

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



Pricing Calculations Addendum

Contract:

Base Price (Scope of Work)	9/15/22	Richmond	\$ 608,420.00
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 (28sqft x \$19)	10		\$ 532.00
Tongue and groove ceiling in Entry (28 sqft x \$19)	10		\$ 532.00
2 rustic beams in Great Room.	10		\$ 3,498.00
2 rustic beams in Master Bedroom.	10		\$ 3,498.00
add base cabinet with doors and wood top in Great Room. (6' x \$236)	10		\$ 1,416.00
Add ship lap too stair wall. (100sqft x \$19)	10		\$ 1,900.00
Add custom wood hood and liner.	11		\$ 1,697.00
Barn door hardware only.	18		\$ 324.00
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		\$ 155.00
Add wood frame to Upper Guest Bathroom mirror.	24		\$ 117.00
Add (2) additional wall paint colors.	25		\$ 684.00
Additional enamel Color.	25		\$ 1,317.00
Add shiplap from mantle to 10' tall ceiling.	28		\$ 900.00
Move standard fireplace from exterior wall to interior wall.	28		\$ 3,467.00
Add exterior fireplace with stone on 3 sides.	30		\$ 6,735.00
		Sub Total	\$ 769,475.00
Additional items			
Retaining Walls Allowance: (1) wall in front yard and 2 tier wall in the back yard			\$ 20,640.00
Additional Light fixture allowance.			\$ 1,000.00
Additional tile allowance.			\$ 2,000.00
		Sub-total additions	\$ 23,640.00
		TOTAL	\$ 793,115.00

Buyer _____ Date _____

Buyer _____ Date _____