



301 State Road, Media PA 19063  
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PROPOSAL DATE: November 21, 2020

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		WORK PHONE:	
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DEVELOPMENT:	Marsh Lea	SETTLEMENT:	April 17, 2021
LOT NUMBER:	27	FIXTURES:	
MODEL:	Birkdale Custom Farmhouse	SALESPERSON:	C. Mullen
BUILDER:	Moser		revised 12-11-20

#### 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 - Study walk out - Add switch and wall light
- 2 - Living Room - Add (1) receptacle for code
- 3 - Pantry closet - Add (1) single pole switch
- 4 - MBR sitting room - Add single pole switch and (4) receptacles
- 5 - Second Floor Hallways – Add (2) 3-way, (1) receptacle and (3) additional lights due to new design
- 6 - Bathroom #2 - Add switch and shower recessed
- 7 - Finished basement with full bath
- 8 - Bedroom #5 – Add switch, hallway light, smoke detector and (6) receptacles
- 9 - Bedroom #6 – Add switch, smoke detector and (4) receptacles
- 10 - Hallway Closet – Add switch and light

#### 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 1100 Series trims unless specifically noted.
- 3 - Standard kitchen appliances included

**Marsh Lea - LOT # 27 (Birkdale Custom Farmhouse)****FRONT EXTERIOR**

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

**REAR EXTERIOR**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Add 2 sets of flood lights controlled by a single pole switch located at the breakfast door  | \$310.00 |
| 3-  | Add 2 wall lights to switched with existing 2 wall lights  | \$280.00 |
| 4-  | Upgrade the 2 existing single pole switches for the outside lights to 3 ways so all the lights operate together from the office and the morning room | \$140.00 |

**GARAGE EXTERIOR**

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

**FOYER**

- |     |   |           |
|-----|---|-----------|
| 1 - | Standard wiring per plans.  | N/C       |
| 2-  | Upgrade the standard light to a recessed light  | \$100.00  |
| 3-  | Add 2 recessed lights switched with the existing recessed light                                 | \$300.00  |
| 4-  | Delete one 3 way switch   | (\$70.00) |
| 5-  | Upgrade 1 - 3 way switch to a four way switch so all the foyer recessed are controlled together | \$90.00   |
| 6-  | LED inserts for recessed lights (4 total)   | \$120.00  |

**FIRST FLOOR HALLWAYS**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Upgrade the standard fixture to a recessed light in the office hallway | \$100.00 |

**POWDER ROOM**

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

**PLAYROOM**

- |     |   |          |
|-----|---|----------|
| 1 - | Standard wiring per plans.  | N/C      |
| 2-  | Add 4 recessed lights using the existing single pole switch                   | \$660.00 |
| 3-  | Add a ceiling fixture centered in the room controlled by a single pole switch | \$200.00 |

**DINING ROOM**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Add 1 - 3way switch to operate the center chandelier on the foyer side of the room                 | \$70.00  |
| 3-  | Add 2 wall sconces on the pantry wall controlled by 2 - 3way switches one on each side of the room | \$420.00 |
| 4-  | Add 2 3way dimmers to control the center fixture and the sconces                                   | \$100.00 |

**Marsh Lea - LOT # 27 (Birkdale Custom Farmhouse)****OFFICE**

- |     |   |     |
|-----|---|-----|
| 1 - | Standard wiring per plans.  | N/C |
| 2-  | upgrade the single pole switch to a 3 way switch for the outside lighting | N/C |

**KITCHEN**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | LED inserts for recessed lights (8 total)  | \$240.00 |
| 3-  | Add two pendants over the island on the existing switching                             | \$280.00 |
| 4-  | Add 2 recessed lights on the family room side of the island to match the opposite side | \$300.00 |

**BREAKFAST AREA / MORNING ROOM**

- |     |  |         |
|-----|--|---------|
| 1 - | Standard wiring per plans.   | N/C     |
| 2-  | Relocate the existing center light switch to the screened porch side | N/C     |
| 3-  | Add 1 single pole switch to control the flood lights                 | \$60.00 |
| 4-  | Add 1 single pole dimmer to the center fixture                       | \$50.00 |

**FAMILY ROOM**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Add 2 recessed lights to the walk way from the foyer to the kitchen using the existing switching | \$300.00 |
| 3-  | Add 6 recessed lights controlled by a single pole switch at the kitchen entrance                 | \$960.00 |
| 4-  | Add 1 floor receptacle ( location TBD )  | \$225.00 |
| 5-  | Add 1 receptacles above the mantle for a wall mounted TV   | \$60.00  |
| 6-  | Add 2 dimmers to control the hall recessed and the family room recessed lights                   | \$100.00 |
| 7-  | LED inserts for recessed lights (8 total)  | \$240.00 |

**MUDROOM**

- |     |   |          |
|-----|---|----------|
| 1 - | Standard wiring per plans.                    | N/C      |
| 2-  | Add 2 USB receptacles at the charging station | \$100.00 |

**GARAGE**

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

**PANTRY**

- |    |  |          |
|----|--|----------|
| 1- | Upgrade the standard fixture to a recessed light and add a second recessed light on the existing switching | \$250.00 |
|----|--|----------|

**BUTLERS PANTRY**

- |    |  |          |
|----|--|----------|
| 1- | Add a 20 amp dedicated circuit for an under cabinet refrigerator | \$170.00 |
|----|--|----------|

**Marsh Lea - LOT # 27 (Birkdale Custom Farmhouse)****SCREENED PORCH**

- |    |   |          |
|----|---|----------|
| 1- | Add a ceiling fan centered in the ceiling controlled by a single pole switch located in the breakfast room and hang | \$260.00 |
| 2- | Add 4 recessed lights controlled by the existing single pole switch   | \$660.00 |
| 3- | Add a second weatherproof receptacle on the garage wall   | \$90.00  |
| 4- | Add a receptacle above the fireplace for a wall mounted TV  | \$60.00  |

**LAUNDRY ROOM**

- |     |   |         |
|-----|---|---------|
| 1 - | Standard wiring per plans.  | N/C     |
| 2-  | Gas dryer   | \$60.00 |
| 3-  | Keep receptacles for the washer and dryer low to allow for a countertop | N/C     |

**SECOND FLOOR HALLWAYS**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Upgrade 4 standard lights in the main hall to recessed lights  | \$400.00 |
| 3-  | Add 2 recessed lights on existing switching  | \$300.00 |
| 4-  | Add a 3 way switch to operate the landing light separately   | \$70.00  |
| 5-  | Add 3 receptacles at the kids work station outside the laundry room<br>- 2 above the counter on each end and 1 under in the center | \$180.00 |

**BATH #2 - ( Auden and Adler )**

- |     |   |          |
|-----|---|----------|
| 1 - | Standard wiring per plans.  | N/C      |
| 2-  | Upgrade the standard shower recessed light to a Nutone 744 exhaust fan recessed light | \$100.00 |

**BATH #3 - (Aurora, Annabelle, Avonlea)**

- |     |   |          |
|-----|---|----------|
| 1 - | Standard wiring per plans.  | N/C      |
| 2-  | Upgrade the standard shower recessed light to a Nutone 744 exhaust fan recessed light | \$100.00 |

**BEDROOM #2 ( Auden and Adler )**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Add 2 receptacles on the center of the side wall   | \$120.00 |
| 3-  | Add 1 receptacle centered on the side wall on each side of the partition wall                              | \$120.00 |
| 4-  | Add a single pole switch to control the side wall receptacle   | \$60.00  |
| 5-  | Add 2 recessed lights controlled by a single pole switch on each side of the partition<br>for a total of 4 | \$720.00 |
| 6-  | Relocate the switched receptacle to the side wall  | N/C      |

**Marsh Lea - LOT # 27 (Birkdale Custom Farmhouse)****BEDROOM #3 (Atlas)**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Relocate the half hot receptacle to the outside wall next to the bathroom door | N/C      |
| 3-  | Add 4 recessed light controlled by a single pole switch                        | \$660.00 |

**BEDROOM #4 (Aurora)**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.                               | N/C      |
| 2-  | Add 4 recessed lights controlled by a single pole switch | \$660.00 |

**BEDROOM #5 (Annabelle)**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.                               | N/C      |
| 2-  | Relocate the half hot switch into the main room area     | N/C      |
| 3-  | Add 4 recessed lights controlled by a single pole switch | \$660.00 |
| 4-  | Add 2 receptacles at the vanity area in the hall         | \$120.00 |
| 5-  | Add a 3way to control the hall light in vanity area      | \$70.00  |

In Process

**BEDROOM #6 (Avonlea)**

- |    |  |          |
|----|--|----------|
| 1- | Standard wiring per plans.                               | N/C      |
| 2- | Add 4 recessed lights controlled by a single pole switch | \$660.00 |

**MASTER BEDROOM**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.   | N/C      |
| 2-  | Add 4 recessed lights controlled by a single pole switch   | \$660.00 |
| 3-  | Add a single pole switch to control a wall sconce on each side of the bed                          | \$400.00 |
| 4-  | Add one receptacle on the opposite side of the bed   | \$60.00  |
| 5-  | Add one receptacle to the outside wall on the bathroom side for a wall mounted TV                  | \$60.00  |
| 6-  | Relocate the switch controlled receptacle switch to the right side of the door                     | N/C      |
| 7-  | Add wiring for a ceiling fan in the center of the room controlled by a single pole switch and hang | \$260.00 |
| 8-  | Add 4 single pole dimmers to control the recessed lights, 2- wall sconces, and the cove lighting   | \$200.00 |

**SITTING ROOM**

- |     |   |          |
|-----|---|----------|
| 1 - | Standard wiring per plans.  | N/C      |
| 2-  | Add a fixture to the center of the room controlled by a single pole switch and hang | \$200.00 |
| 3-  | Add one receptacle to the closet wall and make it switch controlled                 | \$60.00  |

**MASTER BEDROOM HALLWAY**

- |     |  |          |
|-----|--|----------|
| 1 - | Standard wiring per plans.                       | N/C      |
| 2-  | Upgrade the standard fixture to a recessed light | \$100.00 |

**Marsh Lea - LOT # 27 (Birkdale Custom Farmhouse)**

**MASTER BEDROOM CLOSETS**

1 - Standard wiring per plans. N/C

**MASTER BATH**

1 - Standard wiring per plans. N/C  
2- Add one receptacle on the other end of her vanity \$85.00  
3- Upgrade the standard recessed light and exhaust fan in the shower to a Panasonic LED fan light combo (FV-0511VQL1 fan/light) \$280.00

**TOILET AREA**

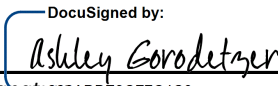
1 - Standard wiring per plans. N/C  
2- Upgrade the standard fixture to a recessed light \$100.00

**FINISHED BASEMENT**

1 - Standard wiring per plans. N/C

**Upgrade recessed bulbs to LED in all rooms except the kitchen,foyer,and family room** \$840.00  
**TOTAL \$15,590.00**

**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: Ashley Gorodetzer  
Signature ADDBE3CF7C4C0... \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

Acceptance of Proposal: The above process, specifications and conditions are satisfactory and are accepted. We hereby authorize the above options to be completed in our home. Payment will be made with the acceptance of this proposal.