



301 State Road, Media PA 19063  
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PROPOSAL DATE September 17, 2020

NAME:	Zareh & Jolee Zohrabian	Zareh PHONE:	610-496-7755
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DEVELOPMENT:	Marsh Lea	SETTLEMENT:	January 26, 2021
LOT NUMBER:	16	FIXTURES:	
MODEL:	Birkdale Farmhouse	SALESPERSON:	C. Mullen
BUILDER:	Moser		Revised 10-16-2020

#### PLEASE NOTE THE FOLLOWING:

- 1 - Some light locations cannot be exact and may vary plus or minus four (4) inches. Some receptacle locations may vary plus or minus eight (8) inches. Receptacles, switches and lights cannot be placed in some locations because of heat ducts, pocket doors or structural reinforcements.
- 2 - If the locations of items are not determined before the time of wiring of the house, they will be omitted from the contract.
- 3 - We cannot custom wire your home unless we have received payment **in full** prior to our scheduled start date.

#### CHARGE BUILDER NOTES

- 1 - Garage Walk-out
- 2 - 10' First Floor ceilings
- 3 - Second Powder Room
- 4 - (5) Bedroom Design with (2) walk in closets

#### NOTES

- 1 - The color of all switches and receptacles are to be white. Please state your preference of white or ivory. Decora devices are not standard, but are available as an upgrade.
- 2 - The color of all recessed lighting baffles are to be white. Please state your preference of white or black. All recessed lighting fixtures are to be Juno 5" with Bulb trims unless specifically noted.
- 3 - Standard kitchen appliances include
- 4 - All phones and CATV outlets are by others
- 5 - Upgrade recessed to 4" Mini
- 6 - Upgrade recessed to LED integrated trims.
- 7 - Recessed trims will be 4RLD G 30K 90 CRI 120v ww h

**Marsh Lea - LOT # 16 (Birkdale Farmhouse)****FRONT EXTERIOR**

- |   |          |
|---|----------|
| 1 - Relocate standard ceiling light to the wall   | N/C      |
| 2- Add (1) ceiling light controlled by existing switch and hang. (2) wall lights now.                                     | \$140.00 |
| 3- Three (3) high hat style recessed lights controlled by separate single-pole switch.<br>Spaced evenly in porch ceiling. | \$510.00 |

**REAR EXTERIOR**

- |  |          |
|--|----------|
| 1 - Add single-pole switch and supply and install one (1) set of double flood lights.<br>(Outside of rear bedroom 4 window)                | \$190.00 |
| 2- Add single-pole switch and supply and install one (1) set of double flood lights.<br>( outside of master bedroom window on the corner ) | \$190.00 |
| 3- Add two (2) wall lights controlled by existing switch and Hang<br>( on each side of the family room windows standard height )           | \$280.00 |
| 4- Add (2) wall lights controlled by a single pole switch located inside the breakfast room<br>on the garage side                          | \$220.00 |

**GARAGE EXTERIOR**

- |                                |     |
|--------------------------------|-----|
| 1 - Standard wiring per plans. | N/C |
|--------------------------------|-----|

**FOYER**

- |  |          |
|--|----------|
| 1 - Replace standard light fixture with one (1) high hat style recessed light.       | \$100.00 |
| 2- Add one (1) standard high hat style recessed light controlled by existing switch. | \$150.00 |
| 3- Replace (1) standard high ceiling fixture with a high hat style Recessed          | \$100.00 |

**FIRST FLOOR HALLWAYS**

- |                                |     |
|--------------------------------|-----|
| 1 - Standard wiring per plans. | N/C |
|--------------------------------|-----|

**POWDER ROOM #1 ( Full Bath)**

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|---|----------|
| 1 - Standard wiring per plans.  | N/C      |
| 2- Add second single-pole switch and upgrade standard exhaust fan to Nutone 744NT<br>fan/recessed light located in shower on required GFCI protected circuit. | \$290.00 |

**LIVING ROOM/ OFFICE**

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|--|----------|
| 1 Four (4) high hat style recessed lights controlled by separate single-pole switch. | \$660.00 |
|--|----------|

**DINING ROOM**

- |   |          |
|---|----------|
| 1 - Add three-way switch (typical circuit requires a pair of three-way switches).<br>( on the foyer entrance side of the room ) | \$140.00 |
|---|----------|

In Process

**Marsh Lea - LOT # 16 (Birkdale Farmhouse)****STUDY/Bed 5**

- |   |          |
|---|----------|
| 1- Add four (4) standard high hat style recessed light controlled by existing switch.                                   | \$600.00 |
| 2- Add receptacle on 15 amp, 120 volt dedicated circuit standard height in the closet on the entrance side of the room. | \$160.00 |
| 3- Add receptacle on 15 amp, 120 volt dedicated circuit in the closet at the rear of the house.                         | \$160.00 |
| 4- Add standard interior receptacle above the other in the rear closet. ( 1 high - 1 low )                              | \$60.00  |

**KITCHEN**

- |   |          |
|---|----------|
| 1- Add one (2) standard high hat style recessed light controlled by existing switch.  | \$300.00 |
| Added to standard 6 for a total of 8  |          |
| 2- Add one (1) ceiling light controlled by existing switch and hang over the island. (2 Total).   | \$140.00 |
| 3- Add single-pole switch and supply and install 3 ft LED low-voltage ambiance tape lighting under all wall cabinets (Price is per foot and includes switch).<br>( switch located on the wall ) | \$285.00 |

**BUTLERS PANTRY**

- |   |          |
|---|----------|
| 1- Add single-pole switch and supply and install LED low-voltage ambiance tape lighting Under 6 ft of wall cabinets (Price is per foot and includes switch).          | \$570.00 |
| 2- Upgrade all receptacles under 6 ft of wall cabinets (Price is per foot ).  | \$450.00 |
| 3- Six (4) Puck lights on the inside of the cabinets controlled by separate single-pole switch.<br>( Will need color of the cabinets, Lights will be white or black ) | \$540.00 |

**BREAKFAST AREA / MORNING ROOM**

- |                                |     |
|--------------------------------|-----|
| 1 - Standard wiring per plans. | N/C |
|--------------------------------|-----|

**FAMILY ROOM**

- |   |          |
|---|----------|
| 1- Six (6) high hat style recessed lights controlled by separate single-pole switch.<br>( spaced as if there is a coffered ceiling like the model ) | \$960.00 |
| 2- Add two (2) standard high hat style recessed light controlled by existing switch.<br>( delete the 1/2 hot and use the switches )                 | \$300.00 |

**MUDROOM**

- |   |          |
|---|----------|
| 1 - Add one (1) ceiling light controlled by existing switch and hang. | \$140.00 |
|---|----------|

**GARAGE**

- |  |          |
|--|----------|
| 1 - Add (2) weather proof receptacles on a 20 amp, 120 volt dedicated circuit.<br>( located on the front of the house on each corner ) | \$340.00 |
| 2- Add single-pole switch to control the (2) new weatherproof receptacles.   | \$60.00  |

**Marsh Lea - LOT # 16 (Birkdale Farmhouse)****LAUNDRY ROOM**

- 1- Add (2) interior receptacles on GFCI circuit . \$170.00  
 ( 1 - countertop next to the sink / 1 - back right corner for Dyson vacuum )

**SECOND FLOOR HALLWAYS**

- 1 - Replace standard light fixture with one (4) high hat style recessed light. \$400.00  
 2- Add three (4) standard high hat style recessed lights controlled by existing switch. \$600.00  
 For a total of 8  
 3- Add three-way switch to control the landing light separate from the up hall \$70.00

**Bed BATH #2**

- 1 - Upgrade standard shower recessed light and standard exhaust fan with two switches to \$290.00  
 Nutone 744NT fan/recessed light located in shower on required GFCI protected circuit

**Bed BATH #3**

- 1 - Upgrade standard shower recessed light and standard exhaust fan with two switches to \$290.00  
 Nutone 744NT fan/recessed light located in shower on required GFCI protected circuit  
 2- Replace standard light fixture with one (1) high hat style recessed light and add a second \$250.00  
 recessed on the existing switch

**BEDROOM #2**

- 2- Add four (4) standard high hat style recessed light controlled by existing switch. \$600.00

**BEDROOM #3**

- 1- Add four (4) standard high hat style recessed light controlled by existing switch. \$600.00

**BEDROOM #4**

- 1- Add four (4) standard high hat style recessed light controlled by existing switch. \$600.00

**BEDROOM #5**

- 1- Add four (4) standard high hat style recessed light controlled by existing switch. \$600.00  
 2- Add receptacle on 15 amp, 120 volt dedicated circuit standard height in the closet \$160.00  
 on the entrance side of the room.  
 3- Add receptacle on 15 amp, 120 volt dedicated circuit in the closet at the rear of the house. \$160.00  
 4- Add standard interior receptacle above the other in the rear closet. ( 1 high - 1 low ) \$60.00

**Marsh Lea - LOT # 16 (Birkdale Farmhouse)****MASTER BEDROOM**

- |   |          |
|---|----------|
| 1- Add four (4) standard high hat style recessed light controlled by existing switch. | \$600.00 |
| 2- Add standard interior receptacle (non-GFCI).                                       | \$60.00  |

**MASTER BEDROOM HALLWAY**

- |                                |     |
|--------------------------------|-----|
| 1 - Standard wiring per plans. | N/C |
|--------------------------------|-----|

**MASTER BEDROOM CLOSETS**

- |                     |  |
|---------------------|--|
| 1 - Standard wiring |  |
|---------------------|--|

**MASTER BATH**

- |  |          |
|--|----------|
| 1 - Upgrade Nutone 763 fan/light to Panasonic WhisperCeiling FV-0511VQL1 fan/light.<br>( install in the shower ) | \$280.00 |
| 2- Add (2) interior receptacles on GFCI circuit  | \$170.00 |

In Process

**TOILET AREA**

- |                                |     |
|--------------------------------|-----|
| 1 - Standard wiring per plans. | N/C |
|--------------------------------|-----|

**UNFINISHED BASEMENT**

- |  |          |
|--|----------|
| 1 - Standard wiring per plans.                                 | N/C      |
| 2- Replace standard fixture with high hat style recessed light | \$100.00 |

**DECORA DIMMERS and LOCATIONS**

None at this time

- |  |    |            |
|--|----|------------|
| * Upgrade all recessed to 4" mini with LED inserts   | 61 | \$3,050.00 |
| *** Upgrade standard receptacle and switches to Decora-style devices throughout the house. |    | \$750.00   |

Electric TOTAL \$17,895.00

**Marsh Lea - LOT # 16 (Birkdale Farmhouse)**

PLEASE INITIAL ALL PAGES AND SIGN BELOW FOR ACCEPTANCE OF THIS PROPOSAL. PAYMENT MUST BE MADE IN FULL AT THIS TIME. PLEASE CONTACT YOUR SALESPERSON FOR PAYMENT OPTIONS.

Accepted By

DocuSigned by:

*Jolee Persio Bolurabian*

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Signature

10/20/20 | 7:31 PM EDT

Date

Signature

Date

In Process