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Addendum C - Pricing and Scope Breakdown

Category	Price		
Cabinets	$ 6,000	$1,000	Stain Finish
Concrete	$ 13,000		
Countertops	$ 4,000		
Decking	$ -		
Doors	$ 5,000		
Drywall	$ 8,500	$2,500	Imperfect Smooth Drywall Texture
Electrical	$ 12,000	$1,750	Add Car Charger
Excavation	$ 5,500	$2,000	100ft Extra Trenching
Fencing	$ -		
Fire Sprinklers	$ -		
Fixtures	$ 5,500	$10,000	Contractor Supplied Appliances
Flooring	$ 3,000	$1,500	Engineered Hardwood Flooring
Framing	$ 9,500		
Garage Doors	$ -		
General	$ 3,000		
HERS	$ 750		
HVAC	$ 7,000	$1,500	Super Efficient 24+ SEER Unit
Insulation	$ 2,200		
Landscaping	$ -		
Lumber	$ 6,500		
Painting	$ 7,000	$1,500	Additional Wall Color
Plumbing	$ 11,000	$4,000	All-Copper
Roofing	$ 6,500	$2,500	Presidential Shake
Septic	$ -		
Shower Glass	$ -	$1,500	Glass Shower/Tub Sliding Doors
Siding	$ 10,500	$4,500	Hardie Plank siding
Solar	$ -		
Tile	$ -		
Trim	$ 2,000	$3,500	Crown Moulding, Cased Window Trim
Trusses	$ -		
Windows	$ 4,000	$1,250	Andersen 100, Colored Options
Sub-Total	**$ 132,450**	**$ 171,450**	
Overhead and Profit	21.16%	20.26%	
	$ 35,550	$ 43,550	
Grand Total	**$ 168,000**	**$ 215,000**	

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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	ZMC Cabinetry Rancho Cordova
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	~10ft
Total Lowers Length	~10ft
Uppers-Ceiling Trim Style	3" Crown
Kitchen Sink Base Width	30"
Kitchen Sink Mounting Style	Undermount
Kitchen Sink Front	Concealed (Not Apron)
Bath Vanities	Included with Cabinet Package
Bath Sink Base Width	27"
Bath Sink Style	Undermount
Add-ons and Features	See cabinet quote for specifics.

Special Notes:

Price: $ 6,000.00

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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	400 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	24 sqft
Flatwork Surface Finish	Broom Finish
Post Footings	(1) 12" Square
Piers	None
Form-out For Recessed Curbless Shower	None

Special Notes:

Price: $ 13,000.00

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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	~30 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: $ 4,000.00

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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	Black
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:

Includes exterior water heater door w/ vent for air.

Price: $ 5,000.00

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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: **$** **8,500.00**

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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	N/A
Additional Meter	No
Metering Configuration	Use Existing meter configuration
Existing Primary Dwelling Panel	No Work Needed
New Building Panel Feed	Existing Meter Panel Sub-breaker
New Building Panel Size	200A, Solar Ready
New Building Panel Location	Exterior Mount
New Building Panel Feeder Wire	Aluminum
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:

Price: $ 12,000.00

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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	~10ft
Saw Cut Patching	Match existing material
Trenching and Backfill	~50ft
Dig Foundation Footers	12"W x 12"D strip footings
Dig Post Footers	None
Grading	None
Gravel Delivery	Base for slab on grade foundation

Special Notes:

Price: $ 5,500.00

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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	NOT INCLUDED		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	Client				
Doorbell/Chime	Client				

Plumbing Fixtures	Provided By	Brand	Model/Style	Color	Link
Bathroom Sink Faucet	Client				https://v
Tub/Shower Faucet	Client	Delta			https://v
Kitchen Sink Faucet	Client				https://v
Tub/Shower Drain	Contractor			Brushed Nickel	
Pre-fab Shower/Tub	Contractor				https://v
Pre-fab Shower Surround	Contractor				https://v
Toilet	Client		12" rough-in		

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

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Fixtures, Hardware, and Appliances

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

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

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				https://v

Special Notes:

Price: **$ 5,500.00**

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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	$3/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: $ 3,000.00

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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	Rectangular
Conditioned Floor Area	400 sqft
Plate Height	8 ft
Wooden Subfloor	None (Slab on Grade)
Exterior Wall Framing	2x6, 16" OC
Roof Pitch	5/12
Roof Framing Style	Cut/Stack
Number Valleys	0
Number Hips	0
Overhang Width	12" Gable and 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: $ 9,500.00

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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	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	1.5 Ton, 1 Head Unit
System Efficiency	Title 24 minimum, or greater
Head Unit/Register Mount Style	Ceiling Flush Mount
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	None
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: $ 7,000.00

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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	R-11 for sound

Special Notes:

Price: $ 2,200.00

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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	15/32" CDX Plywood
Roof Sheathing On Overhangs	Construction Grade OSB/Plywood
Roof Framing Type	Cut/Stack
Rafter Size	2x6
Eave Block Venting	Vented - Holes w/ Screen
Roof Fascia Material	2x_ Primed Lumber
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: $ 6,500.00

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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	None		
Front Door	SuperPaint Exterior Acrylic Latex	Color #3 - TBD	Semi-Gloss
Storage/WH Doors	SuperPaint Exterior Acrylic Latex	Color #1 - TBD	Flat
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: **$ 7,000.00**

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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	Unconditioned Water Heater Closet
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: $ 11,000.00

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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 Vent
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	Yes

Special Notes:

Price: $ 6,500.00

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Siding

Scope:

Furnish and install siding on exterior of house.

Feature	Choice
Siding Type	3-Coat stucco over R-5 rigid foam w/ Acrylic Topcoat
Siding Detail	Medium Sand Finish
Trim Type	None
Gable Detail	None
Belly Band	None
Soffiting Style	1x6 V-rustic
House wrap	Included
Siding Material Allowance	N/A
Window Trim Detail	No Sill

Special Notes:

Includes 1x6 v-groove soffit at front porch soffit.

Price: $ 10,500.00

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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	4-sided drywall returns
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	None

Special Notes:

Price: $ 2,000.00

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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 (New Construction)
Window Setback	1-3/8"
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: **$** **4,000.00**

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Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN	Cabinets	Drawing #: 1



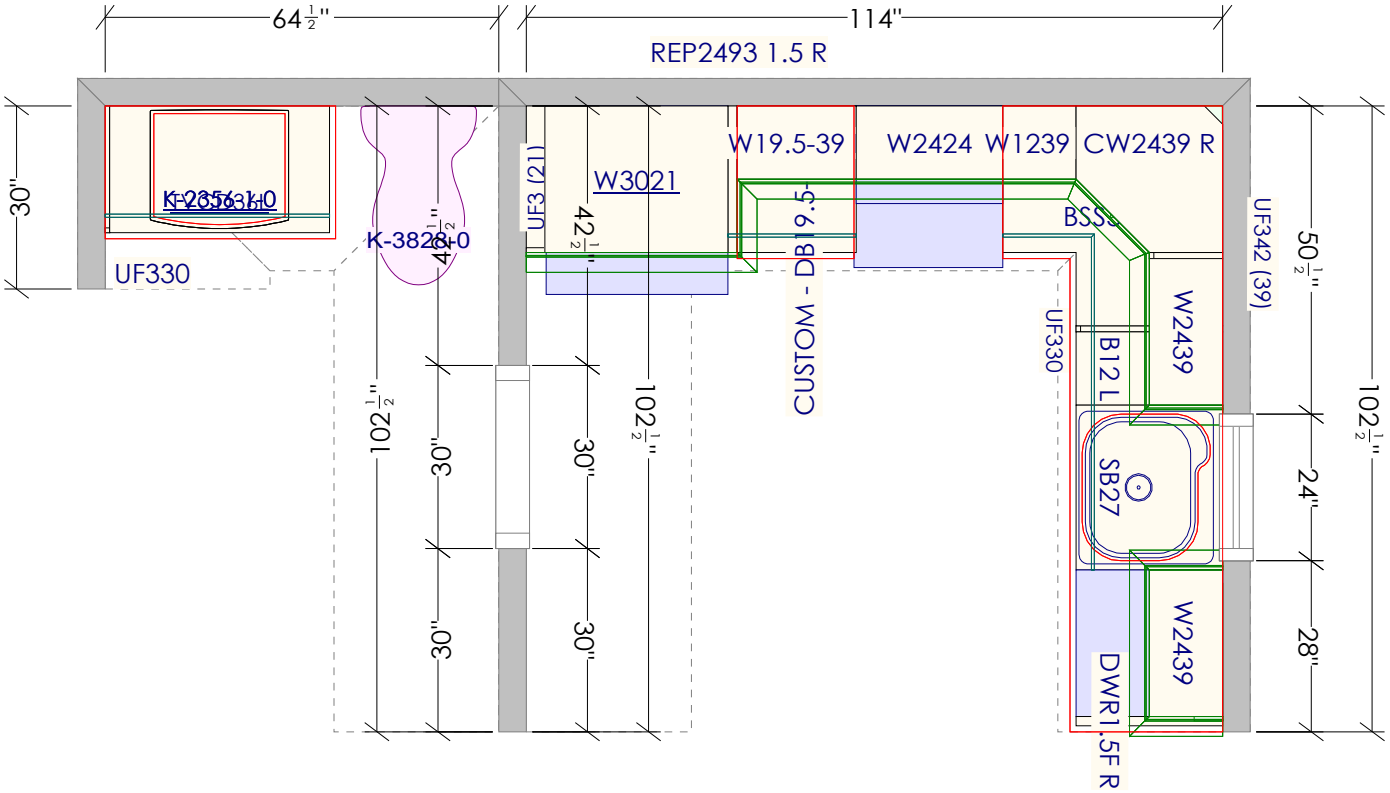
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN	Cabinets	Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN	All	Drawing #: 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN	All	Drawing #: 1



MAX KELLOGG
SHAKER II MAPLE BRIGHT WHITE
FRAMED

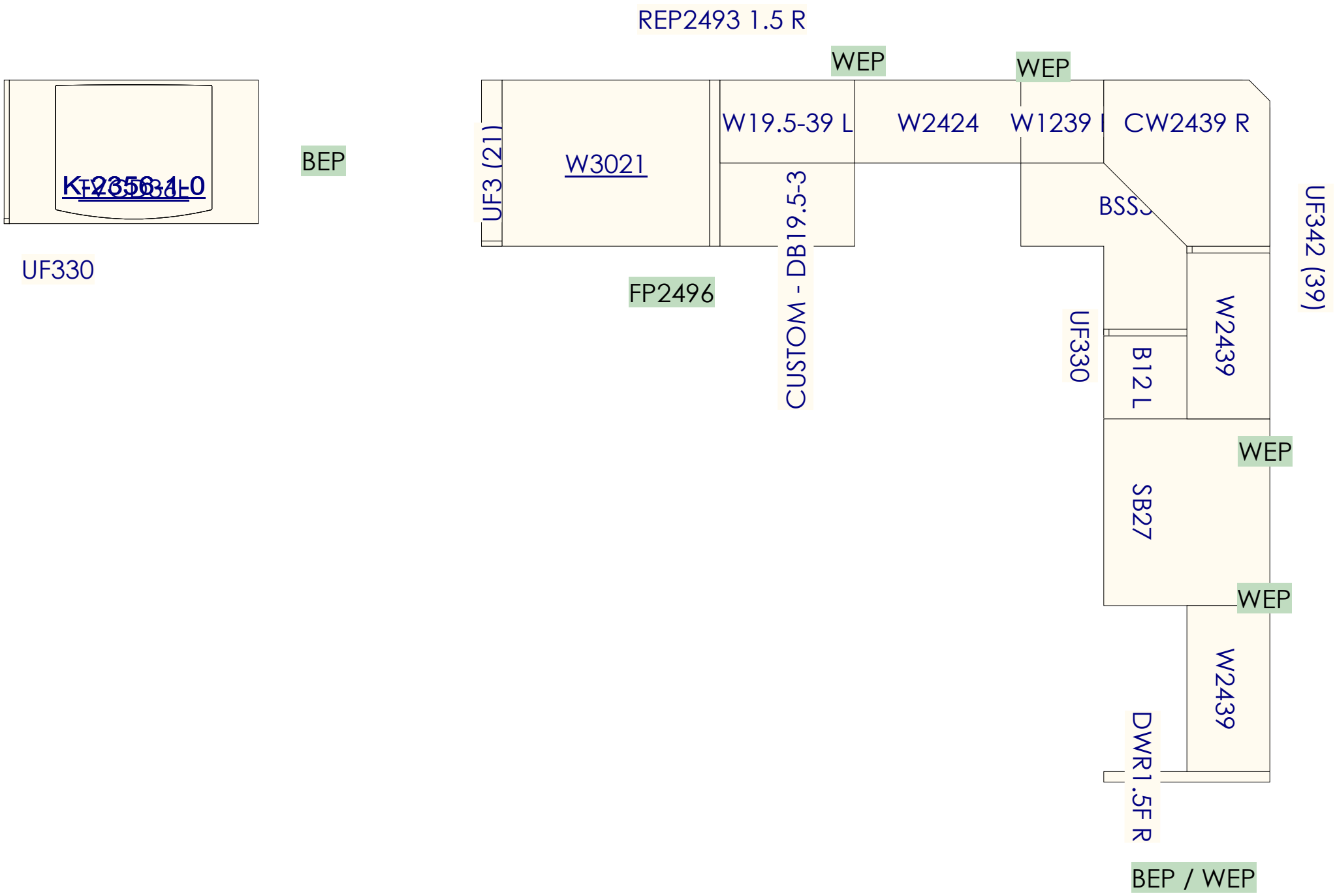
CEILING HEIGHT: 96"

CABINET FINISH HEIGHT: 93" + 3" MOLDING STACK

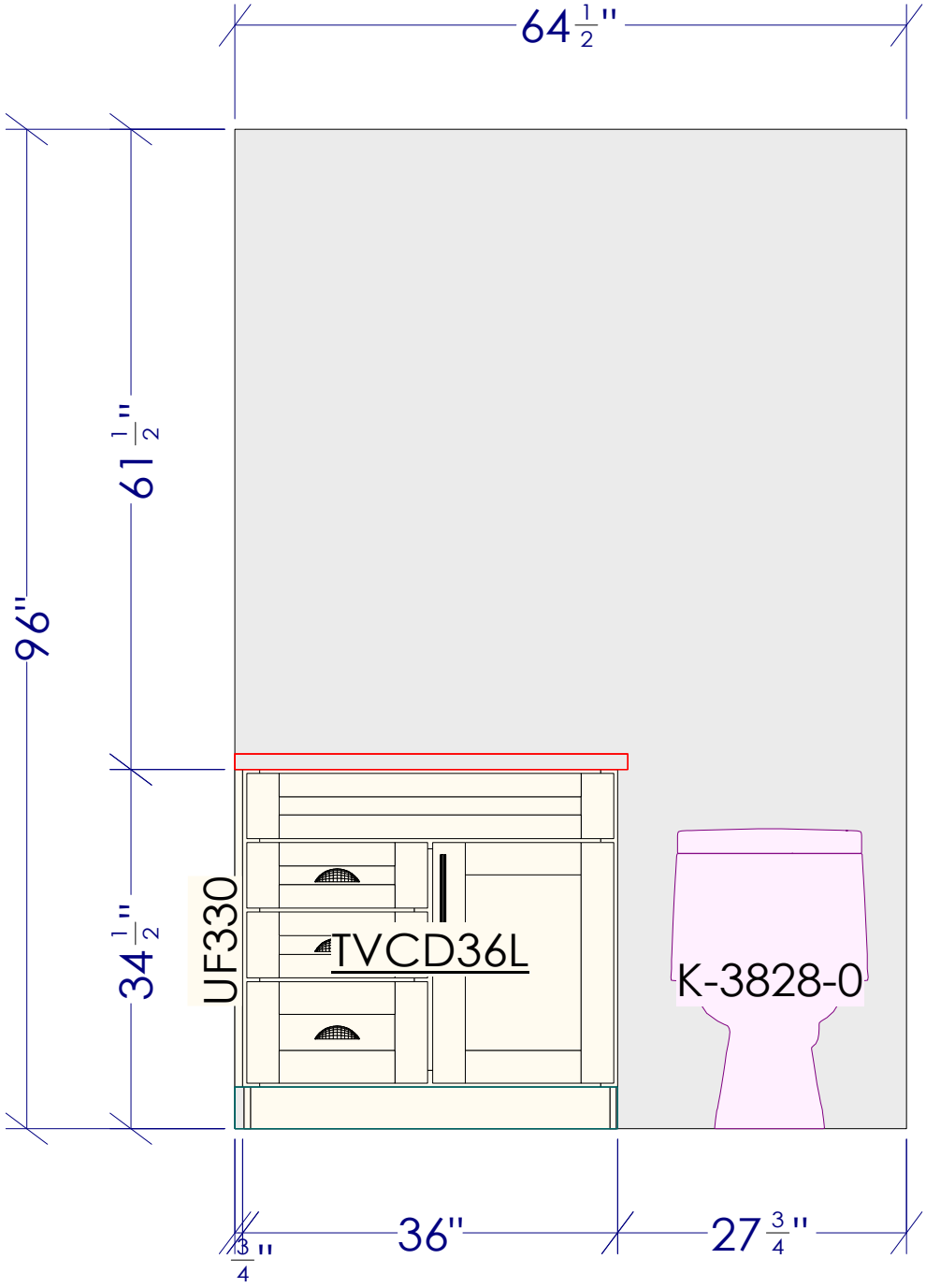
WALL CABINETS TO BE MOUNTED AT 54"AFF

PLEASE VERIFY ALL WALL, WINDOW, DOOR, AND APPLIANCE DIMENSIONS PRIOR TO ORDERING.

All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN		All	Drawing #: 1 | No Scale.



All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN		Cabinets	Drawing #: 1 / No Scale.

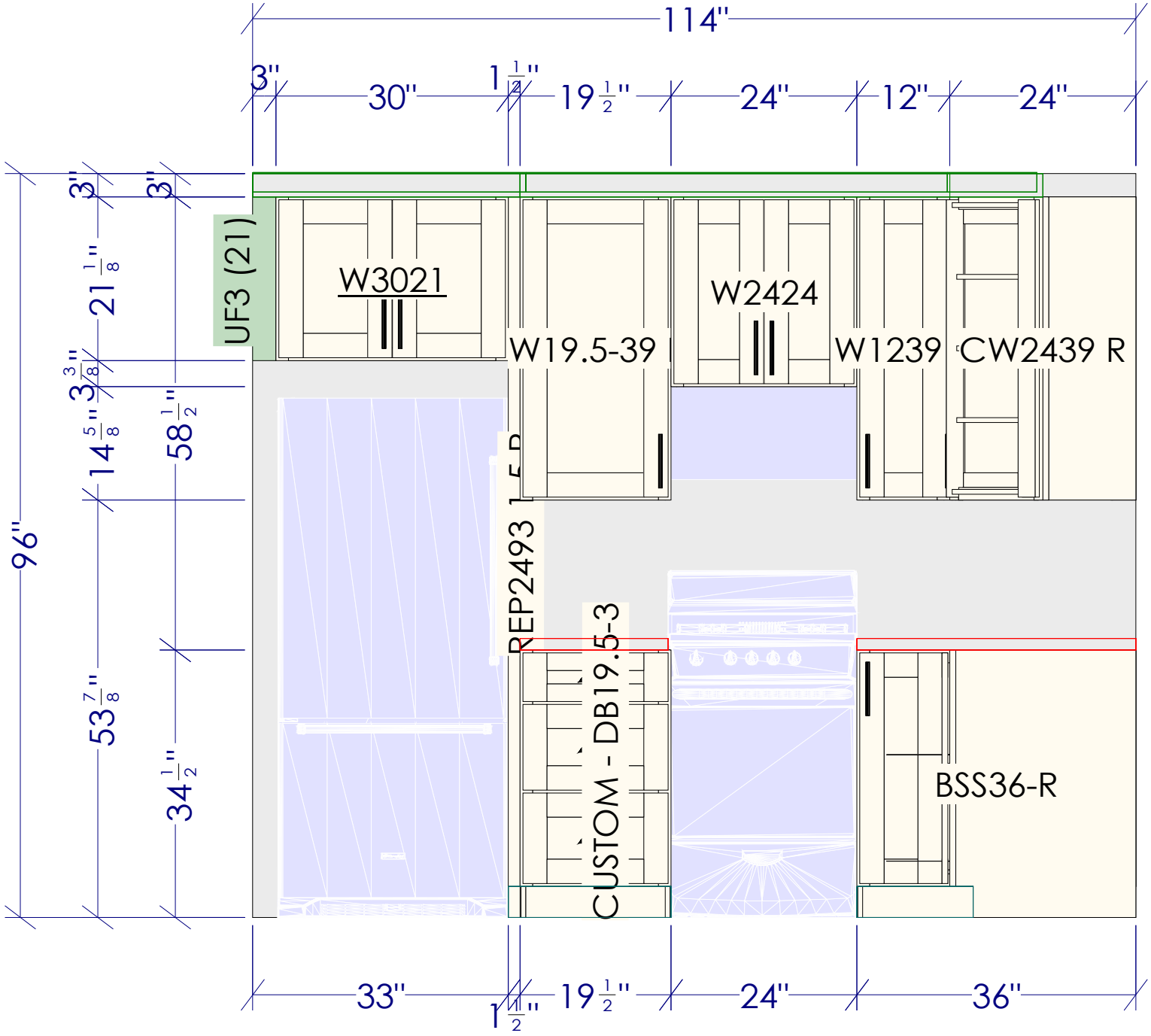


All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.

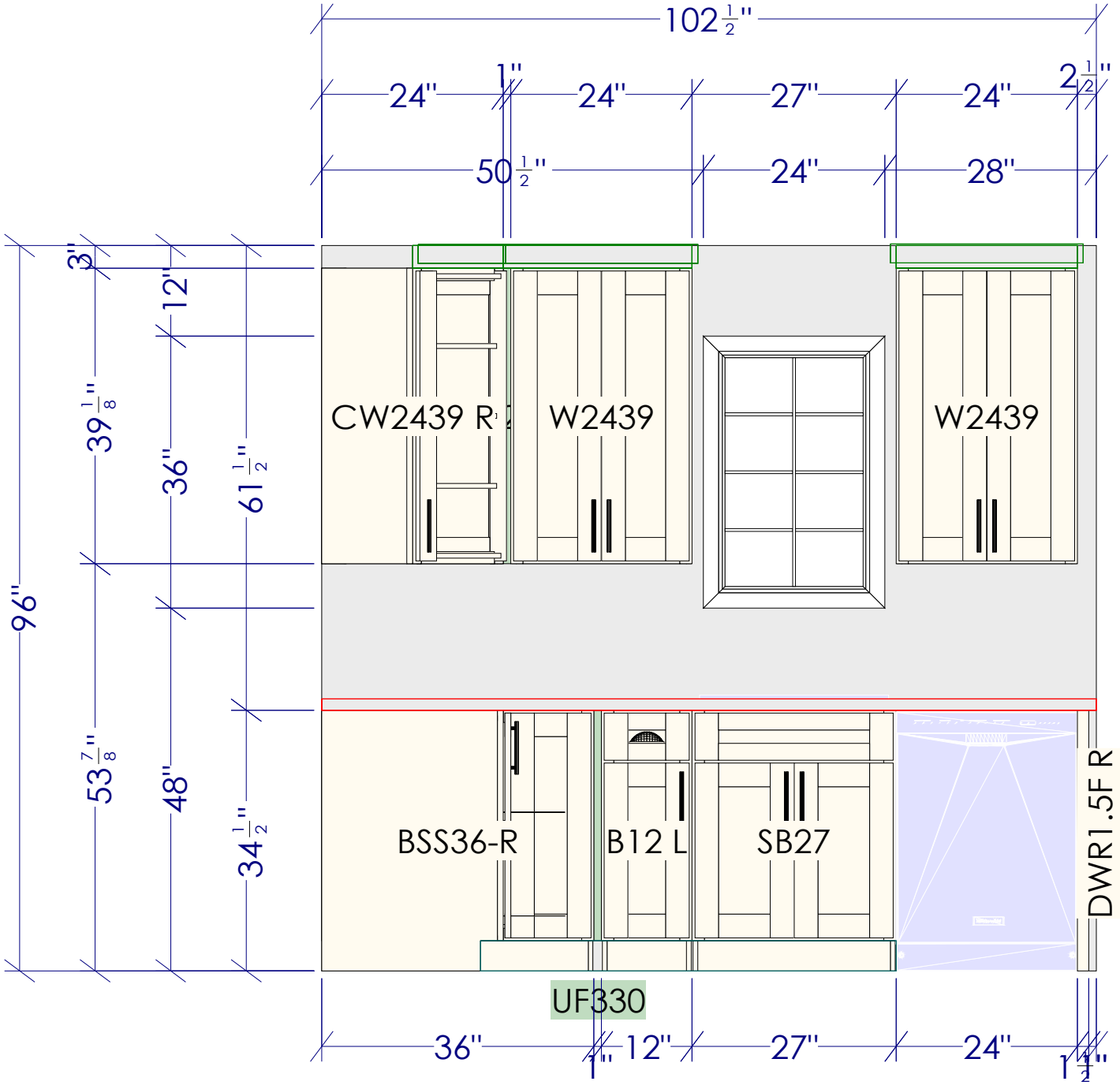
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 12/8/2022
Printed: 12/8/2022

KELLOGG KITCHEN	El 1	Drawing #: 1	No Scale.



All dimensions _size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.	Designed: 12/8/2022 Printed: 12/8/2022
KELLOGG KITCHEN	El 2	Drawing #: 1	No Scale.



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KELLOGG KITCHEN		El 3	Drawing #: 1 | No Scale.