

SAMPLE FAMILY NEW HOME

Addendum A: Allowances

555 Triple Crown Lane

SAINT JOHNS, FL 32259

REVISED: 8/15/2016

ALLOWANCE ITEM SUMMARY SCHEDULE

1. Gutters & Downspouts (Labor & Material):	\$2,000.00
2. Fireplace Mantle & Surround (Labor & Material):	\$6,000.00
3. Porch & Pool Pavers (Pool coping is part of the pool allowance) (Labor & Material):	\$10,600.00
4. Concrete 4" Walk & Driveways (Labor & Materials):	\$13,800.00
5. Exterior Brick Veneer (Labor & Materials):	\$16,000.00
6. Granite Countertops including Square Lavatory sinks (Labor & Materials):	\$18,000.00
7. Deep well & Equipment (Labor & Materials):	\$10,500.00
8. Structural Tie down (Labor & Material):	\$4,600.00
9. Wood flooring w/10% waste (labor & Material):	\$56,000.00
10. In-ground pool, coping, (paver decking is by another allowance) (Labor & Material):	\$60,000.00
11. Exterior Stained Custom Wood Corbels (Labor & Material):	\$6,000.00
12. Septic System, including engineering & permits (Labor & Material):	\$9,500.00
13. Door Hardware & Replacement Hinges (Labor & Material):	\$4,000.00
14. Garage Doors (Overlay type by CHI) & Belt Drive Openers (Labor & material):	\$10,400.00
15. Shower Enclosures (Labor & Material):	\$3,500.00

16. Mirrors (Labor & Material):	\$1,000.00
17. Isokern Fireplace (Labor & Material):	\$3,500.00
18. Closet wire shelving (Labor & Material):	\$1,200.00
19. Landscaping (Labor & Material):	\$16,500.00
20. Irrigation (L&M):	\$3,500.00
21. Appliances (Labor & Material):	\$35,000.00
22. Site clearing, site fill & silt fencing (Labor & Material):	\$15,000.00
23. Front Fence, gate and lighting allowance (Labor & Material):	\$6,500.00
24. Structured Wiring (Includes CAT5, Cable, etc.) (Labor & Material):	\$5,000.00
25. Security system w/integrated pool Alarm (Labor & Material):	\$3,150.00
26. Plumbing Fixtures (Excludes lavatory sinks) (Material Only):	\$12,000.00
27. Electrical Fixtures, including LED Bulbs (Material Only):	\$15,000.00
28. Cabinets; white shaker, all plywood (Labor & Material):	\$45,500.00
29. Mud Room Built-Ins (Labor & Material):	\$1,500.00
30. Owners Custom Closet (labor & Material):	\$7,500.00
31. Tile flooring w/10% waste (Labor & Material):	\$8,778.00
32. Front Door Assembly w/hardware (Labor & Material):	\$2,500.00
33. L.P. Gas prepipe & tankless water heaters (Labor & Material):	\$6,500.00
34. Interior Brick Veneer Arches (Labor & Material):	\$5,750.00
35. Real Stone Exterior Accents (Labor & Material):	\$9,500.00
36. Composite Cupola & Copper Weathervane (Material only):	\$1,000.00
37. Garage Floor Epoxy finish w/speckles (Labor & Material):	\$2,050.00
38. Tile Shower walls & Floors w/10% waste (Labor & Material):	\$7,000.00

39. Front Aluminum Fence, gate, opener, columns w/lighting (Labor & Material):	\$6,500.00
40. Decorative Bath Tile Inserts & Accents (Material Only):	\$2,000.00
41. Decorative Backsplashes (Labor & Material):	\$2,400.00
42. Standing Seam Metal Roof Accents (Labor & Material):	\$7,000.00
43. Faux Interior Ceiling Beams (Labor & Material):	\$12,500.00
44. Cast Stone Window & Horizontal Accents (Labor & Material):	\$8,000.00
45. Exterior Shutters (Labor & Material):	\$1,400.00
46. Buried L.P. Gas Tank, pre-pipe, 2 tankless wtr/htr's(Labor & Material):	\$6,500.00
47. Surveys:	\$1,800.00

TOTAL ALLOWANCE ITEMS (Excluding Owner's Contingency Fund): \$493,928.00

48. *Owners Contingency Fund (Labor & Material):* \$35,000.00

Important Note: This contingency fund will only be part of the contract documents and is not to be included in your budget for re-pricing the job. This is strictly for the Owner's use for any additions or potential allowance overages.

NOTE: *Allowance items are to represent your invoiced costs and should typically include labor, material, sales tax, shipping and delivery. Allowance items can be adjusted from time to time to project the potential cost to the customer in the form of a written change order.*

REMINDER: All bids are due N.L.T. 4 PM, Wednesday, August 31, 2016. No exceptions!