



Contract Modification and Change Order Summary

702 Tulane

| Description | Contract Change Amount |
|--|------------------------|
| Install gas line and include standard hanging gas lamp per plan | \$ 1,220.00 |
| Screen in side porch with standard screen door | \$ 3,280.00 |
| Additional interior space at foyer and bedroom 3 taken from front portion of side wrap porch on both stories, stanard sheetrock and trim moldings only | \$ 43,750.00 |
| Garage apartment with kitchenette - see attached garage apartment summary for finish details | \$ 75,000.00 |
| Additional interior space at bay window in family room | \$ 700.00 |
| Increase garage width by 2.5' (includes additional sq for garage apartment), standard width garage door | \$ 12,600.00 |
| Install window seat in upstairs den \$1500 allowance | \$ 1,500.00 |
| Extend vanity with 2nd sink in secondary bath, includes labor and material for extended vanity, extra sink, faucet, granite | \$ 1,575.00 |
| \$2500.00 Upgrade Allowance for tile and granite | \$ 2,500.00 |
| Add separate 2nd shower valve in master shower for 2nd shower head (wall or ceiling mounted tbd) | \$ 335.00 |
| \$400 Allowance for 2nd master shower head fixture | \$ 400.00 |
| Add pair of French doors from living room to foyer - outswing to foyer | \$ 1,950.00 |
| Upgrade kitchen sink to standard farm sink | \$ 1,350.00 |
| Install gas line and electric outlet for future summer kitchen | \$ 585.00 |
| \$2500.00 Trim carpentry allowance - includes labor, material and paint | \$ 2,042.50 |
| Add extra french door to garage entry (double set) | \$ 975.00 |
| Add extra french door to dining room (double set) | \$ 975.00 |
| Delete 2 standard windows and add 6 transom windows to garage apartment | \$ 850.00 |
| Add shed roof to double set of garage entry doors | \$ 475.00 |
| Add pair exterior shutters to garage apartment south elevation | \$ 1,350.00 |
| Add 2 windows to 2nd story stair wall, includes architectural and engineering fees | \$ 2,500.00 |
| Added switches to electrical plan (5) | \$ 625.00 |
| Add tv/computer/elec outlet to den wall that backs to bedroom 3 + \$75.00 | \$ 75.00 |
| Add 2nd coach light to garage entry door and to south wall at end of screen porch stairs | \$ 250.00 |
| Add recessed cans to 3 secondary bedrooms - delete light kits on fans | \$ 1,200.00 |
| Architectural fees for plan revisions | \$ 1,050.00 |
| Add 3rd window to upstairs den, includes architectural, engineering and repermitting expenses. | \$ 2,575.00 |
| Upgrade counterops throughout main house | \$ 769.76 |
| Upgrade front window elevation design | \$ 1,794.00 |
| Install mirror frame in master bath & bath 2 | \$ 280.00 |
| Insulate walls in house and garage apartment per attached plans | \$ 644.00 |
| Install brick surround on fireplace | \$ 169.00 |
| Tile upgrades in main house | \$ 874.00 |
| Lighting and ceiling fan overages in main house | \$ 1,765.73 |
| Install dimmers in main house | \$ 2,000.00 |
| Upgrade kitchen island paint | \$ 390.00 |
| Install glass in butler's pantry cabinets | \$ 293.00 |
| Upgrade brick mortar to white | \$ 200.00 |

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| Upgrade master shower head and install 2nd shower head | \$ | 538.74 |
| Upgrade powder room material and paint finish-price is TBD | \$ | 650.00 |
| Upgrade mirror in garage apartment bath | \$ | 121.00 |
| Upgrade garage apartment appliances | \$ | 688.00 |
| Lighting and ceiling fan overages in garage apartment | \$ | 373.61 |
| Upgrade countertops in garage apartment | \$ | 430.25 |
| Install regular dimmers in garage apartment | | 270 |
| Landscaping | | |
| Move A/C unit under the garage apartment stairs | \$ | 1,079.00 |
| Install additional 5' iron fence to right side of the house | \$ | 1,314.00 |
| Upgrade cable wiring to Cat6 | \$ | 845.00 |
| Install pull out drawer understairs area and install full length cabinet in master closet | \$ | 949.00 |
| Install brick patio on side porch and upgrade back walkway to brick | \$ | 4,410.00 |
| electrical and low voltage additions | | |
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| SUB TOTAL CHANGE ORDERS | \$ | 182,535.59 |