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Addendum C - Pricing and Scope Breakdown

Category	Price	
Cabinets	$	12,500
Concrete	$	21,000
Countertops	$	6,500
Decking	$	-
Doors	$	8,500
Drywall	$	13,500
Electrical	$	13,500
Excavation	$	3,500
Fencing	$	-
Fire Sprinklers	$	-
Fixtures	$	6,500
Flooring	$	6,200
Framing	$	21,000
Garage Doors	$	-
General	$	3,000
HERS	$	750
HVAC	$	13,000
Insulation	$	3,200
Landscaping	$	-
Lumber	$	12,000
Painting	$	11,000
Plumbing	$	12,000
Roofing	$	10,500
Septic	$	-
Shower Glass	$	1,500
Siding	$	17,500
Solar	$	11,700
Tile	$	6,000
Trim	$	5,500
Trusses	$	6,500
Windows	$	9,000
Sub-Total	**$**	**235,850**
Overhead and Profit		18.39%
	$	53,150
Grand Total	**$**	**289,000**

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Cabinets

Scope:

Furnish and install cabinets. Design will be per cabinet specification document included in contract and below. Install hardware on all doors and drawers. Install scribe moldings where cabinet meets wall. Install toe kick trim at base of cabinets.

Feature	Choice
Supplier	Cabinets.com
Door Style	Shaker
Door Overlay Style	Partial Overlay
Door Material	Maple
Cabinet Box Construction	All Plywood Box
Drawer Box Construction	Standard
Hinge Style	Concealed, Soft Close
Finish	Painted
Finish Color	TBD
Countertop Height	36" (Standard)
Countertop to Uppers Clearance	18" (Standard, Code Minimum)
Height to Top of Uppers	93"
Total Uppers Length	~25ft
Total Lowers Length	~15ft
Uppers-Ceiling Trim Style	3" Crown
Kitchen Sink Base Width	33"
Kitchen Sink Mounting Style	Undermount
Kitchen Sink Front	Concealed (Not Apron)
Bath Vanities	Included with Cabinet Package
Bath Sink Base Width	Varies
Bath Sink Style	Undermount
Add-ons and Features	See cabinet quote for specifics.

Special Notes:

Price: $ 12,500.00

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Concrete

Scope:

Complete all concrete work as shown on plans, to specifications dictated by engineer of record. Includes all landings per plans, or min. required by code.

Feature	Choice
Foundation Type	Slab on Grade, Monolithic
Foundation Area	1200 sqft
Foundation Footer Size	12" x 12"
Foundation Vapor Barrier	10 MIL Plastic
Foundation Reinforcement	See Plans
Foundation Surface Finish	Smooth (not polished) no control lines
Flatwork Area	200 sqft
Flatwork Surface Finish	Broom Finish
Post Footings	(5) 18" Square 12" Deep
Form-out For Recessed Curbless Shower	None

Special Notes:

Price: $ 21,000.00

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Countertops

Scope:

Furnish and install countertops. Countertops will be installed on all cabinets bought in the cabinet package. Countertops will not be installed on third-party cabinets (like integral sink bath vanities).

Feature	Choice
Supplier	Sun Stone Outlet
Countertop Area	~60 sqft
Material	Quartz
Thickness	2CM
Plywood Decking Needed	Yes
Surface Finish	Polished
Manufacturer	TBD
Pattern	TBD
Edge Profile	Straight - Laminated
Backsplash Included	Yes, 6" in kitchen 6" in bath

Special Notes:

Price: $ 6,500.00

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Doors

Scope:

Furnish and install interior and exterior doors as shown on plans. Door design and details per included door quote, and below. Does not include any slider doors (provided under "Windows").

If Water Heater enclosure door is present, it is to be plain panel fiberglass with air ventilation integrated into door.

Feature	Choice
Hinge Color	Satin Nickel
Door Stop Style	Solid, mounted on bottom of door
Interior	
Construction	Stile and Rail, MDF Veneer
Door Height	80"
Style	2-Panel
Sticking	Square
Jamb Size	4-9/16"
Entry Door	
Construction	Fiberglass
Door Height	80"
Style	ThermaTru S4810 Craftsman Lite
Sticking	Flush Glazed
Sidelites	None
Jamb Size	6-9/16"

Special Notes:

Price: $ 8,500.00

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Drywall

Scope:

Hang drywall on all interior walls. Dens-Glass under tiled areas, water-resisitant board in wet areas. Tape all joints, patch all nail holes and other defects. Light sanding. Add texture style specified below.

Feature	Choice
Wall Thickness	1/2"
Ceiling Thickness	5/8"
Wet-Area Drywall Type	Purple Board
Tile Backing	Dens-Glass
Interior Corner Detail	Square Corners
Drywall Surface Texture	Medium Knockdown
Fire-Rated Exterior Walls?	Yes, partial

Special Notes:

Price: **$** **13,500.00**

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Electrical

Scope:

Furnish and install all electrical as shown on plans. Install per electrical code. Dimmer switches only installed where mandated by code, all other switches will be on/off paddle type. Include humidistat as needed by code in wet areas. All receptacles to be tamper-resistant. Includes nail plates as needed. Includes coordination with local utility to complete service upgrade paperwork if required.

Feature	Choice
Utility Feeder Style	Overhead
Utility Feeder Upgrade	None
Utility Feeder Wire	Copper
Additional Meter	No
Metering Configuration	Use Existing meter configuration
Existing Primary Dwelling Panel	Re-Use existing, re-feed
New Building Panel Feed	Newly Installed Panel
New Building Panel Size	200A, Solar Ready
New Building Panel Location	Exterior Mount
New Building Panel Feeder Wire	Copper
Light Switch Style	Non WiFi, Dimming where required by code
Low Voltage Conduit Underground	Yes, 1" with pull string
Low Voltage Drops	(1) 3/4" flex drop
Door Bell/Chime Wiring	Included
Range Circuit	(1) at 50A 240V
Washer/Dryer Circuit	(1) at 30A 240V
Water Heater Circuit	(1) at 30A 240V, Including disconnect
HVAC Circuit	(1) at 30A 240V, Including disconnect
Car Charger Circuit	None
Uefer Ground in Foundation?	Included

Special Notes:

SITE VISIT NEEDED TO DETERMINE ADDITIONAL ELECTRICAL UTILITY CONNECTION COST.

Price: $ 13,500.00

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Excavation

Scope:

Provide labor tools and materials required to complete any excavation needed per plans. Includes cost to off-haul material if needed.

Feature	Choice
Saw Cutting	None
Saw Cut Patching	None
Trenching and Backfill	None
Dig Foundation Footers	12"W x 12"D strip footings
Dig Post Footers	Yes, (5) 18" square, 12" deep
Grading	None
Gravel Delivery	Base for slab on grade foundation

Special Notes:

SITE VISIT NEEDED TO DETERMINE ADDITIONAL EXCAVATION COST.

Price: $ 3,500.00

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Fixtures, Hardware, and Appliances

Scope:

Below are all anticipated fixtures, hardware, and appliances that will need to be purchased to complete the project. All items where "Provided By" is specified as "Contractor", Contractor will provide and install. All items labeled "Client" will be provided by Client, installed by Contractor. Items Labeled "NOT INCLUDED" will not be installed by Contractor.

Certain Client provided items will need measurements prior to install, so should be purchased at the beginning of the project.

Electric Fixtures	Provided By	Brand	Model/Style	Color	Link
Can Lights	Contractor	Halo	Halo LT 5/6"	White	https://v
Ceiling Mount Lights	Client				
Bath Vanity Lights	Client				
Pendant Lights	Client				
Ceiling Fans	Client				
Bathroom Fan/Light	Contractor		Broan	White	https://v
Exterior Entrance Lights	Client		Dusk/Dawn, Motion		
Exterior Soffit Lights	Contractor		Halo LT 5/6"		
Exterior Step/Walkway Lights	NOT INCLUDED				
Light Bulbs	Client				
Smoke/CO Alarms	Contractor		Standard - No Wi-Fi	White	https://v
Light Switches	Contractor			White	
Receptacles	Contractor			White	
Trim Plates	Contractor		Decora	White	https://v
Car Charger	NOT INCLUDED				
Doorbell/Chime	Client				

Plumbing Fixtures	Provided By	Brand	Model/Style	Color	Link
Bathroom Sink Faucet	Client				
Tub/Shower Faucet	Client	Delta			
Kitchen Sink Faucet	Client				
Tub/Shower Drain	Client				
Pre-fab Shower/Tub	Contractor				https://v
Pre-fab Shower Surround	NOT INCLUDED				
Toilet	Client		12" rough-in		

Bath Hardware	Provided By	Brand	Model/Style	Color	Link
Toilet Paper Holder	Client				
Towel Bar	Client				
Vanity Mirror/Medicine Cab	Client				
Shower Grab Bars	NOT INCLUDED				

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Fixtures, Hardware, and Appliances

Sinks	Provided By	Model/Style	Link
Kitchen Sink	Client		
Bathroom Sink	Client		
Exterior/Garage Sink	NOT INCLUDED		

Door Hardware	Provided By	Brand	Model/Style	Color	Link
Interior Door Knobs	Client				
Entry Door Knob	Client				
Other Exterior Door Knobs	Client				
Door Stops	Client				

Appliances	Provided By	Brand	Model/Style	Link
Garbage Disposal	Contractor		InSinkErator - 1/3 HP	https://v
Water Heater	Contractor		Electric Heat-pump - 50 Gallon	https://v
Microwave/Range Hood	Client		24" Width	
Refrigerator	Client		30" Width	
Range	Client		24" Width	
Washer & Dryer	Client		30" Max Width, 36" Max Depth	
Dishwasher	Client		18" Width	

Miscellaneous	Provided By	Brand	Model/Style	Color	Link
HVAC Registers	NOT INCLUDED				
Standalone Bath Vanity Cabinet	NOT INCLUDED - with cabinet package				
Attic Access Ladder	NOT INCLUDED				
Window Coverings	NOT INCLUDED				
Cabinet Pulls/Handles	Client				

Special Notes:

Price: **$ 6,500.00**

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Flooring

Scope:

Clean and prepare subfloor for flooring installation. Grind concrete/sublfoor level to improve flooring longevity. Install flooring per manufacturer's instructions, and specifications below.

Feature	Choice
Main Flooring	
Floor Type	Luxury Vinyl Plank
Underlayment Type	Per Manufacturer Recommendation
Install Method	Floating
Brand/Model/Color/Finish	TBD
Material Allowance	$2/sqft
Kitchen Flooring	
Floor Type	Same as Main
Underlayment Type	N/A
Install Method	N/A
Brand/Model/Color	N/A
Material Allowance	N/A
Bathroom Flooring	
Floor Type	Same as Main
Underlayment Type	N/A
Install Method	N/A
Brand/Model/Color	N/A
Material Allowance	N/A

Special Notes:

Price: $ 6,200.00

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Framing

Scope:

Frame building according to plans and engineering calculations. Includes purchase and install of all hardware per plans and engineering. This includes Labor only, materials will be provided under Lumber/Trusses. Includes framing of skylights as shown on plans.

Feature	Choice
Building Height	<16ft, single story
Building Shape	L-Shape
Conditioned Floor Area	1200 sqft
Plate Height	8 ft
Wooden Subfloor	None (Slab on Grade)
Exterior Wall Framing	2x6, 16" OC
Roof Pitch	4/12
Roof Framing Style	Manufactured Trusses
Number Valleys	0
Number Hips	0
Overhang Width	12" Gable and 24" Eave
Interior Wall Size	2x4, 16" OC
Interior Stairs	None
Ceiling Vault	None, Flat Ceiling
Attic Access	Attic Access Panel, 22" x 30"
Subfloor Access	N/A
Decking Sub-Structure	None

Special Notes:

Price: $ 21,000.00

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General

Scope:

Complete general project tasks relating to overall jobsite logistics and customer experience. Also, tasks needed to complete the project, but not included by other subcontractors/vendors.

Item	Included	Details
Permit Submission	Included	Includes filling out needed paperwork, printing plans as needed, etc.
Plan Revisions	Not Included	Includes minor changes required by local building department. Does not include major re-designs, or additional engineering
Surveyor	Not Included	
Geotechnical Report/Engineering	Not Included	
Porta-Potty Onsite	Included	Bi-Weekly cleanings
Temporary Construction Fencing	Not included	
Subfloor Protection	Included	Red Rosin paper installed after framing
Finished Floor Protection	Included	Ram Board or similar after finished flooring installed
Regular Jobsite Cleanup	Included	Weekly
Material Warehousing and Delivery	Included	
Demo of Existing Structure	Not Included	

Special Notes:

Price: **$** **3,000.00**

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HERS Energy Testing

Scope:

HERS testing is required by the state to ensure new buildings are meeting energy requirements. Includes the below HERS rating items, also shown on the Title 24 Energy report, at the end of the plan set.

HERS Field Verifications	Required
Duct Seal and Leakage	No
Proper Refrigerant Charge	Yes
SEER/EER Verification	No
Cooling Coil Air Flow (350 CFM/Ton)	No
Cooling Fan Power (0.45 W/CFM)	No
IAQ Fan CFM	Yes
Kitchen Hood (HVI listed)	Yes
Quality Insulation Installation	No
Heat Pump Heating Capacity	Yes
HSPF Verification	No
Whole House Airflow	No
VCHP Verifications	Yes

Special Notes:

Price: **$** **750.00**

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HVAC

Scope:

Install Heating, Ventilation and Air Condition equipment as specified below. Head units (if any) shall be installed during rough-in and prior to drywall/paint. Excludes Title 24 report and documents, those will be provided during design/engineering. Includes system start-up and pressure test of lines. Includes

Feature	Choice
System Type	Ductless Mini-Split, Heating and Cooling
System Brand	ACiQ
System Size	4-ton, 4 heads
System Efficiency	Title 24 minimum, or greater
Head Unit/Register Mount Style	Ceiling Mount Slim
Gas Furnace Included?	No
Thermostat Type	Handheld Remote for each Head Unit, no Wi-Fi
Range Vent Ducting	Included, 6" Solid
Bath Vent Ducting	Included, 4" Flex
Dryer Vent Ducting	Included, 4" Solid
Install Condensate Line(s)	Included
Condensate Pump	None
Whole House Fan	None
Attic Exhaust Fan	Remington Solar 40 Watt Roof Mount Solar Attic Fan
Title24	
HVAC Efficiency (Min.)	14.0 SEER / 8.5 HSPF
Duct Insulation (Min.)	None (Ductless)
IAQ Exhaust Fan Required	Yes (50 CFM min)

Special Notes:

Price: $ 13,000.00

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Insulation

Scope:

Install insulation in all locations, minimum R rating to meet or exceed Title 24 report.

Feature	Choice
Floor insulation Value	None
Floor Insulation Type	None
Wall Insulation Value	R-19 (in 2x6 framing)
Wall Insulation Type	Faced Fiberglass Batts
Attic Insulation Value	R-38 above ceiling
Attic Insulation Type	Faced Fiberglass Batts
Roof Deck Insulation Value	None
Roof Deck Insulation Type	N/A
Exterior Insulation Value	None
Exterior Insulation Type	N/A
Interior Wall Insualtion	None

Special Notes:

Price: $ 3,200.00

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Lumber

Scope:

Provide structural lumber materials for the project. This will include all structural hardware needed, including concrete embedment's. This will include rough deck framing, but not finish decking or railing. Includes delivery to jobsite.

Feature	Choice
Wall Sheathing	15/32" CDX Plywood
Floor Sheathing	None
Roof Sheathing	19/32" CDX Plywood
Roof Sheathing On Overhangs	Sanded ACX Plywood
Roof Framing Type	Trussed
Rafter Size	N/A
Eave Block Venting	Vented - Holes w/ Screen
Roof Fascia Material	1x_ Hardie Board
Exterior Decking Framing	None
Board Feet Studs	TBD
Board Feet LVL	TBD
Board Feet Solid Post/Beam	TBD
Title 24	
Radiant Barrier on Roof Sheathing	No

Special Notes:

Price: $ 12,000.00

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Painting

Scope:

Exterior: Paint/stain all exterior walls, window trim and doors (excluding stucco - color is included in stucco mix). Caulk all gaps and seams that require waterproofing.

Interior: Prime all drywall walls/ceilings with PVA primer made for drywall. (2) coats paint all walls/ceilings. Light sanding and painting of baseboards, casings, doors, moldings, and window sills.

Exterior	Paint/Stain	Color	Sheen
Siding/Body	Included w/ Stucco Mix	Color #1 - TBD	Flat
Trim/Fascia	SuperPaint Exterior Acrylic Latex	Color #2 - TBD	Low Luster
Soffit/Under Eave	SuperPaint Exterior Acrylic Latex	Color #2 - TBD	Low Luster
Gable Detail	SuperPaint Exterior Acrylic Latex	Color #3 - TBD	Semi-Gloss
Front Door	SuperPaint Exterior Acrylic Latex	Color #3 - TBD	Semi-Gloss
Deck Framing/Posts	SuperPaint Exterior Acrylic Latex	Color #2 - TBD	Low Luster

Interior	Paint/Stain	Color	Sheen
Walls	SuperPaint Interior Acrylic Latex	Color #A - TBD	Satin
Ceilings	Premium Ceiling Paint	White	Flat
Doors	ProClassic Waterborne Interior Acrylic Enamel	Color #B - TBD	Semi-Gloss
Trim	ProClassic Waterborne Interior Acrylic Enamel	Color #B - TBD	Semi-Gloss

Special Notes:

Price: **$ 11,000.00**

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Plumbing

Scope:

Includes Rough-in, Top-out and Set/Finish. Includes all piping, fittings and angle stops. Includes rough-in water and washer boxes. Includes Hose Bib fittings. All plumbing will be strapped, plated, and set on test for inspection. Does not include trenching or backfill, but may include minor hand-digging. Does not include purchasing fixtures - those are accounted for under "Fixture" section. Does not include replacement of existing house sewer lateral to street, if city requires replacement.

Feature	Choice
Tie Into Existing Sewer Lateral	Included
Water Pipe Material (in Walls)	PEX-A Expansion
Water Pipe Material (Exposed, stub-outs)	Copper
Water Pipe Material (Underground)	PVC
Waste Pipe Material	ABS
Exterior Clean-Out	(1) Two-way clean out 18" outside building
Sewage Ejector Pump	None
Hot Water Pipe Insulation	Included, insulate all hot water piping
Refrigerator Icemaker Box	Included
Washer Box	Included
Water Heater Location	Conditioned Space, Inside House
Gas Service	No
Furnace Gas Line Size	None
Range Gas Line Size	None
Dryer Gas Line Size	None
Fireplace Gas Line Size	None
Water Heater Gas Line Size	None

Special Notes:

Price: $ 12,000.00

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Roofing

Scope:

Install new roofing per plans, and spec below. Include all new flashings. Includes all roof jacks for plumbing and ventilation. Includes installation of skylights and skylight flashing as shown on plans. Includes underlayment installation. Include gutters and downspouts shown on plans. Does not include underground drain lines for downspouts.

Feature	Choice
Roofing Type	Asphalt Shingle - Owens Corning Duration
Roof Color	TBD
Underlayment	Synthetic
Flashing Material	Galvanized Steel, painted
Venting Style	Ridge Vents
Provide and Install Plumbing Jacks	Yes
Provide and Install HVAC Jacks	Yes
Gutter Style	Fascia
Gutter Material	Aluminum
Gutter Size	5"
Gutter Guards	Included
Downspout Style	2" x 3" Rectangular
Downspout Material	Galvanized Steel
Gutter/Downspout Color	TBD
Title 24	
Cool Roof Required	No

Special Notes:

Price: $ 10,500.00

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Shower Glass

Scope:

Furnish and install shower enclosure glass, or other specialty glass as detailed below.

Feature	Choice
Bath 1 Tub/Shower Enclosure	Included
Layout/Door Style	Sliding doors
Frame Style	Semi-Frameless
Hardware Color	Satin Nickel
Glass Thickness	1/4"
Glass Style	Obscured
Glass Coating	None
Height	80"
Bath 2 Tub/Shower Enclosure	None
Layout/Door Style	
Frame Style	
Hardware Color	
Glass Thickness	
Glass Style	
Glass Coating	
Height	

Special Notes:

Price: **$** **1,500.00**

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Siding

Scope:

Furnish and install siding on exterior of house.

Feature	Choice
Siding Type	3-Coat Stucco w/ Acrylic topcoat
Siding Surface Finish	Smooth Finish
Trim Type	None
Gable Detail	Hardie Shingles - Straight
Belly Band	None
Soffiting Style	None - roof deck exposed
House wrap	Included
Siding Material Allowance	N/A
Window Trim Detail	No Sill

Special Notes:

Price: $ 17,500.00

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Solar

Scope:

Includes installing Solar system called for in plans, to meet Title 24 requirements. Includes inverter install and all panel wiring. Includes connecting solar system to electric panel. Includes generation system/account setup, and integration with local utility. Includes Battery and Generator system as specified below.

Feature	Choice
Inverter Make/Model	Enphase IQ8
Inverter Circuit Size	20A, 240V
Solar	
Title 24 Min. Size	TBD
Solar System Size	2.6kW
Panel Output	370W
Battery	
Battery System Make/Model	None
Battery System Size	N/A
Battery Chemistry	N/A
Generator	
Generator Make/Model	None
Generator Fuel	None
Generator Circuit Size	None

Special Notes:

Price: $ 11,700.00

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Tile

Scope:

Install tile as shown on plans and specified below. Tile choice and layout details will be given by client to tile installer.

Feature	Choice	
Bath		
Floor Tile Type	None	
Wall/Surround Tile Type	One Tile Type - 0.5sqft < Tile/Mesh Size < 2sqft	
Wall/Surround Tile Height	Meet Ceiling	
Wall/Surround Accent Tile	None	
Tiled Shower Pan	None	
Shower Pan Tile Type	None	
Shower Niche	14"W x 21" D, Opposite Showerhead	
Shower Niche Tile	12" x 12" Tile Mesh	
Grout Line Size	1/8"	
Grout Type	Sanded	
Grout Color/Brand	N/A	
Edging Detail	Schluter Jolly - Satin Nickel	
Tile Allowance	$	1,000.00
Backsplash		
Tile Type	Quartz - Included with Countertops	
Grout Line Size	N/A	
Grout Type	N/A	
Grout Color/Brand	N/A	
Edging Detail	N/A	
Backsplash Tile Material Allowance	N/A	

Special Notes:

Includes tile surrounds and niches at bothe bathrooms.

Price: $ 6,000.00

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Trim

Scope:

Install all finish carpentry details on the project. Includes the items listed below.

Feature	Choice
Baseboards	Rounded Edge - 5-1/4"
Crown Molding	None
Door Casing	Rounded Edge - 3-1/4"
Window Trim	Apron and Stool only - drywall return sides and top
Trim Material	MDF, FJ Pine in wet areas
Trim Finish	Primed
Wood Accent Wall	None
Interior Stair Risers	None
Interior Stair Treads	None
Interior Stair Handrail	None
Closet Shelving	Included, Shelf and Pole full width

Special Notes:

No wood paneling on interior ceiling. All beams to be covered.

Price: $ 5,500.00

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Trusses

Scope:

Install Trusses as shown on approved truss calcs.

Feature	Choice
Truss Style	Scissor
Truss Exterior Pitch	5/12
Load Rating	20 PSF

Special Notes:

Price: **$** **6,500.00**

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Windows

Scope:

Install all windows as shown on plans and in window quote. Includes purchase, warehouse, and jobsite delivery of windows.

Feature	Choice
Window Construction	Fibrex
Window Brand/Model	Andersen 100
Exterior Color	White
Interior Color	White
Hardware Color	White
Grid Design	None
Grid Type	None
Mounting Style	Nail-Fin w/ Stucco Key
Window Setback	1"
Glass Type	Low-E (standard)
Bathroom Obscured Glass	Obscured
Window Count	See Plans
Total Window Frame Perimeter	TBD
Skylight Count	None
Skylight Brand/Style	N/A
Title 24	
Window Energy Values	U-0.40, SHGC-0.22

Special Notes:

Price: **$** **9,000.00**

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