

Pricing Calculations Addendum

| Base Price (Scope of Work) 9/1/23 | Cedar Ridge | \$ | 797,100.00 |
|---|---------------------|----------------------------|------------|
| Lot (Scope of Work) | lot 68 | \$ | 130,000.00 |
| CO#1 (Selection Book) | Page | | |
| Patio in lieu of Deck (handrail credit) | 5 | \$ | (373.00 |
| Patio in lieu of Deck (deck boards credit) | 5 | \$ | (2,251.00 |
| Patio in lieu of Deck (credit for staining of deck boards) | 5 | \$ | (1,500.00) |
| bench seat in loft (2) 3'x 6' = \$2,048 | 10 | included in trim allowance | |
| tongue groove breakfast vault 45 sqft. X \$21 = \$945 | 10 | included in trim allowance | |
| Tongue and Groove Ceiling in Loft Vault 63 sq ft x \$21 = \$1,323 | 10 | included in trim allowance | |
| 2 Beams - Parallel in Master Bedroom \$3,743 | 10 | \$ | 2,059.00 |
| base cabinets with wood top flanking fireplace 7' x \$283 = \$1,981 | 10 | \$ | 1,981.00 |
| wall trim detail to master bedroom wall | 10 | \$ | 2,960.00 |
| wood hood in kitchen | 11 | \$ | 2,334.00 |
| upgraded front door to double door | 15 | \$ | 2,164.00 |
| upgraded interior doors to lincoln park \$108 per door x 26 doors = \$2,808 | 17 | \$ | 2,808.00 |
| barn door hardware to master bath door | 18 | \$ | 750.00 |
| upgraded to deltrim garage doors | 21 | \$ | 4,132.00 |
| upgrade to black exterior/white interior windows | 22 | \$ | 11,747.00 |
| Paint walls and ceiling of (3) car garage. | 25 | \$ | 845.00 |
| added (2) enamel colors | 25 | \$ | 2,634.00 |
| added 2nd wall paint color | 25 | \$ | 520.00 |
| add stone from mantle to 17' tall ceiling (front and sides) | 28 | \$ | 3,229.00 |
| move fireplace to interior wall | 28 | \$ | 3,496.00 |
| | | | |
| Additional items | Sub Total | \$ | 964,635.00 |
| Additional site work due to lot. | | \$ | 7.800.00 |
| Upgrade all Single hung windows to Casement windows. | | \$ | 4,340.00 |
| added dresser with wood top to master closet | | \$ | 2,045.00 |
| Upgrade light fixture package | | \$ | 2,045.00 |
| Credit for installing 13 SEER instead of 14 SEER unit. (2 systems) | | \$ | (1,456.00 |
| Discount from 9/15/22 to 9/1/23 base price and builders discount. | | \$ | (1,430.00) |
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| | Sub-total additions | \$ | (84,835.00 |
| | TOTAL | \$ | 879,800.00 |

Buyer

Date