OTHERS

INTERIOR DESIGNER INCLUDED TO FACILITATE SELECTIONS AND DESIGN WORK

SALE PRICE

\$3,450,000

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ALLOWANCES INCLUDED WITH PRICING ABOVE

ALLOWANCES AND CHANGE ORDERS				
Item	Allowance	Type	Actual	Under/Over
Driveway & Service Walk	4,543 SF @ \$7	Per SF		
Patio	210 SF @ \$7	Per SF		
Plumbing Fixtures Not Including Fiberglass & Toilets	\$9,000	Total		
Countertops & Sinks	\$22,422	Total		
Cabinets	\$35,000	Total		
Exterior Stone	\$39,068	Total		
Shower Glass & Panel Master	\$3,500	Total		
Light Fixtures	\$6,000	Total		
Mirrors	\$1,000	Total		
Closet Shelving (Wire & CBD)	\$6,000	Total		
Appliances	\$19,000	Total		
Tile Material	\$5.00	Per SF		
LVP Material	\$5.00	Per SF		
Stair Carpet	\$10.00	Per SF		
Tile Back Splash	\$10.00	Per SF		
Carpet	\$4.00	Per SF		
Tile Shower Floor Material	\$15.00	Per SF		
Tile Shower Walls Material	\$10.00	Per SF		
Landscaping/Retaining Walls	\$20,000	Total		
Total Allowances			\$	-
Change Orders			Amount	
Total Change Orders			\$	-
Original Contract Price				\$3,450,000
Allowances Brought Forward			\$	-
Change Orders Brought Forward			\$	-
Updated Contract Price				\$3,450,000