

2023 Turn-Key Home Prices – Standard Features and Allowances

Sitework and Foundation:

- Excavation, Backfill and grading around the house
- Crushed stone backfill for first 18" of backfill with solid PVC perimeter drain
- Superior Walls 8'-2" xi pre-cast foundation
- 4" Steel support posts at mating beam
- 4" concrete slab over 8 mil reinforced vapor barrier
- 100' Crusher Run Gravel Driveway, culvert pipe if needed is extra
- Lawn seeding and Landscaping Not Included

Allowances*:

- \$ 10,000 allowance for sand filter septic system
- \$ 8,000 allowance for well, pump, and pressure tank
- \$ 425 Septic Design Fee Allowance
- \$ 500 Building Permit Allowance

**How Allowances Work: these are items where we don't know the exact cost. Clients agree to pay the exact cost whether higher/lower. Carina tries to mitigate these costs as best we can – i.e. septic will become a known cost after the percolation test/septic permit is done. Wells are drilled before set day if possible.*

Modular Home

- Standard Features per manufacturer series
- Upgrade to R-49 ceiling insulation
- Carpet or vinyl flooring
- Windows and electric outlets foam sealed
- CO detector at each level
- Crane, Set-up, and Flag Cars Included
- Delivery based delivery to Ithaca, NY
- Sales taxes and road permits included

Home Finish out and Utilities

- All interior drywall finished and primed with 2 coats of paint
- Overhead electric service
- Ducted Air Source Heat Pumps – Energy Star Rated
- 50 Gallon electric hot water heater with insulation blanket
- (2) 36" x 42" entry stoops from pressure treated lumber
- Unfinished basement
- Seamless gutters to underground PVC drains, daylight drainage

