Richmond Thousand Oaks lot 957
5899 NW Black Oak Court
Parkville, MO 64152

SYLER CONSTRUCTION

Pricing Calculations Addendum

Contract:

Base Price (Scope of Work) **9/1/23**	**Richmond**	**$**	**664,458.00**
Lot (Scope of Work)	**957**	**$**	**116,950.00**
CO#1 (Selection Book)	Page		
Covered Deck	5	$	10,885.00
Upgrade to wood end caps on stairs. (13 x $60)	7	$	780.00
Tongue and groove ceiling in Breakfast Area (40 sqft x $21)	10	$	840.00
Tongue and groove ceiling in Entry (24 sqft x $21)	10	$	504.00
2 rustic beams in Great Room.	10	$	3,743.00
2 rustic beams in Master Bedroom.	10	$	3,743.00
Add custom wood hood and liner.	11	$	2,334.00
Barn door hardware only.	18	$	750.00
Upgrade to 3000 series OH door.	19	$	1,004.00
Upgrade windows to top row of OH doors.	20	$	1,584.00
Upgrade front elevations windows only to black.	22	$	3,080.00
Add wood frame to Master Bathroom mirror.	24	$	176.00
Add wood frame to Upper Guest Bathroom mirror.	24	$	140.00
Additional enamel Color.	25	$	1,317.00
Add shiplap from mantle to 10' tall ceiling.	28	$	2,054.00
Move standard fireplace from exterior wall to interior wall.	28	$	3,496.00
Add exterior fireplace with stone on 3 sides.	30	$	7,030.00
	Sub Total	**$**	**824,868.00**
Additional items			
Retaining Walls Allowance: (1) wall in front yard and extra dirt in the back yard.		$	14,640.00
Deduct to install 13 SEER unit instead of a 14 SEER.		$	(728.00)
Upgraded to Waterbase stain on hardwood floor.		$	2,691.00
Discount from 9/15/22 to 9/1/23 Base Price and builders discount as of 1/1/24.		**$**	**(72,021.00)**
	Sub-total additions	**$**	**(55,418.00)**
	TOTAL	**$**	**769,450.00**

Buyer Date

Buyer Date