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



## **Pricing Calculations Addendum**

## Contract:

Base Price (Scope of Work) 3/1/23	Richmond	\$ 636,256.00
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 \$19)	10	\$ 760.00
Tongue and groove ceiling in Entry (24 sqft x \$19)	10	\$ 456.00
2 rustic beams in Great Room.	10	\$ 3,630.00
2 rustic beams in Master Bedroom.	10	\$ 3,630.00
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	\$ 155.00
Add wood frame to Upper Guest Bathroom mirror.	24	\$ 117.00
Additional enamel Color.	25	\$ 1,317.00
Add shiplap from mantle to 10' tall ceiling.	28	\$ 1,803.00
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	\$ 796,017.00
Additional items		
Retaining Walls Allowance: (1) wall in front yard and 2 tier wall in the back yard		\$ 14,640.00
Deduct to install 13 SEER unit instead of a 14 SEER.		\$ (728.00)
Discount from 3/1/23 to 9/15/22 Base Price.		\$ (9,950.00)
	Sub-total additions	\$ 3,962.00
	TOTAL	\$ 799,979.00

Buyer	Date
Buyer	Date