

# Room Proposal

**4706 Meadows Edge Ln**

Houston, TX 77084

*Total SQFT of house: 3048.0 sqft*

Thank you for allowing Fast Track to provide an estimate for your upcoming project.

This is the rooms proposal. It breaks out each item of the scope room by room so you can see what is being done in each room.

As we walked through the house, we discussed many things, please look over the proposal to make sure that all items that were discussed have been captured. We want to make sure that the scope of work and pricing accurately reflects your expectations. FAST TRACK is not responsible for items not included in the scope. Adjustments to the scope of work can be made to either add or remove items to meet your budget and project goals.

Once the final scope and budget have been approved, please keep us informed as to the timing of the closing. Schedule availability is not guaranteed until estimate is accepted and Fast Track agrees to start date. Before we can begin, we need the utilities turned on in your name, keys to the property, and a payment.

Our goal is to make this a profitable project for you and develop a long term relationship going forward.

Terms:

30% to start

30% midway

30% near completion

10% at final walkthrough

I look forward to speaking with you soon.

Item name	Quantity	Labor	Material	Total Price
<b>Entry (12.5 x 8.0)</b>				
Sheetrock Repairs	6.00	EA		
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	110.00	SQFT		
Demolition and Removal of Tile/Glue Down Floors	110.00	SQFT		
Upgrade Handle Set (outside handle - inside knob plus deadbolt)	1.00	EA		
Door Stops	1.00	EA		
Strip & Paint Front Door	1.00	EA		
LED Recessed Can Light	1.00	EA		
Upgrade Brushed Nickel Chandelier	1.00	EA		
Black fixtures upgrade	1.00	EA		
Referral discount	1.00	EA		
<b>Living Room (16.5 x 16.0)</b>				
Interior Doorknobs (Brushed Nickel)	2.00	EA		
Sheetrock Repairs	5.00	EA		
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	291.00	SQFT		
Semi-Flush Mount	1.00	EA		
<b>Kitchen (14.5 x 9.5)</b>				
Wallpaper Removal	30.00	SQFT		
Pulls	35.00	EA		
Interior Millwork (Prep, Prime, Paint)	36.00	EA		
LED Recessed Can Light	5.00	EA		
Stainless Dishwasher	1.00	EA		
Stainless Gas Range 30"	1.00	EA		
Interior Doorknobs (Brushed Nickel)	1.00	EA		
Demolition and Removal of Tile/Glue Down Floors	152.00	SQFT		
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	152.00	SQFT		
OTR Microwave	1.00	EA		
Wiring for New Light Fixture Locations	4.00	EA		
Hang, Tape, Float & Texture	2.00	EA		
<b>Breakfast Room (9.5 x 10.5)</b>				
Wallpaper Removal	20.00	SQFT		
Upgrade Brushed Nickel Chandelier	1.00	EA		
Sheetrock Repairs	2.00	EA		
Exterior Door w/ glass	1.00	EA		
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	110.00	SQFT		
Handle Set	1.00	EA		
Door Stops	1.00	EA		
<b>Utility Room (11.0 x 5.5)</b>				

Interior Doorknobs (Brushed Nickel)	2.00 EA
Door Stops	2.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	67.00 SQFT

### Garage (0.0 x 0.0)

Pressure wash garage floor	1.00 EA
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### Den (25.0 x 18.5)

Sheetrock Repairs	8.00 EA
Upgraded Ceiling Fan	1.00 EA
Large fan upgrade	1.00 EA
Interior Millwork (Prep, Prime, Paint)	14.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	509.00 SQFT
Pole Mount for Ceiling Fan	1.00 EA
LED Trim Kit	3.00 EA

### Master Bedroom (15.5 x 14.5)

Interior Doorknobs (Brushed Nickel, Locking)	1.00 EA
Sheetrock Repairs	4.00 EA
Upgraded Ceiling Fan	1.00 EA
Door Stops	1.00 EA
Pole Mount for Ceiling Fan	1.00 EA
Battery Powered Smoke Detector	1.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	248.00 EA

### Master Closet (10.0 x 8.0)

Sheetrock Repairs	1.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	88.00 SQFT
Interior Millwork (Prep, Prime, Paint)	3.00 EA
Interior Doorknobs (Brushed Nickel)	1.00 EA

### Bedroom 2 (12.0 x 15.5)

Interior Doorknobs (Brushed Nickel)	4.00 EA
Sheetrock Repairs	5.00 EA
Upgraded Ceiling Fan	1.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	205.00 EA
Battery Powered Smoke Detector	1.00 EA

### Bedroom 3 (12.0 x 16.5)

Interior Doorknobs (Brushed Nickel)	3.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	218.00 EA
Upgraded Ceiling Fan	1.00 EA
Battery Powered Smoke Detector	1.00 EA
Door Stops	3.00 EA

**Bathroom 4 (6.0 x 5.0)**

Interior Doorknobs (Brushed Nickel, Locking)	2.00 EA
Round Toilet & Seat	1.00 EA
Brushed Nickel Paper Holder	1.00 EA
Brushed Nickel Towel Bar	1.00 EA
Brushed Nickel Towel Ring	1.00 EA
Brushed Nickel Vanity Light	1.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	33.00 SQFT
Re-caulk Shower	1.00 EA
Door Stops	2.00 EA

**Hall 1 (8.5 x 3.0)**

Hang, Tape, Float & Texture	1.00 EA
Sheetrock Repairs	2.00 EA
LED Recessed Can Light	1.00 EA
Vinyl - Simulated Wood	29.00 EA

**Hall 2 (3.5 x 29.0)**

Upgrade Carpet - FHA Gray/Beige w/ thicker pad	112.00 EA
LED Recessed Can Light	2.00 EA
Sheetrock Repairs	2.00 EA

**Bathroom 1 (Master) (17.5 x 6.5)**

Interior Doorknobs (Brushed Nickel, Locking)	2.00 EA
Interior Doorknobs (Brushed Nickel)	1.00 EA
Sheetrock Repairs	1.00 EA
Brushed Nickel Vanity Light	2.00 EA
LED Recessed Can Light	3.00 EA
Brushed Nickel Towel Bar	1.00 EA
Brushed Nickel Towel Ring	2.00 EA
Brushed Nickel Paper Holder	1.00 EA
Brushed Nickel Bathroom Faucet (4", two handle)	2.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	126.00 SQFT
Demo tile on floor only	1.00 EA
LED Trim Kit	1.00 EA
Elongated Toilet & Seat	1.00 EA
Drain Assembly	2.00 EA
Install Tub/Shower Rough Valve	2.00 EA
Install Tub/Shower Trim Kit for New Faucets, Handles & Heads (Brushed Nickel)	1.00 EA
Trim around mirror	30.00 EA

**Bathroom 2 (6.0 x 3.5)**

Wallpaper Removal	20.00 SQFT
Framed Mirrors	1.00 EA
Brushed Nickel Paper Holder	1.00 EA
Brushed Nickel Towel Ring	1.00 EA
Interior Doorknobs (Brushed Nickel, Locking)	1.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	24.00 SQFT
Elongated Toilet & Seat	1.00 EA
GFCI Outlet	1.00 EA
Brushed Nickel Vanity Light	1.00 EA
Door Stops	1.00 EA
Reinstall pedestal	1.00 EA

### Bathroom 3 (8.0 x 3.5)

Interior Doorknobs (Brushed Nickel, Locking)	2.00 EA
Sheetrock Repairs	1.00 EA
Brushed Nickel Paper Holder	1.00 EA
Brushed Nickel Towel Bar	1.00 EA
Framed Mirrors	1.00 EA
GFCI Outlet	1.00 EA
Brushed Nickel Vanity Light	1.00 EA
Remodel LED Light	1.00 EA
Luxury Vinyl Click-in with Pad (includes shoe molding and standard float)	31.00 SQFT
Re-caulk Shower	1.00 EA
Elongated Toilet & Seat	1.00 EA
Drain Assembly	1.00 EA
Brushed Nickel Bathroom Faucet (4", two handle)	1.00 EA

### Bedroom 4 (12.0 x 14.5)

Interior Doorknobs (Brushed Nickel)	3.00 EA
Upgraded Ceiling Fan	1.00 EA
Sheetrock Repairs	1.00 EA
Battery Powered Smoke Detector	1.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	192.00 EA

### Media Room (15.5 x 17.0)

Interior Doorknobs (Brushed Nickel)	2.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	290.00 EA
Sheetrock Repairs	4.00 EA
Interior Millwork (Prep, Prime, Paint)	14.00 EA
Upgraded Ceiling Fan	1.00 EA
Battery Powered Smoke Detector	1.00 EA

**Stairs 1 (5.0 x 50.0)**

Upgrade Carpet - FHA Gray/Beige w/ thicker pad	275.00 EA
Paint rail different color than spindles	1.00 EA
LED Recessed Can Light	1.00 EA

**Front (0.0 x 0.0)**

Exterior Wall Light	2.00 EA
Garage Door Jamb	2.00 EA

**Back (0.0 x 0.0)**

Window, Door & Corner Trim	24.00 EA
Demo Fence Estimate	1.00 EA
Exterior Wall Light	1.00 EA
Wood Privacy Fence	178.00 LF
Wood Privacy Fence Gate	1.00 EA

**Painting (0.0 x 0.0)**

Three-Color Interior Paint Job	3048.00 EA
Higher Ceilings And Or Extra Moulding/Trim	1.50 EA
Paint exterior trim being replaced	1.00 N/A

**Cleaning (0.0 x 0.0)**

Bigger House Pressure Wash	1.00 EA
Window Cleaning	3048.00 SQFT
Interior Surfaces Clean	3048.00 SQFT

**Pre - Demo - Disposal and Site prop (0.0 x 0.0)**

Demolition	0.75 EA
Full Load of Discrete Trash Haul Off	2.00 EA
Full Load of Discrete Trash Haul Off	2.00 EA

**Entry Closet (11.5 x 3.5)**

Interior Doorknobs (Brushed Nickel)	1.00 EA
Upgrade Carpet - FHA Gray/Beige w/ thicker pad	45.00 EA

## **Room notes**

### **Entry**

Paint door

### **Living Room**

Includes dining room

### **Kitchen**

Remove fluorescent light. Paint all cabinets in kitchen cityscape gray

### **Garage**

Do not paint garage

### **Den**

SW Cityscape gray cabinets on sides. Keep fireplace tile. Paint mantle white

### **Bedroom 2**

Room with small attic door.

### **Bathroom 1 (Master)**

Paint magazine holder on wall. Do not paint cabinets.

### **Bathroom 2**

Paint magazine holder

### **Bathroom 3**

Do not paint cabinets

### **Pre - Demo - Disposal and Site prep**

Extra haul off is for existing trash and items in house estimate. 2 loads for floor and demo haul off